

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.b Report from the June 14, 2018 COTW Meeting

H.1.b.d 2732 Doncaster Drive - Rezoning Application No. 00635, Development Permit with Variances Application No. 00072, and Associated Official Community Plan Amendment (Oaklands)

**Moved By Councillor Alto
Seconded By Councillor Lucas**

Application to amend the Urban Place Designation from Traditional Residential to Urban Residential and rezone the property from the R1-B Zone, Single Family Dwelling District, to the R3-A1 Zone, Low Profile Multiple Dwelling District, in order to permit the construction of an eleven unit, multi-unit residential building.

Rezoning Application No. 00635 for 2732 Doncaster Drive and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00635 for 2732 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to secure all units as rental housing for 25 years, executed by the applicant, to the satisfaction of City Staff.
2. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask

questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive

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. 00635, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive, in accordance with:

9. Plans date stamped May 17, 2018.
10. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the site area from 920.0m² to 638.70m²
 - b. reduce the dwelling unit floor area from 33.0m² to 28.40m²
 - c. reduce the front yard setback from 7.50m to 4.50m
 - d. reduce the south side yard setback from 4.75m to 1.70m
 - e. reduce the north side yard setback from 4.75m to 4.0m
 - f. reduce the open site space from 30.0% to 22.22%
 - g. reduce the number of vehicle parking stalls from 12 to 8
11. The Development Permit lapsing two years from the date of this resolution.”

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

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

E. LAND USE MATTERS

E.3 2732 Doncaster Drive - Rezoning Application No. 00635, Development Permit with Variances Application No. 00072, and Associated Official Community Plan Amendment (Oaklands)

Committee received a report dated May 31, 2018, from the Director of Sustainable Planning and Community Development regarding an application to permit the construction of an eleven unit, multi-unit residential building.

Moved By Councillor Loveday

Seconded By Councillor Lucas

Rezoning Application No. 00635 for 2732 Doncaster Drive and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00635 for 2732 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to secure all units as rental housing for 25 years, executed by the applicant, to the satisfaction of City Staff.
2. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations,

the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
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Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive

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1. Plans date stamped May 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the site area from 920.0m² to 638.70m²
 - b. reduce the dwelling unit floor area from 33.0m² to 28.40m²
 - c. reduce the front yard setback from 7.50m to 4.50m
 - d. reduce the south side yard setback from 4.75m to 1.70m
 - e. reduce the north side yard setback from 4.75m to 4.0m
 - f. reduce the open site space from 30.0% to 22.22%
 - g. reduce the number of vehicle parking stalls from 12 to 8
3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *Neighbourhood support for the application.*

- *The rental price proposed and whether the applicant is willing to ensure the amount in a housing agreement.*

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)



Committee of the Whole Report

For the Meeting of June 14, 2018

To: Committee of the Whole **Date:** May 31, 2018

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

Subject: Rezoning Application No. 00635 for 2732 Doncaster Drive and associated Official Community Plan Amendment

RECOMMENDATION

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00635 for 2732 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to secure all units as rental housing for 25 years, executed by the applicant, to the satisfaction of City Staff.
2. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.

6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for an Official Community Plan Amendment Application and Rezoning Application for the property located at 2732 Doncaster Drive. The proposal is to amend the Urban Place Designation from Traditional Residential to Urban Residential and rezone the property from the R1-B Zone, Single Family Dwelling District, to the R3-A1 Zone, Low Profile Multiple Dwelling District, in order to permit the construction of an eleven unit, multi-unit residential building.

The following points were considered in assessing this application:

- amending the Official Community Plan Urban Place Designation from Traditional Residential to Urban Residential is supportable as the property to the south is designated Urban Residential and the property across the street to the east is designated Town Centre
- the proposal is consistent with the Urban Residential designation, which envisions multi-unit residential buildings with a density of up to 1.2:1 Floor Space Ratio (FSR)
- the scale and massing of the proposal provides a fitting transition between the four storey residential building fronting Hillside Avenue and the single family dwellings to the north.
- the proposal is inconsistent with the Oaklands Neighbourhood Plan, 1993, which envisioned little change in the type of housing for this area. However, the proposal is consistent with the objective of keeping major redevelopments within the established scale and character of the neighbourhood.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District to

the R3-A1 Zone, Low Profile Multiple Dwelling District to allow for the construction of a three storey multi-unit residential building.

A number of variances from the standard R3-A1 Zone are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

Under the Traditional Residential Urban Place Designation in the *Official Community Plan*, 2012 (OCP), a multi-unit residential building is only permitted on arterial or secondary arterial roads. Since Doncaster Drive is classified as a collector road, an Official Community Plan Amendment is required to permit a multi-unit residential building.

Affordable Housing Impacts

The applicant proposes the creation of 11 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed to secure all units as rentals for a period of 25 years.

Sustainability Features

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

Active Transportation Impacts

The application proposes eleven secure bicycle parking stalls and six visitor bicycle parking stalls, which support active transportation.

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 a mixture of commercial and residential uses: Hillside Mall is located immediately east of the property, immediately south is a multi-unit residential building, and to the north are single-family dwellings.

Existing Site Development and Development Potential

There is presently a single-family dwelling on the subject property. Under the current R1-B Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the R3-A1 Zone, Low Profile Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the proposed R3-A1 Zone.

Zoning Criteria	Proposal	Zone Standard R3-A1	Existing R1-B Zone
Site area (m ²) - minimum	638.70*	920.0	460.0
Density (Floor Space Ratio) - maximum	0.79	1.0	N/A
Dwelling unit floor area (m ²) - maximum	28.40*	33.0	N/A
Total floor area (m ²) - maximum	509.20	638.70	N/A
Lot width (m) - minimum	16.76	N/A	15.0
Height (m) - maximum	9.70	10.70	7.60
Storeys - maximum	3	3	2
Site coverage % - maximum	24.40	33.33	40.0
Open site space % - minimum	22.22*	30.0	N/A
Open site space front yard % - minimum	100.0	100.0	N/A
Setbacks (m) – minimum:			
Front	4.50*	7.50	7.50
Rear	16.00	10.5	9.53
Side (north)	1.70*	4.75	1.68
Side (south)	4.00*	4.75	3.0
Parking - existing Schedule C - minimum	8*	12	N/A
Parking - proposed Schedule C - minimum	8*	9 + 1 visitor stall (10 total)	N/A
Bicycle parking stalls - existing Schedule C - (minimum)	Class 1 – 11 Class 2 – 6	Class 1 – 11 Class 2 – 6	N/A
Bicycle parking stalls - proposed Schedule C - (minimum)	Long term – 11 Short term – 6	Long term – 11 Short term – 6	N/A
Landscape screening for parking – wide (minimum)	0.80 (north) 0.60 (west) 0.60 (south)	0.60	N/A

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 26, 2018. The minutes from that meeting are attached to this report.

