



Committee of the Whole Report

For the Meeting of September 14, 2017

To: Committee of the Whole **Date:** August 31, 2017

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

Subject: Rezoning Application No. 00556 for 1417 May Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00556 for 1417 May Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following legal agreements to the satisfaction of the City Solicitor:
 - a. Housing Agreement to ensure a future strata cannot restrict the rental of units;
 - b. A Section 219 Covenant ensuring the building is constructed to Passive House standards, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation of a technical report to the satisfaction of the Director of Engineering and Public Works, identifying how the site will manage all storm water generated on site and, if necessary, preparation of legal agreements for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1417 May Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to construct a two-storey residential building with four ground-oriented self-contained dwelling units.

The following points were considered in assessing this Application:

- the property is designated as Traditional Residential in the *Official Community Plan, 2012* (OCP). The proposed ground-oriented housing and density is consistent with the land designation and OCP policies related to sensitive infill in the Fairfield neighbourhood
- the proposal is consistent with the policies specified in *Suburban Neighbourhoods, 1984*
- one bylaw-protected tree is proposed for removal with this Application and the applicant has provided an arborist report outlining measures to mitigate the impact of development on the nearby trees
- the applicant is proposing Passive House certification with this proposal, which will be secured through a Section 219 Covenant.

BACKGROUND

Description of Proposal

This Application is to rezone the subject site from the R1-B Zone to a new site-specific zone in order to construct a two-storey ground-oriented residential building with four self-contained dwelling units at a floor space ratio of 0.33:1. The nearby property located at 1461 May Street is in the R-55 Zone, May Street Multiple Dwelling District, and is comparable in terms of density and height. The new zone would be similar to the R-55 Zone, but with the following differences:

- maximum floor space ratio (FSR) reduced from 0.5:1 to 0.33:1
- maximum of number of storeys reduced from three to two
- minimum side yard (west) reduced from 3.00m to 2.70m.

Variances related to parking are also being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application:

- reduced vehicle parking from six stalls to four stalls
- reduced visitor parking from one stall to zero stalls.

The design aspects of this proposal are also reviewed in the concurrent Development Permit with Variances Application report.

Affordable Housing Impacts

The applicant proposes the creation of four new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units to non-owners.

Sustainability Features

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

Active Transportation Impacts

The Application proposes four Class 1 bicycle parking stalls and one six-space Class 2 bicycle rack which supports 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 single family dwellings, duplexes and multiple dwelling unit house conversions. Moss Rocks Park is located north of the property on the opposite side of May Street.

Existing Site Development and Development Potential

The site is presently developed as a single family dwelling.

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, or converted to multiple dwelling units subject to the house conversion regulations under Schedule G of the *Zoning Regulation Bylaw*.

Data Table

The following data table compares the proposal with the existing R1-B Zone and the R-55 Zone, May Street Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the R-55 zone.

Zoning Criteria	Proposal	Zone Standard R-55	Existing Zone R1-B
Site area (m ²) - minimum	926.85	555.00	460.00
Number of units in an attached dwelling - maximum	4	4	1
Density (Floor Space Ratio) - maximum	0.33:1	0.55:1	N/A
Floor area of all floors (m ²) - maximum	445.76	N/A	420.00
Lot width (m) - minimum	15.22	15.00	15.00

Zoning Criteria	Proposal	Zone Standard R-55	Existing Zone R1-B
Height (m) - maximum	8.28	8.50	7.60
Storeys - maximum	2	3	2
Site coverage % - maximum	31.00	40.00	40.00
Open site space % - minimum	47.60	30.00	N/A
Rear yard open site space % - minimum	61.00	33.00	N/A
Setbacks (m) - minimum:			
Front	6.00	6.00	7.50
Rear	31.19	19.00	15.12
Side (east)	3.00	3.00	3.00
Side (west)	2.7*	3.00	1.52
Parking - minimum	4*	6	1
Visitor parking (minimum) included in the overall units	0*	1	N/A
Bicycle parking stalls (minimum)			
Class 1	4	4	N/A
Class 2	6	6	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 Fairfield Gonzales CALUC at a Community Meeting held on December 19, 2017. A summary of the meeting is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP states that new development may have a density of generally up to 1:1 floor space ratio (FSR) and up to two storeys in height. The Application meets the place character features of the Traditional Residential urban place guidelines and housing policy in the OCP which supports a diversity of housing types to create more home ownership options such as ground-oriented multi-unit residential developments.

Local Area Plans

The land use policies of *Suburban Neighbourhoods, 1984* that relate to Fairfield identify the subject lands as suitable for residential development and encourages infill development of small scale townhouses, small lot houses and duplexes. The proposal for a ground-oriented multi-unit residential building is consistent with this policy.

Housing Agreement

The applicant is amenable to entering into a Housing Agreement with the City to ensure that a future strata corporation could not pass any bylaws that would prohibit or restrict the rental of units to non-owners.

Tree Preservation Bylaw and Urban Forest Master Plan

There is an existing Bylaw protected Maple tree on the subject property. The tree was reviewed by an ISA consulting arborist and it was determined that the tree is unhealthy and would not survive the amount of excavation work for the proposed landscape plan and as such the tree will be removed. As per the Bylaw, two replacement trees will be planted by the applicant on site. There is an existing large Maple tree on the property to the east which will be negatively affected by the proposed driveway. This tree will be explored further by the consulting arborist prior to construction and tree protection measures will be put in place. There is an existing boulevard tree in poor health that will be removed and replaced on the city boulevard.

CONCLUSIONS

The Application is consistent with the place character features of the Traditional Residential urban place guidelines, and housing policy in the OCP which supports the diversity of housing types to create more home ownership options such as ground-oriented multi-unit residential developments. Staff recommend that Council consider supporting the Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00556 for the property located at 1417 May Street.

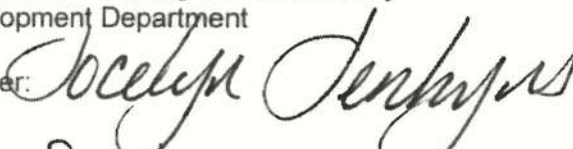
Respectfully submitted,


Alec Johnston
Senior Planner
Development Services

St.


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

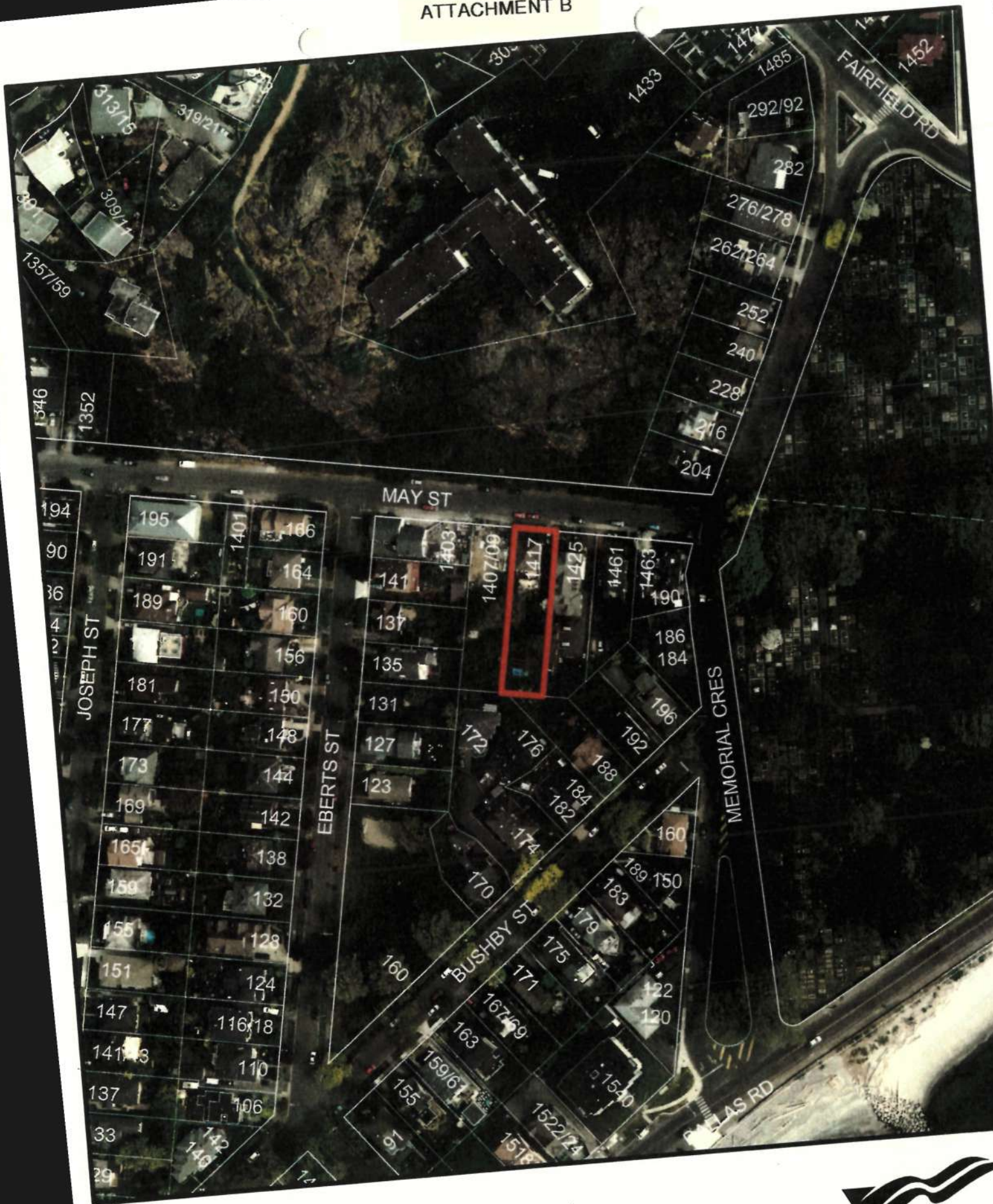
Report accepted and recommended by the City Manager:


Date: Sept 7, 2017

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped July 12, 2017
- Attachment D - Letters from applicant to Mayor and Council dated May 18, 2017 and December 26, 2016
- Attachment E - Community Association Land Use Committee Summary of December 19, 2016 Meeting
- Attachment F - Arborist Report dated August 20, 2017
- Attachment G - Neighbourhood Correspondence.

ATTACHMENT B



1417 May Street
Rezoning No.00556



ATTACHMENT C

MAY STREET PASSIVE HOUSE

1417 MAY STREET, VICTORIA

ISSUED FOR REZONING & DEVELOPMENT RESUBMISSION

JULY 05, 2017

DRAWING LIST

CASCADIA ARCHITECTS INC.

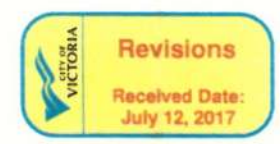
Sheet No.	Sheet Title
A000	COVER
A101	SURVEY & PROJECT DATA
A102	SITE PLANS - DEMOLITION & PROPOSED
A201	PROPOSED FLOOR PLANS
A301	PROPOSED FLOOR PLANS
A302	PROPOSED FLOOR & ROOF PLAN
A303	ELEVATIONS & BUILDING SECTION
A304	ELEVATIONS
A305	RENDERINGS & MATERIAL BOARD

BIOPHILIA DESIGN COLLECTIVE LTD.

