

I.1 Committee of the Whole

I.1.b Report from the January 17, 2019 COTW Meeting

**I.1.b.d Update Report for Rezoning Application No.00556 and
Development Permit with Variance Application
No.00028 for 1417 May (Fairfield)**

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00556:

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 legal agreement for on-site storm water management is updated based on the revised proposal.

Development Permit with Variance Application No. 00028:

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. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped September 10, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum vehicle parking requirement from six stalls to four stalls.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

E.2 Update Report for Rezoning Application No.00556 and Development Permit with Variance Application No.00028 for 1417 May (Fairfield)

Committee received a report dated January 3, 2019 from the Acting Director of Sustainable Planning and Community Development proposing to construct a two-storey residential building with four ground-oriented dwelling units.

Moved By Councillor Alto

Seconded By Councillor Loveday

Rezoning Application No. 00556:

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 legal agreement for on-site storm water management is updated based on the revised proposal.

Development Permit with Variance Application No. 00028:

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. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped September 10, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum vehicle parking requirement from six stalls to four stalls.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)



Committee of the Whole Report

For the Meeting of January 17, 2018

To: Committee of the Whole **Date:** January 3, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update Report for Rezoning Application No. 00556 and Development Permit with Variance Application No. 00028 for 1417 May Street**

RECOMMENDATION

Rezoning Application No. 00556:

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 legal agreement for on-site storm water management is updated based on the revised proposal.

Development Permit with Variance Application No. 00028:

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. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped September 10, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum vehicle parking requirement from six stalls to four stalls.
3. The Development Permit lapsing two years from the date of this resolution."

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 provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding the Rezoning and Development Permit with Variance Applications 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. A parking variance is associated with this proposal to reduce the vehicle parking requirement from six to four stalls.

This rezoning application was declined by Council at a Public Hearing on June 14, 2018. At the following meeting of Council, a motion was carried to rescind the third reading of the Zoning Regulation Amendment Bylaw and refer the application back to the applicant and staff for design revisions. The minutes from the Public Hearing and the subsequent Council meeting are attached to this report. The applicant has submitted revised plans; therefore, staff recommend for Council's consideration that the Rezoning and Development Permit with Variance Application proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

As with the previous proposal, the revised proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density and construct a two-storey residential building with four ground-oriented dwelling units. A parking variance to reduce the required number of vehicle parking stalls is also proposed.

Previous Committee of the Whole (COTW) reports for Rezoning Application No. 00556 and Development Permit with Variance Application No. 00028, dated August 31, 2017 and presented at the COTW meeting on September 14, 2017, are attached for additional information and reference. At the Council meeting of June 28, 2018, Council passed the following motion:

"That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013, and refer this proposal back to staff for more work on design based on the comments made at the public hearing and return the matter to Council."

The revised proposal is the subject of this report. Changes are outlined in the applicant's letter to Mayor and Council, dated September 10, 2018, and summarized in the analysis section of this report.

Legal Agreements

As a condition of rezoning, the applicant executed a Housing Agreement to ensure that a future strata cannot restrict the rental of units to non-owners. In addition, the applicant registered the

following legal agreements on title in advance of the June 14, 2018 Public Hearing:

- a section 219 covenant on title ensuring the building will be designed to Passive House Standards.
- a section 219 covenant for the design, inspection and long-term maintenance requirements of the proposed on-site storm water system.

These agreements are consistent with the revised proposal and the storm water covenant will be updated to reflect the revised proposal should Council choose to advance the application to a Public Hearing.

Data Table

The following data table compares the proposal with the existing R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing Zone R1-B
Site area (m ²) - minimum	926.85	460.00
Density (Floor Space Ratio) - maximum	0.33:1	N/A
Floor area of all floors (m ²) - maximum	445.76*	420.00
Lot width (m) - minimum	15.22	15.00
Height (m) - maximum	8.30*	7.60
Storeys - maximum	2	2
Site coverage % - maximum	31.00	40.00
Open site space % - minimum	47.60	N/A
Rear yard open site space % - minimum	61.00	N/A
Setbacks (m) - minimum:		
Front	6.00*	7.50
Rear	31.19	15.12
Side (east)	3.00	3.00
Side (west)	2.7	1.52
Parking - minimum	4	1
Bicycle parking stalls (minimum)		
Class 1	4	N/A
Class 2	6	N/A

Design Revisions

In response to Council's motion from June 28, 2018, the applicant has made several changes to the building design to achieve a better overall fit with the existing context. Specific details include:

- the roof has changed from a single pitch to a butterfly roof (inverted roof) with a larger overhang
- tongue and groove cedar soffits for the roof and projecting balconies provides visual interest and helps to soften the building's appearance
- board and batten fin walls between the units have been removed on both the north (street facing) and south façades
- board and batten wood siding wraps the south façade and metal screens integrate with the aluminium sun shade and provide privacy screening on the rear balconies
- shiplap wood siding has been introduced on the south, west and east elevations to visually break up the façades into smaller elements and provide visual interest
- rainwater leaders now follow the vertical break on the side façades, created by the shiplap siding, and direct all storm water to the rain gardens in the rear yard
- the front landscape rain gardens have been replaced with additional shrubs and ornamental grasses.

The revised proposal was presented to the Advisory Design Panel for review on December 19, 2018 and recommended approval as presented. The draft meeting minutes are attached to this report.

Therefore, staff recommends for Council's consideration that the building design is generally consistent with the design guidelines for Development Permit Area 16: General Form and Character, and achieves the objectives as outlined in the previous report for Development Permit with Variances Application No. 00028 (attached).

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of one existing residential rental unit. The current tenant has been renting the house for less than one year; therefore, consistent with the Tenant Assistance Policy, a tenant assistance plan is not required.

Regulatory Considerations

When the application was last presented to Council it included two parking variances which included reducing the number of vehicle parking stalls from six to four, and reducing the visitor parking from one to zero.

With adoption of the new Schedule C of the *Zoning Regulation Bylaw*, the visitor parking requirements have changed and visitor parking is no longer required with this application. A parking variance is still required for the number of stalls based on the Schedule C requirements for larger, strata-titled, multiple-dwelling units. Staff recommend Council consider supporting the reduced parking as there is sufficient street parking available to meet any additional parking demand that may be generated with this proposal.

CONCLUSIONS

Given the revisions undertaken by the applicant to address the Council motion from June 28, 2018, it is recommended for Council's consideration that the application move forward to a Public Hearing.

ALTERNATE MOTIONS

Rezoning Application No. 00556:

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

Development Permit with Variances No. 00028:

That Council decline Development Permit with Variances Application No. 00028 for the property located at 1417 May Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division





Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

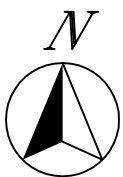
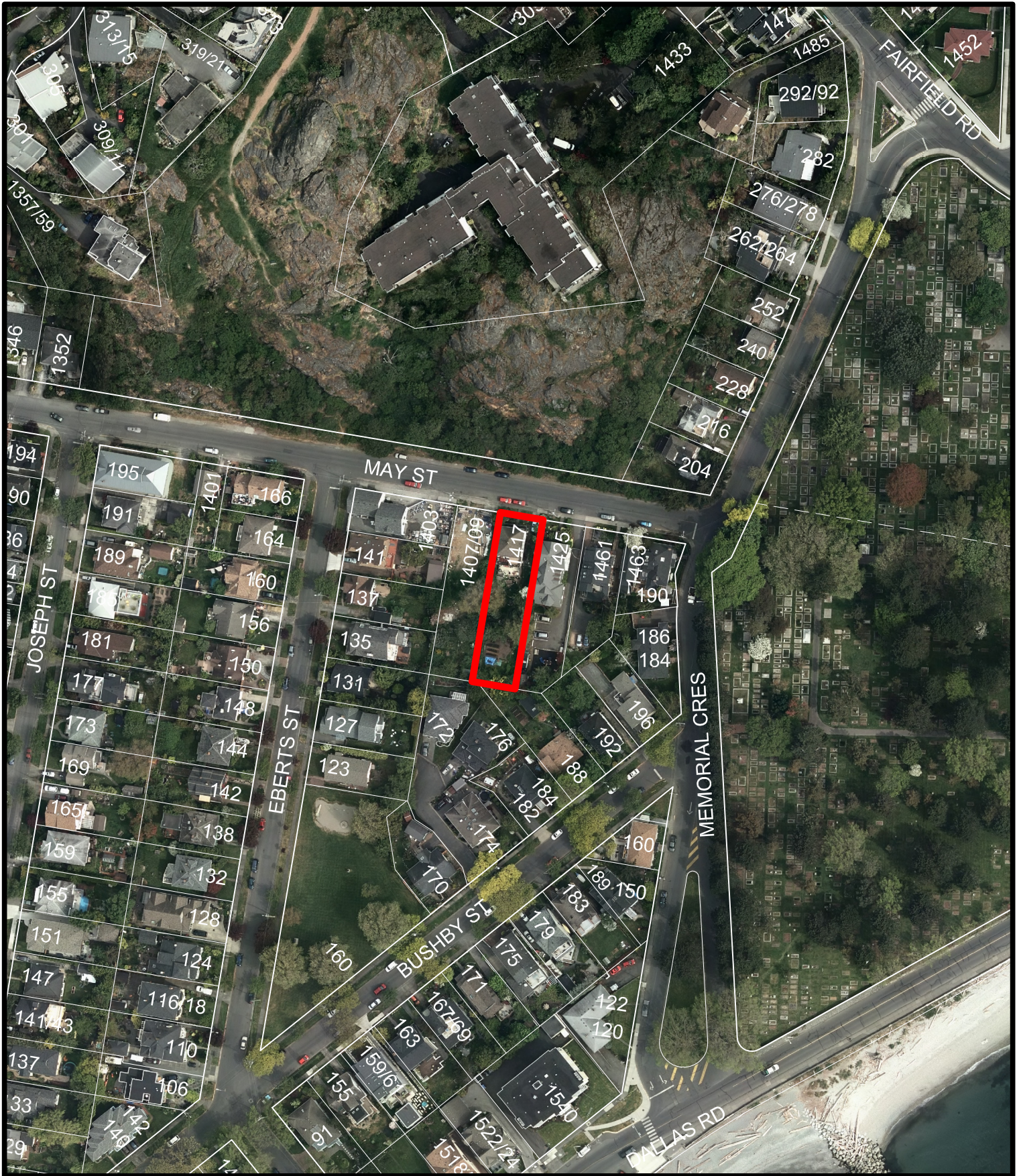
Report accepted and recommended by the City Manager:


Date: Jan 11, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 10, 2018
- Attachment D: Letter from applicant to Mayor and Council dated September 10, 2018
- Attachment E: Council meeting minutes from June 28, 2018
- Attachment F: Council meeting minutes from June 14, 2018
- Attachment G: Previous Committee of the Whole reports dated August 31, 2017
- Attachment H: Advisory Design Panel draft meeting minutes from December 19, 2018





1417 May Street
Development Variance Permit No.00028



MAY STREET PASSIVE HOUSE

1417 MAY STREET, VICTORIA

ISSUED FOR REZONING & DEVELOPMENT RESUBMISSION

AUGUST 30, 2018

DRAWING LIST

CASCADIA ARCHITECTS INC.

Sheet No.	Sheet Title:
A200	COVER
A101	SURVEY & PROJECT DATA
A102	SITE PLANS - DEMOLITION & PROPOSED
A201	PROPOSED FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A203	PROPOSED FLOOR & ROOF PLAN
A300	ELEVATIONS & BUILDING SECTION
A301	ELEVATIONS
A400	RENDERINGS & MATERIAL BOARD

BIOPHILIA DESIGN COLLECTIVE LTD.

Sheet No.	Sheet Title:
L-001	PROPOSED LANDSCAPE PLAN

Received
City of Victoria

SEP 10 2018

Planning & Development Department
Development Services Division

CLIENT

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

Contact:
Howard Sparks
hsparks2@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:
Blanca Bodley
biancabodley@gmail.com

PROJECT

EXISTING ZONE:	R-2
PROPOSED ZONE:	R-2
SITE AREA:	201.34 sq.m
TOTAL FLOOR AREA (sq.m):	301.34 sq.m
UNIMULTI-FLOOR FLOOR AREA (sq.m):	0.00 sq.m
FLOOR SPACE RATIO:	0.32:1
COVERAGE (sq.m):	301.34 sq.m
HEIGHT OF BUILDING (m):	6.10 m
NUMBER OF STOREYS:	2
PARKING SPACES (TOTAL SITE):	4
VEHICLE PARKING # (STORAGE & RACK):	4 CLASS 1 (ENCLOSED); 8 CLASS 2 (PATIO)
BUILDING SETBACKS (m):	
FRONT YARD:	6.10 m (NORTH)
REAR YARD:	24.19 m (SOUTH)
SIDE YARD:	3.00 m (EAST)
DIET YARD:	2.10 m (WEST)
UNIMULTI-FLOOR SIDE YARD:	5.70 m
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS:	4
UNIT TYPE:	2 BEDROOM
GROUND-ORIENTED UNITS:	4
TOTAL UNIT FLOOR AREA (sq.m):	100.00 sq.m
TOTAL RESIDENTIAL FLOOR AREA (sq.m):	444.00 sq.m

ZONING REVIEW

LOT AREA:	PROPOSED - R-25 ZONE
LOT AREA:	201.34 sq.m (EXISTING)
FLOOR AREA:	0.32:1
FLOOR SPACE RATIO:	201.34 sq.m
TOTAL FLOOR AREA:	6.10 m
HEIGHT, STOREYS:	2
SETBACKS:	
FRONT YARD SETBACK:	6.10 m
REAR YARD SETBACK:	24.19 m
SIDE YARD SETBACK (EAST):	3.00 m
SIDE YARD SETBACK (WEST):	2.10 m
SITE COVERAGE, OPEN SITE SPACE, PARKING:	
COVERAGE:	30%
OPEN SITE SPACE:	50%
VEHICLE PARKING:	4 RESIDENT
BIKE PARKING:	4 x CLASS 1 6 x CLASS 2

NAFS

PROVINCE:	British Columbia
LOCATION:	Victoria
BUILDING HEIGHT (m):	10 or below
DATA SOURCE:	
Table G-4 "Thermal Performance of Windows & Doors in Part 9 Buildings"	
Forming Part of Appendix G	
CLIMATIC DATA (15 DRIPPS):	220 Pa
CLIMATIC DATA (150 HWP):	0.57 Pa
SPECIFIED LOADS (HWP):	220 Pa
SPECIFIED LOADS (WIND LOAD - P):	1154 Pa
SPECIFIED LOADS (WIND LOAD - P):	24.11 psf
REQ'D PENETRATION PERFORMANCE (RPI):	1200 Pa
REQ'D PENETRATION PERFORMANCE (PQ):	25
REQ'D PENETRATION PERFORMANCE (WATER RESIST.):	220 Pa

OPEN SITE SPACE

EXISTING + ACC:	207.00 + 07.00 sq.m
PARKING:	207.00 sq.m
TOTAL:	414.00 sq.m
LOT AREA:	201.34 sq.m
LOT AREA (PARKING):	4.00 sq.m
OPEN SITE SPACE:	414.00 sq.m
LOT AREA:	414.00 sq.m
LOT AREA:	100% = 100%
REAR YARD AREA:	478.00 sq.m
REAR YARD PARKING + ACC:	27.00 sq.m
REAR YARD OPEN SITE SPACE:	200.00 sq.m
REAR YARD OPEN SITE SPACE:	200.00 sq.m
REAR YARD AREA:	478.00 sq.m
REAR YARD AREA:	100% = 100%

