



Council Report

For the Meeting of July 11, 2019

To: Council **Date:** June 27, 2019

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

Subject: **Rezoning Application No. 00642 and Development Permit with Variance Application No. 00078 for 945 Pembroke Street**

RECOMMENDATION

Rezoning Application No. 00642

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 19-080 (Amendment No. 1199), and give first, second, and third readings to Housing Agreement (945 Pembroke Street) Bylaw No. 19-081.

Development Permit with Variance Application No. 00078

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. 00642, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00078 for 945 Pembroke Street, in accordance with:

1. Plans date stamped May 29, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of residential parking spaces from 12 to 10 and the number of visitor parking spaces from two to nil
 - ii. reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot primarily for residential uses from 1m to 0.60m.
3. Enter into an Agreement with a car share provider and purchase 12 car share memberships (one car share membership per dwelling unit).
4. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 945 Pembroke Street. The proposal is to increase the density to 0.87:1 floor space ratio and construct two multi-unit residential buildings.

In accordance with Council's motion of February 28, 2019 included below, the necessary conditions that would authorize the approval of the Rezoning Application for the subject properties have been fulfilled. The motion from the February 28, 2019 Council meeting is as follows:

Rezoning Application No. 00642

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00642 for 945 Pembroke Street, that first and second reading of the Zoning Regulation Bylaw Amendment and bylaw to authorize a housing agreement be considered by Council and a Public Hearing date be set, subject to the applicant preparing and executing a housing agreement to ensure that future Strata Bylaws could not prohibit the rental of units.

That Council direct staff to explore with the applicant to work with the CRD to secure one of the units as below market housing.

Development Permit with Variances Application No. 00078

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. 00642, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00078 for 945 Pembroke Street, in accordance with:

- 1. Plans date stamped February 12, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. Lot A - reduce the required number of residential parking spaces from six to five and the number of visitor parking spaces from one to nil*
 - ii. Lot B - reduce the required number of residential parking spaces from six to five and number of visitor parking spaces from one to nil*
 - iii. Reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot primarily for residential uses from 1m to 0.60m.*
- 3. Enter into an Agreement with a car share provider and purchase 12 car share membership (one car share membership per dwelling unit).*
- 4. The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Site Planning and Subdivision

At Committee of the Whole (COTW) on February 28, 2019, the applicant proposed to subdivide the subject property into two lots and construct a multi-unit residential building on each lot. Following COTW, the applicant received more information on servicing the site and determined that it is not financially feasible to service two separate lots as originally proposed. The applicant has revised the plans to show two multi-unit residential buildings on one lot (revised plans attached). This proposed change does not alter the building heights, density, building setbacks or number of dwelling units. Even though there are no changes to the number of parking spaces being provided, the original wording for the parking variance in Council's motion had to be adjusted to reflect two buildings on one lot. The recommendation for the Development Permit with Variance Application has been updated accordingly, for Council's consideration.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to these applications, staff can report that the following items have been fulfilled:

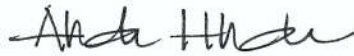
- an executed Housing Agreement was provided to ensure that all dwelling units remain rental in perpetuity
- an executed Housing Agreement to designate one of the dwelling units as an "Affordable Unit" under the Capital Regional District's housing program
- an agreement between Modo and the applicant for the purchase of 12 car share memberships.

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,




Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: July 3, 2019

List of Attachments

- Attachment A: Updated plans dated May 29, 2019
Attachment B: Council minutes dated February 28, 2019
Attachment C: Letter from the Capital Regional District dated June 13, 2019
Attachment D: Letter from Modo dated June 24, 2019.

945 PEMBROKE STREET

APPLICATION FOR REZONING

LEGAL DESCRIPTION: LOT A, SUBURBAN LOT 6, VICTORIA CITY, PLAN VIP83993



CONTACTS

APPLICANT

UNHAR PROJECTS LTD
1137 NORTH PARK STREET
VICTORIA, BC V8T 1G7

250-861-1571

CONTACT: GARDE COLLINS

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ARCHITECT

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CONTACT: CH. LINTOTT

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JE ANDERSON & ASSOCIATES
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BUILDING CODE DATA

APPLICABLE BUILDING CODE

REBUILDING CODE 2018 EDITION
ALL WORK TO COMPLY WITH BCC 2018 IN ALL INSTANCES
PART 9, GROUP C RESIDENTIAL OCCUPANCY CLASSIFICATION

BUILDING HEIGHT

3.1/2 STOREYS

BUILDING CODE 2018 DEFINITION OF STOREY:
THAT PORTION OF A BUILDING THAT IS SITUATED BETWEEN THE TOP OF ANY FLOOR AND THE TOP OF THE NEXT FLOOR ABOVE IT, AND IF THERE IS NO FLOOR ABOVE IT, THAT PORTION BETWEEN THE TOP OF SUCH FLOOR AND THE CEILING ABOVE IT.

FIRE SEPARATIONS

FLOOR ASSEMBLY BETWEEN LOWER & MAIN LEVEL
AND DEMISING WALLS BETWEEN MAIN UNITS
AND BETWEEN MAIN UNITS AND COMMONS EATS

1 HOUR (ARTICLE 5.10.9.1.4)

DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVEL
FLOOR ASSEMBLIES CONTAINED WITHIN A DWELLING UNIT NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS

NONE (ARTICLE 5.10.9.1.2)

CLASSIFICATION

3.2.2.32 GROUP C, UP TO 3 STOREYS

2) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFORM TO SENTENCE (2), PROVIDED:
a) IT IS NOT MORE THAN 3 STOREYS IN BUILDING HEIGHT, AND
b) IT HAS A BUILDING AREA NOT MORE THAN THE VALUE IN TABLE 3.2.2.32.