Sheet No.	Sheet Title
L-001	PROPOSED LANDSCAPE PLAN

NILA HOLDINGS
MAY STREET PASSIVE HOUSE
REZONING & DEVELOPMENT RESUBMISSION - JULY 05, 2017

PROJECT # 1422	DATE 7/12/2017 4:30:33 PM	REV 6
LA	AW	7/12/18 2017
AU00		



CLIENT
NILA HOLDINGS LTD.
185 - 911 Yates Street
Victoria BC V8V 4Y9

Contact:
Howard Sparks
hspark2@telus.net

ARCHITECT
CASCADIA ARCHITECTS
1060 Meares Street
Victoria BC V8W 1E4
250.590.3223

Contact:
Peter Johannknecht Architect AIBC LEED AP
peter@cascadiaarchitects.ca

LANDSCAPE DESIGN
BIOPHILIA design collective ltd.
1719 Lee Avenue
Victoria BC V8R 4W7
250.589.8244

Contact:
Bianca Bodley
biancabodley@gmail.com

Copyright reserved. This drawing is the property of the architect and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any delays or cancellations of this drawing. The architect shall not be responsible for any damages or losses resulting from the use of this drawing. The architect shall not be responsible for any other matters relating to this drawing.

POSTING ZONE:
PROPOSED ZONE:
SITE AREA:
TOTAL FLOOR AREA (sq m):
COMMERCIAL FLOOR AREA (sq m):
FLOOR SPACE RATIO:
SITE COVERAGE (%):
OPEN SITE SPACE (%):
HEIGHT OF BUILDING (m):
NUMBER OF STOREYS:
PARKING STALLS (or) ON SITE:
BICYCLE PARKING # (STORAGE & RACK):

BUILDING SETBACKS (m)
FRONT YARD:
REAR YARD:
SIDE YARD:
SIDE YARD:
COMBINED SIDE YARDS:

RESIDENTIAL USE DETAILS
TOTAL NUMBER OF UNITS:
UNIT TYPE:
GROUND-ORIENTED UNITS:
MINIMUM UNIT FLOOR AREA (sq.m):
TOTAL RESIDENTIAL FLOOR AREA (sq.m):

LOT AREA
LOT AREA
FLOOR AREA
FLOOR SPACE RATIO
TOTAL FLOOR AREA

HEIGHT, STOREYS
HEIGHT
STOREYS

SETBACKS
FRONT YARD SETBACK
REAR YARD SETBACK
SIDE YARD SETBACK (EAST)
SIDE YARD SETBACK (WEST)

SPACE, PARING
SITE COVERAGE
OPEN SITE SPACE

VEHICLE PARKING
BICYCLE PARKING

PROVINCE: British Columbia
LOCATION: Victoria
BUILDING HEIGHT (m): 10 or below

DATA SOURCE:
Table C-4 "Required Performance of Windows & Doors in Part 9 Buildings"
Forming Part of Appendix C

CLIMATIC DATA (1/5 DRWP): 220 Pa
CLIMATIC DATA (1/50 HWFP): 0.57 kPa

SPECIFIED LOADS (DRWP): 120 Pa

SPECIFIED LOADS (WIND LOAD - ref): 2

REGISTRATION PERFORMANCE (continued)

BIQD PENETRATION PERFORMANCE

CALCULATION	
FLOOR AREA 1: (Pilot included)	
FLOOR AREA 2:	
FLOOR AREA 3:	
TOTAL (STRUCTURE)	

LOT AREA:
TOTAL (STRUCTURE)
LOT AREA:
FLOOR SPACE RATIO

CALCULATION	
MAIN STRUCTURE	207.00 M2 +
ACCESSORY BUILDING	87.00 M2 +
TOTAL (STRUCTURE)	294.00 M2 =

LOT AREA:	926.85 M2
TOTAL (STRUCTURE) LOT AREA:	294.00 M2 / 926.85 M2
SITE COVERAGE	6.32 %

CALCULATION	
ACCESSORY BUILDING	87.00 H3 *
TOTAL (STRUCTURE)	87.00 H3 *
REAR YARD LOT AREA	170.00 H3

REAR YARD LOT AREA	478.00 MS
TOTAL (STRUCTURE)	87.60 MS
REAR YARD LOT AREA	478.00 MS
SITE COVERAGE	0.18 = 18%

BUILDING + ACC	*(07.00 + 87.00) sqm +
PARKING	180.00 sqm
TOTAL	474.00 sqm
LOT AREA	926.85 sqm
BUILDING + PARKING	474.00 sqm
OPEN SITE SPACE	452.85 sqm
OPEN SITE SPACE	452.85 sqm /
LOT AREA	926.85 sqm
	0.50 = 50%

REAR YARD AREA	478.00 sq. m.
REAR YARD PARKING + ACC.	(94.00 = 87.00) sq. m.
REAR YARD OPEN SITE SPACE	295.00 sq. m.
REAR YARD OPEN SITE SPACE	295.00 sq. m.
REAR YARD AREA	478.00 sq. m.
	0.42 = 43%

CIVIC ADDRESS:
1417 May Street
Victoria BC V8S 1C1

LEGAL ADDRESS:
Lot 4, Block D,
Fairfield Farm Estate, Plan 340
Parcel Identifier: 009-137-381

ZONING:
R35, Play Street Multiple Dwelling District

TYPE OF WORK:
New Four Dwelling Residence

BUILDING AREA:
165.8 SQ. M

GRADE POINTS		
GRADE POINT A: 7.94m (NAT)	GRADE POINT D: 8.20m	GRADE POINT H: 5.20m
GRADE POINT B: 8.20m	GRADE POINT E: 6.92m (NAT)	GRADE POINT I: 5.20m
GRADE POINT C: 8.20m	GRADE POINT F: 5.20m	
	GRADE POINT G: 5.20m	

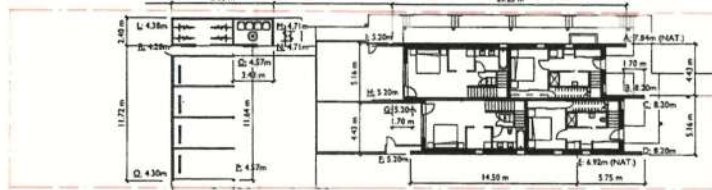
CALCULATION			
GRADE POINT	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
POINTS A & B	$(7.84 + 8.09) \div 2$	$= 44.2m$	$= 35.53$
POINTS B & C	$(8.09 + 8.20) \div 2$	$= 1.7m$	$= 12.94$
POINTS C & D	$(8.20 + 8.20) \div 2$	$= 5.1m$	$= 42.31$
POINTS D & E	$(8.20 + 4.92) \div 2$	$= 5.7m$	$= 43.47$
POINTS E & F	$(4.92 + 5.20) \div 2$	$= 14.2m$	$= 67.87$
POINTS F & G	$(5.20 + 5.30) \div 2$	$= 1.7m$	$= 23.64$
POINTS G & H	$(5.30 + 5.30) \div 2$	$= 1.7m$	$= 8.64$
POINTS H & I	$(5.30 + 7.84) \div 2$	$= 20.25m$	$= 26.83$
POINTS I & A		$= 62.00m$	$= 413.84$

$$413.86 / 63.08 = 6.56 \text{ cm}$$

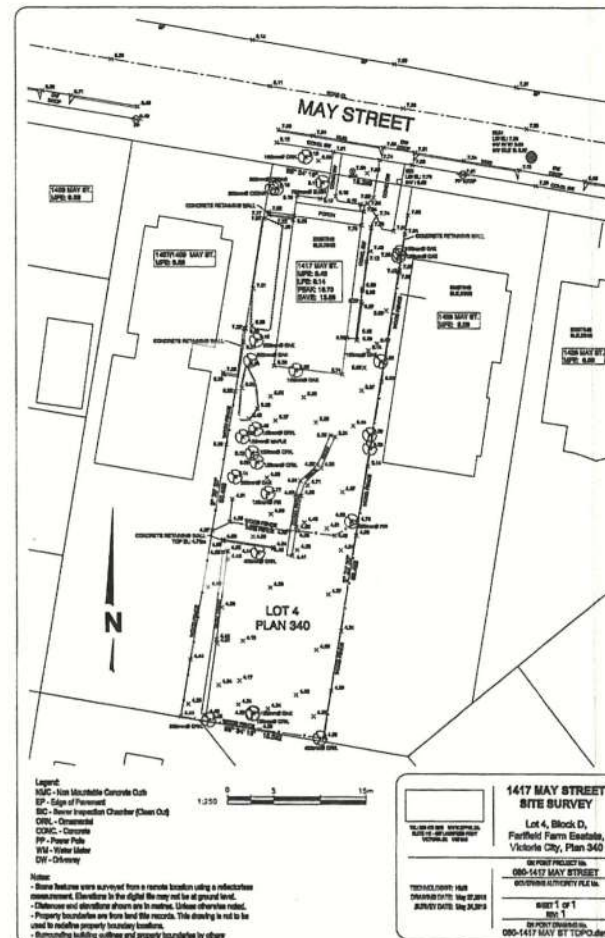
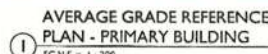
GRADE POINTS	
GRADE POINT L: 4.38m	GRADE POINT O: 4.57m
GRADE POINT M: 4.71m	GRADE POINT P: 4.57m
GRADE POINT N: 4.71m	GRADE POINT Q: 4.30m
	GRADE POINT R: 4.28m

CALCULATION			
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
POINTS L & H	$(0.30 + 0.71) \div 2$	≈ 0.505	≈ 39.18
POINTS M & H	$(0.71 + 0.71) \div 2$	≈ 2.400	≈ 11.30
POINTS N & H	$(0.71 + 0.57) \div 2$	≈ 3.630	≈ 16.16
POINTS O & P	$(0.57 + 0.57) \div 2$	≈ 11.640	≈ 33.19
POINTS F & Q	$(0.57 + 0.70) \div 2$	≈ 3.110	≈ 22.64
POINTS Q & R	$(0.50 + 0.20) \div 2$	≈ 11.720	≈ 50.27
POINTS R & L	$(0.20 + 0.30) \div 2$	≈ 2.400	≈ 10.39