BUILDING CODE

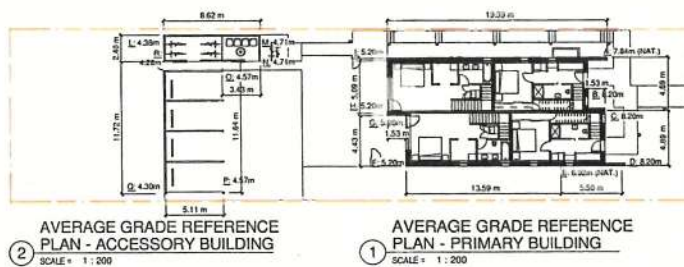
MAY STREET PASSIVE HOUSE:	
CIVIC ADDRESS:	1417 May Street
LEGAL ADDRESS:	Victoria BC V8S 1C2
LEGAL ADDRESS:	Lot 4, Block D, Fairfield Farm Estate, Plan 340
LEGAL ADDRESS:	Parcel Number: 009-137-051
ZONING:	R25, May Street Multiple Dwelling District
TYPE OF WORK:	New Four Dwelling Residential
REFERENCE DOCUMENT:	British Columbia Building Code 2012, Part 9
BUILDING AREA:	165.80 sq.m
FIRE RESISTANCE RATINGS:	Minimum: 1 hr

AVERAGE GRADE CALCULATION: PRIMARY

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
GRADE POINT A: 7.64m (PAT 1)	GRADE POINT D: 8.20m	GRADE POINT H: 5.30m	
GRADE POINT B: 8.20m	GRADE POINT E: 8.20m (PAT 2)	GRADE POINT I: 5.30m	
GRADE POINT C: 8.20m	GRADE POINT F: 5.30m	GRADE POINT J: 5.30m	
GRADE POINT G: 5.30m			
POINTS A & B:	(7.64 + 8.20) / 2 = 7.92	x 4.69m	= 37.01
POINTS B & C:	(8.20 + 8.20) / 2 = 8.20	x 1.53m	= 12.55
POINTS C & D:	(8.20 + 8.20) / 2 = 8.20	x 4.89m	= 40.10
POINTS D & E:	(8.20 + 8.20) / 2 = 8.20	x 4.89m	= 40.10
POINTS E & F:	(8.20 + 5.30) / 2 = 6.75	x 12.50m	= 84.38
POINTS F & G:	(5.30 + 5.30) / 2 = 5.30	x 4.89m	= 25.84
POINTS G & H:	(5.30 + 5.30) / 2 = 5.30	x 1.53m	= 8.10
POINTS H & I:	(5.30 + 5.30) / 2 = 5.30	x 5.09m	= 26.97
POINTS I & J:	(5.30 + 5.30) / 2 = 5.30	x 19.39m	= 102.24
AVERAGE GRADE:			414.52
AVERAGE GRADE:			414.52

AVERAGE GRADE CALCULATION: ACCESSORY

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
GRADE POINT L: 4.30m	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: 4.30m			
POINTS L & M:	(4.30 + 4.71) / 2 = 4.505	x 8.62m	= 38.85
POINTS M & N:	(4.71 + 4.71) / 2 = 4.71	x 2.40m	= 11.30
POINTS N & O:	(4.71 + 4.57) / 2 = 4.64	x 3.45m	= 16.16
POINTS O & P:	(4.57 + 4.57) / 2 = 4.57	x 11.64m	= 52.99
POINTS P & Q:	(4.57 + 4.30) / 2 = 4.435	x 5.15m	= 22.85
POINTS Q & R:	(4.30 + 4.30) / 2 = 4.30	x 11.75m	= 50.57
POINTS R & S:	(4.30 + 4.30) / 2 = 4.30	x 2.40m	= 10.32
AVERAGE GRADE:			203.12
AVERAGE GRADE:			203.12



AVERAGE GRADE REFERENCE PLAN - ACCESSORY BUILDING

AVERAGE GRADE REFERENCE PLAN - PRIMARY BUILDING

FLOOR SPACE RATIO

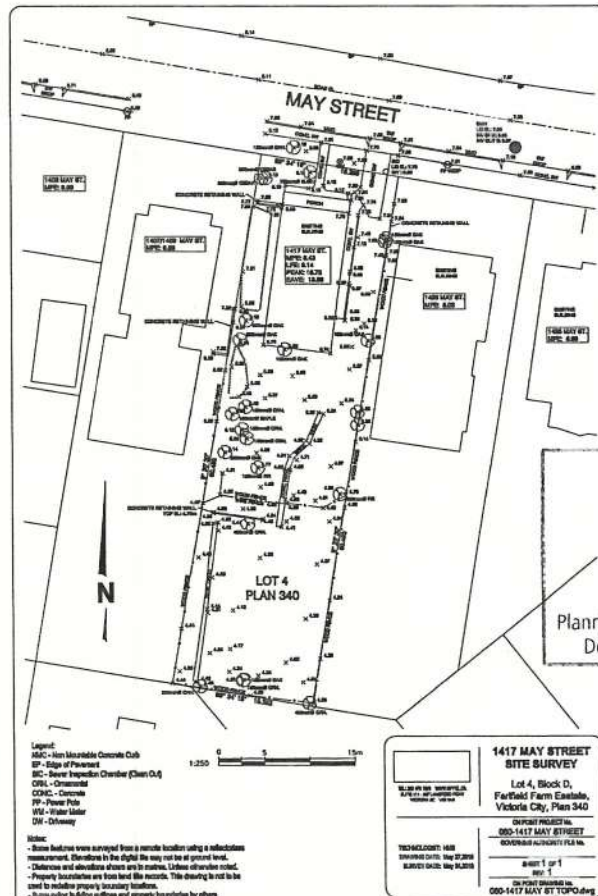
CALCULATION:	
FLOOR AREA 1 (not included):	144.42 sq.m
FLOOR AREA 2:	144.42 sq.m
FLOOR AREA 3:	156.92 sq.m
TOTAL (STRUCTURE):	301.34 sq.m
LOT AREA:	201.34 sq.m
TOTAL (STRUCTURE) LOT AREA:	101.34 sq.m
FLOOR SPACE RATIO:	0.32:1

SITE COVERAGE

CALCULATION:	
MAIN STRUCTURE:	214.50 sq.m
ACCESSORY BUILDING:	87.00 sq.m
TOTAL (STRUCTURE):	301.50 sq.m
LOT AREA:	201.34 sq.m
TOTAL (STRUCTURE) LOT AREA:	101.34 sq.m
SITE COVERAGE:	0.32 = 32%

REAR YARD SITE COVERAGE CALCULATION:

CALCULATION:	
ACCESSORY BUILDING:	87.00 sq.m
TOTAL (STRUCTURE):	87.00 sq.m
REAR YARD LOT AREA:	478.00 sq.m
TOTAL (STRUCTURE) REAR YARD LOT AREA:	87.00 sq.m
REAR YARD LOT AREA:	478.00 sq.m
SITE COVERAGE:	0.18 = 18%



EXISTING SURVEY



LOCATION PLAN

Received
City of Victoria

SEP 10 2018

Planning & Development Department
Development Services Division

NO.	DESCRIPTION	DATE
1	1417 MAY STREET SITE SURVEY	2018-08-30
2	1417 MAY STREET SITE SURVEY	2018-08-30
3	1417 MAY STREET SITE SURVEY	2018-08-30
4	1417 MAY STREET SITE SURVEY	2018-08-30
5	1417 MAY STREET SITE SURVEY	2018-08-30
6	1417 MAY STREET SITE SURVEY	2018-08-30
7	1417 MAY STREET SITE SURVEY	2018-08-30
8	1417 MAY STREET SITE SURVEY	2018-08-30
9	1417 MAY STREET SITE SURVEY	2018-08-30
10	1417 MAY STREET SITE SURVEY	2018-08-30

1417 MAY STREET SITE SURVEY	
Lot 4, Block D, Fairfield Farm Estate, Victoria City, Plan 340	
SURVEY PROJECT NO. 000-1417 MAY STREET	
BOVENSCH ACTIVITIES FILE NO. 000-1417 MAY ST TOPOL	
Scale: 1:200	

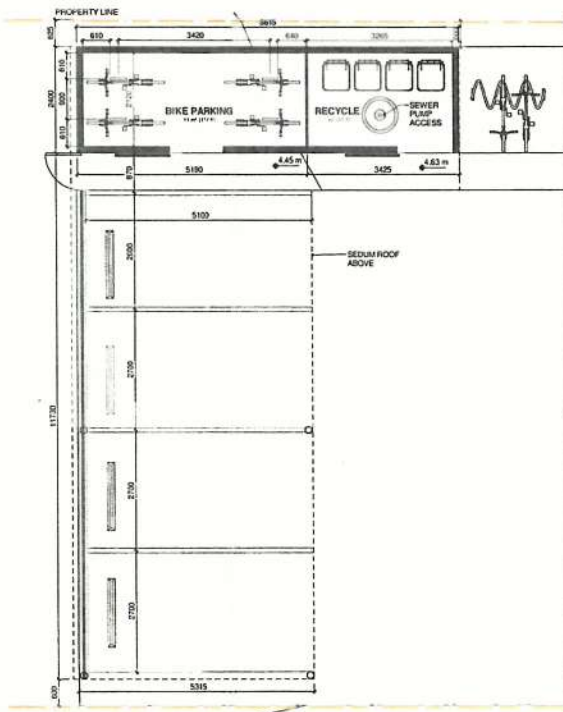
CASCADIA ARCHITECTS INC

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

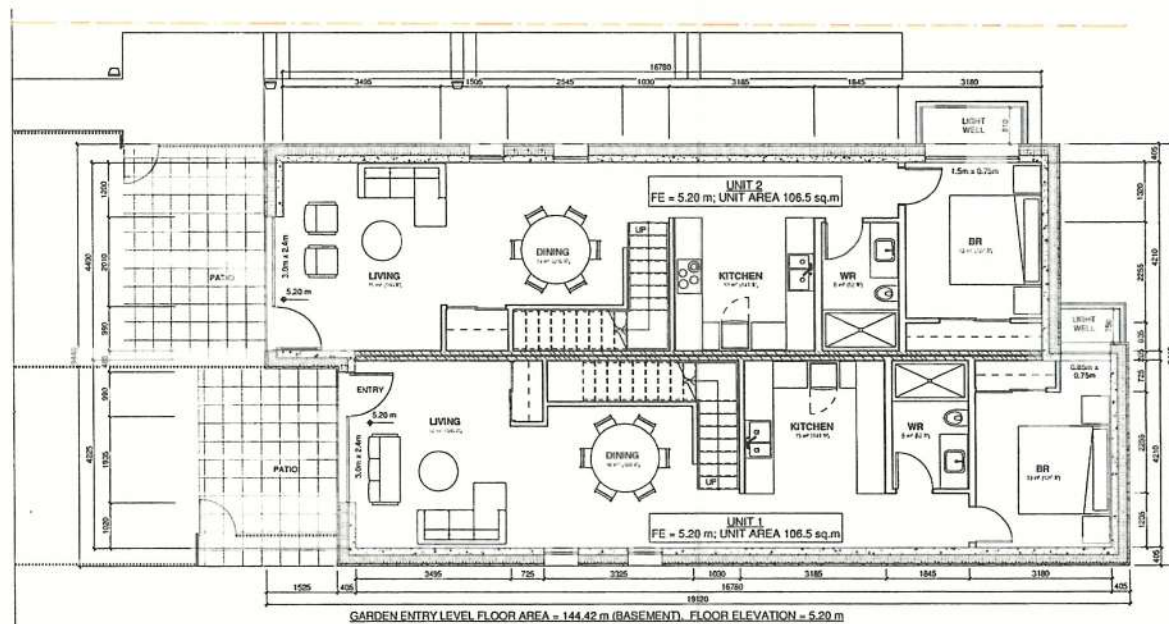
SURVEY & PROJECT
DATA

Date:	Aug 30, 2018
Scale:	As indicated
Project #:	1622
Revision:	8
Sheet #:	A101

2018/08/30 12:01 AM



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



⊕ ① PROPOSED GARDEN LEVEL PLAN
SCALE = 1:50

NO.	DESCRIPTION	DATE
1	PROPOSED BIKE PARKING / RECYCLE AREA PLAN	2018.08.30
2	PROPOSED GARDEN LEVEL PLAN	2018.08.30
3	PROPOSED FLOOR PLANS	2018.08.30



CASCADIA ARCHITECTS INC.

1417 MAY STREET
VICTORIA, BC

Project: MAY STREET PASSIVE
HOUSE
N/A HOLDINGS
1417 MAY STREET
VICTORIA, BC

Drawn: PROPOSED FLOOR
PLANS

Date: AUG 30, 2018

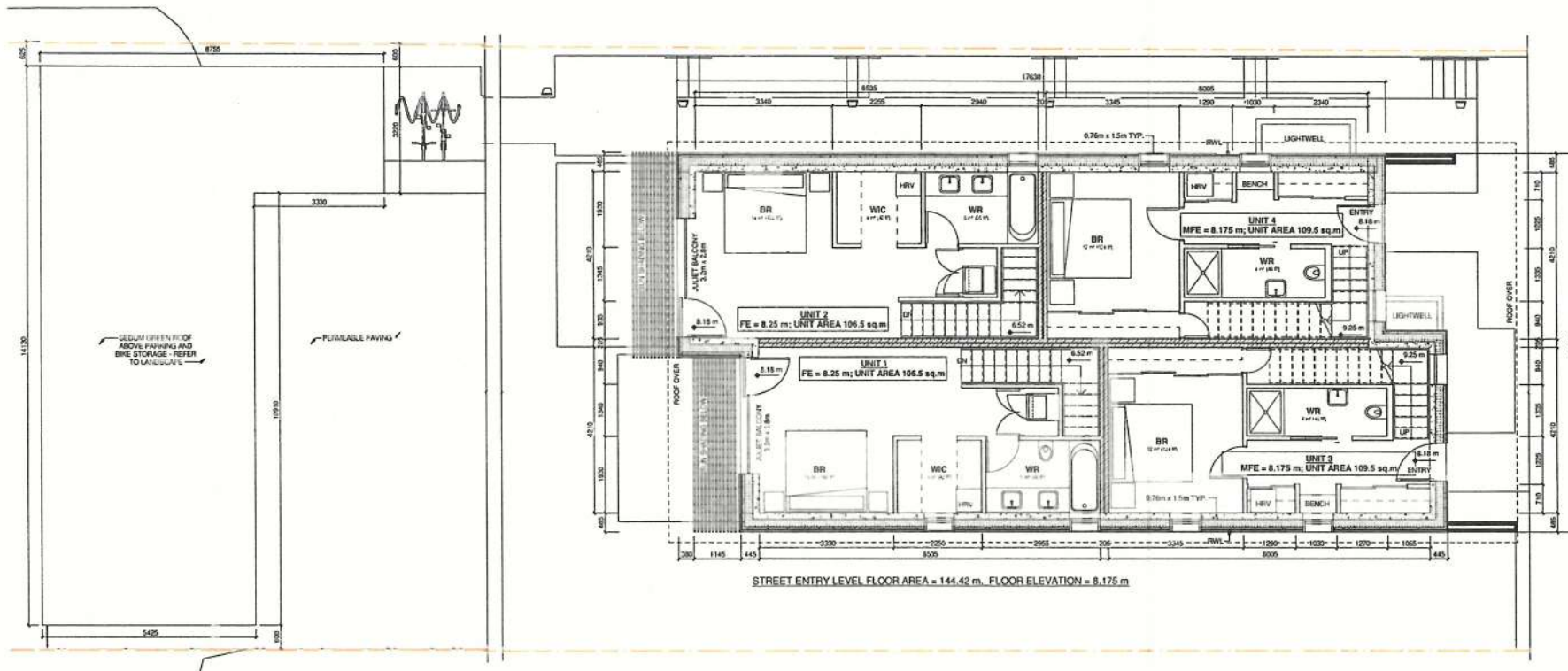
Scale: 1:50 Project #: 1622

Revised: JULY 01, 2017 6

Sheet #: A201

5/8/2018 8:12:32 AM

Received
City of Victoria
SEP 10 2018
Planning & Development Department
Development Services Division