NO. OF STOREYS: 3
FACING 1 STREET
800 SQ.M

2) THE BUILDING REFERRED TO IN SENTENCE (2) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMINATION, AND
3) EXCEPT AS PERMITTED BY SENTENCE (3) AND (4), FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HR.

3) MEZANINES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HR, AND
4) GROUND FLOOR WALLS, CO. UNITS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN REQUIRED FOR THE SUPPORTING ASSEMBLY.

3) IN A BUILDING THAT CONTAINS DWELLING UNITS THAT HAVE MORE THAN ONE STOREY, SUBJECT TO THE REQUIREMENTS OF SENTENCE 3.2.2.32, THE FLOOR ASSEMBLIES, INCLUDING FLOORS OVER BASEMENTS, WHICH ARE ENTIRELY CONTAINED WITHIN THESE DWELLING UNITS, SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HR, BUT NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS.

4) IN A BUILDING IN WHICH THERE IS NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, THE FIRE RESISTANCE RATING FOR FLOOR ASSEMBLIES ENTIRELY WITHIN A DWELLING UNIT IS WAIVED.

FIRE ALARMS

3.10.18.2 FIRE ALARM SYSTEM REQUIRED

3) A FIRE ALARM SYSTEM IS NOT REQUIRED IN A RESIDENTIAL OCCUPANCY WHERE AN EXIT OR PUBLIC CORRIDOR SERVES NOT MORE THAN 4 SUITES OR WHERE EACH SUITE HAS A DIRECT ACCESS TO AN EXTERIOR EXIT FACILITY LEADING TO GROUND LEVEL.

CONSTRUCTION:
COMBUSTIBLE (NON-COMBUSTIBLE)
SPRINKLERED: NO

RESUBMISSION NOTES

- SUITE AREAS HAVE BEEN REVISED TO INCLUDE STAIR AREA ON LEVEL 2. OVERALL BUILDING AREAS HAVE NOT CHANGED AS THE STAIR AREA WAS ALREADY INCLUDED ON BOTH FLOOR PER CITY OF VICTORIA SCHEDULE 4 DEFINITIONS.
- TRELLIS CONSTRUCTION HAS BEEN CHANGED FROM 1/4" MATERIAL TO 1/2" MATERIAL.
- HOUSE A STEP SETBACK DIMENSION MISSING FROM THE SITE PLAN HAS BEEN ADDED.

REZONING PROJECT INFORMATION TABLE

	PROPOSED
ZONING	SITE SPECIFIC
SITE AREA	1061.7 m ²
TOTAL FLOOR AREA	920.33 m ²
COMMERCIAL FLOOR AREA	N/A
FLOOR SPACE RATIO	0.87:1
SITE COVERAGE	35.6%
OPEN SITE SPACE	32.5%
HEIGHT OF BUILDING	A: 9.71 m, B: 9.48 m
NUMBER OF STOREYS	3 1/2
PARKING STALLS ON SITE	10 (VARIANCE: 14 REQUIRED)
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 16 SHORT TERM: 6
BUILDING SETBACKS	
FRONT YARD (AVERAGE)	A: 5.44 m, B: 5.52
FRONT YARD (NORTH)	A: 5.65 m, B: 5.76
FRONT YARD (EAST)	A: 3.12 m, B: 3.13
REAR YARD (SOUTH)	A: 12.98 m, B: 12.79 m
SIDE YARD (EAST)	2.21 m
SIDE YARD (WEST)	2.17 m
COMBINED SIDE YARDS	4.38 m

SITE COVERAGE

STRUCTURE 378.10/

LOT AREA 1061.7

0.354

OPEN SITE SPACE

STRUCTURE 378.10/

PARKING LOT & DRIVEWAY 338.82

TOTAL 718.52

LOT AREA 1061.7

TOTAL ABOVE 718.52

OPEN SITE SPACE 343.18/

LOT AREA 1061.7

0.325

AVERAGE FRONT SETBACK - HOUSE A

5.31 m x 4 = 21.24 m

5.83 m x 2 = 11.66 m

3.12 m x 3.12 m

TOTAL = 34.06 m

38.06 m / 7 = 5.44 m

AVERAGE FRONT SETBACK - HOUSE B

6.00 m x 4 = 24.00 m

5.76 m x 2 = 11.52 m

3.12 m x 3.12 m

TOTAL = 38.60 m

38.65 m / 7 = 5.52 m

RESIDENTIAL USE DETAILS

	PROPOSED
TOTAL NUMBER OF UNITS	12
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	4
MINIMUM UNIT FLOOR AREA	65.53 m ²
TOTAL RESIDENTIAL FLOOR AREA	876.26 m ²

SCHEDULE C PARKING CALCULATION - HOUSE A & B

A. COMBINATION OF DWELLING UNITS IN A BUILDING REGULATED BY THE STRATA PROPERTY ACT

1. CORE AREA
0.36 SPACES PER DWELLING UNIT BETWEEN 25 m² TO 75 m²
0.20 SPACES PER DWELLING UNIT GREATER THAN 75 m²

VISITOR

0.1 SPACES PER DWELLING UNIT

CALCULATED STALLS (0.8 * 8) + (1.20 * 8) + (0.1 * 12) = 14

PROVIDED: 10

ALL STRATA UNITS WILL BE ENROLLED IN THE MOVED CAR SHARE PROGRAM

TOTAL RESIDENTIAL UNIT AREAS

(MEASURED TO INSIDE FACE OF EXTERIOR WALLS)