2008-12-22 10:25:25 - 10/10/2008



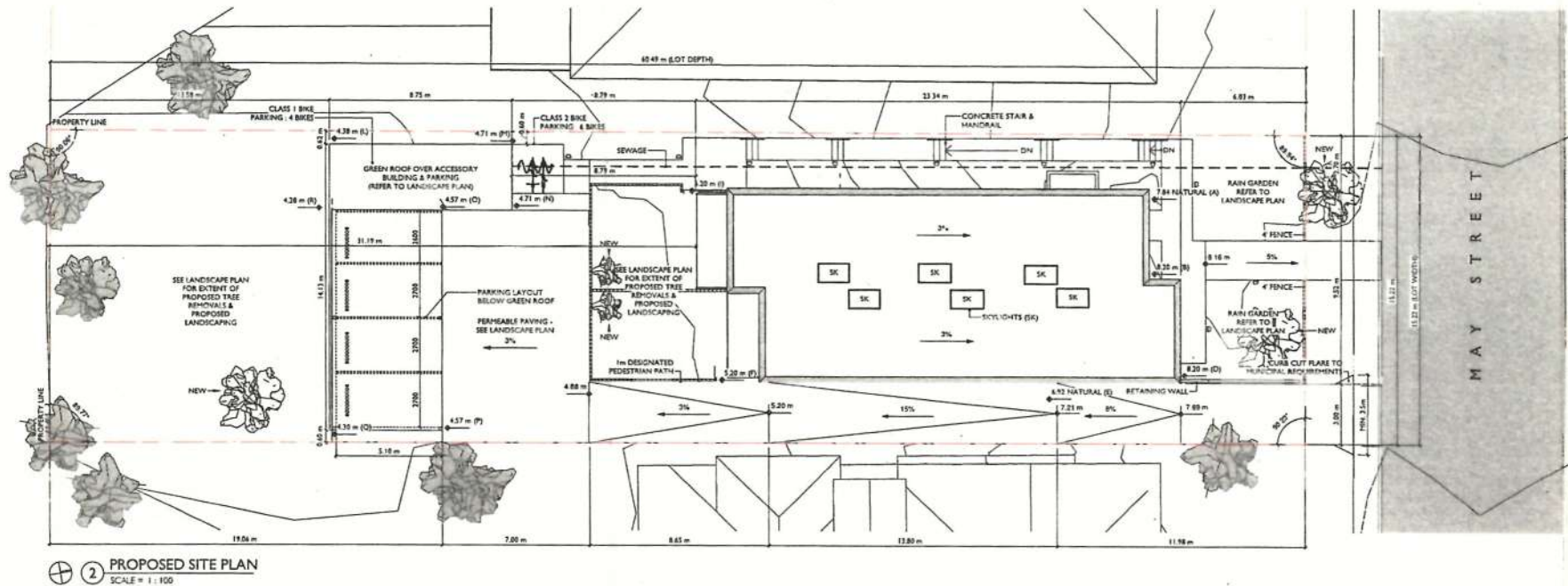
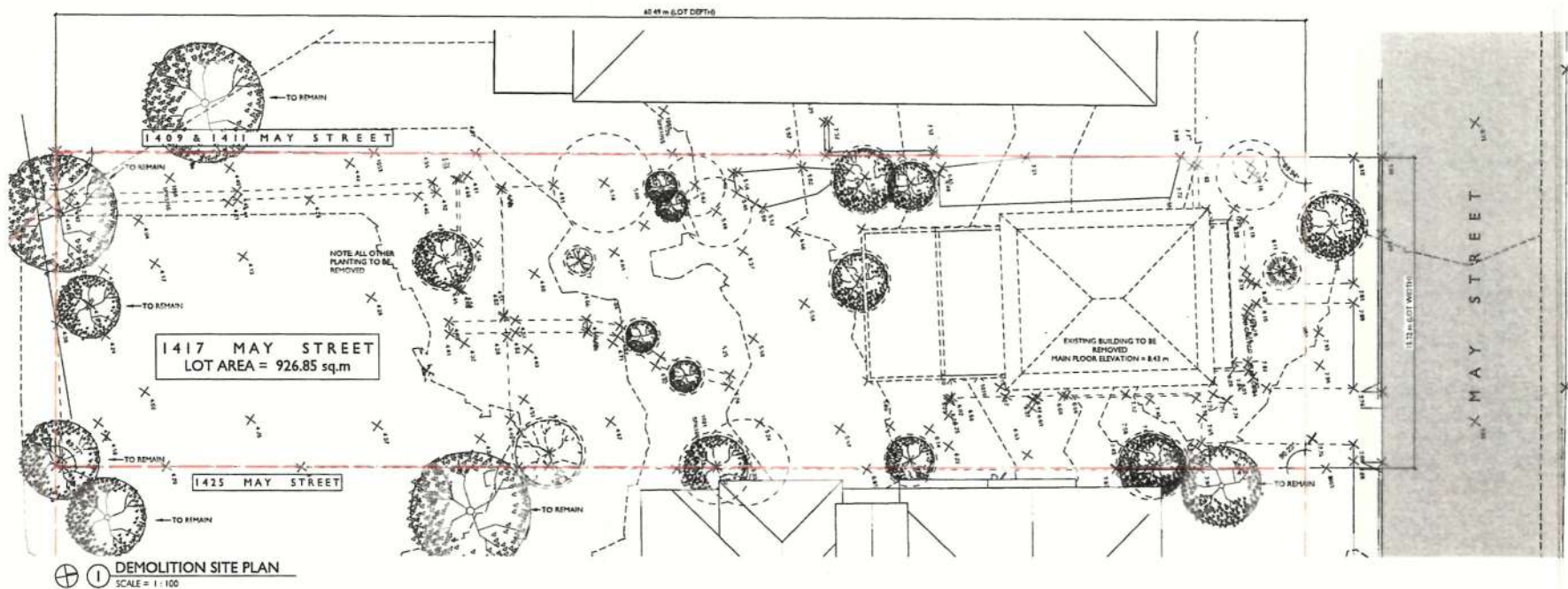
2 AVERAGE GRADE REFERENCE
PLAN - ACCESSORY BUILDING



EXISTING SURVEY
SCALE = 1:250



LOCATION PLAN
SCALE = 1 : 2000



LEGEND

TO BE REMOVED



No.	DESCRIPTION	DATE
1	1417 MAY STREET	2017.05.05
2	1417 MAY STREET	2017.05.05
3	1417 MAY STREET	2017.05.05
4	1417 MAY STREET	2017.05.05
5	1417 MAY STREET	2017.05.05
6	1417 MAY STREET	2017.05.05
7	1417 MAY STREET	2017.05.05
8	1417 MAY STREET	2017.05.05
9	1417 MAY STREET	2017.05.05
10	1417 MAY STREET	2017.05.05

SITE PLANS - DEMOLITION & PROPOSED

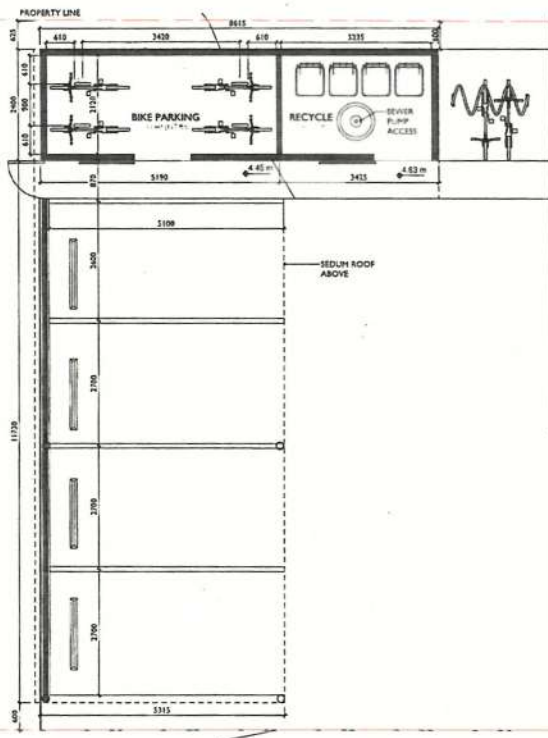
MAY STREET PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

1622 JULY 05, 2017
As indicated

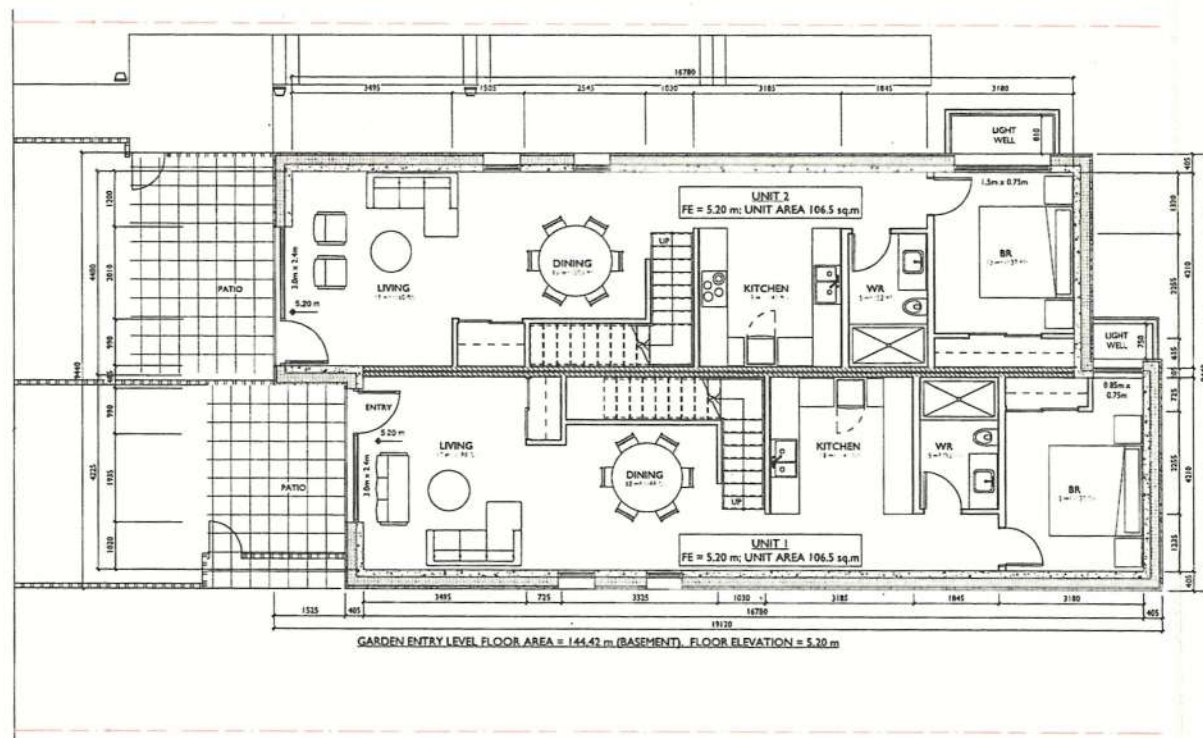
CM55H

JULY 11, 2017

A102



⊕ 3 PROPOSED BIKE PARKING /
 RECYCLE AREA PLAN
 SCALE = 1 : 50



⊕ 1 PROPOSED GARDEN LEVEL PLAN
 SCALE = 1 : 50

Rev.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2017.05.05
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