ANALYSIS

Official Community Plan

The property is currently designated as Traditional Residential, within the OCP, which envisions ground-oriented building forms with multi-unit residential buildings considered on arterial and secondary arterial roads. Since Doncaster Drive is not classified as an arterial or secondary arterial road, the proposal for a three-storey multi-unit residential building requires an Official Community Plan Amendment to change the Urban Place Designation from Traditional Residential to Urban Residential. The proposal is consistent with the Urban Residential designation, which envisions ground-oriented multi-unit residential buildings up to three storeys and up to a Floor Space Ratio of 1.2 to 1.

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site, along with posting a notice on the City's website, will provide adequate opportunities for consultation with those affected.

The OCP Amendment Application will change the Urban Place Designation of 2732 Doncaster Drive from Traditional Residential to Urban Residential. Given the surrounding area transitions from multi-unit residential buildings to single-family dwellings, and given that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board, and the provincial government and its agencies; however, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on either of these plans.

Local Area Plans

The proposal is inconsistent with the Oaklands Neighbourhood Plan, 1993, which classifies the property within the "Areas of Greatest Stability" designation. This area seeks to maintain the dominant single-family dwelling housing typology; however, the broad housing objectives do note that any major redevelopment should be in keeping with the established scale and character of the existing neighbourhood. In this instance, the three-storey multi-unit residential building provides a step-down effect from the four-storey multi-unit residential building along Hillside Avenue to the single-family dwelling area to the north.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no impacts to public trees with this application. There is a bylaw protected tree 4.0m from the rear property line (Deodar Cedar). At the time of Building Permit, if large structural roots are encountered, the City of Victoria Parks Arborist is to be contacted to conduct a review.

Density Bonus Policy

Proposals that include a change to a property's Urban Place Designation are subject to the City of Victoria's *Density Bonus Policy*. In these instances, the current designation's base density is considered the base density, and any added density up to the new designation's maximum density, would require density bonusing. The current Traditional Residential designation has a maximum density of 1:1 FSR and the Urban Residential designation has a maximum density of 2.0:1 when OCP objectives are advanced. Since this proposal does not exceed the Traditional Residential maximum density of 1:1, density bonusing is not applicable.

CONCLUSIONS

The OCP amendment is supportable due to its proximity to a Town Centre, proximity to major transit corridors and the ability to provide a transition to the single-family dwellings to the north. Furthermore, the proposal is generally consistent with the Urban Residential designation in the OCP, which envisions ground-oriented multi-unit residential buildings. Therefore, Staff recommend Council consider supporting the application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00635 for the property located at 2732 Doncaster Drive.

Respectfully submitted,

Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



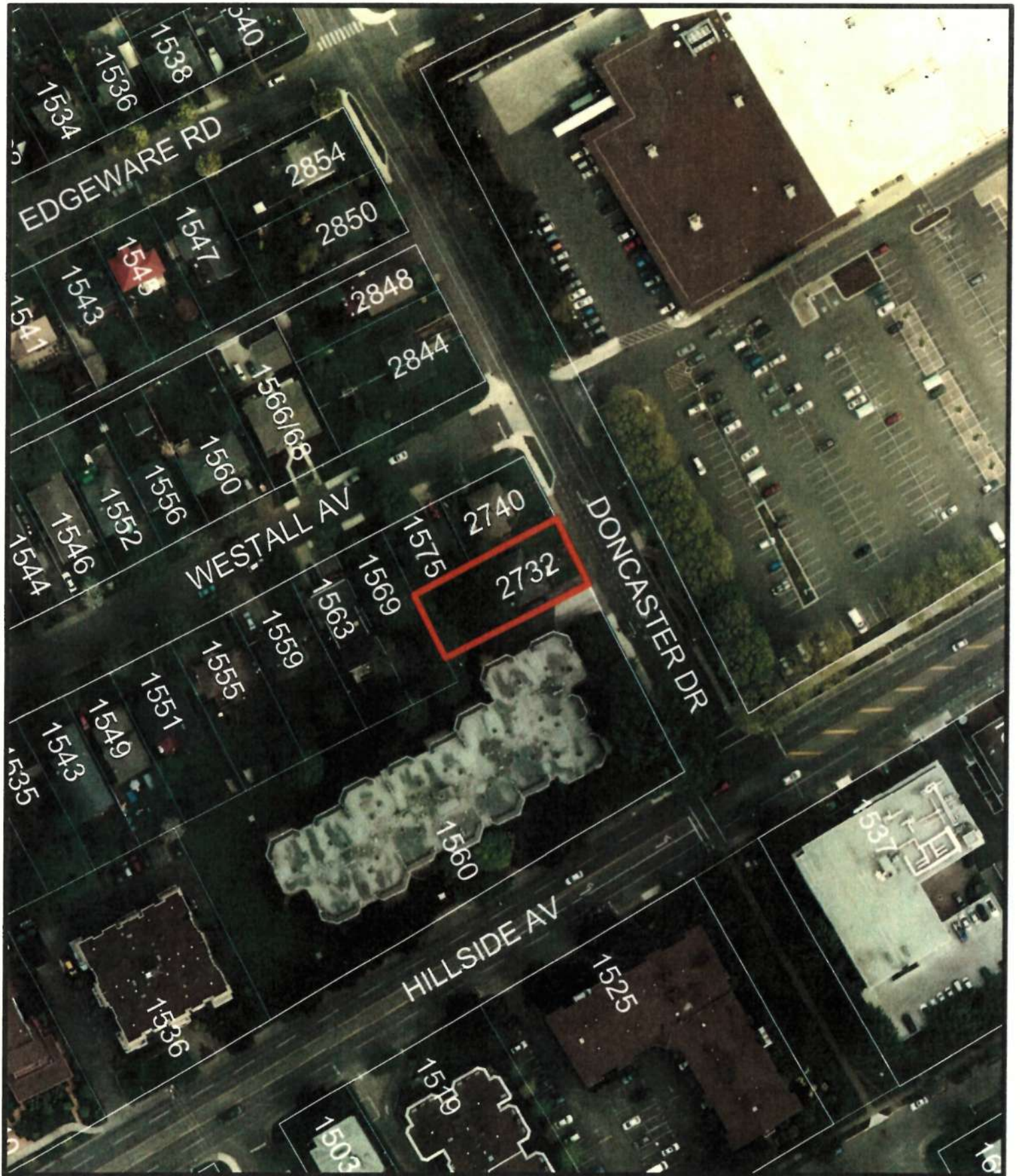
Date: June 8, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 1, 2018
- Attachment E: Community Association Land Use Committee Minutes dated February 26, 2018
- Attachment F: Correspondence (Letters received from residents)