BUILDING A

UNIT A1 68.45 SQ.M / 737 SQ.FT

UNIT A2 65.53 SQ.M / 705 SQ.FT

UNIT A3 75.84 SQ.M / 824 SQ.FT

UNIT A4 75.56 SQ.M / 814 SQ.FT

UNIT A5 76.48 SQ.M / 829 SQ.FT

UNIT A6 75.56 SQ.M / 824 SQ.FT

BUILDING B

UNIT B1 68.87 SQ.M / 738 SQ.FT

UNIT B2 66.31 SQ.M / 715 SQ.FT

UNIT B3 78.25 SQ.M / 843 SQ.FT

UNIT B4 76.57 SQ.M / 824 SQ.FT

UNIT B5 75.84 SQ.M / 824 SQ.FT

UNIT B6 76.72 SQ.M / 825 SQ.FT

TOTAL FLOOR AREA

127.32 SQ.M / 1377 SQ.FT

MAIN FLOOR 126.80 SQ.M / 1371 SQ.FT

UPPER FLOOR 140.39 SQ.M / 1514 SQ.FT

BUILDING B

BASEMENT 138.11 SQ.M / 1479 SQ.FT

MAIN FLOOR 126.80 SQ.M / 1371 SQ.FT

UPPER FLOOR 140.39 SQ.M / 1514 SQ.FT

TOTAL FLOOR AREA 585.33 SQ.M / 6306 SQ.FT

BASE STORIES (TODOLGUE & DEFINITION)

THAT PART OF ANY BUILDING WHOLLY OR PARTLY WITHIN THE FRAMING OF THE ROOF, WHERE THE VARIABLE FLOOR AREA IS NOT MORE THAN TOP OF THE GROUND FLOOR AREA OF THE BUILDING.

CALCULATION: BUILDING A

64.51 SQ.M ATTIC STORAGE FLOOR AREA
140.39 SQ.M MAIN FLOOR AREA
+ 35.9%

BUILDING B

64.67 SQ.M ATTIC STORAGE FLOOR AREA
140.39 SQ.M MAIN FLOOR AREA
+ 35.9%



CITY OF VICTORIA

RECEIVED

DEEMED

JUN 24 2019

MAY 29 2019

Christine Lintott
Architects

Scale: 1:200 (1" = 20' 0")
Drawing: 1919-06-24-11-41-59 PM
Checked by: CL

Issue Date

CALUC Meeting March 26-18
Rezoning Application March 28-18
Rezoning Resubmission June 22-18
Rezoning Resubmission 2 July 30, 2018
Rezoning Resubmission 3 Jan. 9, 2019
Rezoning Resubmission 4 May 27, 2019