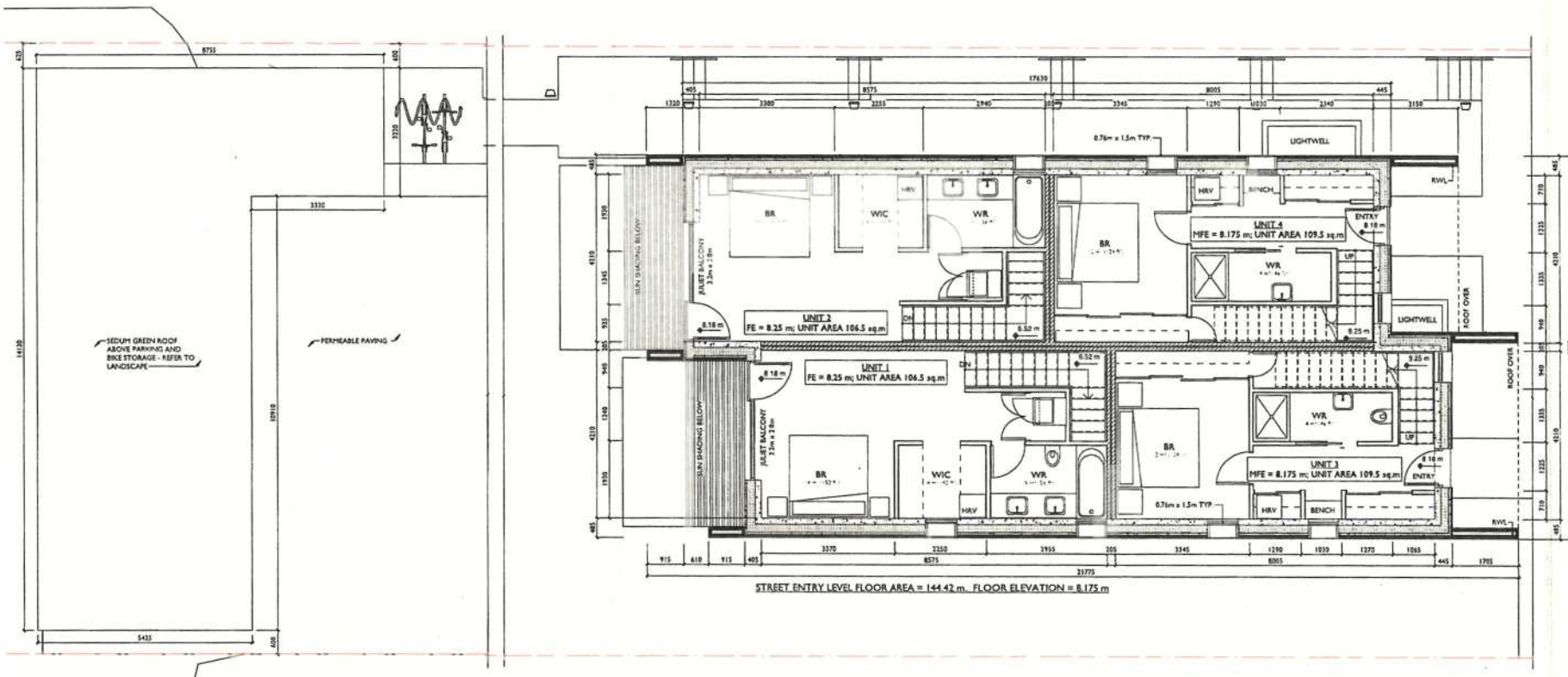
PROPOSED FLOOR PLANS

**MAY STREET
 PASSIVE HOUSE**
 NILA HOLDINGS
 1417 MAY STREET
 VICTORIA, BC

1423 JULY 05, 2017
 1 : 50
 6
 A201



CASCADIA ARCHITECTS INC.
1040 Meares Street
Victoria BC V8V 3J6 Canada
T 250.390.3323 cArc@mearesarchitect.ca



② PROPOSED ACCESSORY BUILDING ROOF PLAN
SCALE = 1:50

① PROPOSED STREET LEVEL PLAN
SCALE = 1:50

NO.	DESCRIPTION	DATE
1	PROPOSED FLOOR PLANS	

MAY STREET
PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

Client: Nila Holdings
Architect: Cascadia Architects Inc.
Project Number: 1422
Date: July 05, 2017

1422
JULY 05, 2017
1:50
PJ
CM524

JULY 05, 2017
6

A202

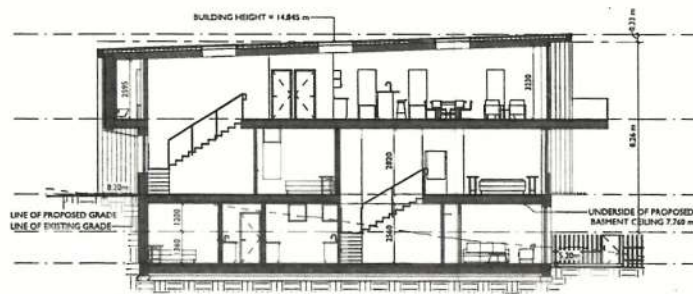


PROPOSED FLOOR & ROOF PLAN

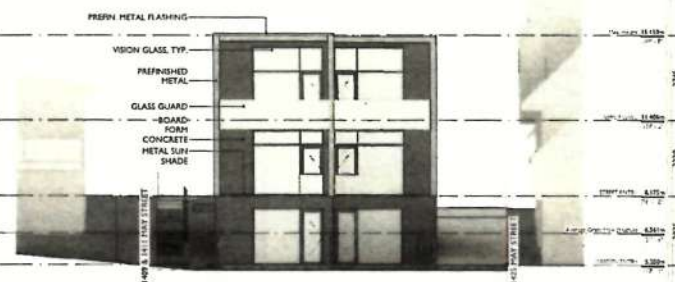
**MAY STREET
PASSIVE HOUSE**
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

For more information, call 800-368-5848 or visit our website at www.rockwell.com.
 10000 E. 1st Ave., Suite 100, Denver, CO 80231
 303-750-1000
 Fax: 303-750-1001
 Email: info@rockwell.com

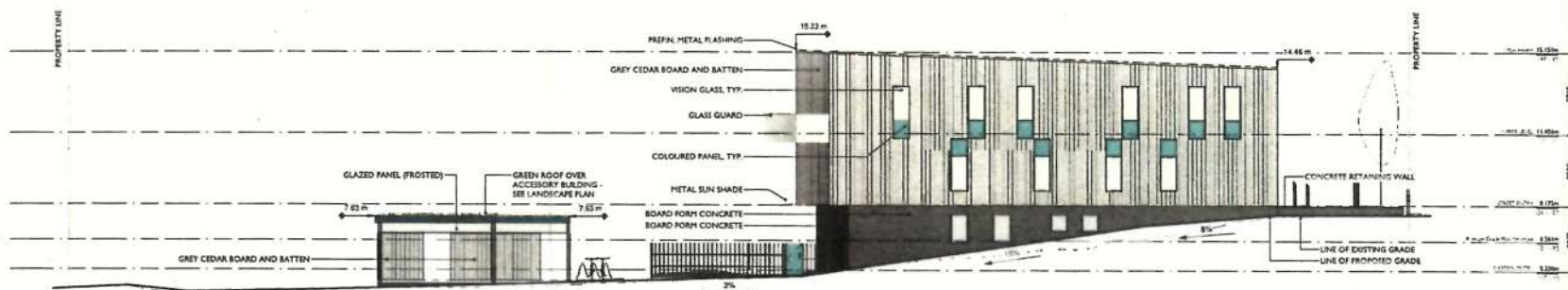
1622	See	JULY 05, 2017
1:50	PH	CM
	JUL 5, 2017	
	A203	



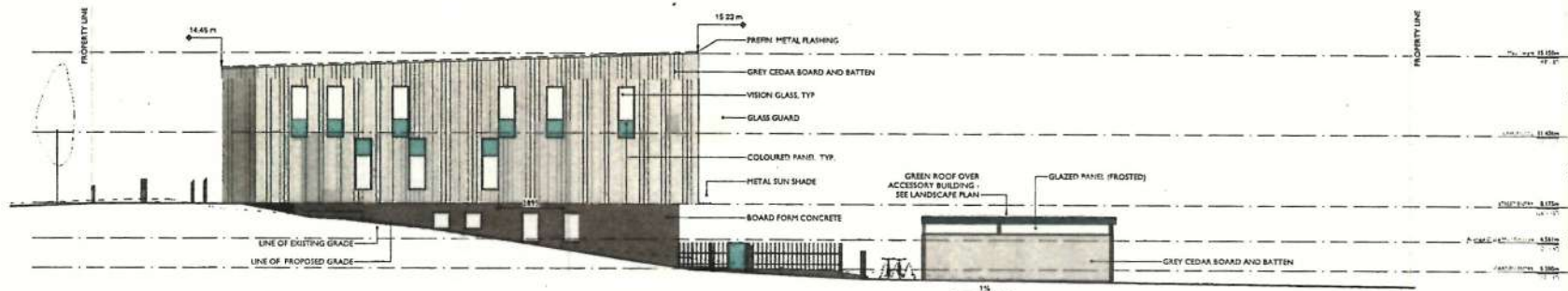
⑤ PROPOSED BUILDING SECTION
SCALE = 1 : 100



② PROPOSED SOUTH ELEVATION
SCALE = 1 : 100



③ PROPOSED EAST ELEVATION
SCALE = 1 : 100



④ PROPOSED WEST ELEVATION
SCALE = 1 : 100



CASCADIA ARCHITECTS INC.
1620 Morris Street
Victoria BC V8W 3J6 Canada
T 250.590.3223 a@cad@northwestarchitects.ca

No.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

ELEVATIONS & BUILDING SECTION

PROJECT
MAY STREET PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

1622 JULY 05, 2017
1:100 CM5H
JULY 05, 2017
A300

[illegible]

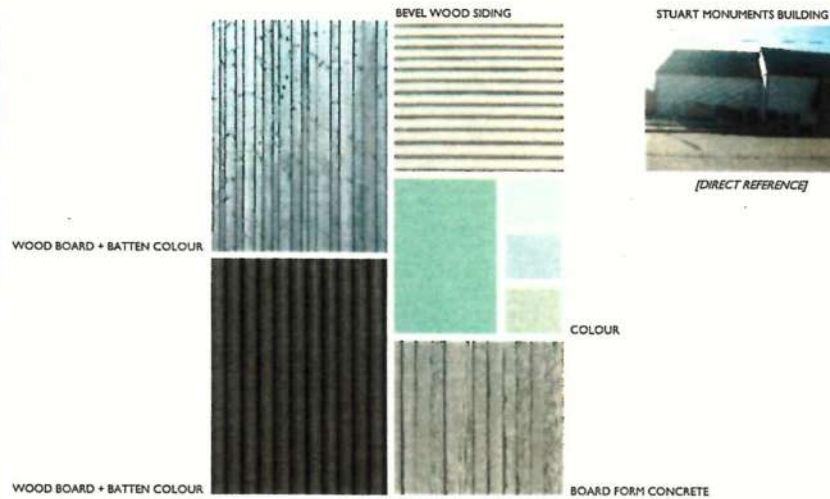
ELEVATIONS

**MAY STREET
PASSIVE HOUSE**
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

1422 100 100		DATE JULY 05, 2017 TIME 07:00 LOCATION CHSH APR 15, 2017 4
A301		



○ 1417 MAY STREET - VIEW FROM YARD



○ 1417 MAY STREET - VIEW FROM STREET

No.	DESCRIPTION	DATE
1	RENDERINGS & MATERIAL BOARD	

RENDERINGS & MATERIAL BOARD

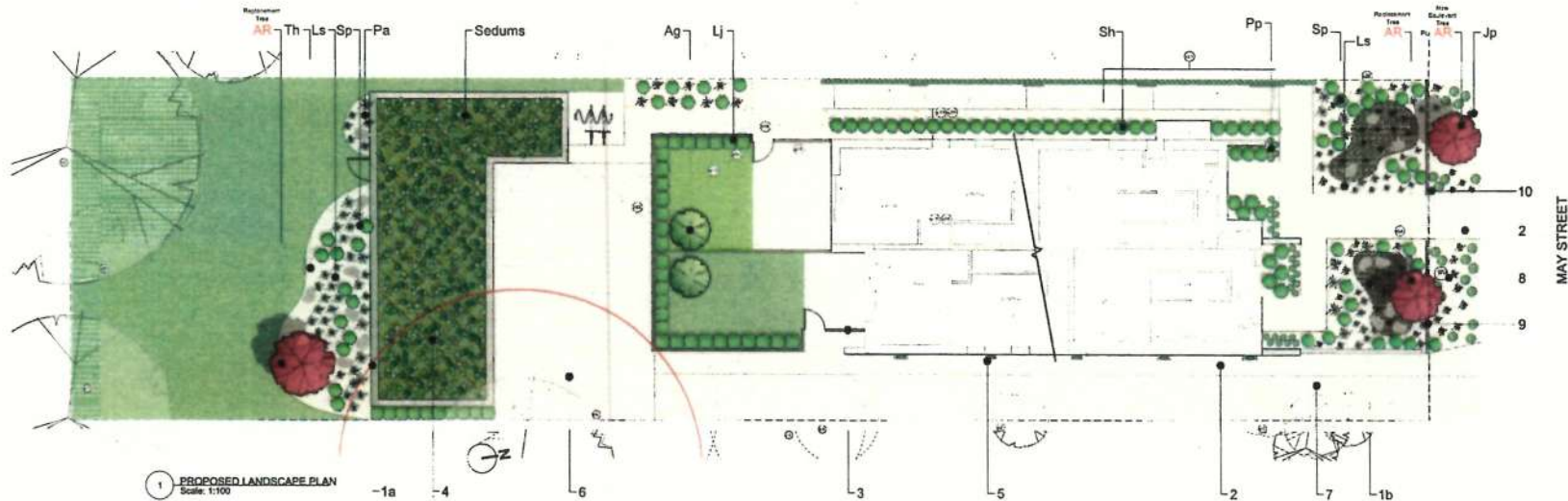
MAY STREET PASSIVE HOUSE
 NILA HOLDINGS
 1417 MAY STREET
 VICTORIA, BC

Drawings prepared for the purpose of providing information only. They are not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for the accuracy of the information provided.