2732 Doncaster Drive
Rezoning No.00635



Owner / Client:	Cam Pringle	Floor Space Ratio:	Proposed:	0.79 : 1	
Architect:	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc., 2-101 Presley Place, Victoria, B.C. Telephone: 250-382-4240 Email: joenewell@joenewellarchitect.com	Usable Open Space:	Proposed:	141.90 m ²	1,527 s.f.
Civic Address of Property:	2732 Doncaster Drive, Victoria, B.C.	Building Height:	Proposed Height:	9.70 m	31.82'
Legal Description:	Lot 18, Plan 7820, Victoria District, Section 29/20	Setbacks:			
Zoning:	Present: R1-B SFD Site Specific Rezoning Req'd	Front Yard (East):	Proposed:	4.50 m	14.76'
Development Permit Area:	DPA 16 - General Form & Character	Side Yard (North):	Proposed:	4.00 m	13.12'
Project Description:	11 Studio Suites for Workforce Housing	Rear Yard (West):	Proposed:	16.18 m	53.08'
Site Area:		Side Yard (South):	Proposed:	1.70 m	5.58'
Site Coverage:	Building Footprint: 156.0 m ² 6,875 s.f. Coverage = 24.40% 1,679 s.f.	Vehicle Parking:			
Total Floor Area:	Main Floor 147.4 m ² 1,587 s.f. Second Floor 180.9 m ² 1,947 s.f. Third Floor 180.9 m ² 1,947 s.f. Total 509.2 m ² 5,481 s.f.	Required Parking	Rental Attached Housing (1.1 spaces/unit) 12.11 12 Spaces		
		Proposed Parking	8 Parking Spaces (1.72 space/unit)		
		Bicycle Parking:			
		Required	11 Class 1 Spaces and 1 6-space Class 2 Rack		
		Proposed	11 Class 1 Spaces and 1 6-space Class 2 Rack		
		Unit Types and Numbers:	4 - Suite Type A - 360 sq.ft. / 33.4 sq.m. 1 - Suite Type B - 306 sq.ft. / 28.4 sq.m. 4 - Suite Type C - 370 sq.ft. / 34.4 sq.m. 2 - Suite Type D - 360 sq.ft. / 34.4 sq.m.		

Project Data



Site Location

Received
City of Victoria

MAY 17 2018

Planning & Development Department
Development Services Division2732 DONCASTER DR
VICTORIA, BC

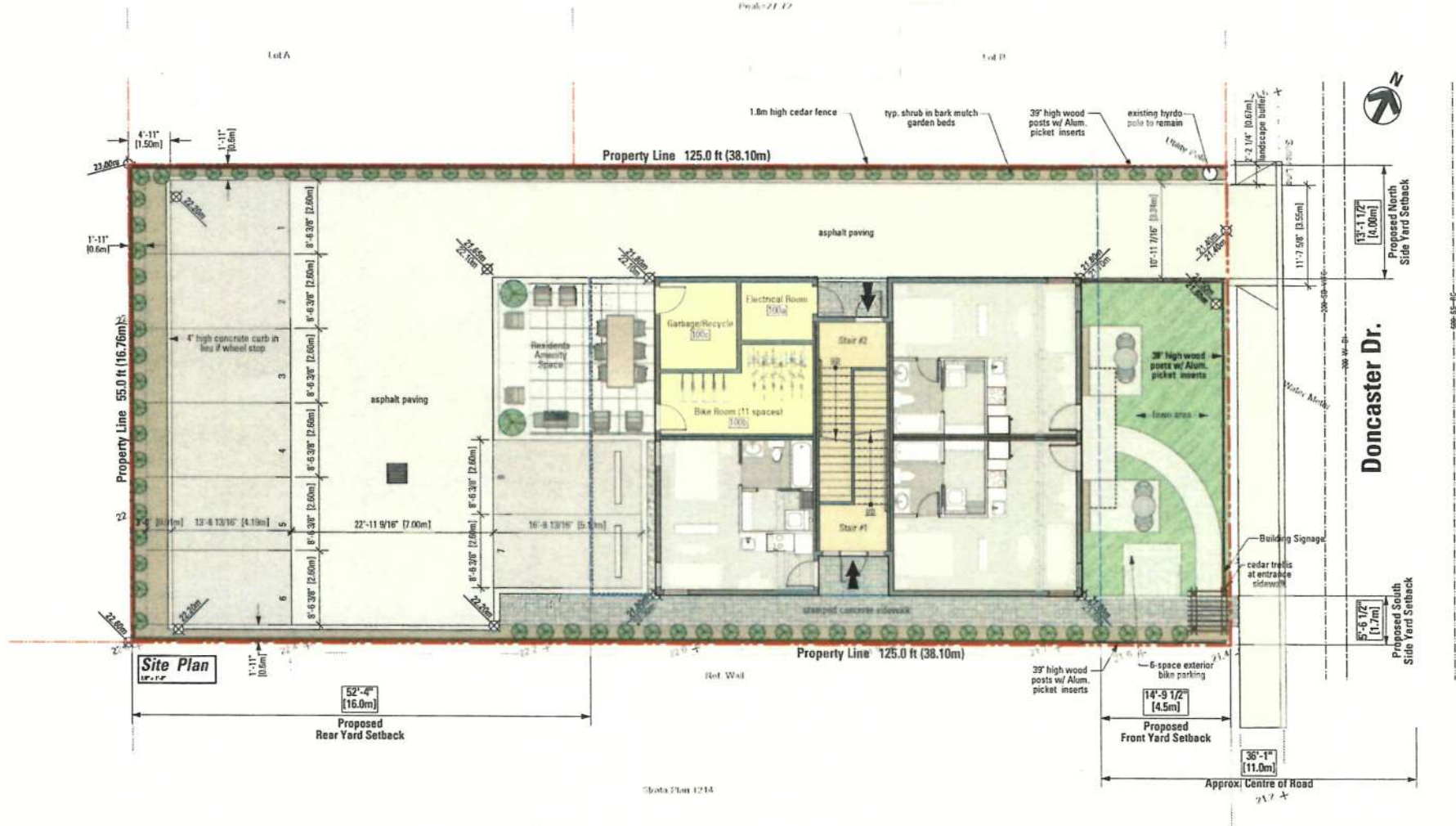
PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES

A1 Joe Newell
architect inc.