Revision

No.	Description	Date
1	Suite Areas	May 24-19
2	House A Steps Setback	May 24-19

Consultant

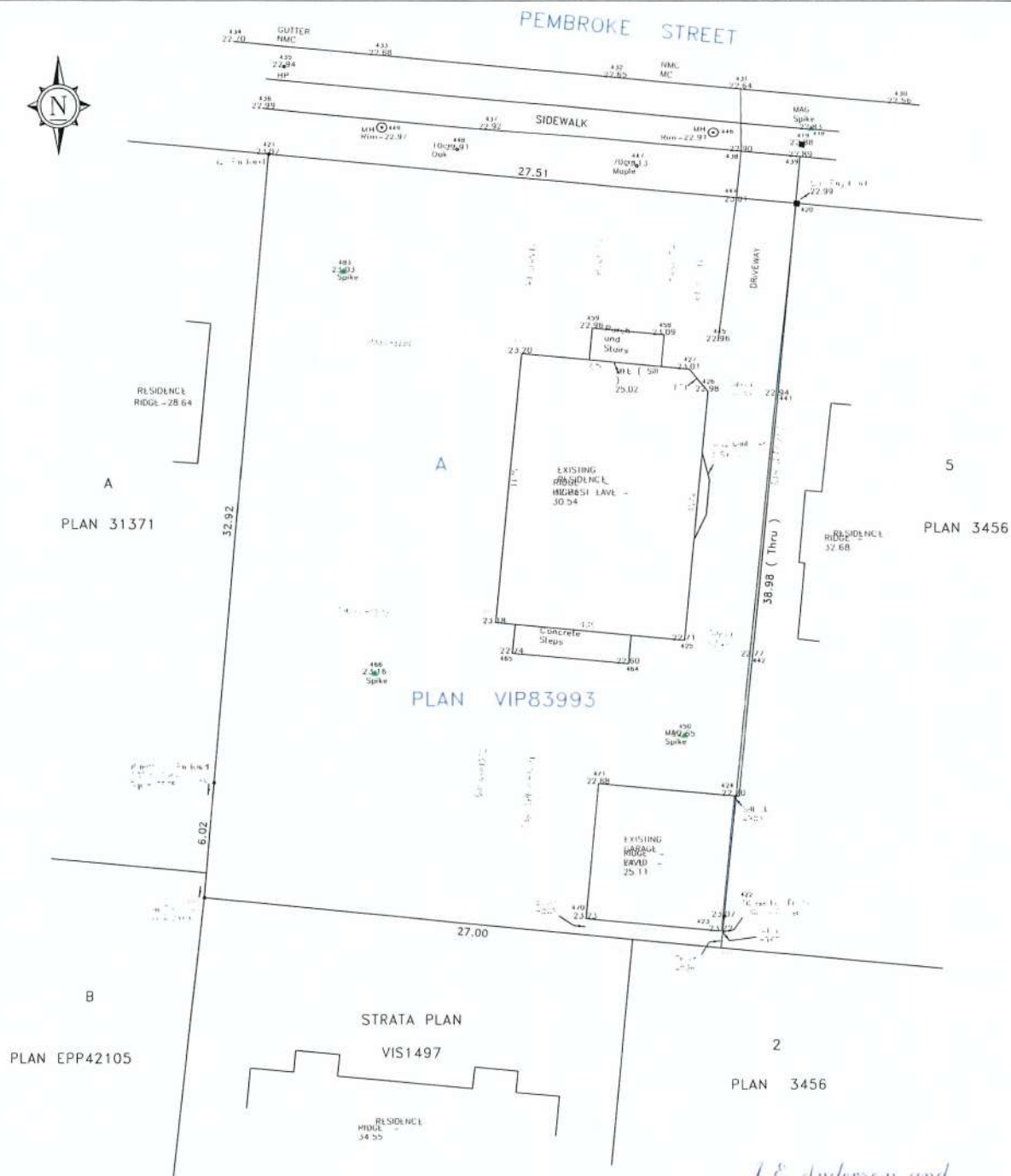
945 Pembroke
Street
House A & B

Cover Sheet

Date: 2019-06-24 1:41:59 PM
Drawn by: LA
Checked by: CL

A0.00

Scale:



*J.E. Anderson and
Associates*

SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

AT 945 PEMBROKE ST. PID 027-278-972

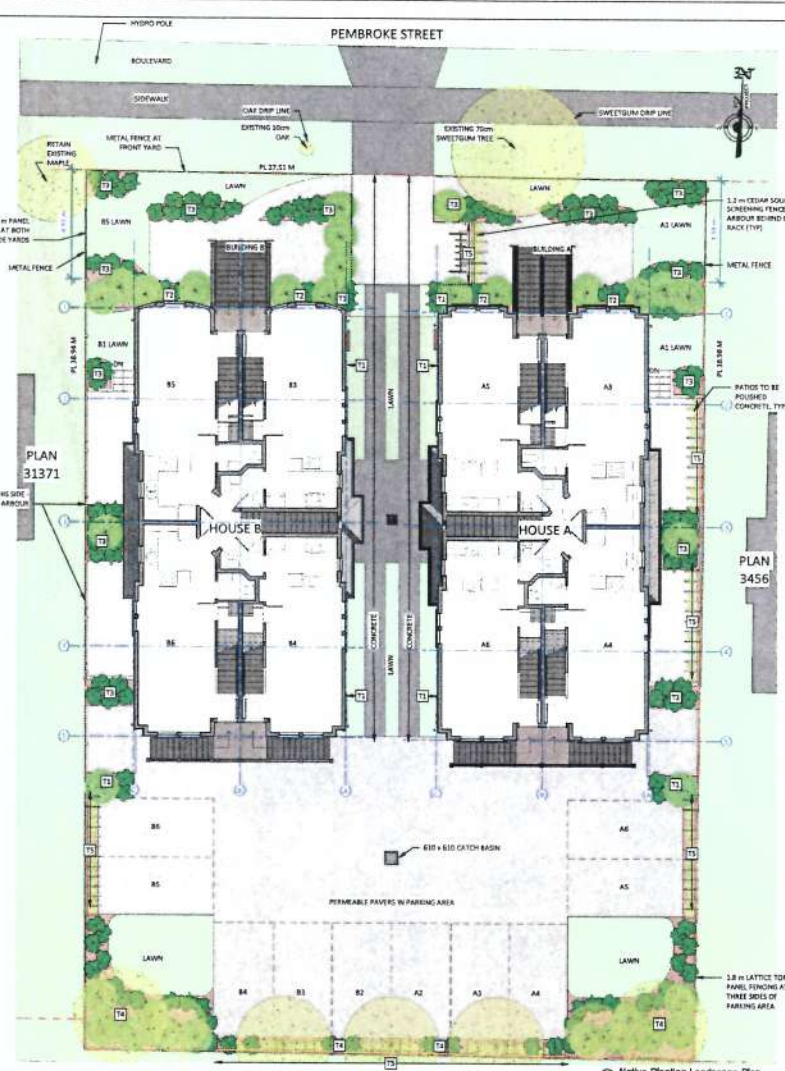
LOT A, SUBURBAN LOT 6,
VICTORIA CITY, PLAN VIP83993

DRAWN BY: DBL	PROJECT SURVEYOR: D.P.
SCALE: 1:50	DATE: MAY 21, 2017
LINHAR PROJECTS INC.	
OUR FILE: J0444	REVISION:

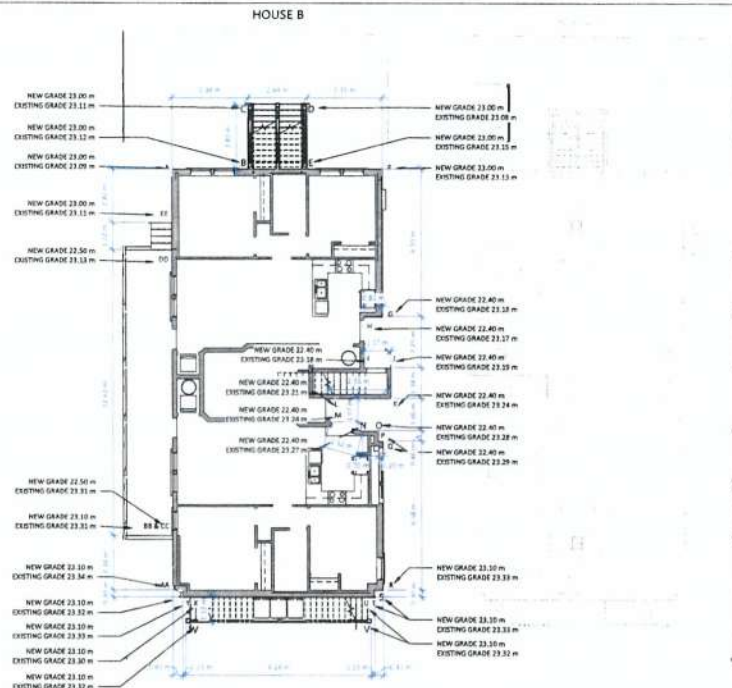
NOTE: ELEVATIONS ARE TO GLOIDIC
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THE DECIMAL POINT OF THE
ELEVATION IS THE LOCATION OF THE
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SPECIFIED
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OBTAINED FROM SURVEY AND EXISTING SURVEY
RECORDS
DIMENSIONS AND SETBACKS ARE
WHATEVER OF CONCRETE FOUNDATION ON THE
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GROUND
THIS INFORMATION MUST BE CONFIRMED BY AN
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DBL

945 Pembroke Street House A & B	Existing Survey	2017-05-27 2:59:18 PM	Drawn by Checked by A0.02	1:1000
Consultant	Revision No. Description Date	Issue Date	Caluc Meeting March 26-18 Receiving Application March 28-18 Receiving Submission 1 June 22-18 Receiving Submission 2 July 30, 2018 Receiving Submission 3 May 2, 2019 Receiving Submission 4 May 21, 2019	Issue Date



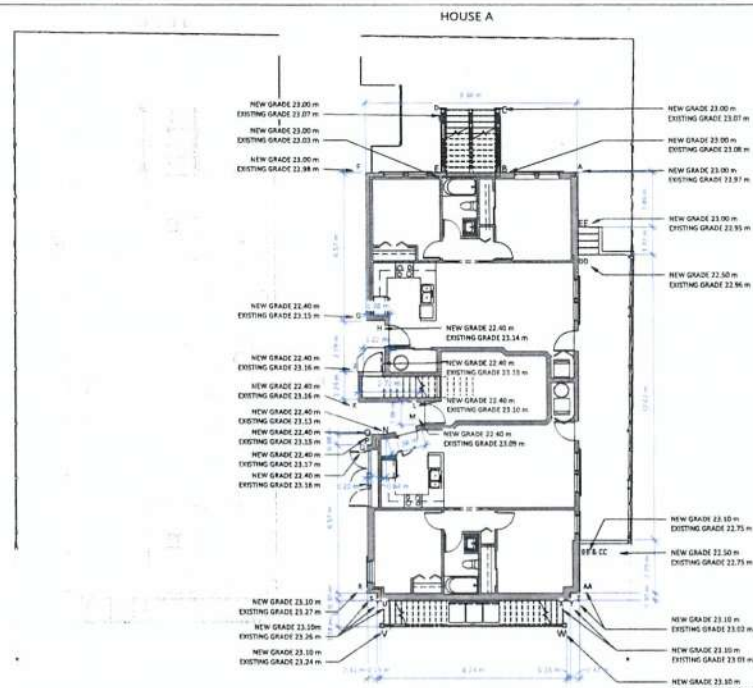
THIS DRAWING IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.



② Grade Plan - House B
1 : 100

GRADE CALCULATION - (PER SCHEDULE A DEFINITIONS)

A & B	((23.00 + 23.00) / 2)	+ 3.38 m	+ 77.74	G & R	((22.40 + 23.10) / 2)	+ 6.58 m	+ 149.70
B & C	((23.00 + 23.00) / 2)	+ 2.85 m	+ 65.55	R & S	((23.10 + 23.10) / 2)	+ 0.30 m	+ 6.93
C & D	((23.00 + 23.00) / 2)	+ 2.64 m	+ 60.72	S & T	((23.10 + 23.10) / 2)	+ 0.41 m	+ 9.47
D & E	((23.00 + 23.00) / 2)	+ 2.85 m	+ 65.55	T & U	((23.10 + 23.10) / 2)	+ 0.15 m	+ 3.47
E & F	((23.00 + 23.00) / 2)	+ 3.35 m	+ 77.05	U & V	((23.10 + 23.10) / 2)	+ 1.12 m	+ 25.87
F & G	((23.00 + 23.40) / 2)	+ 6.52 m	+ 147.78	V & W	((23.10 + 23.10) / 2)	+ 8.24 m	+ 190.34
G & H	((22.40 + 23.40) / 2)	+ 0.81 m	+ 18.55	W & X	((23.10 + 23.10) / 2)	+ 1.13 m	+ 25.87
H & I	((22.40 + 22.40) / 2)	+ 2.25 m	+ 50.40	X & Y	((23.10 + 23.10) / 2)	+ 0.15 m	+ 3.47
I & J	((22.40 + 22.40) / 2)	+ 1.22 m	+ 27.33	Y & Z	((23.10 + 23.10) / 2)	+ 0.41 m	+ 9.47
J & K	((22.40 + 22.40) / 2)	+ 1.34 m	+ 30.02	Z & AA	((23.10 + 23.10) / 2)	+ 0.30 m	+ 6.93
K & L	((22.40 + 22.40) / 2)	+ 2.55 m	+ 57.12	AA & CC	((23.10 + 23.10) / 2)	+ 2.34 m	+ 54.05
L & M	((22.40 + 22.40) / 2)	+ 1.07 m	+ 23.97	CC & DD	((22.50 + 22.50) / 2)	+ 12.62 m	+ 283.95
M & N	((22.40 + 22.40) / 2)	+ 1.52 m	+ 34.05	DD & EE	((22.50 + 23.00) / 2)	+ 1.22 m	+ 27.76
N & O	((22.40 + 22.40) / 2)	+ 0.70 m	+ 15.68	EE & A	((23.00 + 23.00) / 2)	12.62 m	± 33.66
O & P	((22.40 + 22.40) / 2)	+ 0.46 m	+ 10.30			+ 71.10	+ 1619.27
P & Q	((22.40 + 22.40) / 2)	+ 0.20 m	+ 4.48				1619.27 / 71.10 = 22.77 m