1432 JULY 05, 2017
 1:1 CM5H

6

A400

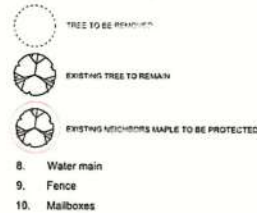


Planting List

Code	Quantity	Latin Name	Common Name	Category	Size
AR	1	Aster multiflorus	Red Flower Aster	Tree	12-18" H
Th	1	Thalictrum aquilegifolium	Thalictrum	Tree	12-18" H
Ls	1	Lonicera xylosteum	Winter Honeysuckle	Shrub	12-18" H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	12-18" H
Pa	1	Panicum polystachyon	Panicum	Shrub	12-18" H
Sedums	1	Sedum spectabile	Sedum	Shrub	12-18" H
Ag	1	Agrostis hyemalis	Agrostis	Shrub	12-18" H
Lj	1	Lonicera japonica	Lonicera	Shrub	12-18" H
Sh	1	Shorea robusta	Shorea	Shrub	12-18" H
Pp	1	Picea canadensis	Picea	Shrub	12-18" H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	12-18" H
Ls	1	Lonicera xylosteum	Lonicera	Shrub	12-18" H
AR	1	Aster multiflorus	Aster	Shrub	12-18" H
Jp	1	Juncus communis	Juncus	Shrub	12-18" H

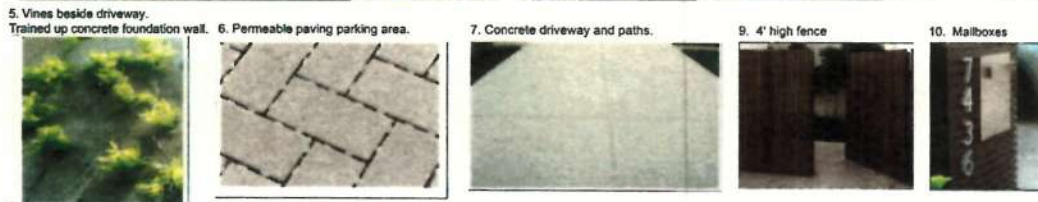
Existing Plants

Code	Quantity	Latin Name	Common Name	Category	Size
AR	1	Aster multiflorus	Aster	Shrub	12-18" H
Th	1	Thalictrum aquilegifolium	Thalictrum	Shrub	12-18" H
Ls	1	Lonicera xylosteum	Lonicera	Shrub	12-18" H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	12-18" H
Pa	1	Panicum polystachyon	Panicum	Shrub	12-18" H
Sedums	1	Sedum spectabile	Sedum	Shrub	12-18" H
Ag	1	Agrostis hyemalis	Agrostis	Shrub	12-18" H
Lj	1	Lonicera japonica	Lonicera	Shrub	12-18" H
Sh	1	Shorea robusta	Shorea	Shrub	12-18" H
Pp	1	Picea canadensis	Picea	Shrub	12-18" H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	12-18" H
Ls	1	Lonicera xylosteum	Lonicera	Shrub	12-18" H
AR	1	Aster multiflorus	Aster	Shrub	12-18" H
Jp	1	Juncus communis	Juncus	Shrub	12-18" H



- 1a. Bioswale to filter the run-off from the green roof only.
1b. Rain garden to filter storm water from the main residence roofs.

2. Paver treatment to create pause points in concrete to delineate suite entries patios.



CASCADIA ARCHITECTS INC
1001 Marine Street
Victoria BC V8V 3J5 Canada
T 250 590 3223 office@cascadiaarchitects.ca

PHILIA
813 Park St.
Victoria BC V8W 2E2
T 250 590 3223 office@cascadiaarchitects.ca

PROPOSED LANDSCAPE PLAN

PROJECT:
MAY STREET
PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

DATE: 1.100

PROJECT NUMBER: 1417 May Street v001

DATE: July 7 2017

DESIGNED BY: BB / PJ

REV: 1

DWG NO: L-001

May 24, 2017

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

Re: 1417 May Street - Rezoning and Development Submission

Cascadia Architects, on behalf of Nila Holdings, is pleased to submit this revised application for Rezoning and Development Permit for 1417 May Street in Victoria. The existing single family dwelling sits on a 927.1 sqm large property (R1-B). It is located across from Moss Rock Park and slopes from north to south. The proposal is to replace the single-family dwelling with a Fourplex, designed to the international Passive House standard. The proposed development would conform to Victoria's R-55 zone with variance. This letter to Mayor and Council describes the ways in which the project's architectural rationale meets a variety of items laid out in the City of Victoria Official Community Plan and Design Guidelines for Multi-Unit Residential, Commercial and Industrial.

These items can be summarized as follows:

1. In reference to Design Guidelines for Multi-Unit Residential, Commercial and Industrial, paragraph 1.1.1, 1.1.2, 1.1.3, 1.5, 1.6.1, 3.3.2:

- i. The form, massing, building articulation, features, and materials incorporated into the project's architectural approach provide coherence and unity in relation to existing place character and patterns of development. It has been sensitively designed to respond to its contexts, and to respect the character of the area that it is situated in. The project is situated across the street from Moss Rocks Park, upon which there is no urban development to which the project must respond. The group home (zoned R1-MS) located on the adjacent property to the east has an articulated gable and valley roof and symmetrical street facing façade. It has larger massing and a higher maximum roof height than the proposal. Similar to the group home, another fourplex is located at 1461 May Street where the R-55 zoning has already been applied a few years ago.

The duplex at 1407/09 May Street (zoned R-2) on the adjacent property to the west has a flat roof and also presents a symmetrical street facing façade, dominated by two garages. Its maximum roof height is lower than the proposal's. The Stuart Monuments building located two properties west of the proposal, is a distinct building with placemaking value in the greater context of the neighbourhood, with shiplap siding and a gable roof oriented to Eberts Street.



1060 Meares Street
Victoria BC V8V 3J6
Canada

T 250 590 3223
F 250 590 3226

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

- a. The maximum height of 1417 May Street provides a transition in form and massing between the duplex to the west and the multi-unit residential housing to the east, relating the three buildings together in a natural and logical manner.
 - b. The roof, sloping gently from south to north, also provides a transition in form and massing between the two buildings on either side, complementing their character without replication or mimicry.
 - c. The project incorporates ship lap siding, a direct reference to the Stuart Monuments building, into its street facing façade, tying it materially to its context.
- 2. In reference to Design Guidelines for Multi-Unit Residential, Commercial and Industrial, paragraph 2.4, 2.5, 3.1.3, 3.3, 3.6:
 - ii. The architectural expression and internal layout of the proposal promotes interaction with the street, balanced access to natural light and ground floor access for its occupants, and a varied, human scale proportion to its public face.
 - a) Interaction with the street is promoted by a pathway which leads pedestrians directly from the sidewalk to the entryways facing the street, passing between two raingardens and the occupants' mailboxes, situated at the front property line.
 - b) Lit bollards augment this experience, while also guiding pedestrians along the east side of the building to the garden level units, bicycle storage, and parking in the rear yard.
 - c) The street facing entryways incorporate steps and alcoves as a means of providing a transition from the public realm of the street and sidewalk to the private realm of the residences, while their painted pastel blue ship lap finish enhances their legibility and prominence.
 - d) The stepped site and internal organization of the units allow each to have a front door at grade and a large south facing patio or balcony overlooking the green roof above parking and backyard.
 - e) The mirrored floorplates of the units are offset from one another, creating rhythm and visual interest to the street facing façade, and reducing the perceived building mass of the proposal. The step also articulates the distinct residence entries.
- 3. In reference to Design Guidelines for Multi-Unit Residential, Commercial and Industrial, paragraph 8.1, 8.3, 8.5:
 - iii. The proposal reduces the impact of parking on the streetscape appearance and the pedestrian experience of the site.
 - a) The parking is located entirely to the rear of the building, providing 1 stall for each suite.
 - b) Permeable paving materials are used for the parking area, while paver treatment creates pause points in the concrete and delineates suite entries and patios.
 - c) 4 secure bicycle stalls are located in a freestanding accessory building in the rear yard. In addition, 2 Class-2 stalls are placed highly visible next to the accessory building.
 - d) The parking stalls and accessory building are covered with a lightweight green roof structure to improve the aesthetics for all adjacent residents.
- 4. In reference to the Official Community Plan, Section 12 Climate Change and Energy - Goals 12(B), paragraph 12.17, 12.17.2, 12.19:
 - iv. The applicant is committed to providing a building that is energy efficient, produces low greenhouse gas emissions, and creates energy resiliency.

- a) The project will adhere to the International Passive House standard, the world's leading standard in energy efficient construction. This rigorous standard requires that space heating demand does not exceed 15kWh annually per square meter of useable living space, that the primary energy demand does not exceed 120 kWh annually per square meter of useable living space, that there is a maximum of 0.6 air exchanges per hour at 50 Pascals pressure, and that thermal bridges within the building envelope are removed.
- b) The landscaping elements allow the stormwater to be managed exclusively on site. These elements include a sedum green roof above the parking and bicycle storage area and correlating bioswale to filter its run-off, rain gardens which filter storm water from the main residence roof, and permeable pavers in the parking area which filter storm water from the driveway.
- c) The low slope roof is designed to adapt to future sustainable technologies in photovoltaic energy.

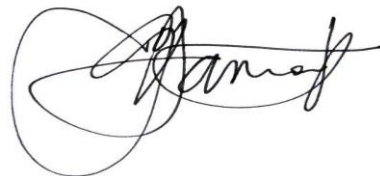
This proposal carefully responds to key items laid out by the City as priorities for new multi-unit development in Victoria. Its relationship to both its surrounding contexts and to its site are methodical and considered, and are continually underscored by a commitment to sustainable building practice and a contemporary sensitivity to the existing character of the area.

Sincerely,

CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, LEED AP
Principal



Gregory Damant, Architect AIBC, LEED AP
Principal

December 26th, 2016

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

Re: 1417 May Street Rezoning and Development Permit Application

We are pleased to submit this Rezoning and Development Permit application for 1417 May Street on behalf of Howard and Claudia Sparks (NILA Holdings Limited, the 'Applicant'). The rezoning and development permit are required in order to construct a two-storey fourplex residential building with a basement and associated secondary structures. The details contained within this application have been carefully crafted to respect the neighbourhood and immediate neighbours.