② PROPOSED ACCESSORY BUILDING ROOF PLAN
SCALE = 1:50

① PROPOSED STREET LEVEL PLAN
SCALE = 1:50

NO.	DESCRIPTION	DATE
1	TOP OF FLOOR FINISHES	10/10/17
2	TOP OF FLOOR FINISHES	10/10/17
3	TOP OF FLOOR FINISHES	10/10/17



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

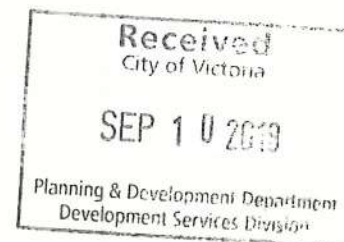
PROPOSED FLOOR PLANS

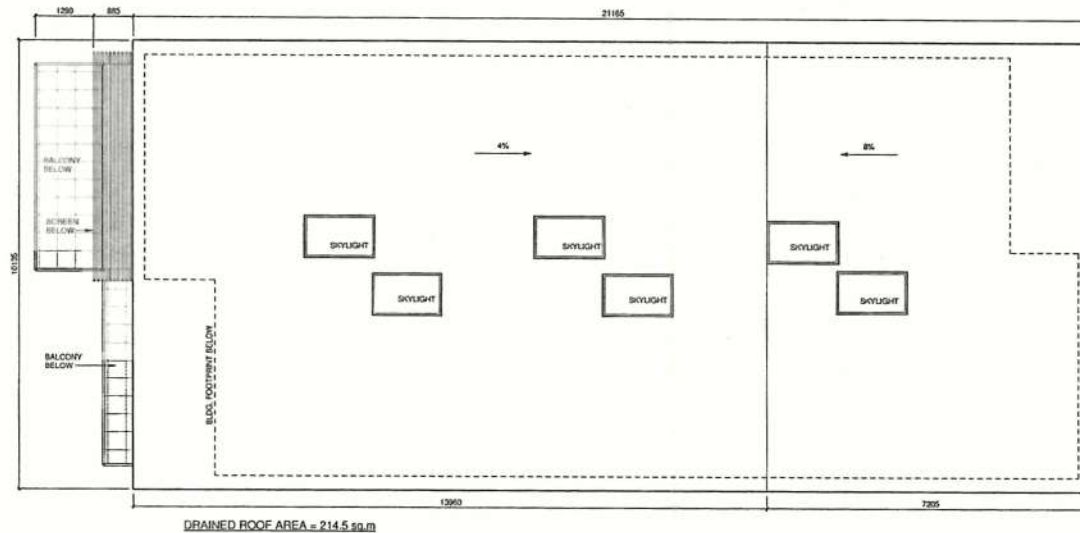
Date: AUG 30, 2018

Scale: 1:50 Project #: 1622

Revision: 8

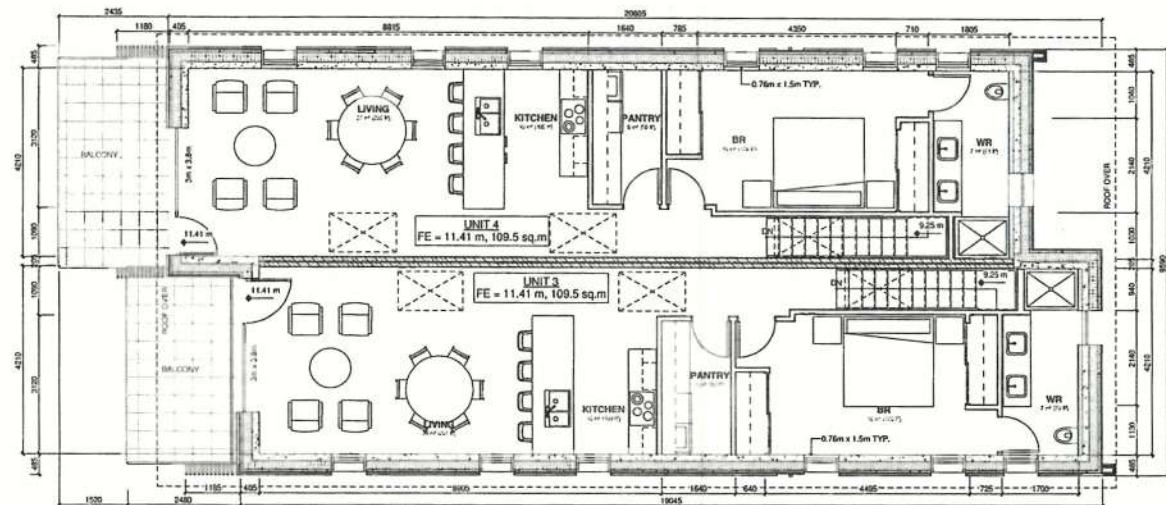
Sheet #: A202





DRAINED ROOF AREA = 214.5 sq.m

② PROPOSED ROOF PLAN
SCALE = 1:50



UPPER LEVEL FLOOR AREA = 156.92 sq.m, FLOOR ELEVATION 11.41 m

① PROPOSED UPPER LEVEL PLAN
SCALE = 1:50

CASCADIA ARCHITECTS INC.		
NO.	DESCRIPTION	DATE
1	PROPOSED FLOOR & ROOF PLAN	AUG 30, 2018

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

PROPOSED FLOOR & ROOF PLAN

Scale: 1:50

Project #: 1622

Revision: A203

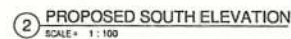
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City of Victoria

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Planning & Development Department
Development Services Division



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0	OPREC2 NAME REVISION 3	JUNE 15, 2011
4	OPREC2 NAME REVISION	MAY 20, 2011
0	OPREC2 NAME REVISION	FEB 20, 2011
0	OPREC2 NAME REVISION	JAN 9, 2011
NO.	DESCRIPTION	DATE



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

Sheet
ELEVATIONS & BUILDING SECTION

Date: _____

Page 1 of 1

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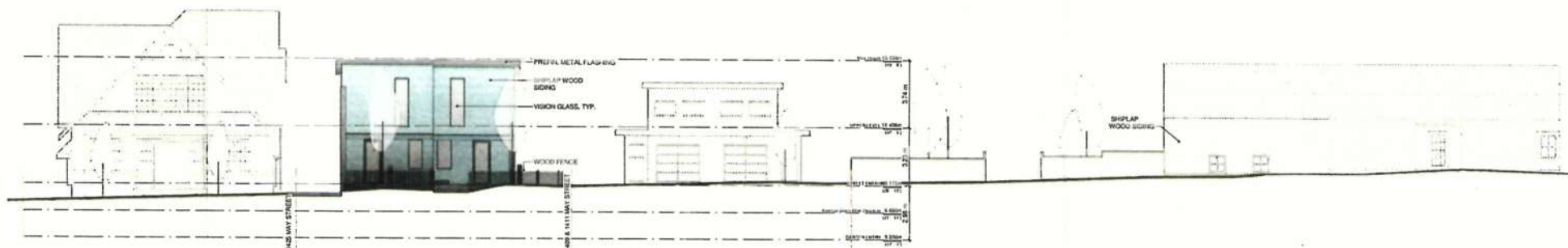
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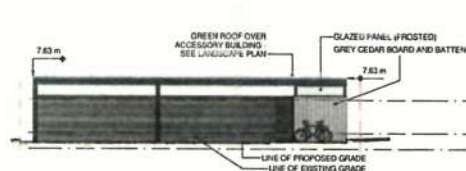
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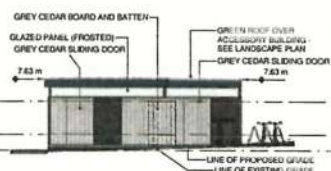
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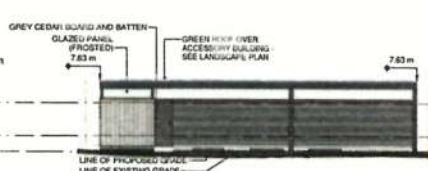
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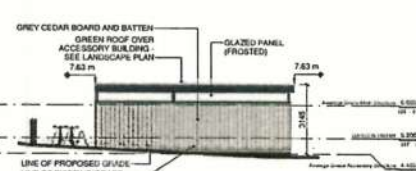
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SCALE = 1:100



③ PROPOSED EAST ELEVATION ACC. BUILDING
SCALE = 1:100



④ PROPOSED SOUTH ELEVATION ACC. BUILDING
SCALE = 1:100



⑤ PROPOSED WEST ELEVATION ACC. BUILDING
SCALE = 1:100

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1	TOP FLOOR PLAN REVISION	2018.07.20
2	TOP FLOOR PLAN REVISION	2018.07.20
3	TOP FLOOR PLAN REVISION	2018.07.20
4	TOP FLOOR PLAN REVISION	2018.07.20



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Project	
MAY STREET PASSIVE HOUSE NILA HOLDINGS 1417 MAY STREET VICTORIA, BC	
Sheet Name	
ELEVATIONS	
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1417 MAY STREET - VIEW FROM YARD



1417 MAY STREET - VIEW FROM STREET

NO.	DESCRIPTION	DATE
1	1417 MAY STREET - VIEW FROM YARD	AUG 30, 2018
2	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
3	1417 MAY STREET - VIEW FROM STREET	AUG 30, 2018
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1417 MAY STREET - VIEW FROM STREET

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City of Victoria

SEP 10 2018

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Development Services Division

Project	
MAY STREET PASSIVE HOUSE NLA HOLDINGS 1417 MAY STREET VICTORIA, BC	
Sheet Name	
RENDERINGS & MATERIAL BOARD	
Date	
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Scale	Project #
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Revision	8
Author	8
Sheet #	A400

1417 MAY STREET - VIEW FROM STREET

CASCADIA ARCHITECTS

DAMANT + JOHANNKNECHT

02 October 2018

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

Attn.: Mayor & Council

Re: REVISION 7: 1417 May Street Rezoning & Development Permit Application

Cascadia Architects, on behalf of Nila Holdings, is pleased to resubmit this *revised* application for Rezoning and Development Permit for 1417 May Street in Victoria.

The following adjustments to the application have been made in response to the comments made during the Public Hearing meeting held June 14th 2018 and the council meeting held June 28th. The applicant has taken the new design and met with neighbours individually in order to present the adjustments. The new changes are summarized in point form below and also correspond with numbered bubbles in the drawing package.

Revisions:

1. The single pitch roof has been replaced with a butterfly roof with overhangs on all sides, creating increased visual interest and a more familiar residential appearance. This change in form will still allow for future photovoltaic panels orientating to the south.
2. The board and batten fin wall between the units on the north façade has been removed.
3. The board and batten fin walls to the south have been removed and replaced with a metal screen which integrates with the existing aluminum sun shade.
4. The building height has increased to 8.3m from the previous 8.26m, a difference of 4cm.
5. The average grade has dropped to 6.45m from the previous 6.58m, a difference of 13cm.
6. The board and batten wraps around the south face of the building, softening the south façade.
7. The rain water leaders now break the continuous east and west facades. The painted ship lap siding emphasizes this break and visually separates the long building faces into smaller elements.
8. The ship lap siding now creates a continuous band of colour below the roof overhang on all faces of the building, and adding visual variety.
9. Tongue and groove cedar soffits have been introduced to the roof and patio overhangs, softening the overall appearance of the building.



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office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

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

10. The rain gardens located in the front yard have been removed in response to the newly positioned rain water leaders. The rain gardens in the rear yard have been enlarged to accommodate all the rain water on site.

In preparing these revisions the team has carefully considered council's and neighbours' comments and input related to the previous design, and recalibrated the project accordingly. The changes are bubbled and itemized in the drawing sets as requested.

All the other aspects of the previous submission, in regard to land use, density, area, setbacks, parking and environmental performance remain unchanged. If you have any questions or require further clarification of any part of the application please do not hesitate to contact our office.

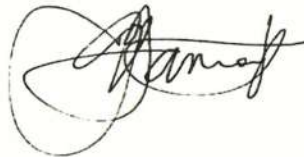
Thank you.

Sincerely,

CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, AKNW, RAIC, LEED AP
Principal



Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

Moved By Councillor Coleman
Seconded By Councillor Thornton-Joe

That the following bylaw **be given first, second, and third readings:**

1. Reserve Fund Bylaw, Amendment Bylaw (No. 1) No. 18-080.

CARRIED UNANIMOUSLY

L. CORRESPONDENCE

L.1 Letter from the Mayor and Fire Chief of the Corporation of the District of Oak Bay

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the correspondence dated June 5, 2018 from the Mayor and Fire Chief of the Corporation of the District of Oak Bay be received for information.

CARRIED UNANIMOUSLY

L.2 Letters from the Minister of Municipal Affairs and Housing and from the Premier

Moved By Mayor Helps
Seconded By Councillor Alto

Write back to both the Minister of Municipal Affairs and Housing and the Premier to thank them for the opportunity but that as the Capital City with easy access, we would like to free up the time for colleagues in other municipalities.

CARRIED UNANIMOUSLY

M. NEW BUSINESS

M.1 1417 May Street Reconsideration of Rezoning and Development Permit with Variances Application

Moved By Mayor Helps
Seconded By Councillor Loveday

That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013, and direct staff to convene a new public hearing that follows all the regular public hearing requirements (advertising, mailout, etc.).

Council discussed the following:

- *The supportability of this type of gentle density.*
- *That net zero energy buildings would help the City meet their climate commitments.*
- *Whether changes to the design would make the application more supportable.*

Amendment:

Moved By Councillor Loveday
Seconded By Councillor Young

That the motion be amended by striking the following wording:
"direct staff to convene a new public hearing that follows all the regular public hearing requirements (advertising, mailout, etc.)."

and replacing it with the following:
"refer this proposal back to staff for more work on design."

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Thornton-Joe

That the amendment be amended by adding the following:
"and return the matter to Council."

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Isitt

That the amendment be amended by adding the following:
"based on comments made at the Public Hearing".

CARRIED UNANIMOUSLY

On the amendment:
CARRIED UNANIMOUSLY

Motion as Amended:

That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013, and refer this proposal back to staff for more work on design based on the comments made at the public hearing and return the matter to Council.

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

OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

N. QUESTION PERIOD

A question period was held.

Rezoning Application No. 00556 and Development Permit with Variances
Application No. 00028 for 1417 May Street

Zoning Regulation Bylaw, Amendment Bylaw (No.1139) No. 18-013:

To rezone the land known as 1417 May Street from the R1-B Zone, Single Family Dwelling District, to the R-86 Zone, Ground-Oriented Dwelling May Street District, to permit a multi-unit residential building with four ground-oriented units.

Development Permit Application:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1417 May Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design, finishes and landscaping for the multi-unit residential building.

E.3.a Public Hearing & Consideration of Approval

Michael Angrove (Planner): *Advised that the application is to rezone the property to allow for a two storey multi-family dwelling.*

Mayor Helps opened the public hearing at 7:24 p.m.

Peter Johannknecht and Bianca Bodley (Applicants): Provided information regarding the application.

Council discussed the following:

- *What public consultation was undertaken by the applicant.*

Ric Houle (Pandora Avenue): Expressed concerns relating to the application, due to the increased density.

David Reed (Eberts Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Lisa Sesser (May Street): Expressed concerns relating to the application, due to the increased density and lack of neighbourhood consultation.