① Grade Plan - House A
1 : 100

GRADE CALCULATION - (PER SCHEDULE A DEFINITIONS)

A & B	((23.07 + 23.00) / 2)	+ 3.38 m	+ 77.60	G & R	((22.40 + 23.10) / 2)	+ 6.57 m	+ 149.47
B & C	((23.00 + 23.00) / 2)	+ 2.82 m	+ 64.86	R & S	((23.10 + 23.10) / 2)	+ 0.30 m	+ 6.93
C & D	((23.00 + 23.00) / 2)	+ 2.64 m	+ 60.72	S & T	((23.10 + 23.10) / 2)	+ 0.41 m	+ 9.47
D & E	((23.00 + 23.00) / 2)	+ 2.82 m	+ 64.86	T & U	((23.10 + 23.10) / 2)	+ 0.15 m	+ 3.47
E & F	((23.00 + 22.96) / 2)	+ 3.35 m	+ 77.02	U & V	((23.10 + 23.10) / 2)	+ 1.14 m	+ 26.33
F & G	((22.98 + 22.40) / 2)	+ 6.57 m	+ 149.07	V & W	((23.10 + 23.04) / 2)	+ 8.24 m	+ 190.10
G & H	((22.40 + 22.40) / 2)	+ 0.81 m	+ 18.14	W & X	((23.04 + 23.03) / 2)	+ 1.14 m	+ 26.36
H & I	((22.40 + 22.40) / 2)	+ 2.08 m	+ 46.59	X & Y	((23.03 + 23.03) / 2)	+ 0.15 m	+ 3.45
I & J	((22.40 + 22.40) / 2)	+ 1.22 m	+ 27.33	Y & Z	((23.03 + 23.02) / 2)	+ 0.41 m	+ 9.44
J & K	((22.40 + 22.40) / 2)	+ 1.33 m	+ 29.79	Z & AA	((23.02 + 23.02) / 2)	+ 0.30 m	+ 6.91
K & L	((22.40 + 22.40) / 2)	+ 3.05 m	+ 68.32	AA & CC	((23.02 + 22.75) / 2)	+ 2.29 m	+ 52.41
L & M	((22.40 + 22.40) / 2)	+ 1.06 m	+ 23.74	CC & DD	((22.50 + 22.50) / 2)	+ 12.62 m	+ 283.95
M & N	((22.40 + 22.40) / 2)	+ 1.58 m	+ 35.39	DD & EE	((22.50 + 22.95) / 2)	+ 1.22 m	+ 27.72
N & O	((22.40 + 22.40) / 2)	+ 0.64 m	+ 14.34	EE & A	((22.95 + 22.97) / 2)	12.62 m	± 37.37
O & P	((22.40 + 22.40) / 2)	+ 0.48 m	+ 10.75			+ 71.46	+ 1626.17
P & Q	((22.40 + 22.40) / 2)	+ 0.20 m	+ 4.48				1626.17 / 71.46 = 22.76 m

Christine Lintott
Architects



Unit 1, 104 Graham Street, Suite 101
Vancouver, BC V6C 3K2
www.christinelintott.ca

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019
Rezoning Resubmission 4	May 27, 2019

Revision	No.	Description	Date
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Consultant

945 Pembroke
Street
House A & B

Grade Calculations

Date	2019-05-27 2:59:41 PM
Drawn by	LA
Checked by	CL
A0.04	
Scale	1 : 100



① Existing Partial Block Elevation
1:200



House A West Elevation with House B Windows Overlayed
⑥ 1:100



House A East Elevation with Neighbouring Windows Overlayed
② 1:100



③ Proposed Partial Block Elevation
1:200

House B West Elevation with Neighbouring Windows Overlayed
④ 1:100

Christine Lintott
Architects

Unit 1 - 3rd Queen Avenue East, Unit 101, 4th
Floor, 4th Floor, 4th Floor, 4th Floor
Tel: 416-291-1111
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Revision	No.	Description	Date
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Consultant

945 Pembroke
Street
House A & B

Context Elevations &
Outlook Comparison

Date 2019-05-27 2:59:52 PM
Drawn by I.A.
Checked by C.L.