Prior to commencement of any design work, the Applicant undertook a consultation process with the owners of neighbouring properties as well as City of Victoria planning and engineering staff. The consultation and review process continued throughout the Schematic and Design Development stages and included but was not limited to the following meetings:

- ✓ Conversation with Charlotte Wain to discuss development potential – May 6th, 2016
- ✓ Meeting with Robert Bateman to discuss project
- ✓ Meeting with Ken Rousche of the Fairfield Gonzales CALUC – June 3rd 2016
- ✓ Canvassed the neighborhood: 1461 May Street Unit 2, 1463 May St, 190 Memorial Street, 172 Bushby and Stewart Monuments – June 3rd to 4th, 2016
- ✓ Pre-Planning Meeting City of Victoria – November 1st, 2016
- ✓ Engineering Meeting City of Victoria – November 15th, 2016
- ✓ Pre-CALUC Meeting - November 22nd, 2016
- ✓ Canvassed the neighborhood with plans: 192, 188, 184, 172, 176 Bushby and 137, 141 Eberts – December 17th, 2016
- ✓ Formal CALUC Meeting at FGCA - December 19th, 2016

Existing Site Characteristics, Official Community Plan and Zoning:

The parcel encompassed by the proposal is 927 sq.m. in total area, and is currently occupied by a single detached house that is not registered heritage.

The site is sloped, falling over 3m from the north property line (May Street) to the south property line and is relatively flat beyond the proposed building, with no bylaw protected trees.



1060 Meares Street
Victoria BC V8V 3J6
Canada

T 250 590 3223
F 250 590 3226

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

The current zoning is R-1B. Over the last few years adjacent properties have been rezoned to R2, R1-MS and R55, allowing moderate densification along May Street. We are proposing to rezone this property to R-55 in respect of the scale of this in-fill context.

The property is characterized by both its proximity to the natural landscape of Moss Rocks Park to the north and to the Ross Bay Cemetery to the east, including the eclectic mix of single-family homes, townhouses, and small scale apartment buildings that constitute the Fairfield community. In fact, the site is bordered by a mix of building types. To the east is a large group residential building and a fourplex, to the west a duplex and to the south single detached homes, some with secondary suites. May Street is a local road but not part of the City's greenway network and does host transit service. The nearest bus stop is approx. 100m away from the property.

The site is not within a localized DP area, but is subject to the OCP Design Guidelines for Multi-unit Residential buildings, and forms part of the Fairfield community, whose neighbourhood plan is currently under development. The analysis of the OCP, zoning and site context reinforces the initial input of neighbours that the proposed R-55 zoning reflects an appropriate level of development density for this site, and the proposal presented here is based on that starting point.

Description of Proposal

Massing & Siting:

The building design concept is based on two imperatives – firstly to maximize daylight and views to the south to achieve the international Passive House standard, while maintaining a sense of privacy for the neighbours to the east and west. Due to the topography on site, the building design changes from a 2 level street frontage at the north to a 3 level garden view to the south. The 4 side by side suites are shifted horizontally along the centre partition to break the building mass and create small scale residential proportions in the massing. The resulting building form is a 2 level wood volume resting on a concrete basement pedestal. Carefully placed vertical, narrow windows and coloured panels along the east and west elevation add rhythm and visual interest. This addresses the OCP context-related guideline 1.6, which suggests that buildings “be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.” The large south facing windows will have fixed horizontal solar shading to reduce the risk of overheating during the summer months.

In terms of massing, the building is much smaller than the density allowed in the R-55 zone. The allowed FSR in the R-55 zone is 0.55 and the proposed FSR is 0.33. Due to the narrow lot width of 50' and the required parking access along the side property line, the applicant is requesting a side setback variance from 3.00m to 2.70m. Another reason why we request this variance is due to the increased wall thickness to achieve the Passive House standard. These wall assemblies are typically approx. 150mm wider than the current building code requires.

Furthermore, the roof line is sloping towards the street frontage and adds another visual interest. The low slope roof will allow for future installation of photovoltaic panels.

Streetscape / Relation to street:

Along May Street, 2 suite entry doors together with the 2 level building mass will appear like a duplex. Yet all 4 suites are facing south due to the unique stacking and programming design. Except 1 visitor stall, all parking is placed in the rear yard, with access along the east property line. These elements of the building form address the principles of

the OCP Design Guidelines Section 2 that state "residential use at street level should have strong entry features and building designs that encourage interaction with the street" (2.4) and that "individual entrances with direct connections to the public sidewalk are encouraged." (2.5.1). The landscape design prepared by Biophilia Design Collective Ltd. also includes a raingarden with new trees growing to a scale appropriate to create visual interest at the public sidewalk without overwhelming the spaces. A separate pedestrian walkway along the west side will connect the street with the 2 lower accessed suites and parking area. This will be a more convenient, friendlier and safer access than walking up or down the vehicle ramp.

Exterior Finishes

Architecturally, the solid volume of wood wall panels define the massing and create a rhythm of vertical elements on the east and west elevations, separated by colorful glass panels extending the vertical windows and visually connecting the 2 upper floors above the sloped base. The lower floor is built into the hill and constructed of concrete with an architectural board-form finish. This texture will be complementary to the vertical board and batten cedar siding above, which is pre-stained with a silver grey weathered finish. As a stark contrast, the south elevation shows expansive glazing area with transparent balcony rails to allow a maximum level of natural light and solar gain during the off season. The north facing elevation along May Street is framed with vertical cedar siding, but features beveled horizontal cedar siding in a light turquoise blue colour for the primary facade. The beveled siding pays homage to the distinctive Stewarts Monuments building at the corner of May St. and Eberts St., and flows from top to bottom via a sloped entry soffit over the inset main floor and glazed front doors.

Materially, the design expands on that image, using a minimal exterior palette of high quality, durable and traditional finishes including concrete, rough sawn west coast red cedar, aluminum sun screen elements, clear triple glass Passive House certified windows, and smooth stucco soffits under the balconies. The result is a building that achieves an elegant, and timeless expression and addresses the OCP guidelines for exterior finishes, which state that "exterior building materials should be high quality, durable and capable of weathering gracefully." The guidelines continue, stating that "quality materials used on the principal façade should be continued around any building corner or edge which is visible from the public realm", and in this case the pre-weathered wood siding is used to good effect at the east and west elevations, nicely framing the features of the north and south elevations.

As a further and final feature of visual interest, coloured glass spandrel panels along the side elevations will create visual interest and a lively expression, and to "complement the palette of exterior materials used on the rest of the building." (Guideline 4.4)

Transportation & Infrastructure

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available at Cook Street, Moss Street Village, and in the Ross Bay Village make this site suitable for an increased population density. This population will be well serviced with regard to transportation options, including immediate proximity to Transit routes on May Street, Dallas Road and Memorial Crescent, as well as vehicle and bicycle parking and storage provisions.

The project will include rear-yard parking accessed from a drive aisle along the east side of the property. The project provides 1 stall for each of the 4 units, plus 1 visitor stall accessed off May Street. In doing so, the applicant has committed to addressing another primary concern of the community – that parking be fully accommodated on site so to not further burden street parking on May Street. Additionally, a secure bicycle room with 4 racks is located right next to the parking stalls and recycling space. The required 6 additional Class-2 racks are located in that area as well.

Project Benefits and Amenities

The project will bring 4 new residences to the Fairfield Community, in a form that is supportable relative to the goal of the draft Fairfield Community Plan to "encourage new housing design that fits in with the neighbourhood character." The applicant will commit to design and build this fourplex to the *International Passive House* standard. The unique building design will contribute to the quality of the public realm along May Street, by the quality of design, materials, and detailing. Together with a colourful and pleasant interface this proposed building will achieve a strong sense of place and identity.

Safety and security

The creation of a resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Most importantly, the top floor units facing May Street have individual front doors and a common front yard that address the street, and re-inforce the sense of the street and boulevard as active and shared space. Site lighting will illuminate the areas around the building with ambient light to promote safety and visibility of landscaped areas. It is important to note also that this lighting will be shielded and kept at a lower mounting height in order to avoid glare and light pollution to neighbouring properties.

Green Building Features

The Applicant has reviewed and is prepared to construct and develop the project in accordance with the international Passive House standard. The following is a list of green building initiatives that will be deployed within the project:

- High performance, air tight building envelope to meet PH.
- Triple pane windows and doors.
- High efficient Heat Recovery Ventilation units in all 4 residences.
- Solar shading.
- Natural and recyclable building materials, and where possible materials will be sourced within 800km of the site. Exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Directly metered suites.
- Solar Ready Design.
- Individual residences have private outdoor deck living space.
- All appliances EnergyStar® rated.
- LED lighting throughout.
- Construction waste diverted from landfill during construction through smart on-site waste management.
- Low-VOC paint in all interior areas.
- Low-flow plumbing fixtures used throughout all units.

- Secure bike storage.
- Stormwater retention on site through raingardens at the front and rear yards.
- Permeable paving at the parking stalls.
- Extensive green roof over the parking, bike and recycling area.

In preparing this rezoning and development permit application package the team has carefully considered community concerns, the relevant OCP objectives, and the DP Area Design Guidelines. The design is respectful of the neighbouring properties and proposes an elegant and timeless architecture that responds to the unique character of the location. We believe it will add to the strength and character of the Fairfield Neighbourhood and in particular the May Street area, and we look forward to presenting the project to Council. If you have any questions or require further clarification of any part of this application please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

A stylized, handwritten signature in black ink, appearing to read 'Gregory Damant'.

Gregory Damant, Architect AIBC LEED AP
Principal

A stylized, handwritten signature in black ink, appearing to read 'Peter Johannknecht'.

Peter Johannknecht, Architect AIBC, LEED AP
Principal

ATTACHMENT E

Minutes for the application for 1417 May Street
From the FGCA CALUC meeting on Dec 19th

There were very few questions or comments about this application, however there were some specific concerns :

1. The adequacy of permeable surfaces
2. The adequacy of on site parking

There was also one comment concerning the lack of curbing on the north side of May St. which inhibits appropriate parking and drainage as well forces people to park on parkland. Resident J. Kell put it well when he said:

“I support the rezoning application, although I have **concerns about the parking**:

· I do not see why the City of Victoria will not allow parking at the front, which was allowed for the duplex next door to the west, at 1407/1409 May Street. Having an enclosed garage or a carport at the front has two immediate benefits: it would remove the need for the long driveway, and provide more green space at the back.

· I do not see why the City of Victoria continues to allow parking on the North side of May Street, on the public parkland of Moss Rock Park. May Street would really benefit from a curb on the North side, from Joseph Street to Memorial Crescent - perhaps with indented parking places to address the parking needs of the multi-family dwellings on May Street, and the weekend demands for parking at St. Sophia. A properly-cambered road with gutters and storm drains would help as well. May Street is a bus route, and deserves a bit of attention from City Engineering.”