Date: 2018.02.26
RevA: 2018.04.10
RevB: 2018.05.07
RevC: 2018.05.16

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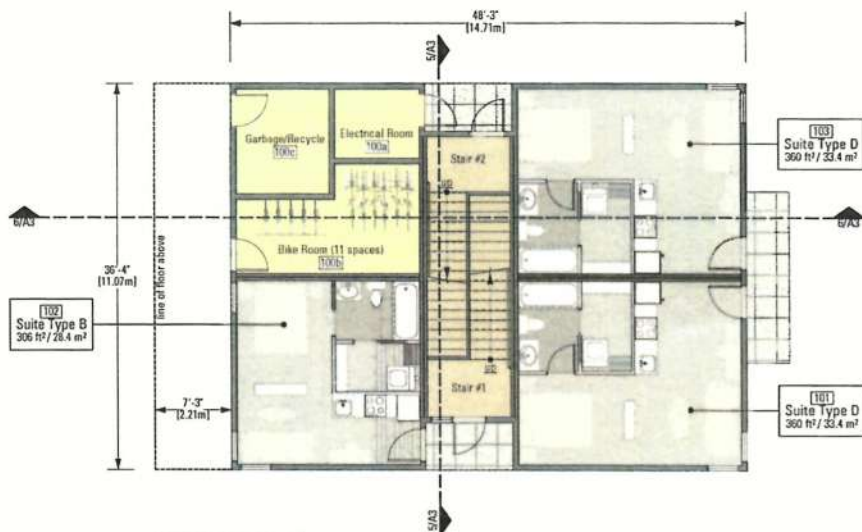


2732 DONCASTER DR
VICTORIA, BC

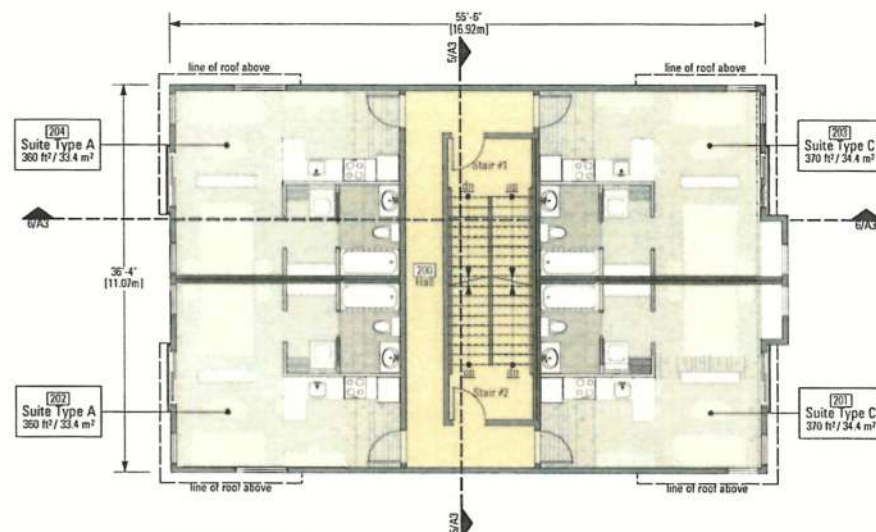
PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES

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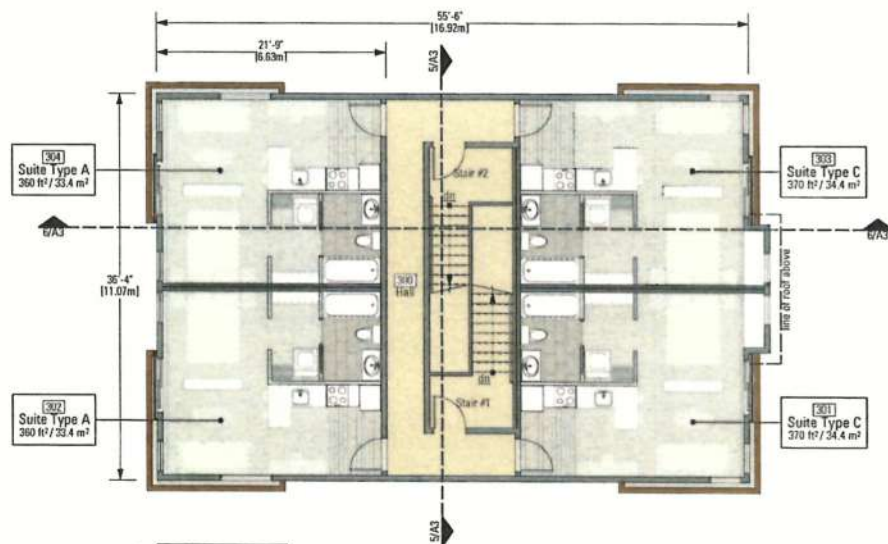
A2 Joe Newell
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Date: 2018.02.26
RevA: 2018.04.10
RevB: 2018.05.07
RevC: 2018.05.16



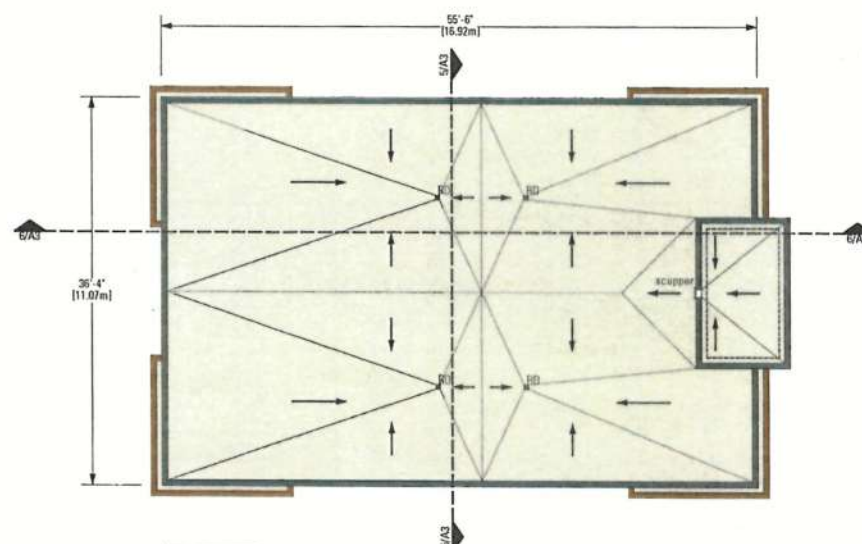
1 **Main Floor Plan**
1/8" = 1'-0"
1587 sq ft / 147.4 m²