A0.05

Scale As Indicated

Christine Lintott
Architects



Suite 2, 3940 Glenview Avenue, North York, ON M2H 3K4
Telephone: (416) 291-1100
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Revision	No.	Description	Date
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Consultant

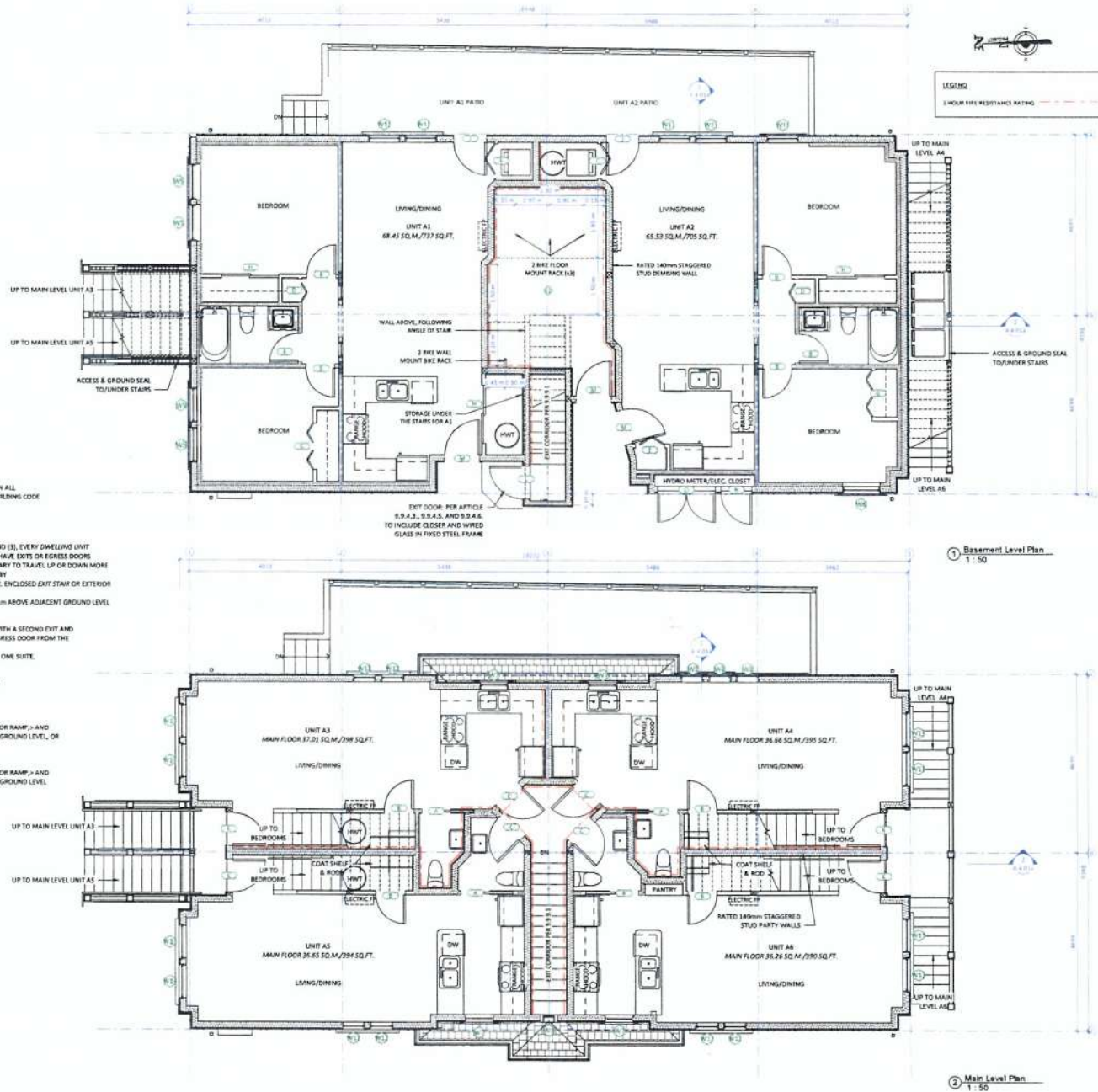
945 Pembroke
Street
House A

Basement and Main Floor
Plan

Date: 2019-05-27 2:57:54 PM
Drawn by: J.A.
Checked by: CL

A 2.01a

Scale: As indicated



NOTES:

STAIRS, RAMPS, HANDRAILS AND GUARDS TO CONFORM IN ALL INSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

- 9.9.9.1. TRAVEL LIMIT TO EXITS OR EGRESS DOORS
IS EXCEPT AS PROVIDED IN SENTENCE (1) AND (2), EVERY DWELLING UNIT CONTAINING MORE THAN 3 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY:
a) AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED EXIT STAIR OR EXTERIOR PASSAGEWAY, OR
b) AN EXIT DOORWAY NOT MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.
- 9.9.9.2. SHARED EGRESS FACILITIES
i) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO:
a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,
b) A PUBLIC CORRIDOR
i) SERVING MORE THAN ONE SUITE, AND
ii) SERVED BY A SINGLE EXIT,
c) AN EXTERIOR PASSAGEWAY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY «OR RAMP» AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR
d) A BALCONY
i) SERVING MORE THAN ONE SUITE,
ii) SERVED BY A SINGLE EXIT STAIRWAY «OR RAMP» AND
iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
Rezoning Resubmission 3	Jan. 9, 2019
Rezoning Resubmission 4	May 27, 2019