D. Clark Arboriculture

2741 The Rise Victoria B.C. V8T-3T4

(250)474-1552 (250)208-1568

clarkarbor@gmail.com

www.dclarkarboriculture.com

Certified Arborist PN-6523A

TRAQ Certified

ISA Tree Risk Assessor CTRA 459

Arborist Report for Development Purposes
Re: Proposed Demolition/Construction

Site Location: 1417 May St., Victoria BC

Darryl Clark PN-6253A TRAQ Certified

August 20, 2017

August 23, 2017

For Biophillia Design Collective Ltd.
813 Fort St. Victoria BC V8W 1H6

Re. Proposed Demolition/Construction
1417 May St. Victoria BC V8S 1C2

Scope of Work

D. Clark Arboriculture has been retained by Biophillia Design Collective Ltd. to provide comments on trees impacted by a potential house demolition, and a Tree Protection Plan for the property at 1417 May St. as per the requirements of the City of Victoria.

Summary

Demolition of a building, and construction of a new multi-unit dwelling at 1417 May St. will impact the Protected Root Zone of 1 bylaw protected tree on the property, 1 non-bylaw protected tree on the property to the east at 1425 May St. and 1 city owned boulevard tree. The tree at 1425 May requires tree protection measures for retention including tree protection fencing, root zone barriers and supervision of activities in the protected root zone the tree. 1 protected tree on the property at 1417 May will require removal. A city owned boulevard tree at the front of 1417 May will require removal. All other vegetation will be removed from the site during demolition, including a number of unprotected trees. Demolition and construction can proceed following the recommendations in this report.

Introduction and Methodology

I (Darryl Clark) visited the site on Aug. 21, 2017 at 11:30 to perform an assessment of protected trees on-property and off-property that could potentially be impacted by proposed development. Site conditions surrounding affected trees were dominated by overgrown grass at the front and the rear of the property. The yard is largely unmanaged and unmaintained. A design provided by our client indicates building and landscaping changes including modifications to the existing driveway on the east side of the residence, an addition of a covered parking area at the easterly midpoint of the property, and various landscaping elements in addition to a multi-unit dwelling. This report was completed on August 23, 2017.

Tasks performed include:

- An aerial site map was marked indicating tree locations
- visual inspection of (1) on-property and (1) off-property "protected" trees was performed, and notes were collected on health and structural condition
- Photos were taken to document the site and affected on-property and off-property trees
- Tree height was estimated to the nearest metre.
- Crown spread was measured to the nearest metre

Tree Inventory

Tree Inventory									
Tag #	Species	cm/DBH	Height/m	PRZ/m	Canopy/m	Structure	Health	Retain/Remove	Bylaw Protected
1	<i>Acer saccharinum</i>	83	20	10	14x14	Poor	Fair	Remove	Yes
2	<i>Acer saccharinum</i>	79	16	9	12x12	Fair	Fair	Retain	No
15105	<i>Prunus blireana</i>	14	4	2	1x1	Poor	Poor	Remove	City Owned

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the largest stem and 60% of the sum of the remaining stems, rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest whole meter.

N/T = not tagged

Impacts of Demolition and Construction



from the north and are not expected to impact tree #2. A new driveway will impact the protected root zone of tree #2.

Tree Protection Plan

The Protected Root Zone (PRZ) of all protected trees recognized in this report shall be 12 times the diameter of the tree.¹

During construction protection fencing will be installed, the construction and location of which will be approved by the project arborist. Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix A for an example). The area inside the fence will be free of all traffic and storage of materials. Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for access, as work areas and for storage of materials. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips (see Site Plan for suggested locations of each). Tree protection measures will not be amended in any way without approval from the project arborist. Any additional tree protection measures will be documented in a memo to Victoria and the developer. The existing fence between 1417 and 1425 May St. provides a reasonable barrier to tree #2. Orange snow fence should be affixed to the existing fence to make everyone aware that this is a tree protection area.

Excavation inside the Protected Root Zone of any tree identified in this plan for any reason will take place under the supervision of the project arborist or their designate. Working radially inward toward the tree, the excavator will remove the soil incrementally with a non-toothed shovel allowing any exposed roots to be pruned to acceptable standard by the project arborist. Any excavation of the stump of a tree inside a PRZ must be supervised by the project arborist. As well, any excavation for underground services inside a PRZ will be supervised by the project arborist. Where applicable, a hydro-vac or Airspade® may be employed to expose critical roots and services.

Demolition will involve the existing house. All areas exposed to possible compaction from machines and equipment as well as waste bins must be armoured by a minimum 20cm of woodchips or ¾' plywood. Any changes to the TPP layout or expectations must first be approved by the project arborist. Any changes will be documented in a memo to Victoria and the developer.

Any pruning of protected trees will be performed by an ISA (International Society of Arboriculture) certified arborist, to internationally recognised best management practices.

Excavation for two foundations, services and paved surfaces will be occurring in the PRZ of protected trees. Any excavation within or adjacent to the PRZ at any depth for any reason must be supervised by the project arborist. This includes excavation for all underground services, driveways and sidewalks, and structural foundations and the removal of any stumps in the PRZ by an excavator or similar machine. Working radially inward toward the tree, the excavator will remove the soil incrementally with a non-toothed shovel allowing any exposed roots to be pruned to acceptable standard by the project arborist.

¹Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley

Roots that have been pruned are to be covered with a layer of burlap and kept damp for the duration of the project.

The excavation and construction of the garage will occur very close to tree #2. The garage impacts the southeast corner of the PRZ of this tree. The foundation will be slab on grade with a shallow excavation for base material. It is suggested that an exploratory non-invasive excavation with an Airspade® be undertaken prior to excavation to ensure that no critical structural roots are compromised. Should critical structural roots be discovered alternative construction methods (grade beam construction) or tree removal may be considered.

All paved surfaces that are new and inside the PRZ of protected trees will employ alternative construction methods including loadbearing geotextile fabric or a geogrid/geocell system (see Appendix B for examples). The current plan for the entire driveway area south of the proposed dwelling calls for a permeable paved surface. The materials used to achieve permeability may be acceptable inside the PRZ of tree #2, provided that excavation for base material does not negatively impact the PRZ.

Role of the Project Arborist

No aspect of this Tree Protection Plan will be amended in whole or in part without the permission of the project arborist. Any amendments to the plan must be documented in memorandums to the Municipality and the developer.

The project arborist must approve all tree protection measures before demolition and/or construction is to begin.

A site meeting including the project arborist, developer, project supervisor and any other related parties to review the tree protection plan will be held at the beginning of the project.

The developer may keep a copy of the tree protection plan on site to be reviewed and/or initialed by everyone working inside or around the PRZ of trees.

The project arborist is responsible for ensuring that all aspects of this plan, including violations, are documented in memorandums to the municipality and the developer.

Replacement Trees

Victoria requires two replacement trees be planted for every bylaw protected tree removed.

Replacement tree locations will be determined when a landscape plan is finalized, and a map of those locations will be submitted to Victoria and the developer in a memo before the completion of the project. Should suitable locations not be available, the developer may seek to donate the trees to a location determined by the municipality.

Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,



Darryl Clark

Certified Arborist PN-6523A

TRAQ Certified

ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

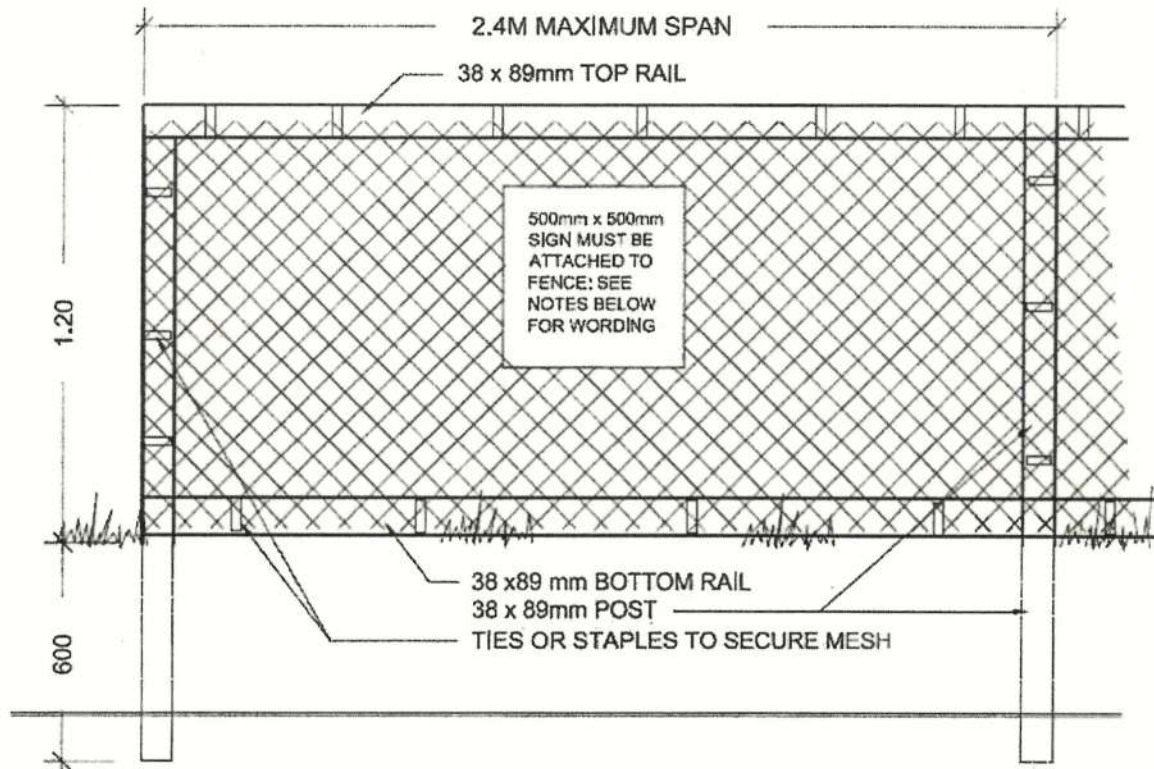
Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

Appendix A



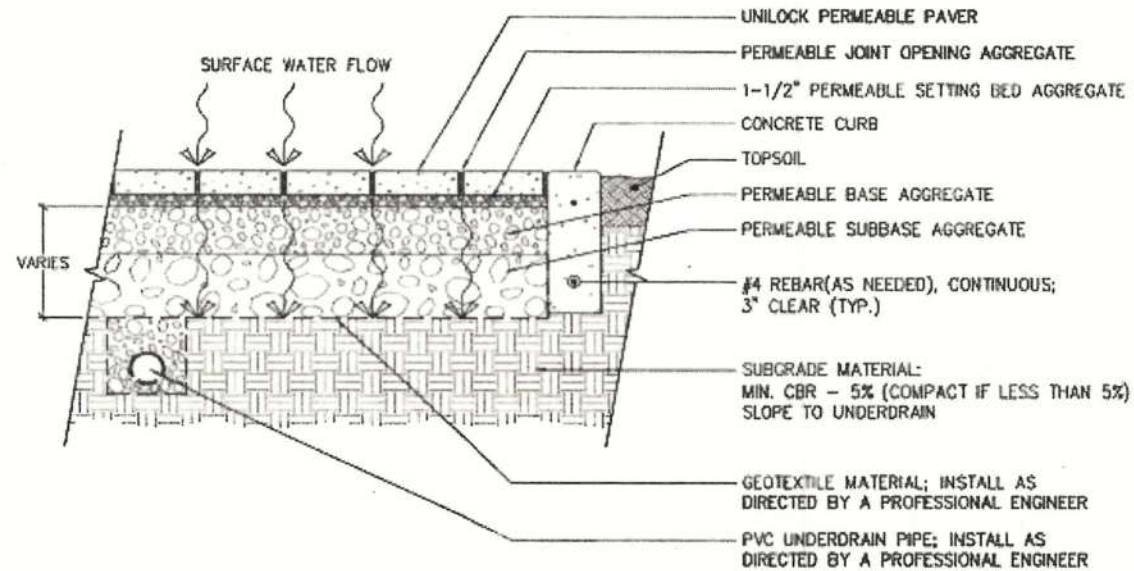
TREE PROTECTION FENCING

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh.
2. Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA- NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.