2 **2nd Floor Plan**
1/8" = 1'-0"
1925.5 sq ft / 178.8 m²



3 **3rd Floor Plan**
1/8" = 1'-0"
1947.5 sq ft / 180.9 m²



4 **Roof Plan**
1/8" = 1'-0"

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VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES

Received
City of Victoria

MAY 17 2018

Planning & Development Department
Development Services Division

A3

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Date: 2018.02.28
RevA: 2018.04.10

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1 East (Street-Facing) Elevation
1/8" = 1'-0"



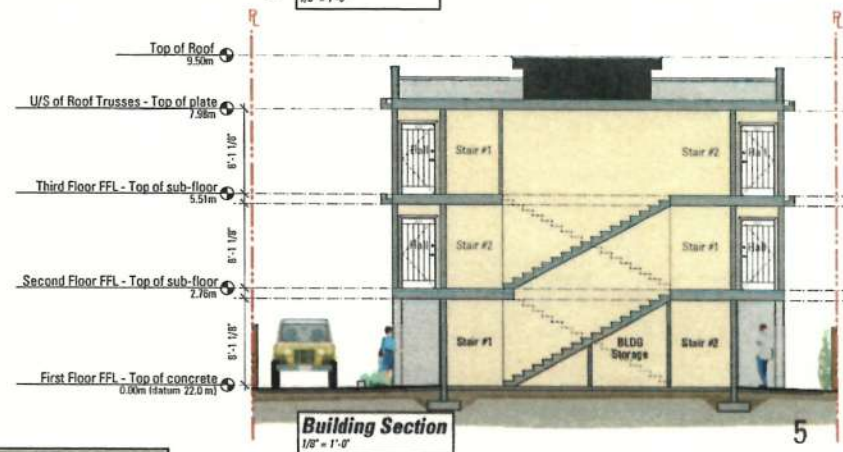
2 North Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"

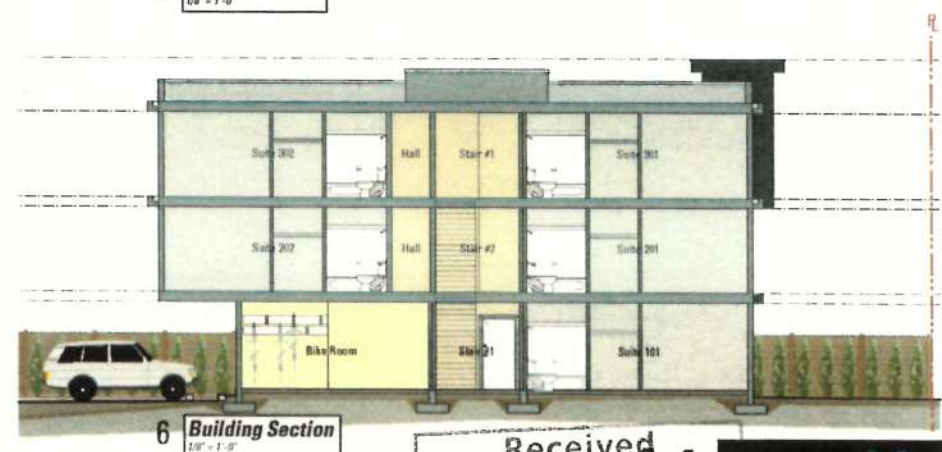


4 South Elevation
1/8" = 1'-0"



Building Section
1/8" = 1'-0"

5



6 Building Section
1/8" = 1'-0"

2732 DONCASTER DR
VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES

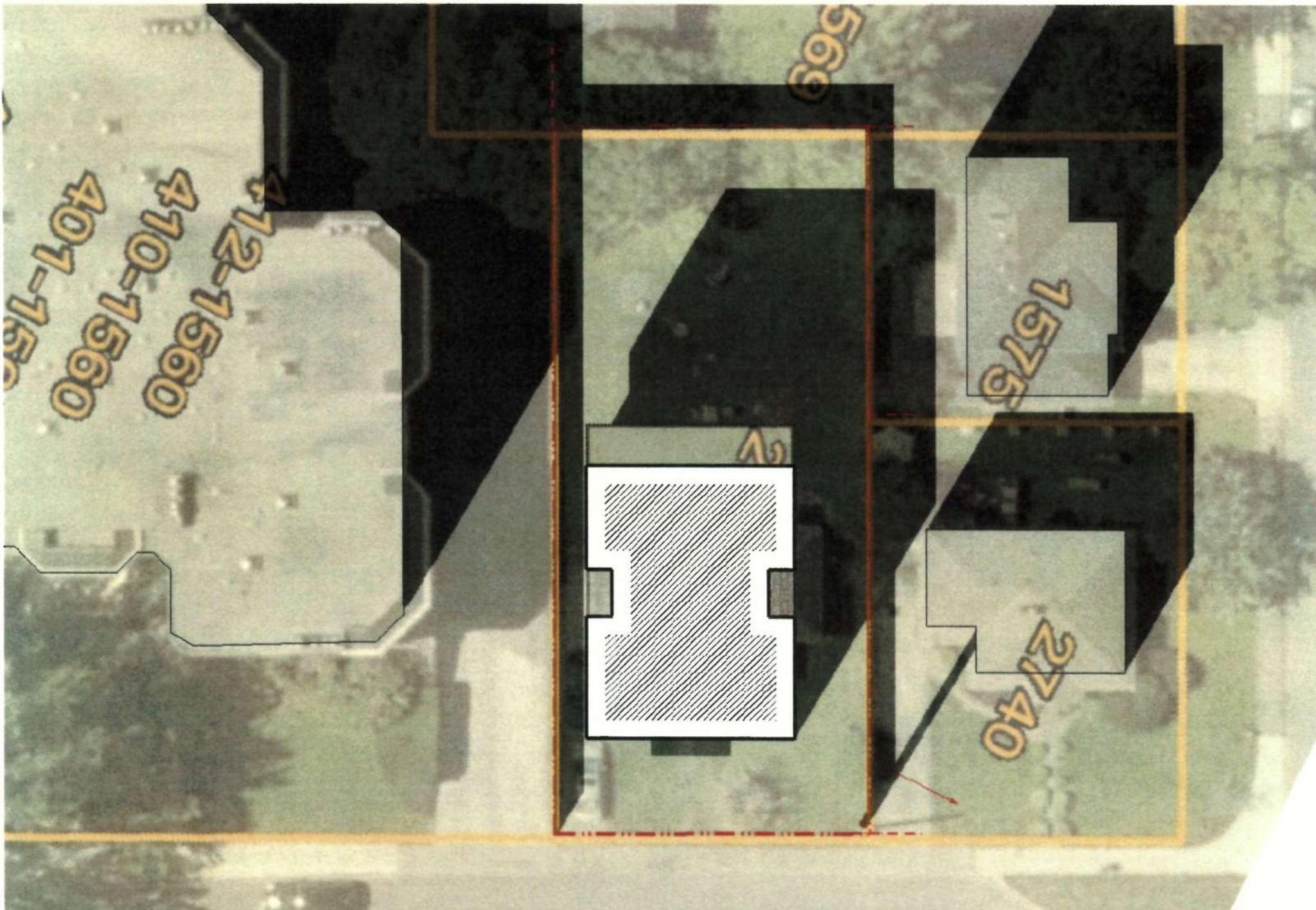
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MAY 17 2018