Carol Finley (Eberts Street): Expressed concerns relating to the application, due to the increased density, traffic concerns, and lack of neighbourhood consultation.

Council discussed the following:

- *That the design of the building reflects the passive house design.*

Mayor Helps closed the public hearing at 7:59 p.m.

Moved By Councillor Alto
Seconded By Mayor Helps

That the following bylaw **be given third reading:**

4. Zoning Regulation Bylaw, Amendment Bylaw (No. 1139) No. 18-013

Council discussed the following:

- *The supportability of a passive house, which will create energy efficiencies.*
- *The lack of neighbourhood consultation following the change to the design and application.*
- *That the fourplex design supports the need for gentle density.*
- *Concerns relating to the lack of affordable housing.*
- *Whether the design of the building is a good fit for the neighbourhood.*

FOR (3): Mayor Helps, Councillor Alto, and Councillor Lucas

OPPOSED (5): Councillor Isitt, Councillor Loveday, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 5)



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.

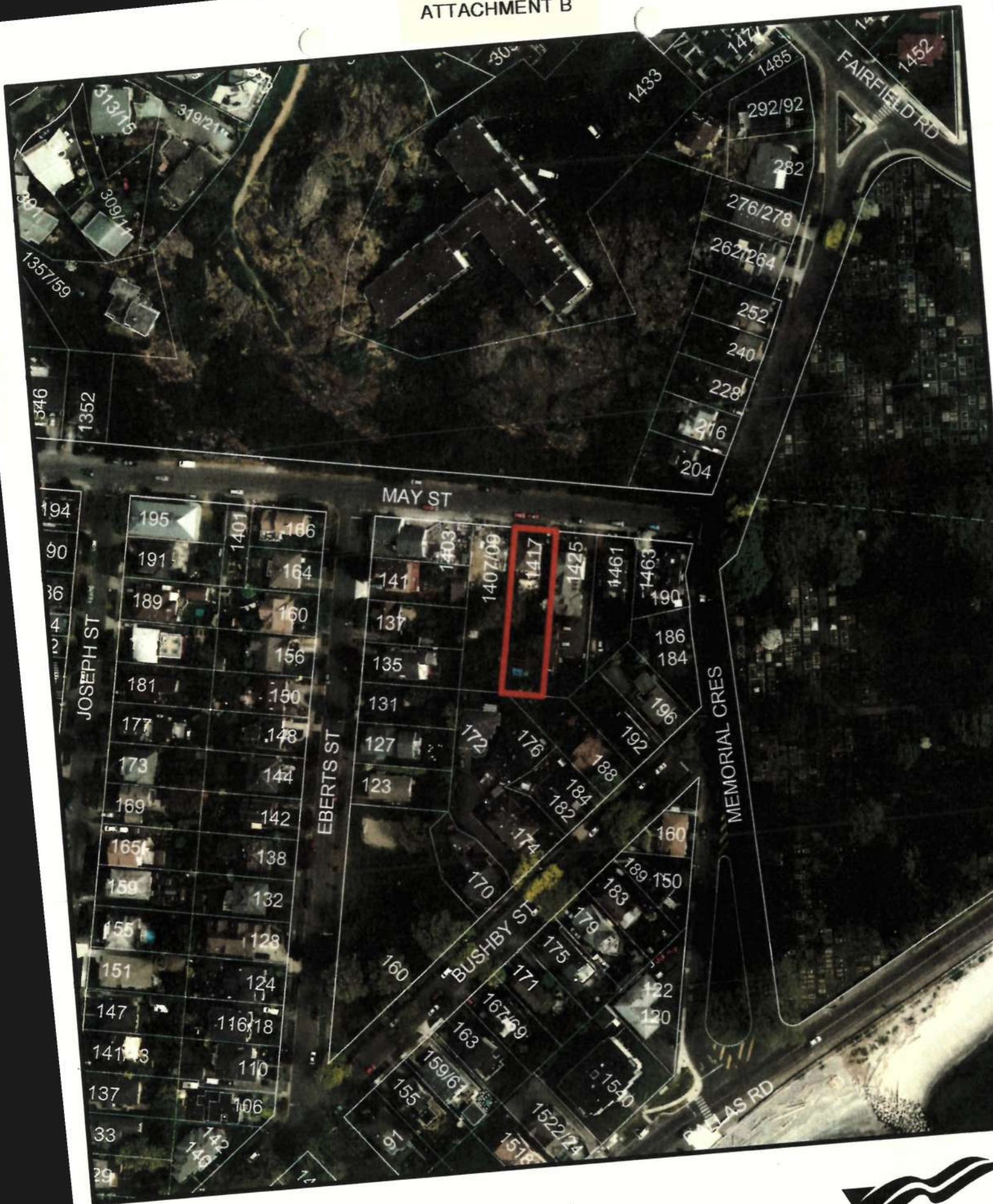
Appendix 1 to Bylaw No. 16-



1417 May Street
Rezoning No.00556



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

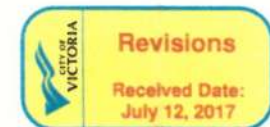
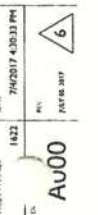
CASCADIA ARCHITECTS INC.

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



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ARCHITECT

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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

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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 (DRWF): 120 Pa

SPECIFIED LOADS (WIND LOAD - ref): 2

REGISTRATION PERFORMANCE (continued)

BIQTD PENETRATION PERFORMANCE

CALCULATION	
FLOOR AREA 1: (Roof 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 +
<hr/>	
TOTAL (STRUCTURE)	294.00 M2 =

LOT AREA:	926.85 M2
TOTAL (STRUCTURE) LOT AREA:	294.00 M2 / 926.85 M2
<hr/>	
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
<hr/>	
SITE COVERAGE	0.18 = 18%

BUILDING + ACC	(207.00 + 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: 7.84m (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	

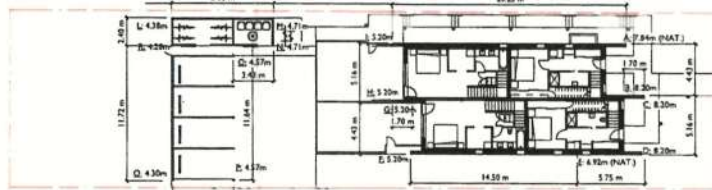
CALCULATION			
GRADE POINT	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
POINTS A & B	$(7.84 + 8.09) \div 2$	$= 44.2m$	$= 35.53$
POINTS B & C	$(8.09 + 8.20) \div 2$	$= 1.7m$	$= 12.94$
POINTS C & D	$(8.20 + 8.20) \div 2$	$= 5.1m$	$= 42.31$
POINTS D & E	$(8.20 + 4.92) \div 2$	$= 5.7m$	$= 43.47$
POINTS E & 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		$= 20.25m$	$= 132.03$
		$= 63.00m$	$= 413.84$

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

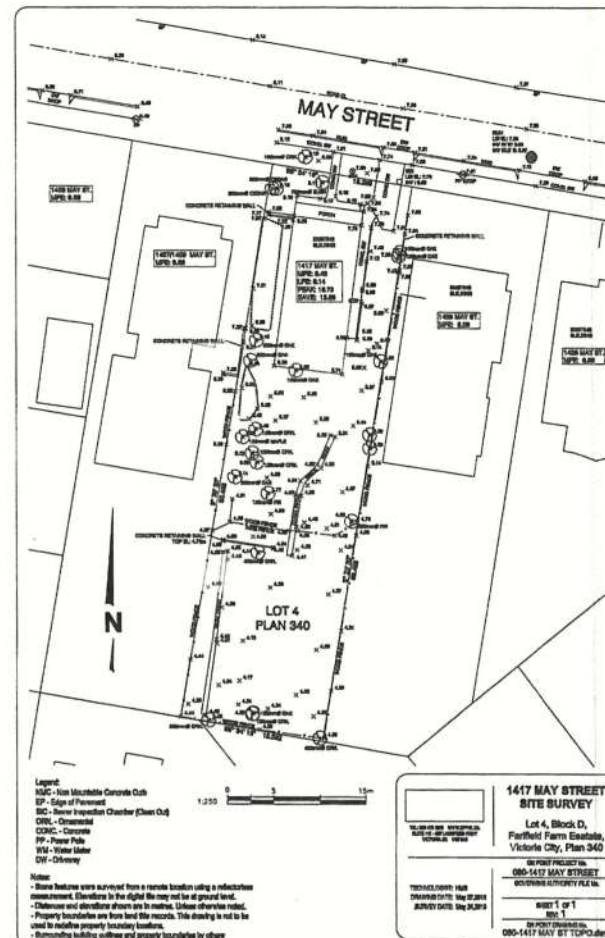
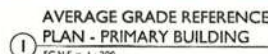
GRADE POINTS	
GRADE POINT L: 4.38m	GRADE POINT O: 4.57m
GRADE POINT M: 4.71m	GRADE POINT P: 4.57m
GRADE POINT N: 4.71m	GRADE POINT Q: 4.30m
	GRADE POINT R: 4.28m

CALCULATION			
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
POINTS L & H	$(.430 + .471) / 2$	$\approx 8.62m$	≈ 39.18
POINTS M & H	$(.471 + .471) / 2$	$\approx 2.40m$	≈ 11.30
POINTS N & H	$(.471 + .437) / 2$	$\approx 3.63m$	≈ 16.16
POINTS O & P	$(.437 + .437) / 2$	$\approx 11.64m$	≈ 33.19
POINTS F & Q	$(.457 + .470) / 2$	$\approx 3.11m$	≈ 22.64
POINTS Q & R	$(.430 + .420) / 2$	$\approx 11.72m$	≈ 50.27
POINTS R & L	$(.420 + .430) / 2$	$\approx 2.40m$	≈ 10.39

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



2 AVERAGE GRADE REFERENCE
PLAN - ACCESSORY BUILDING

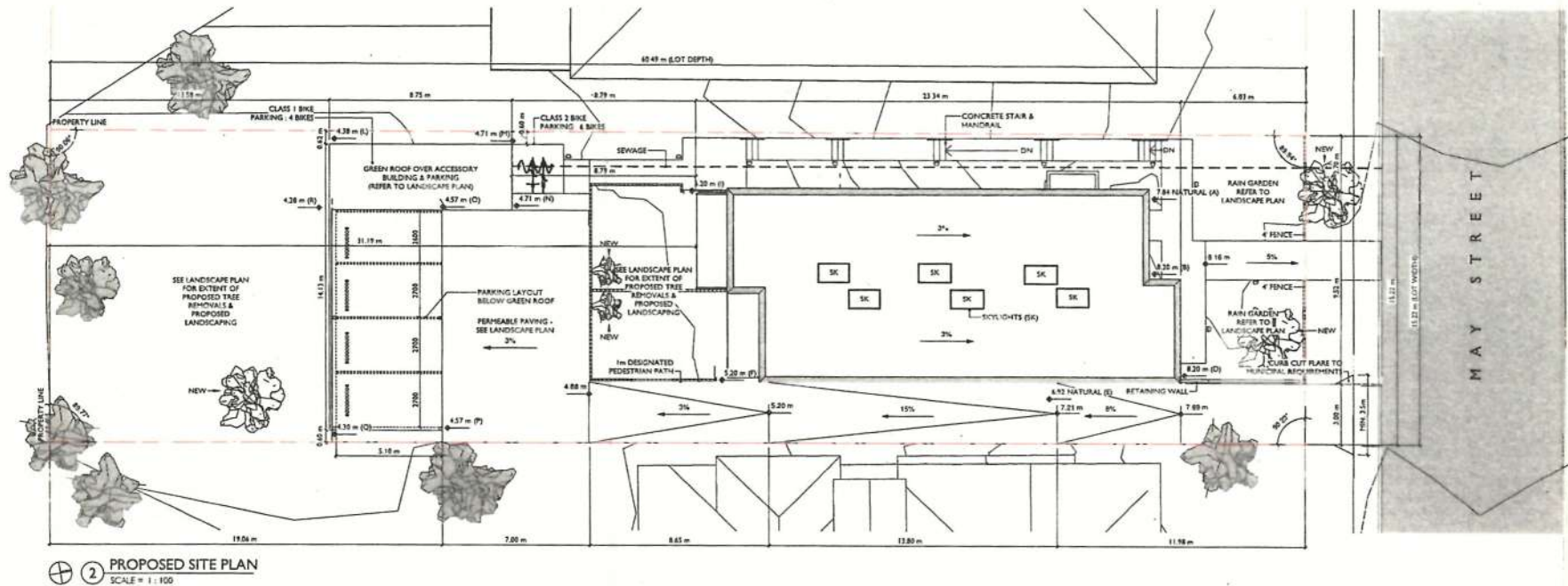
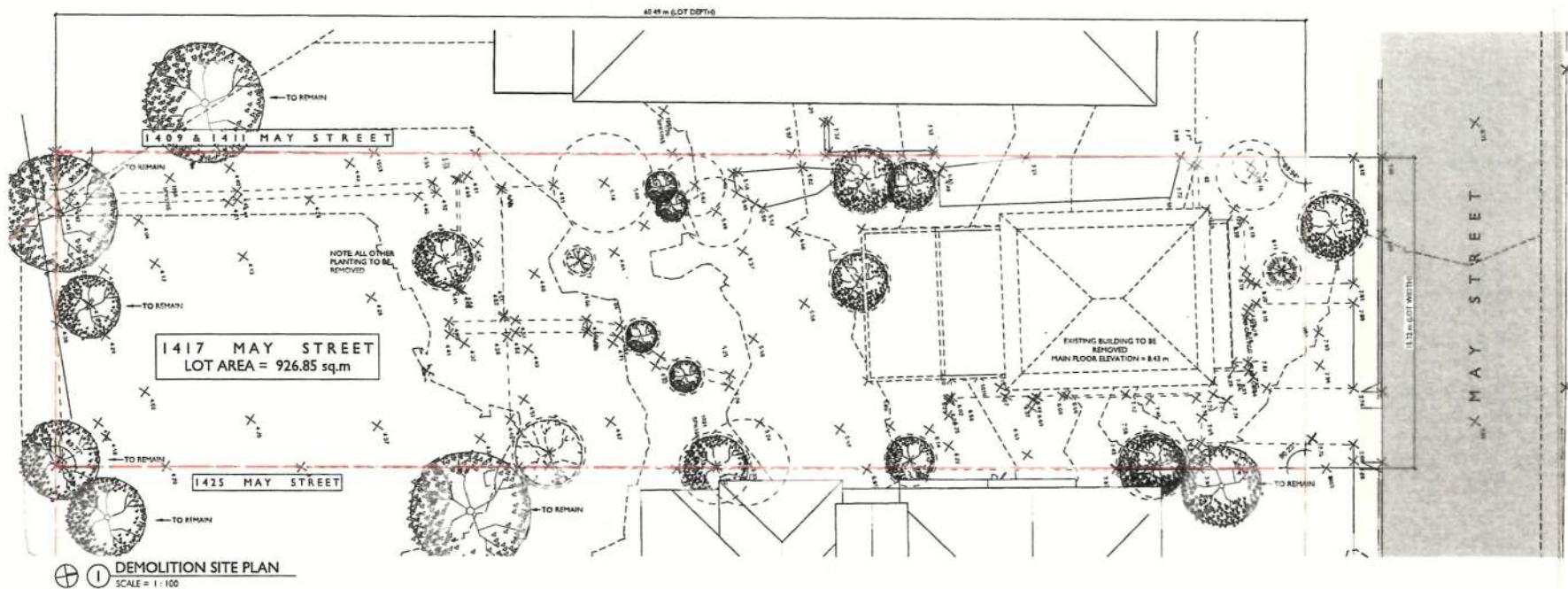