Appendix B

Examples of Special Driveway Design



COMMERCIAL APPLICATION PERMEABLE PAVER DETAIL

CREATED:	OCTOBER 11, 2011
REVISED:	JANUARY 30, 2014
FILE NAME:	CS-COM-PERM-STRAIGHT-2014.DWG

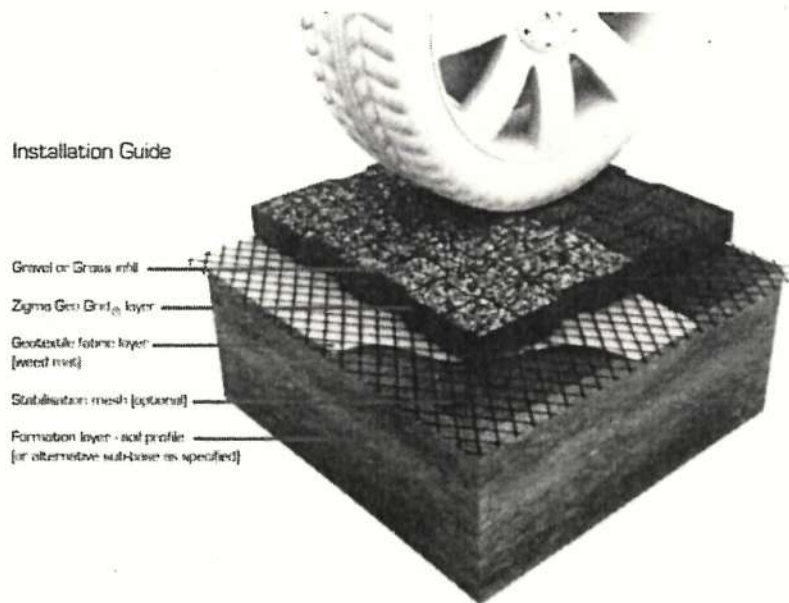
NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION

PERMEABLE PAVERS WITH
STRAIGHT CURB

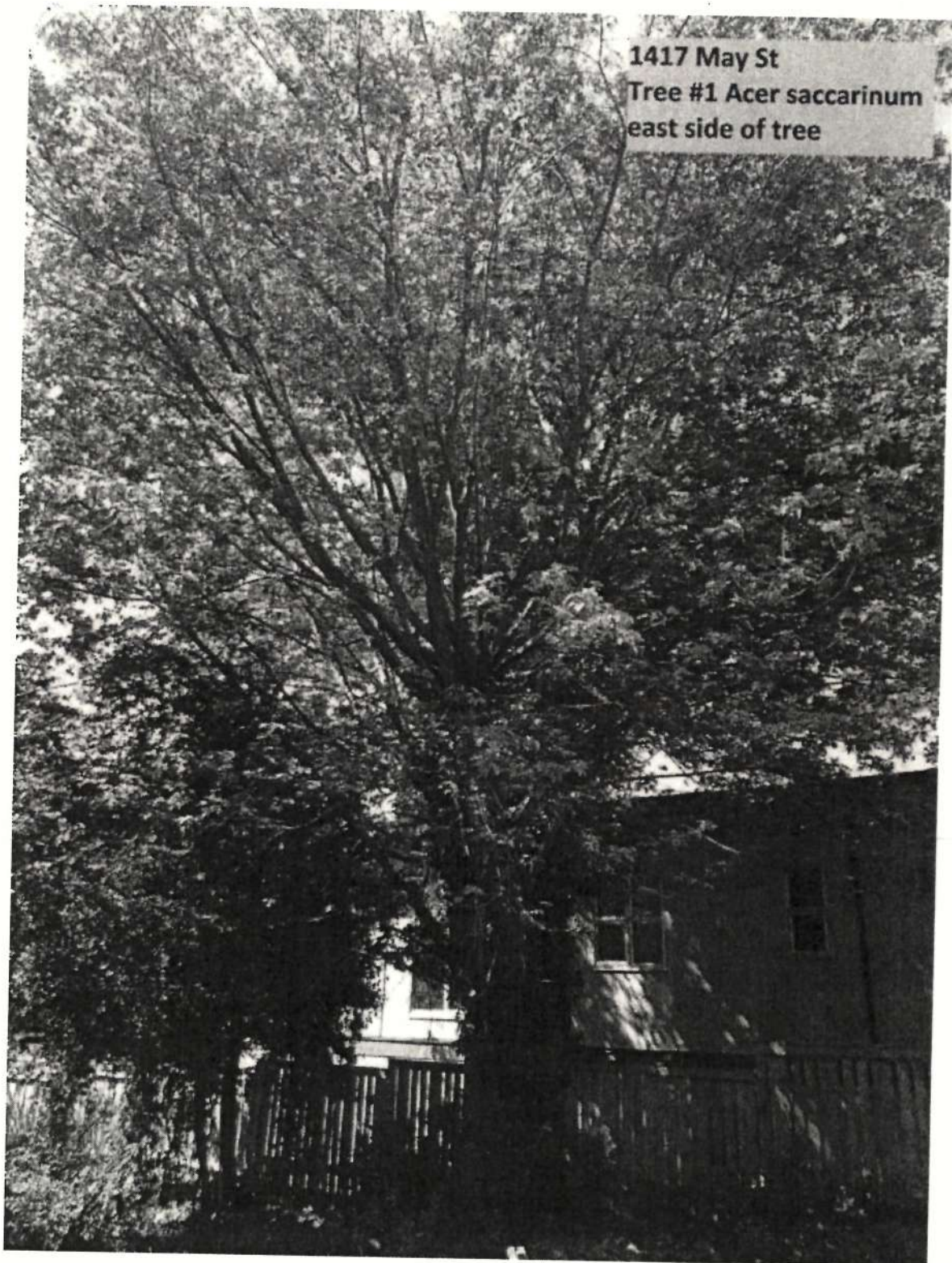
UNILOCK
DESIGNED TO CONNECT

Installation Guide



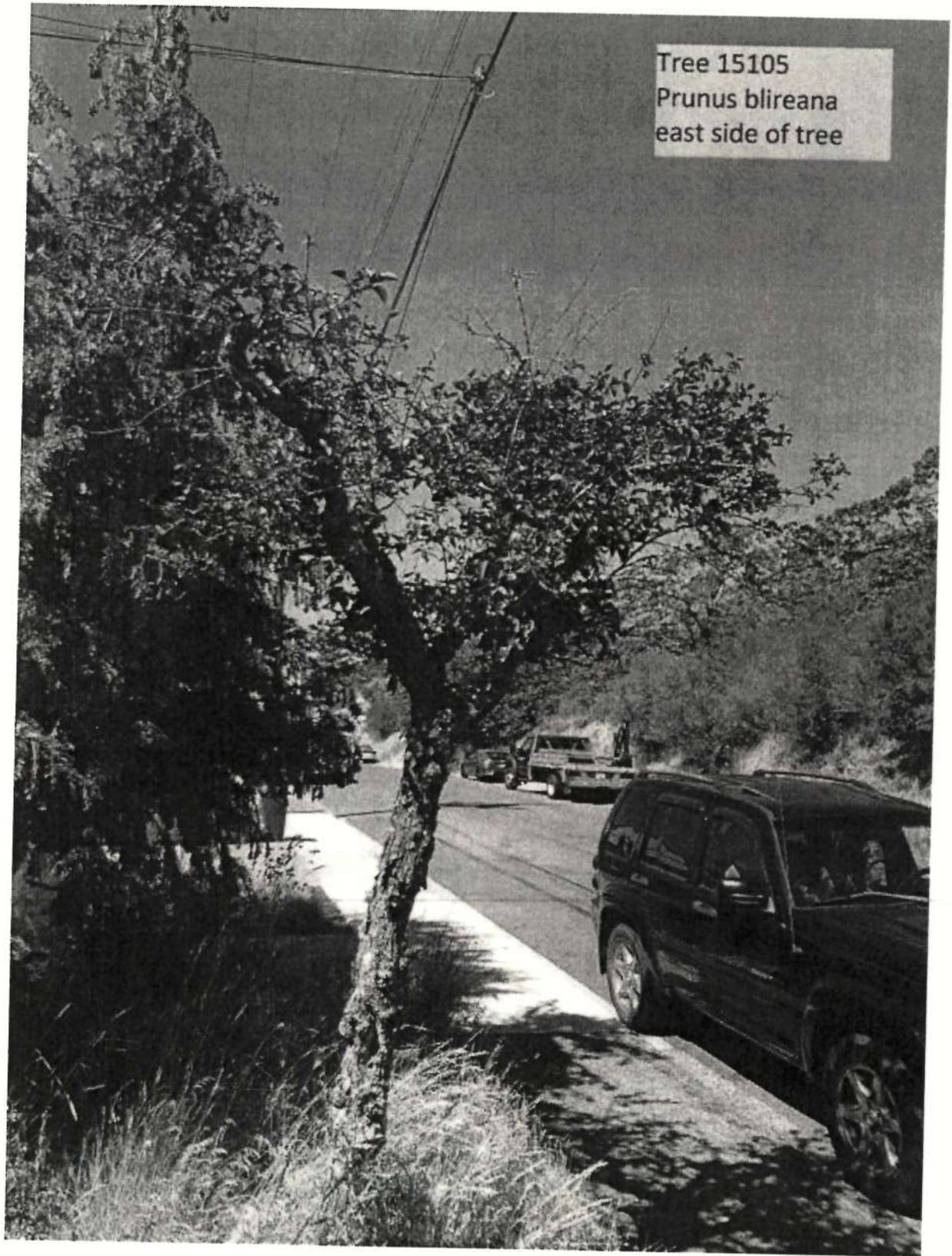
From <http://accessterrain.com/product/geo-grid/>

Images



Tree #2
Acer saccharinum
west side of tree





February 6, 2017

Heide Didzuhn and David R. Goldie
1409 May Street
Victoria, BC, V8S 1C2

City Hall
To the Mayor and Council
1 Centennial Square
Victoria, BC, V8W 1P6

Dear Madam/Sir:

Re: Rezoning of 1417 May Street

We are writing in regards to the development plans for 1417 May Street, Victoria. There is a request for rezoning the property from the status of single dwelling to fourplex. Our property at 1409 May Street will be greatly affected by a change in zoning.

We bought not long ago into the neighborhood in which we had hoped to find a calm, green and family oriented environment. In particular, we wanted to be around and close nature's beauty.

The increase to house four suites will have a major impact on light and noise pollution and loss of green space. We are very concerned by the disturbance we'll experience from increased activities, cars being parked, let alone air pollution. The proposed development includes garages for four vehicles in the middle of the property. The planned location of these will be in direct view from our kitchen and dining room window and the deck. Car fumes will without doubt reach our open air space, creating a most unhealthy environment. Something, we did not expect when we purchased the property. There may also be a need for extra parking which will have to spill over to an already full road side.

We have contacted the owners and expressed our concerns. They gave us a sympathetic ear but also told us that the City of Victoria is given them little choice with their development plans.

We are opposed to a fourplex for reasons mentioned above. Please consider the negative impact the proposal has on the immediate neighborhood.

Thank you.

R. Goldie
Heide Didzuhn