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Date: 2018.02.28
Rev: 2018.04.10
Rev: 2018.05.07
Rev: 2018.05.16



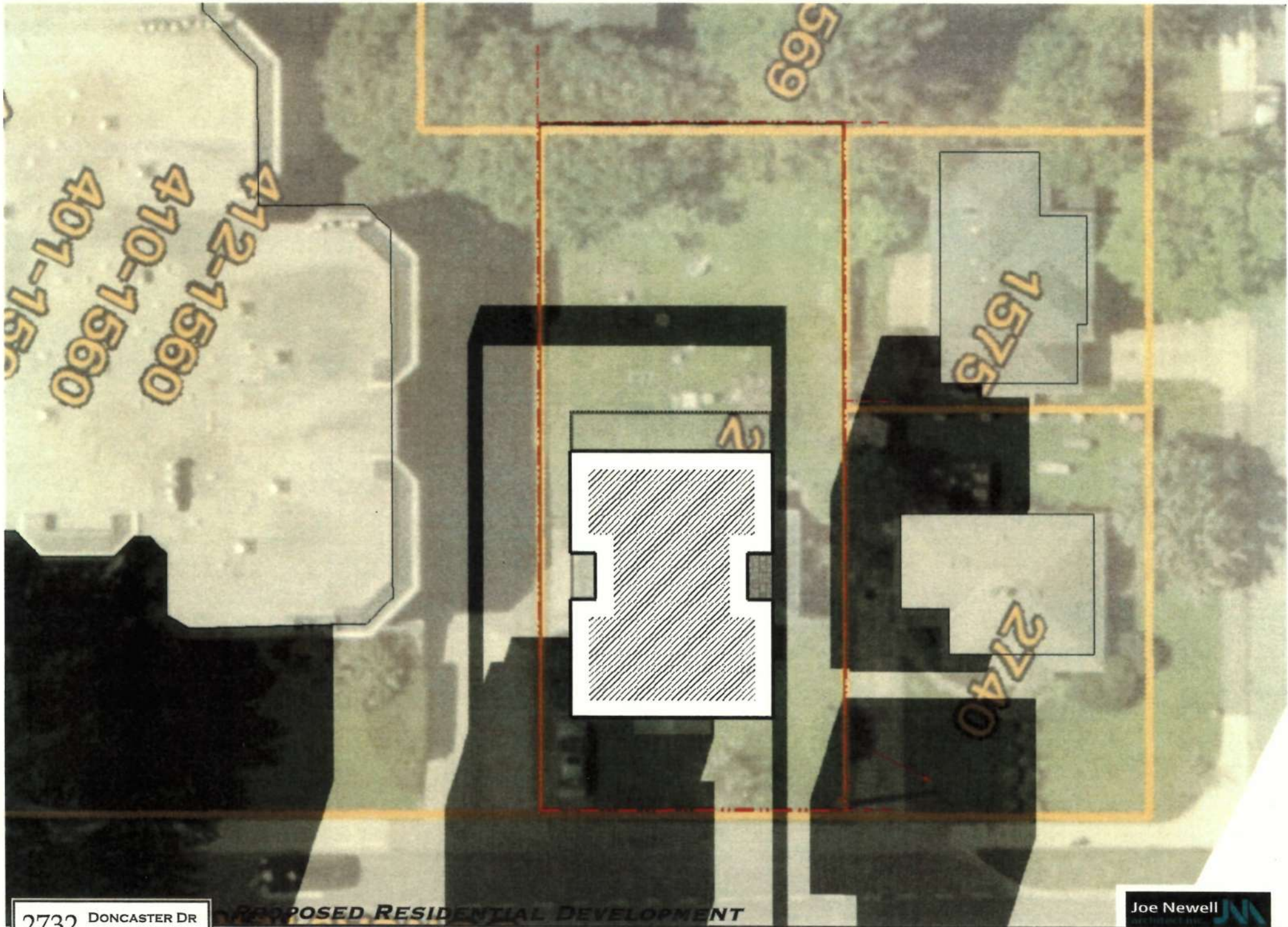
2732 DONCASTER DR
VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

SHADOW STUDY - JUNE 21 @ 9:00AM

Joe Newell
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Date: 2018.02.26
RevA: 2018.04.10



2732 DONCASTER DR
VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

SHADOW STUDY - JUNE 21 @ 5:00PM

Joe Newell
ARCHITECT INC.

Date: 2018.02.26
RevA: 2018.04.10

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2732 DONCASTER DR
VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

SHADOW STUDY - JUNE 21 @ 12:00PM

Joe Newell

Date: 2018.02.26
RevA: 2018.04.10

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Joe Newell
architect inc.



March 1, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC

RE: Re-Zoning Application – 2732 Doncaster Drive

Dear Mayor and Council,

We are applying to re-zone the property located at 2732 Doncaster Drive with our client Cadillac Developments. The site is currently zoned R1-B Single Family Dwelling and has an existing 1-storey house on it. Our proposal is to demolish the single family home and build a 3-storey rental apartment for workforce housing on a site specific zone with an amendment to the Official Community Plan. The proposed density is no greater than that already allowed for a public building in the R1-B zone.