EXISTING SURVEY
SCALE = 1:250



LOCATION PLAN
SCALE = 1 : 2000

No.	DESCRIPTION	DATE
1	SURVEY & PROJECT DATA	



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

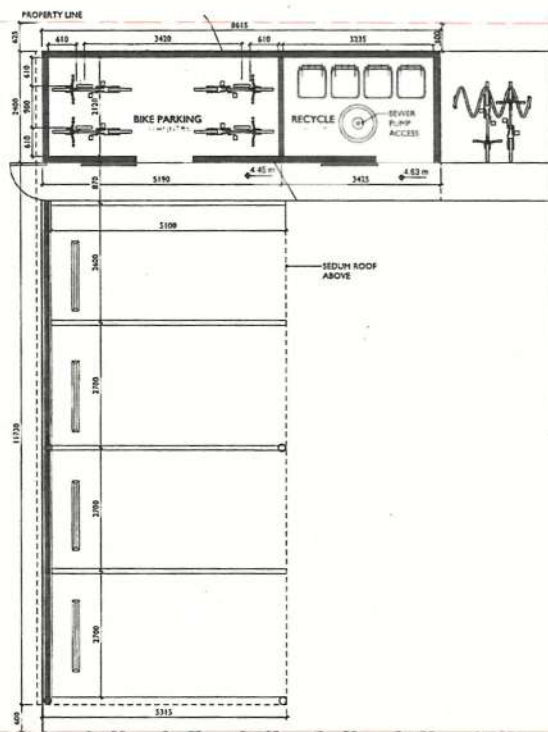
MAY STREET PASSIVE HOUSE
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

1622 JULY 05, 2017
As indicated

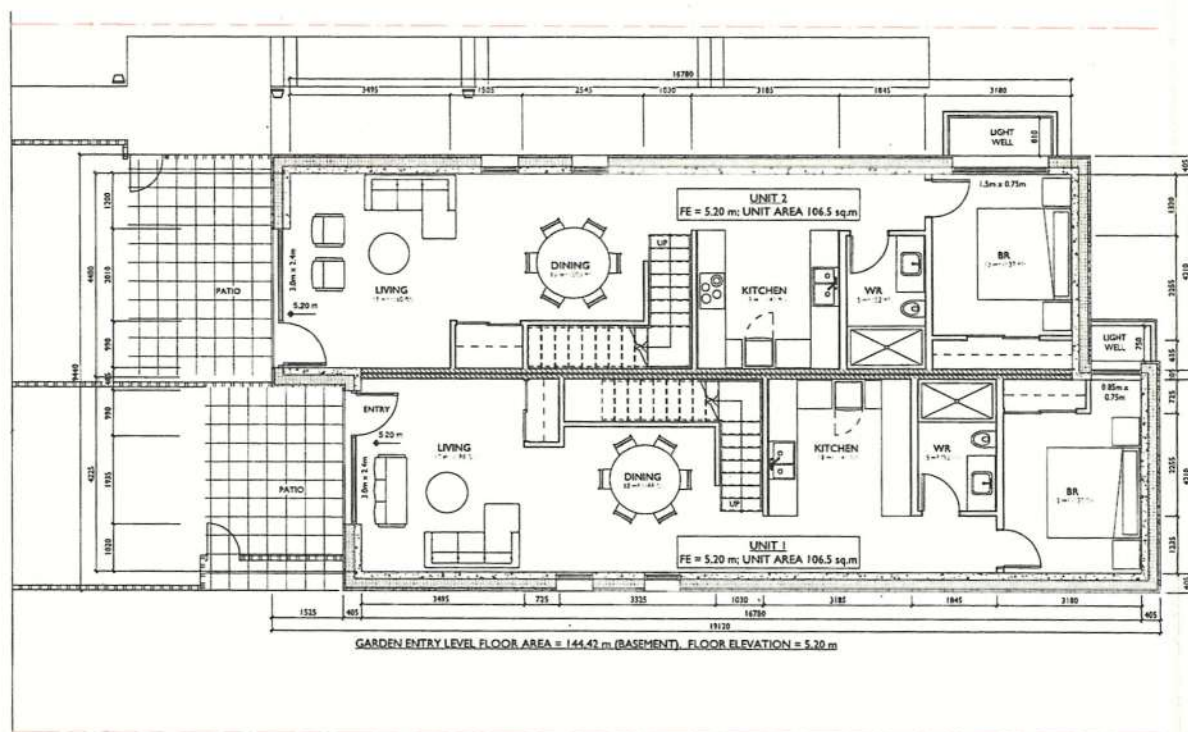
CM55H

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	2017.05.05
3	REVISION	2017.05.05
4	REVISION	2017.05.05
5	REVISION	2017.05.05
6	REVISION	2017.05.05
7	REVISION	2017.05.05
8	REVISION	2017.05.05
9	REVISION	2017.05.05
10	REVISION	2017.05.05

PROPOSED FLOOR PLANS

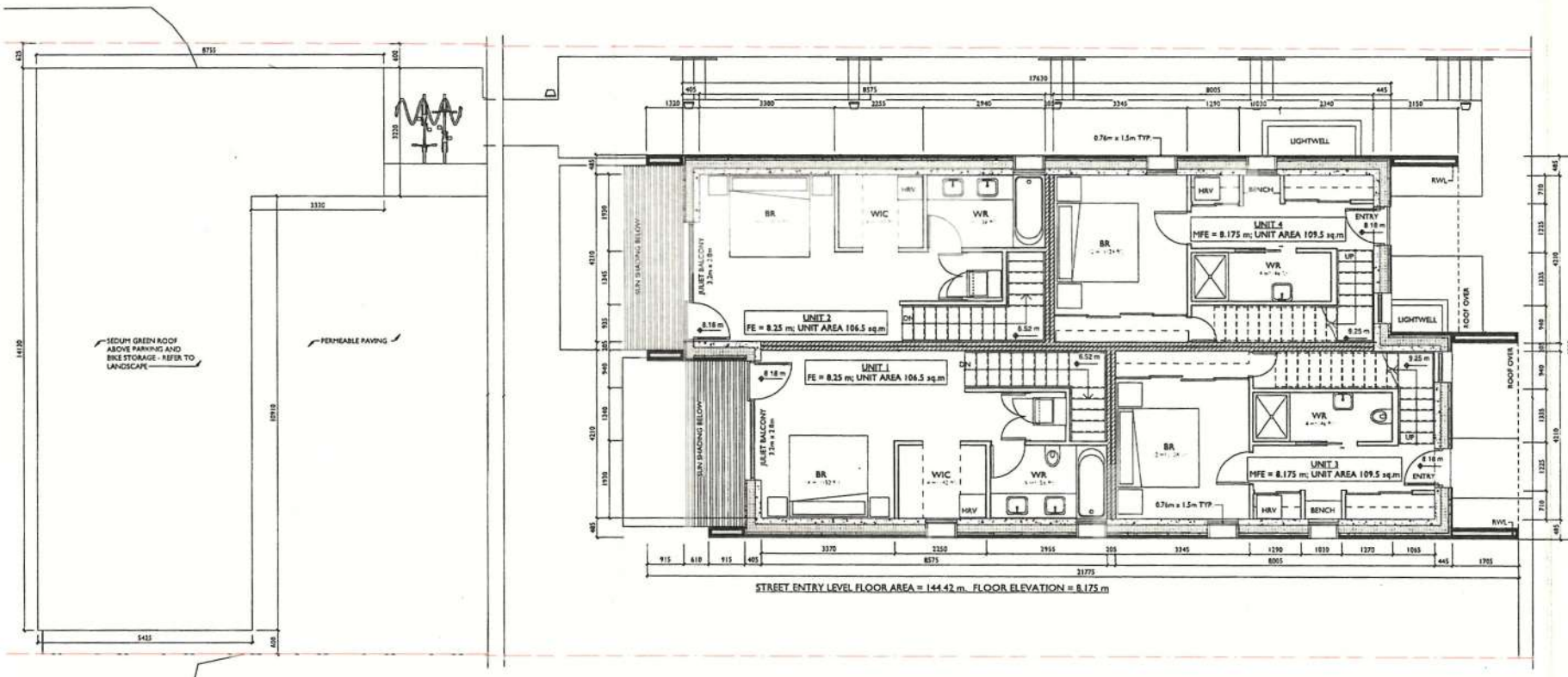
**MAY STREET
 PASSIVE HOUSE**
 NILA HOLDINGS
 1417 MAY STREET
 VICTORIA, BC

1423 JULY 05, 2017
 1 : 50
 6

A201



CASCADIA ARCHITECTS INC.
1040 Meares Street
Victoria BC V8V 3J6 Canada
T 250.590.3323 a.haz@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

PROJECT NUMBER: 1622
DATE: JULY 05, 2017
DRAWN BY: PJ
CHECKED BY: CM/SH
SCALE: 1:50



A202

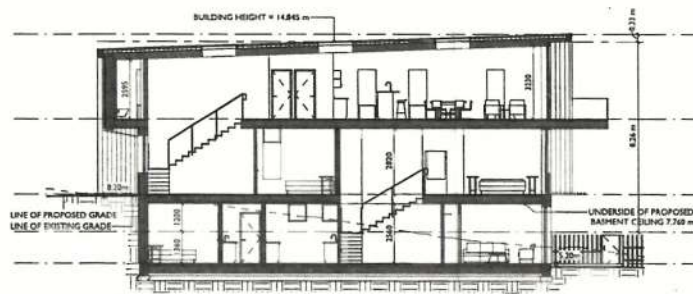


PROPOSED FLOOR & ROOF PLAN

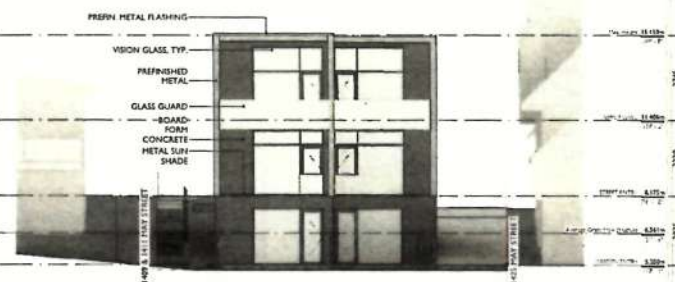
**MAY STREET
PASSIVE HOUSE**
NILA HOLDINGS
1417 MAY STREET
VICTORIA, BC

For more information, call 800-368-5868 or visit our website at www.merck.com.
Merck & Co., Inc.
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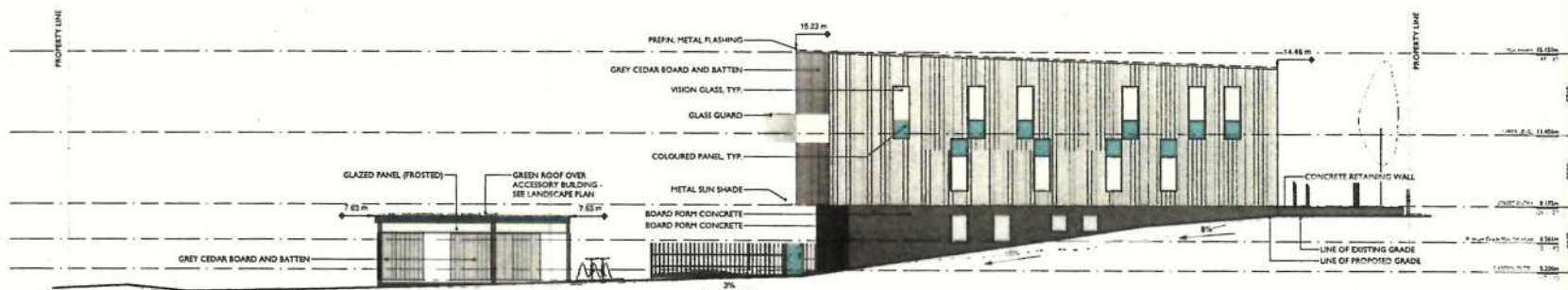
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1:50	PH	CM
	JUL 5, 2017	
	A203	



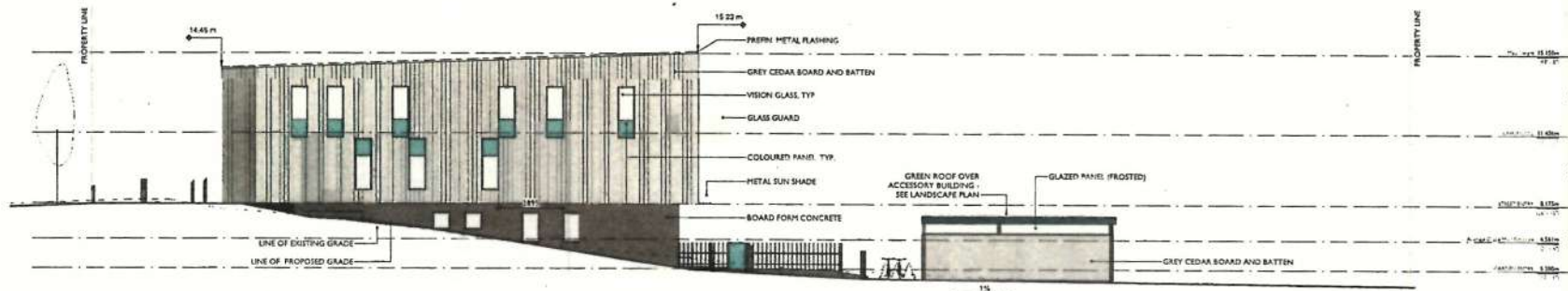
⑤ PROPOSED BUILDING SECTION
SCALE = 1 : 100



② PROPOSED SOUTH ELEVATION
SCALE = 1 : 100



③ PROPOSED EAST ELEVATION
SCALE = 1 : 100



④ PROPOSED WEST ELEVATION
SCALE = 1 : 100



CASCADIA ARCHITECTS INC.
1628 Morris Street
Victoria BC V8W 3J6 Canada
T 250.590.3223 a@cad@architectsinc.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

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

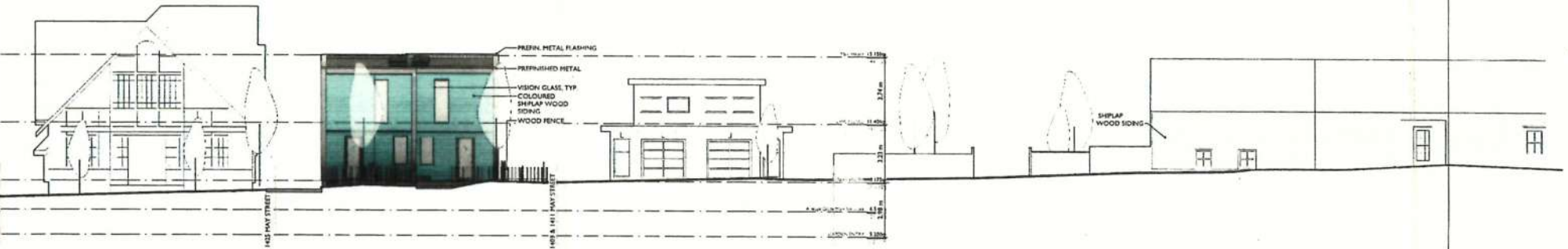
1623 JULY 05, 2017
1:100 CM5H

JULY 05, 2017

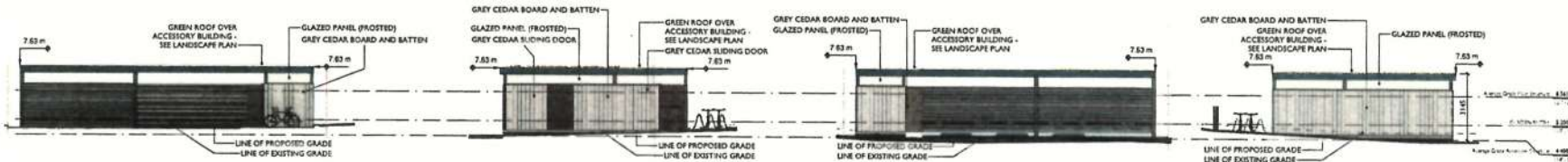
A300



CASCADIA ARCHITECTS INC.
1000 Morris Street
Victoria BC V8V 3A6 Canada
T: 250.590.2222 e: info@cascadiaarchitects.ca



1 PROPOSED NORTH ELEVATION
SCALE = 1 : 100

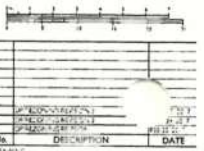


2 PROPOSED NORTH ELEVATION ACC. BUILDING
SCALE = 1 : 100

3 PROPOSED EAST ELEVATION ACC. BUILDING
SCALE = 1 : 100

4 PROPOSED SOUTH ELEVATION ACC. BUILDING
SCALE = 1 : 100

5 PROPOSED WEST ELEVATION ACC. BUILDING
SCALE = 1 : 100

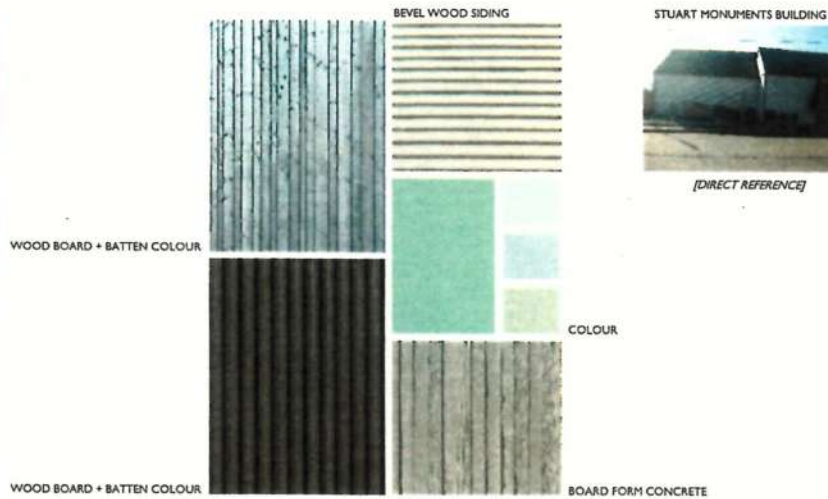


ELEVATIONS

MAY STREET PASSIVE HOUSE	
NILA HOLDINGS 1417 MAY STREET VICTORIA, BC	
DATE	JULY 05, 2017
SCALE	1 : 100
DESIGNED BY	CMOSH
CHECKED BY	CMOSH
DATE	JULY 05, 2017
DATE	JULY 05, 2017
A301	



○ 1417 MAY STREET - VIEW FROM YARD



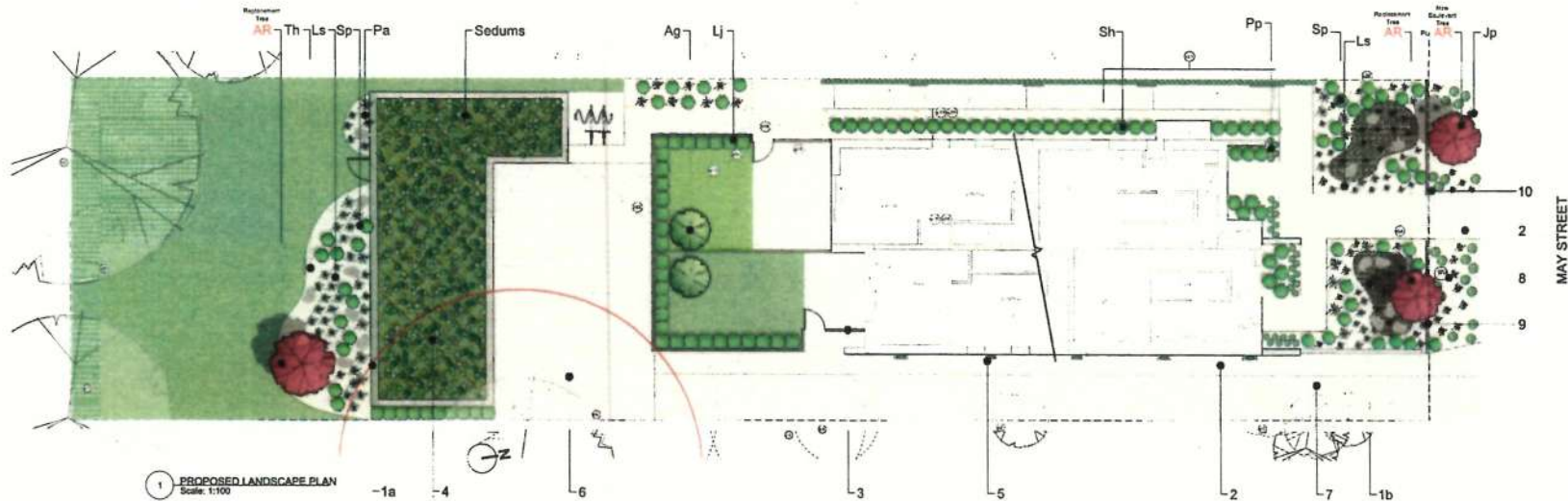
○ 1417 MAY STREET - VIEW FROM STREET

CASCADIA ARCHITECTS INC
1400 Haines Street
Victoria BC V8W 2J6 Canada
T 250.596.3222 e office@cascadiaarchitects.ca

No.	DESCRIPTION	DATE
1	RENDERINGS & MATERIAL BOARD	

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

1422 JULY 05, 2017
1:1 CM5H
6
A400



Planting List

Code	Quantity	Latin Name	Common Name	Category	Size
AR	1	Aster multiflorus	Red Flower or Trailing Aster	Tree	12-18" H
Th	1	Thymus praecox	Creeping Thyme	Shrub	2-3' H
Ls	1	Lonicera xylosteum	Small Yellow Bell	Shrub	2-3' H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	2-3' H
Pa	1	Panicum polystachyon	Panicum	Shrub	2-3' H
Sedums	1	Sedum spectabile	Autumn Joy	Shrub	2-3' H
Ag	1	Agrostis alba	White Grass	Shrub	2-3' H
Lj	1	Lonicera japonica	Japanese Honeysuckle	Shrub	2-3' H
Sh	1	Shrub	Shrub	Shrub	2-3' H
Pp	1	Ppp	Ppp	Shrub	2-3' H
Sp	1	Sp	Sp	Shrub	2-3' H
Ls	1	Ls	Ls	Shrub	2-3' H
AR	1	AR	AR	Shrub	2-3' H
Jp	1	Jp	Jp	Shrub	2-3' H

Existing Plants

Code	Quantity	Latin Name	Common Name	Category	Size
AR	1	Aster multiflorus	Red Flower or Trailing Aster	Tree	12-18" H
Th	1	Thymus praecox	Creeping Thyme	Shrub	2-3' H
Ls	1	Lonicera xylosteum	Small Yellow Bell	Shrub	2-3' H
Sp	1	Sparganium angustifolium	Sparganium	Shrub	2-3' H
Pa	1	Panicum polystachyon	Panicum	Shrub	2-3' H
Sedums	1	Sedum spectabile	Autumn Joy	Shrub	2-3' H
Ag	1	Agrostis alba	White Grass	Shrub	2-3' H
Lj	1	Lonicera japonica	Japanese Honeysuckle	Shrub	2-3' H
Sh	1	Shrub	Shrub	Shrub	2-3' H
Pp	1	Ppp	Ppp	Shrub	2-3' H
Sp	1	Sp	Sp	Shrub	2-3' H
Ls	1	Ls	Ls	Shrub	2-3' H
AR	1	AR	AR	Shrub	2-3' H
Jp	1	Jp	Jp	Shrub	2-3' H

- 8. Water main
- 9. Fence
- 10. Mailboxes

- 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.

- 3. Privacy screens between patios and beside common paths.

- 4. Sedum green roof above parking and bike storage.

- 5. Vines beside driveway.
- 6. Permeable paving parking area.

- 7. Concrete driveway and paths.

- 9. 4' high fence

- 10. Mailboxes

CASCADIA ARCHITECTS INC
1001 Marine Street
Victoria BC V8V 3J5 Canada
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PHILIA
813 Park St.
Victoria BC V8V 2G7
250 590 3223 philia@cascadiaarchitects.ca

PROPOSED LANDSCAPE PLAN

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

DATE
July 7 2017

PROJECT NUMBER
BB / PJ

DESIGNER
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
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Canada

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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.



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Victoria BC V8V 3J6
Canada

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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

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(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



The proposed demolition is to clear the lot to make way for a new multi-unit dwelling. Demolition is not expected to have an overall negative impact on the tree marked for retention, or its health and vitality.

Equipment traffic in and out of the site is expected to impact the root zone of tree #2. Access to the site will be from the front of the property.

Excavation for capping of services is not anticipated to impact protected trees.

Excavation for the removal of the existing foundation may impact the protected root zone of tree #2.

Excavation for new foundations including the main dwelling and the parking garage will impact tree #2.

New water sewer and potentially storm water services will be brought in from the north side for the property and excavation will not impact tree #2. Electrical service is not currently identified but will be brought in from the north side of the property and is not expected to impact tree #2. There is not currently a natural gas service but lateral lines may be installed. They will likely follow other services in

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.

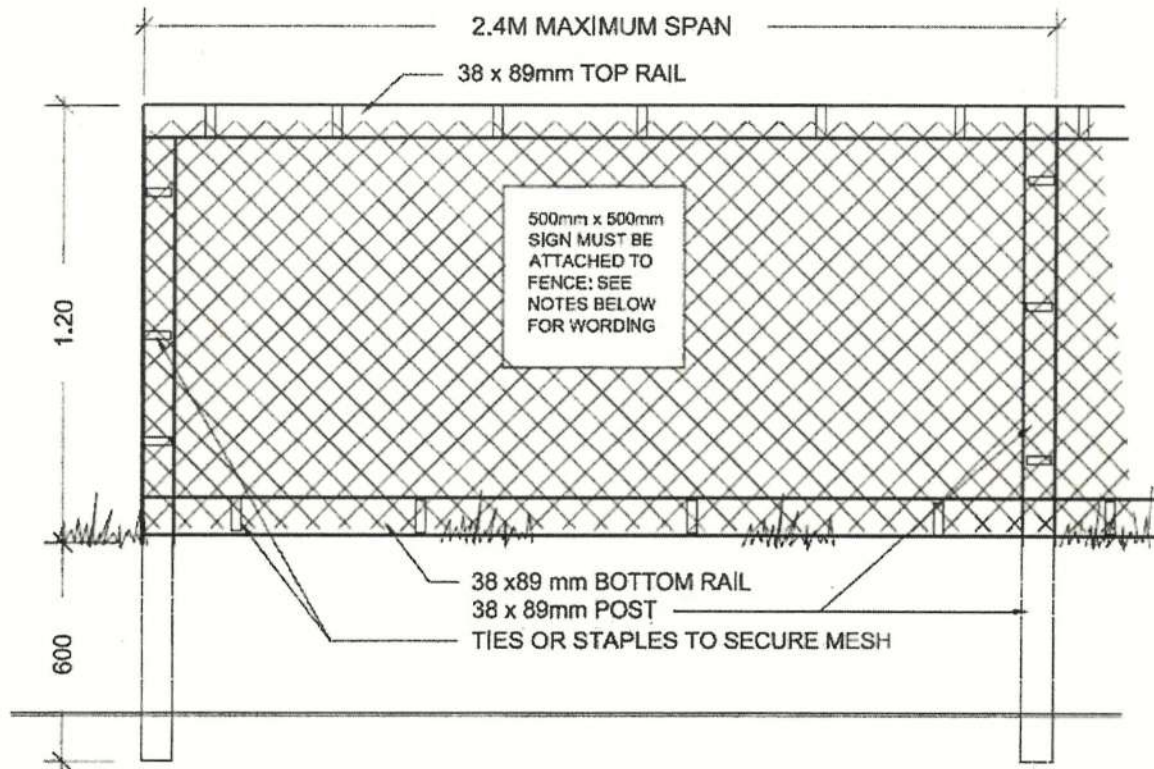
Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that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



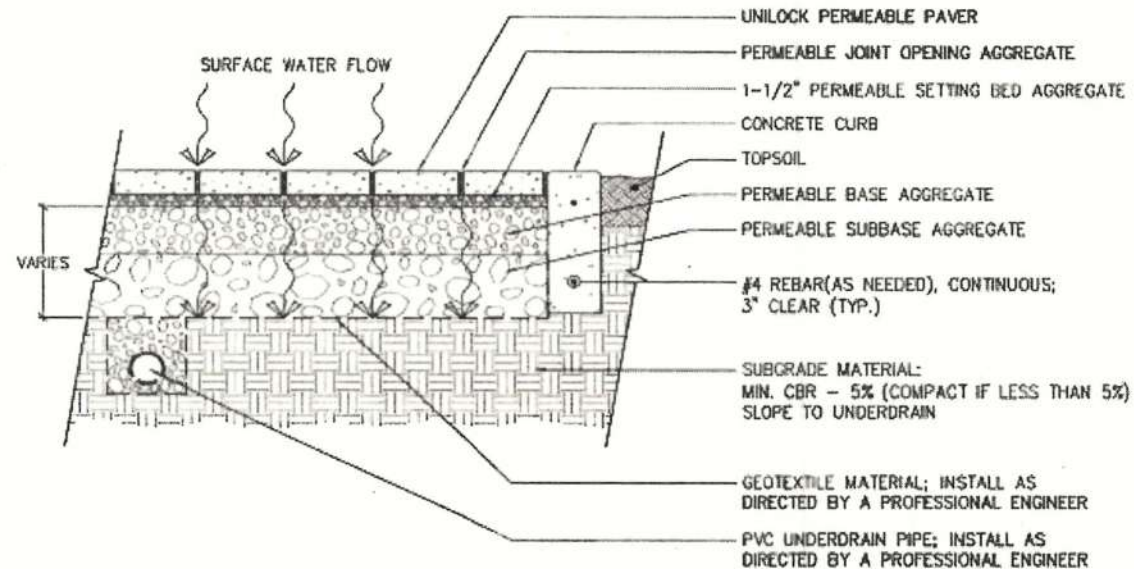
TREE PROTECTION FENCING

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

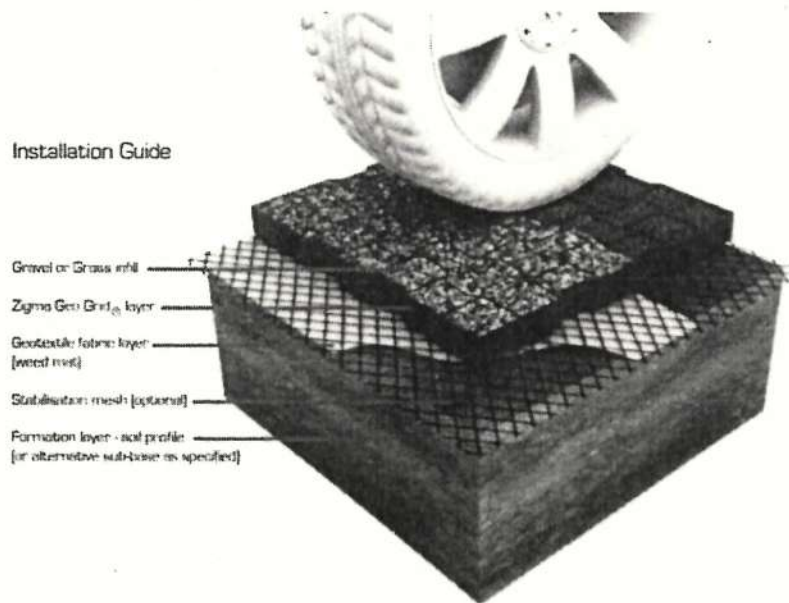
NOTES:
 This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION

PERMEABLE PAVERS WITH
 STRAIGHT CURB

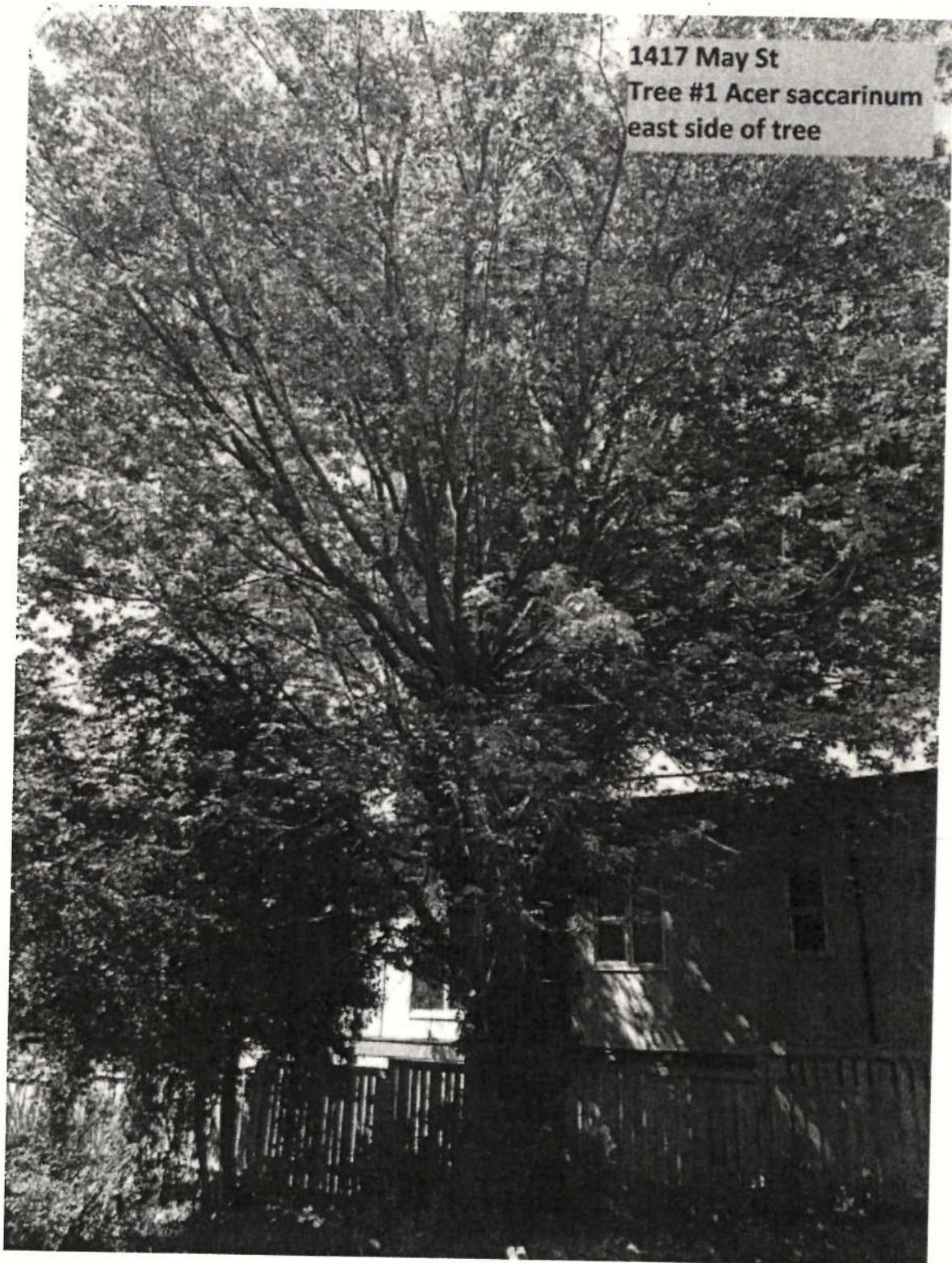
UNILOCK
 DESIGNED TO CONNECT

Installation Guide

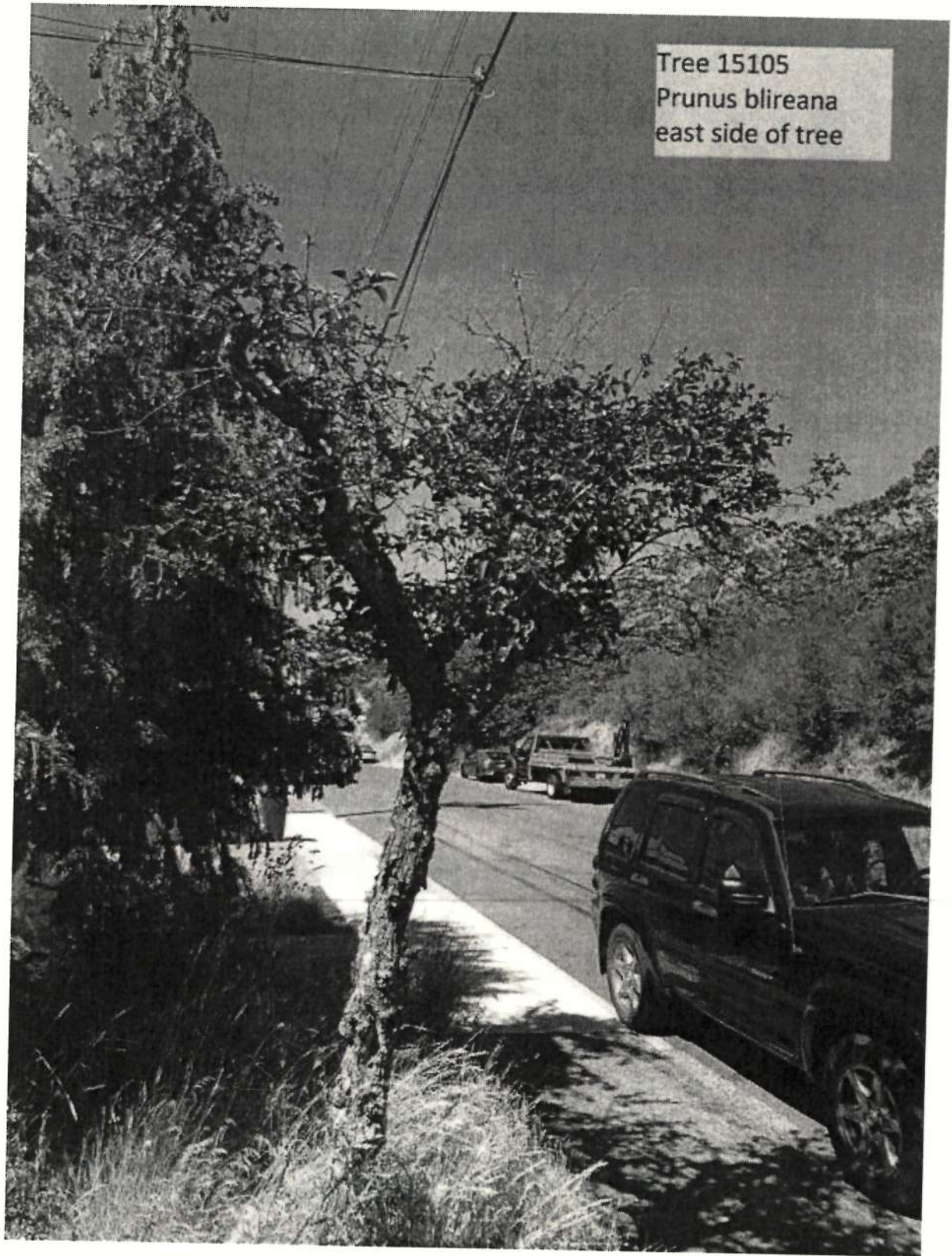


From <http://accessterrain.com/product/geo-grid/>

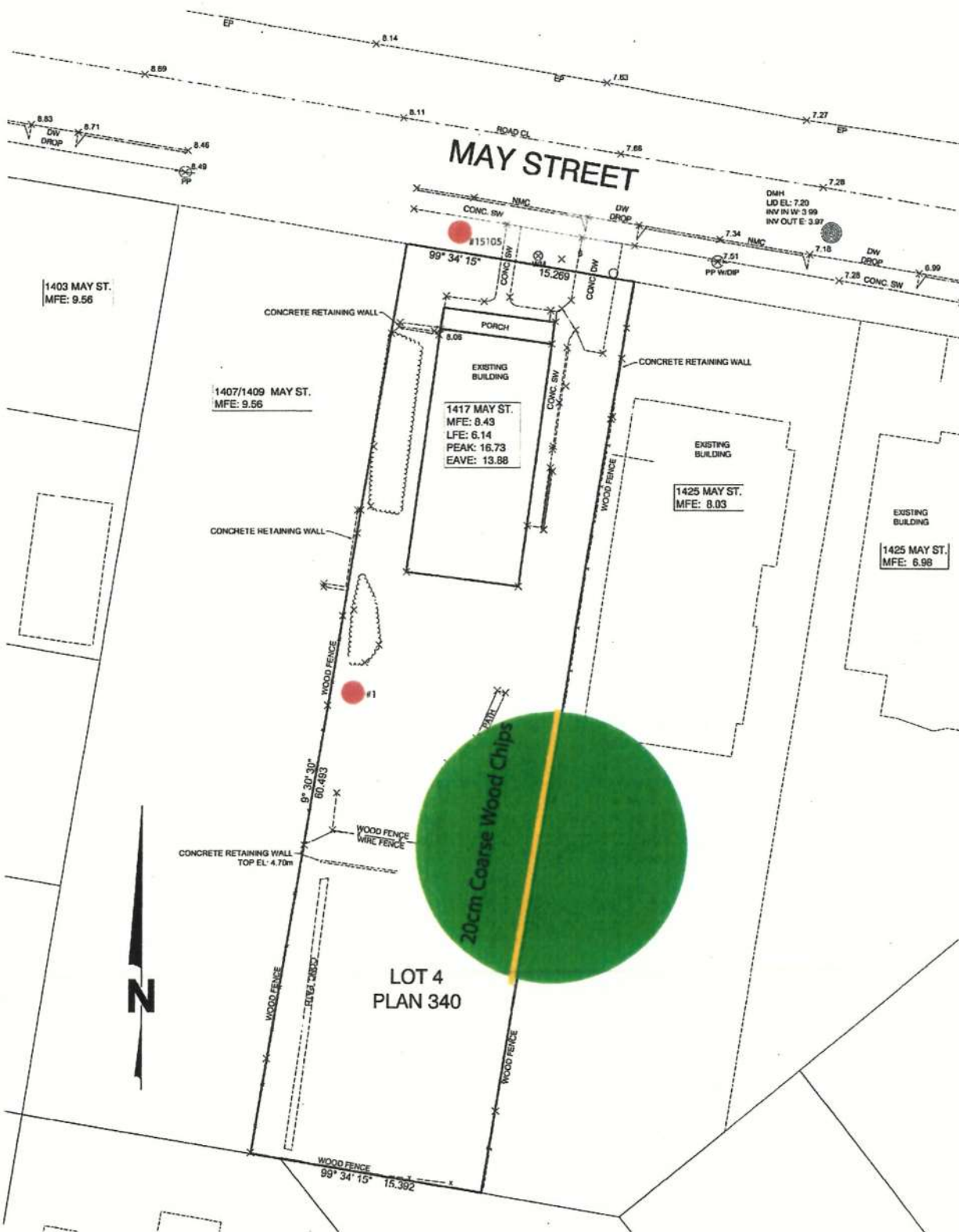
Images







Tree 15105
Prunus blireana
east side of tree



- Legend:
- | | |
|--|---|
| NMC - Non Mountable Concrete Curb | |
| EP - Edge of Pavement | 1:25 |
| SIC - Sewer Inspection Chamber (Clean Out) | |
| ORN. - Ornamental |  Tree Protection Fence |
| CONC. - Concrete |  Tree to be Removed |
| PP - Power Pole |  Tree to be Retained |
| WM - Water Meter | |
| DW - Driveway |  Protected Root Zone (PRZ) |

- Some features were surveyed from a remote location using a reflectorless measurement. Elevations in the digital file may not be at ground level.
- Distances and elevations shown are in metres. Unless otherwise noted.
- Property boundaries are from land title records. This drawing is not to be used to redefine property boundary locations.
- Surrounding building outlines and property boundaries by others



TEL: 250 478 7876 WWW.OPPEL.CA
SUITE 111-067 LANGFORD PKWY
VICTORIA BC V8B 0A6

**1417 MAY STREET
SITE SURVEY**

Lot 4, Block D,
Farifield Farm Esatate,
Victoria City, Plan 340

ON POINT PROJECT No.
080-1417 MAY STREET
GOVERNING AUTHORITY FILE No.

TECHNOLOGIST: HMS
DRAWING DATE: May 27, 2016
SURVEY DATE: May 24, 2016

SHEET 1 OF 1
REV: 1

ON POINT DRAWING No.
080-1417 MAY ST TOPO.dwg

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

4.3 Development Permit with Variance Application No. 00028 for 1417 May Street

The City is considering a Rezoning and Development Permit with Variance Application to allow for construction of a two-storey ground-oriented residential building with four dwelling units.

Applicant meeting attendees:

PETER JOHANNKNECHT
SARA HUYNH
BIANCA BODLEY

CASCADIA ARCHITECTS INC.
CASCADIA ARCHITECTS INC.
BIOPHILIA COLLECTIVE LTD.

Mr. Betanzo provided the Panel with a brief introduction of the Application and the following design revisions since the June 28, 2018 Council meeting:

- the butterfly roof with tongue and groove cedar soffits
- the projecting balconies
- the removal of fin walls between the units on the north and south façades
- the wood siding of the south façade
- privacy screening on the rear balconies
- the shiplap wood siding on the south, west and east elevations
- rainwater leaders' location on the facades, leading to rain gardens
- the addition of shrubs and ornamental grasses to replace the front landscape rain gardens.