The project site is located directly across Doncaster Drive from Hillside Mall and all of its amenities including a grocery, hardware, homeware stores and more. The site is neighbored by a 4-storey apartment building to the South which sits on the corner of Hillside and Doncaster. To the North is a single family home on the corner of Doncaster and Westall. Directly in front of the neighboring apartment are public transit stops in both directions. Further to these stops, there are also bus stops at Hillside Mall. The project site is located in the heart of the Oaklands neighborhood and offers residents all of its amenities within walking distance.

The proposed 3-storey building contains 11 bachelor suites, secure bicycle storage, and enclosed garbage/recycle room. The image of the building presents a contemporary West coast aesthetic with bold architectural accent roofs, projecting bays, and modern colours. The siding materials are primarily durable fibre cement panels with aluminum trims and pre-finished metal fascias. The use of durable materials will ensure low maintenance requirements and will keep the building looking new and fresh for years to come. The building has a proposed height of 9.5m which is 1.5m less than the allowable building height for a public building in the current zone. The project will be built to meet Step 1 of the BC Energy Step Code for Part 9.

We believe that the proposed project will provide numerous benefits to the existing neighborhood and the City of Victoria as a whole. The site is a great opportunity for suburban densification in a flourishing neighborhood. There is an urgent need for workforce rental housing in the region and the success of this project could lead to similar projects in the future.

Thank you for your consideration of this project and we look forward to working with the City in making this proposal a reality.

Sincerely,
Joe Newell Architect Inc.

Rob Pringle
Senior Architectural Technologist



Mission

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

Oaklands Community Association Land Use Committee February 26, 2018 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 – 8 p.m.

Contact: landuse@oaklandsca.com

Information Items

1. Development information session: 1588 North Dairy Rd

Proponents presented the proposed designs (its 3rd iteration) and answered questions about the timing and construction of the project. The Proponents noted the Shelbourne Valley Plan (Municipality of Saanich) and that it is in following with the community's preferences for increased density along transportation corridors. Proponents also noted that the 4th Floor of the building is set back from 3rd floor to reduce shading to the north. Current design incorporates consideration of the streetscape. Proponent confirmed it is a 62 unit strata title with rentals allowed.

Development proposals

2. Development Proposal Community Meeting: 2832/2838 Shakespeare St

Proponent presented the proposed designs and answered questions about the timing and construction of the project. The Proponent noted that it is a proposed small lot in fill development using the back half of two existing lots. The proponent is applying for a R1S2 rezoning and noted that the proposed lot is over minimum lot sizes for parcel but requesting rear yard setback variance for existing building. The Developer noted that the proposal meets the City's infill development policy and would be a two-storey home.

Comments from attendees included support for the requirement for a sidewalk. The developer acknowledged the comment and is willing to work with the City on this suggestion.

3. Development Proposal Community Meeting: 2732 Doncaster Dr

Proponents presented the proposed designs and answered questions about the timing and construction of the project. Under current zoning they are under the coverage and height limits for the property. 11 bachelor units would be constructed in a "walk-up" style (no elevators). Developer noted that the employers nearby at Hillside Mall are supportive due to the tight rental market. The Developer noted that they have undertaken four previous meetings with nearby residents and other community groups; and noted that the participants were generally supportive. It will be a no smoking building; proponent is considering keeping the units furnished; units would be leased and would be managed by the Developer.

Comments from attendees included:

- Direct northerly neighbour raised concern about privacy and shading; the owner is considering moving due to the proximity and is generally opposed to the development;
- Another attendee was not supportive due to density concerns and impacts to the surrounding homes;
- Another was supportive due to the need for rental housing in the city;
- Another was opposed to the development due to concerns about traffic and turning left across traffic and the impacts to the two existing parking spots;
- Another was supportive of rental housing and considers there to be too much parking (11 spots). He remarked that if they were all used there would be impacts to traffic and parking. He noted the bike route the proximity to the #4 bus stop and the need to increase walkability of the neighbourhood;
- The Developer noted that the merchants are interested in the development and that their current staff are often travelling long distances by car. The Developer considers that many of the renters will not have or at least use their cars very often. Developer also noted the need for affordability.
- The Developer noted that the building will be placed under a (rental housing) covenant for up to 25 years.
- Attendee suggested a possible amenity contribution for bus shelters on Hillside avenue; the Developer noted that their building is trying to address affordability and suggested Hillside Mall redevelopment would be a better candidate;
- Developer noted that the rental rate would be roughly \$900 per month for the suite;
- Developer will be applying for rezoning Feb.27; if all goes well the construction would be completed in roughly one year.

Lacey Maxwell

From: Susan Herman [REDACTED]
Sent: February 20, 2018 5:12 PM
To: Victoria Mayor and Council
Cc: Community Association Land Use Committee (CALUC)
Subject: Property development at 2732 Doncaster Drive

I am all in favour of this development of 11 rental studio suites at this location.
We need rental accommodation, and this is in keeping with the size of buildings around it, and is near shopping and bus routes. Any chance you could also get the second house next door while you're at it?

Susan
1628 Edgeware Road
Victoria, B.C.
V8T 2J8

Lacey Maxwell

From: Chuck Hickman [REDACTED]
Sent: February 24, 2018 4:25 PM
To: Victoria Mayor and Council
Subject: 2732 Doncaster development proposal

I am sending this email to voice my disapproval of the proposed development and the changes to the zoning and our official community plan.

We do not want this flop house built in our neighbourhood. Why do we bother with zoning and community plans if you just rip them up at developer wishes.

What makes this neighbourhood nice is that it is mostly owner occupied.

The City allowed a giant over sized flop house to be built directly behind me without approval for multiple suits But now you want to make it official by changing bylaws, zoning and our CDP.

Has this council lost touch with what made this city a wonderful place.

I have spoken to the immediate neighbours and they are dead against this proposal but seem to think that their concerns don't matter And it will get shoved through.

The City spent allot of time and money to develop CDP.

SO LETS STICK TO IT

Concerned resident

JC Hickman

1536 Edgeware road.

Sent from my iPhone

Lacey Maxwell

From: Eric Doherty [REDACTED]
Sent: February 26, 2018 10:25 AM
To: landuse@oaklandsca.com; [REDACTED] Victoria
Mayor and Council
Subject: Conditional support for 2732 Doncaster Drive rezoning

I cannot make the Oaklands Community Association meeting tonight, and would like to give some input on the 2732 Doncaster rezoning.