Mr. Johannknecht provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the applicant's feeling about the current proposal? Are the applicants embracing a change in design, or are they lamenting the loss of what was previously proposed?
 - the applicants are embracing change with the proposed contemporary language and some playfulness
 - the former design was a purposeful expression of a box, and had very positive reception from neighbours
 - the current design has been shifted horizontally and vertically, in response to the comments made at the public hearing.
- how has the roof design been refined in the revised design?
 - the revised roof design brings on board comments from the public hearing, and has a changed expression at the front
 - a classic approach with base, middle and top has been maintained
- are the exterior materials flush, or are there shifts in plane between the materials?
 - the board and batten sits slightly farther out than the basement and top materials, creating a slight shadow line between materials which is visible along the driveway
- how is the building entrance demarcated from May Street?
 - house numbers and mailboxes are clearly displayed at the fence line, and each front unit also has a house number
 - the rear units are accessed down the side path and along the sidewalk beside the driveway, which is demarcated by a change in the driveway materials

- is the southernmost portion of the lot to be used as common space?
 - yes, there is access through the garage
 - this area also houses the bioswale to filter the run-off from the roof
- is grass proposed for the rear yard?
 - yes; all the nearby trees are on neighbouring properties
 - the lawn will provide a flexible open space for the four resident families to use
- how would a resident of a front unit, parked at the rear, carry their groceries inside?
 - they may choose to carry their groceries from the rear to the front entry, otherwise they might also park on the street temporarily, to unload groceries
 - the cemetery across the street reduces the demand for parking on May Street
- are the materials colours accurate as shown on the plans?
 - yes, there is a warmth to the pastel green and blue, reminiscent of the Côte d'Azur
- so the blue is not intended as an eggshell blue?
 - no
- were noise concerns considered with the proposed location of the bedroom headboard against the neighbouring unit's bathtub?
 - a party wall with sufficient sound insulation will separate the two units; however, switching the location of the closet and the bathtubs can be considered
- what is the rationale behind the window locations on the east and west façades?
 - the pattern is determined by the inside spaces; windows are placed where they are needed in the interior
 - the windows are for sunlight and add an element of verticality and playfulness to break up the façade
 - the side façades will not be visible in full due to the driveway width and the location of the adjacent buildings
- what is proposed at the top of the upper floor windows? Were punched openings in the wall for the windows considered?
 - the windows are punched
 - the siding will be capped with flashing, which continues above the upper windows
- is there only flashing above the windows?
 - yes, there is no board and batten siding above the windows
- what is proposed where the downspout reaches the ground? Was a landscape feature or a rainwater garden considered?
 - the rainwater leader on the west side could be daylighted
- what material is used for the rainwater leaders?
 - 4" round steel
- how are the rainwater leaders protected from vehicles?
 - there is a 10ft. drive aisle and people will be hesitant to damage their vehicles; however, additional protection for the rainwater leaders can be considered
- is there sufficient driveway width for the rainwater leaders, which is not devoted to the sidewalk or the drive aisle?
 - yes

- is the aluminum screen on the south elevation a similar colour to the board and batten siding?
 - no; however, there is a similar warmth in tone for the cedar-coloured aluminum screen, which adds privacy and a sun screen for the patios
- were privacy concerns considered with the offset balconies?
 - the balconies were shifted to reduce privacy issues, and the aluminum screening also adds privacy
- is there a shift in plane between the top shiplap siding and the board and batten?
 - yes, the board and batten projects about 2"
 - the siding acts as passive insulation
- is the roof edge at the same plane as the board and batten siding?
 - yes
- what is the distance between the proposed building and the adjacent building to the east?
 - there is approximately 4.5m to the building to the east
- what type of windows are proposed?
 - punch windows, similar to other buildings in the neighbourhood
 - the window design has been carefully designed to minimize the impact on adjacent neighbours
- do any windows face directly towards adjacent neighbours' windows?
 - no, they are all offset
- what is the rationale for the location of the lower floor kitchens, which do not have windows?
 - due to the challenging constraints of the project, the kitchen does not have windows; however, interior breaks in the walls will allow some natural light into the space
 - the lower level is as open as possible while meeting seismic standards
 - there are lightwells for the bedrooms below grade
- was a lightwell to the kitchen considered?
 - a lightwell to the driveway would be possible
- the bedrooms facing May Street show a door through the closet; is this correct?
 - this door is for access to the space under the stair
- what is the primary reason for offsetting the units?
 - to break up the massing, to express residential proportions towards the street and to add privacy for the patios.

Panel members discussed:

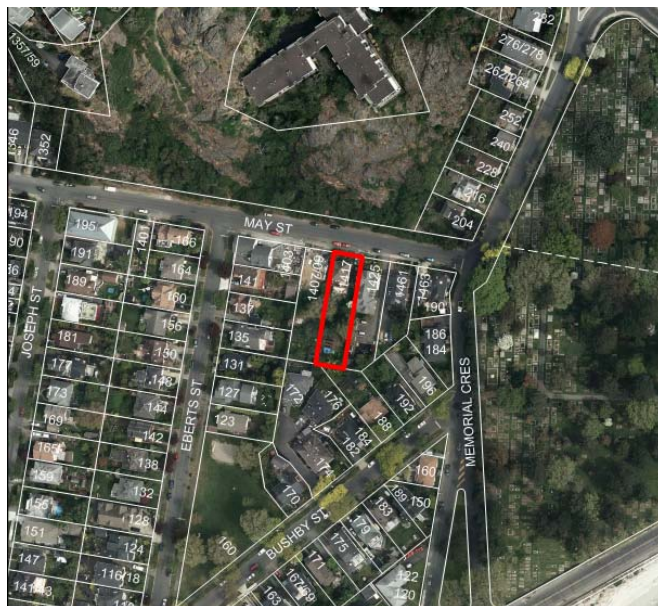
- appreciation for the project's integrated sustainability measures
- the project as an asset to the community
- recognition for the liveability of the units
- concern for the proposal's inactive presentation to May Street
- desire for increased refinement towards the May Street frontage.

Motion:

It was moved by Deborah LeFrank, seconded by Carl-Jan Rupp, that Development Permit with Variance Application No. 00028 for 1417 May Street be approved as presented.

Carried Unanimously

Rezoning & Development Permit with Variances Application for 1417 May Street



Subject Site



Neighbouring Properties



Neighbouring Properties



1461 May Street



1425 May Street



1417 May Street
(Subject Site)



1407 / 1409
May Street



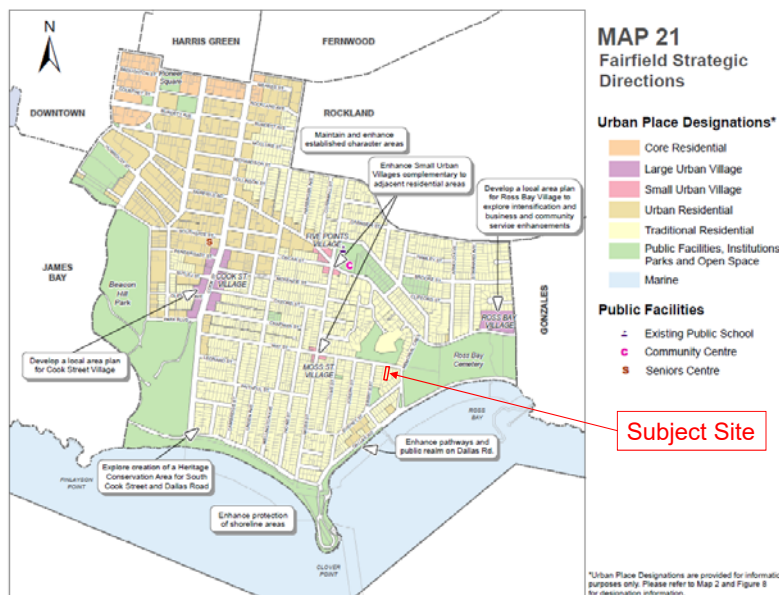
1403 May Street
(Stewart Monuments)



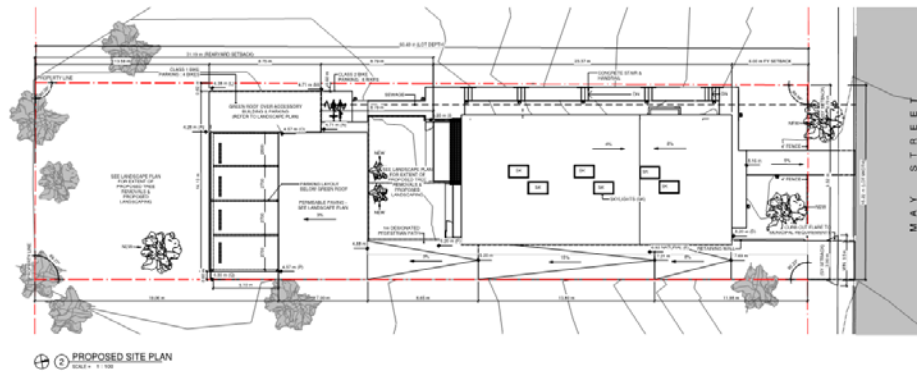
1403 May Street
(Stewart Monuments)



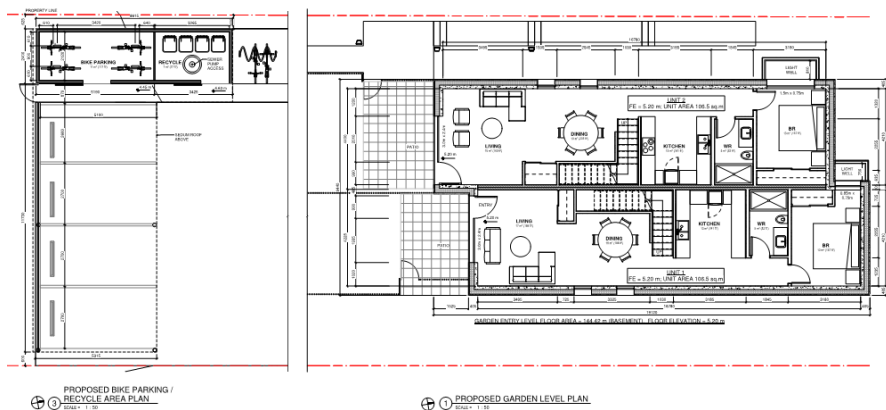
OCP Designation



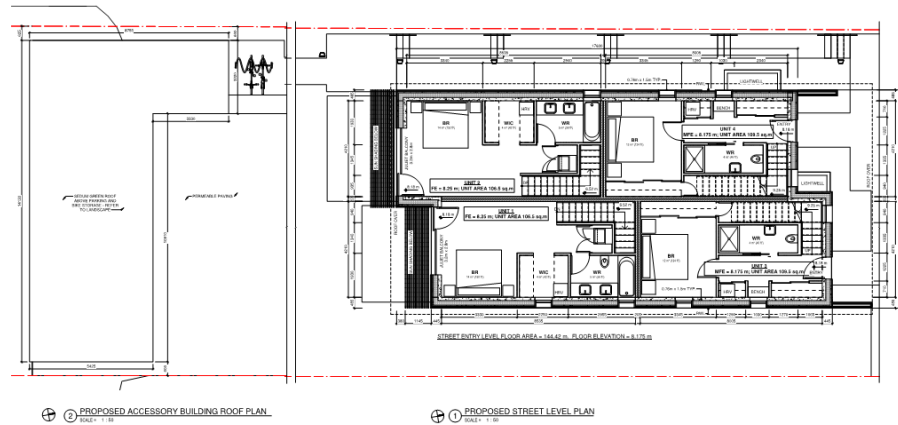
Site Plan



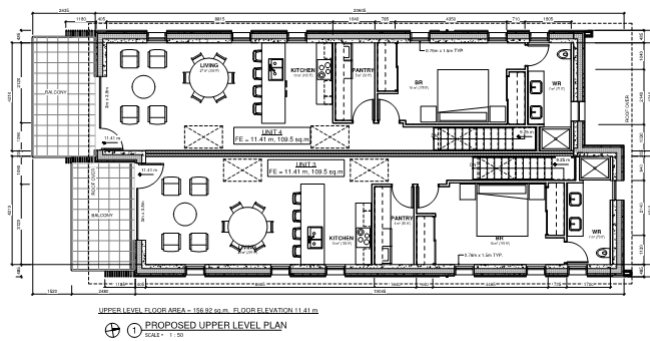
Garden Level & Parking Plan



Street Level Plan



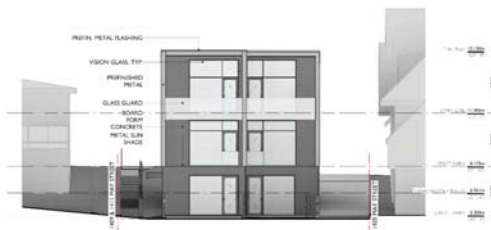
Upper Level Plan



Previous Front & Rear Elevations



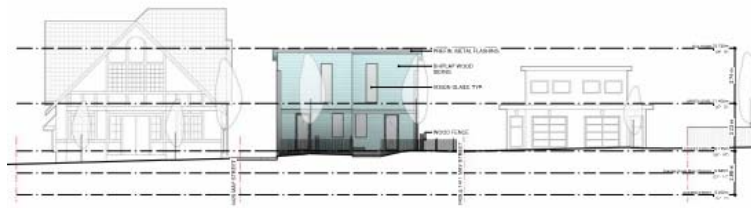
1 PROPOSED NORTH ELEVATION
SCALE: 1:100



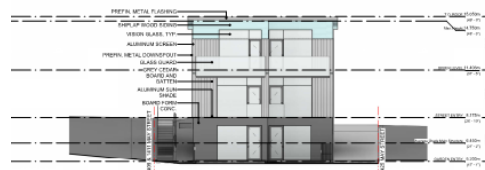
2 PROPOSED SOUTH ELEVATION
SCALE: 1:100



Front and Rear Elevations



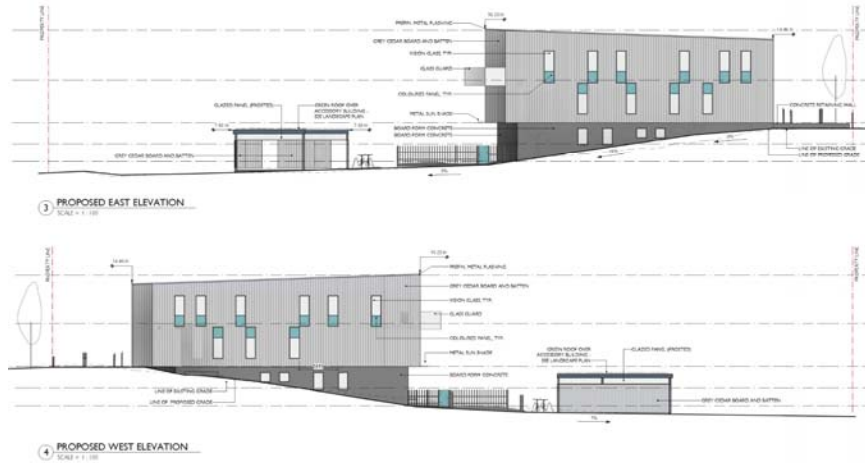
1 PROPOSED NORTH ELEVATION
SCALE: 1:100



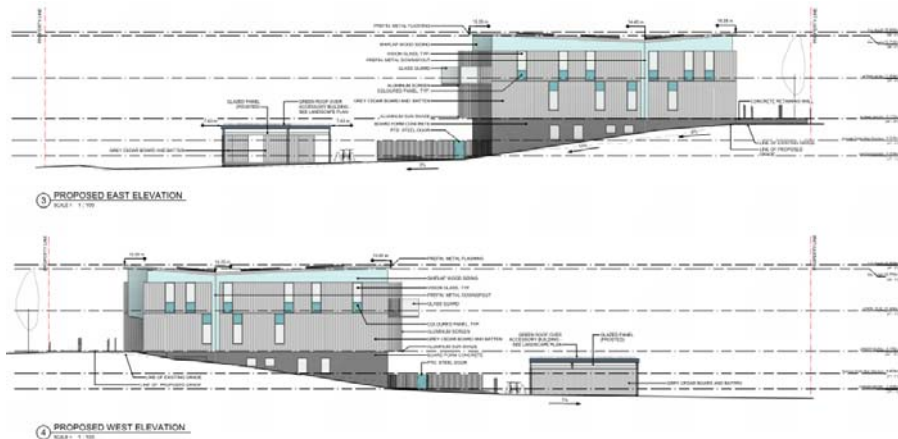
2 PROPOSED SOUTH ELEVATION
SCALE: 1:100



Previous Side Elevations



Side Elevations



Renderings



○ 1417 MAY STREET - VIEW FROM YARD



○ 1417 MAY STREET - VIEW FROM STREET