1) I generally support this re-zoning as it is providing increased rental housing supply very close to a Frequent Transit Network route and directly on a bike route.

2) The amount of parking seems excessive given the transit, walking and cycling friendly location. This amount of parking is not in keeping with City of Victoria climate and active transportation mode share objectives. I would like to see the amount of parking greatly reduced, or at least ensure that the parking is easily converted to other purposes.

I ride and walk along Doncaster frequently and more cars crossing the sidewalk and bus lane at this busy location would increase the crash risk for me and other cyclists. Less parking means less traffic and a safer neighbourhood.

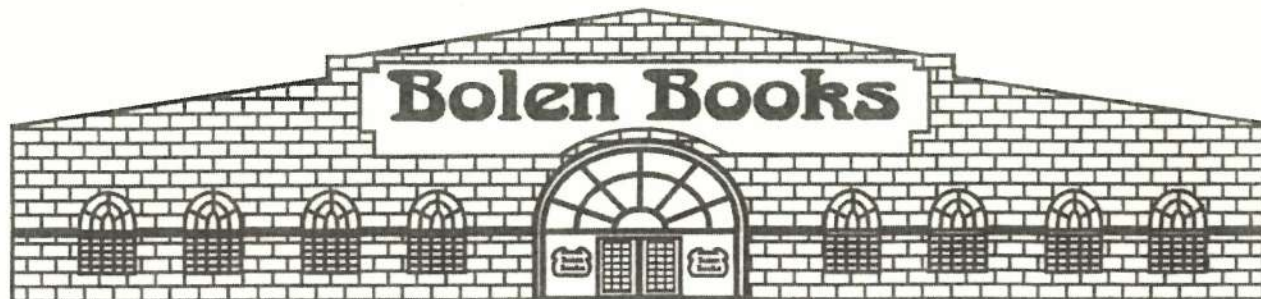
Could this developer provide funds to the city for bus shelters on Hillside at Doncaster in exchange for reduced parking requirements?

3) The provincial government just announced that municipalities will be able to zone for rental-only use. I would like this re-zoning be to rental-only use.

Thank you,

Eric Doherty

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Eric Doherty
1555 Oakland Avenue
Victoria, BC Canada V8T 2L1
[REDACTED]



February 27, 2018

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

Re: Support for Cadillac Development's Workforce Housing at 2732 Doncaster

Dear Mayor Helps and Council,

I have reviewed Cadillac's proposal for a modest apartment building next to Hillside Mall and wish to voice my support for this project.

As the owner of Bolen Books I can tell you that housing options for some of my staff (and other staff at Hillside Mall) are increasingly becoming a challenge to find. Affordable housing options are becoming out of reach for folks to live in this area. The opportunity to live close to work and to enjoy the amenities that our Community has to offer will be a great benefit to many people.

I hope to see this development move forward.

Yours truly,

Samantha Holmes

cc: Cadillac Developments, Oaklands Community Association

Noraye Fjeldstad

From: Catherine Meckes <[REDACTED]>
Sent: Wednesday, April 11, 2018 10:16 AM
To: Michael Angrove
Subject: Re: 2732 DONCASTER DR

Follow Up Flag: Follow up
Flag Status: Completed

Hello - I may be too late with this input, and unfortunately, I missed the meeting that took place about this development.

I was wondering why they need one parking space for each unit, given that there is a whole shopping mall right across the street from this address, easily walkable. Not to mention pharmacies, hospitals, fast food, supermarket, etc. etc. nearby and easily accessible. There is also very good public transit available less than half a block away, as well as the option to bike or use share cars.

It would appear that these units won't be occupied by families, so if they're younger people renting them, they're probably less like to have a car anyway and likelier to be willing to walk/bike/share/take public transit.

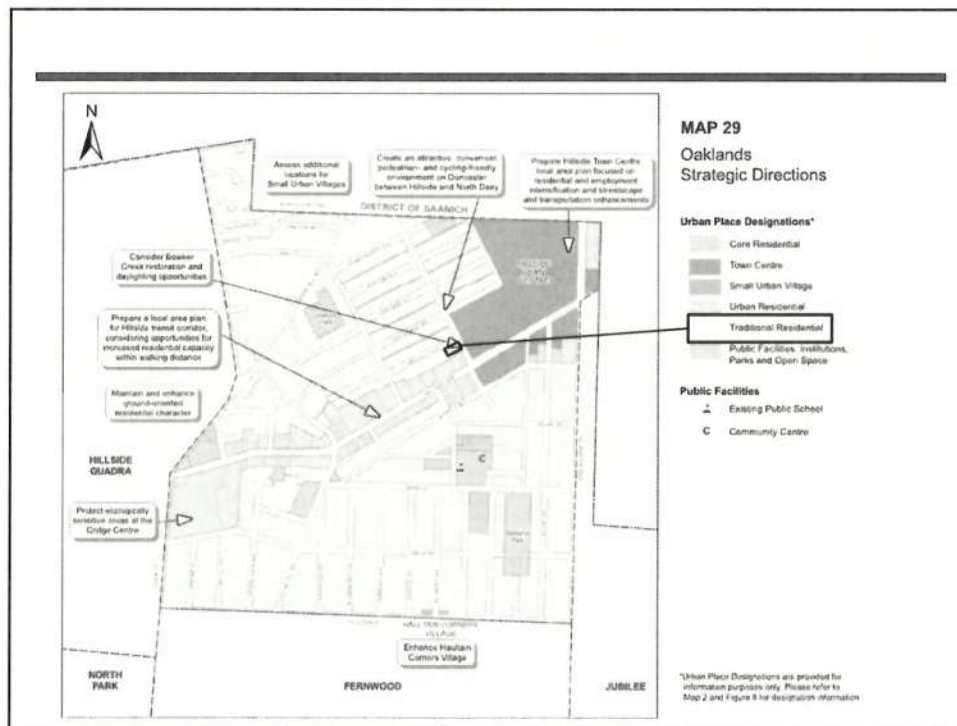
Thanks for giving me the opportunity to address this issue. I live at 1525 Hillside Ave., not far from this development.

Catherine Meckes, Suite 114

Official Community Plan
Amendment & Rezoning
Application
for
2732 Doncaster Drive







Development Permit with Variances Application for 2732 Doncaster Drive