Revision		
No.	Description	Date
1	Suite Areas	May 24-19

Consultant

945 Pembroke
Street
House A

Upper Floor & Roof Plan

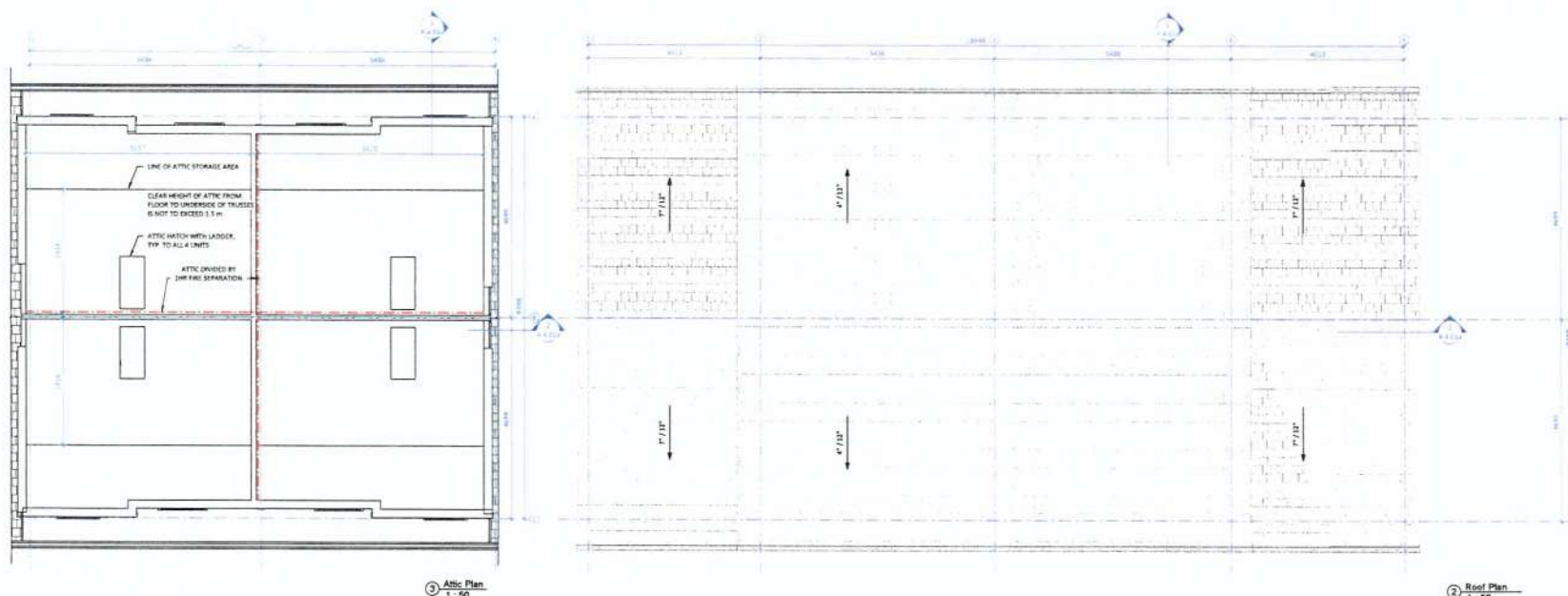
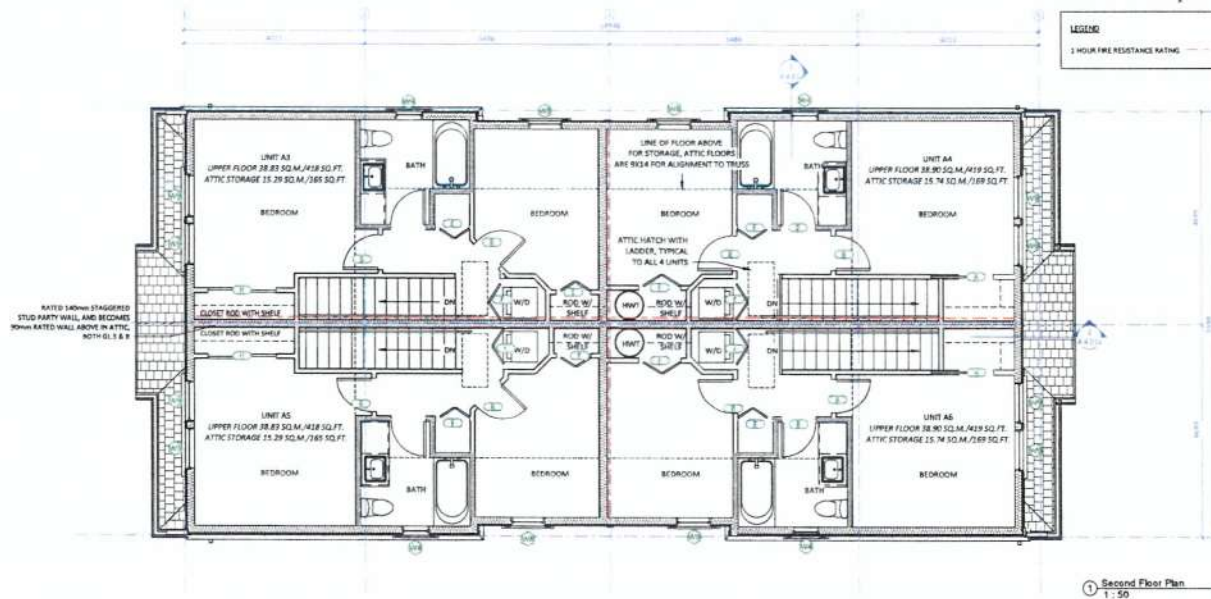
Date 2019-05-27 2:58:02 PM

Drawn by	LA
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Checked by	CL
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A 2.02a

Scale	As indicated
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Christine Lintott
Architects

Scale: 1" = 8'-0" (Architectural)
 Scale: 1" = 16'-0" (Mechanical/Electrical/Plumbing)

Issue	Date
CALC Meeting	March 26-18
Rezoning Application	March 28-18
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Rezoning Resubmission 4	May 27, 2019

Revision	No.	Description	Date
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Consultant

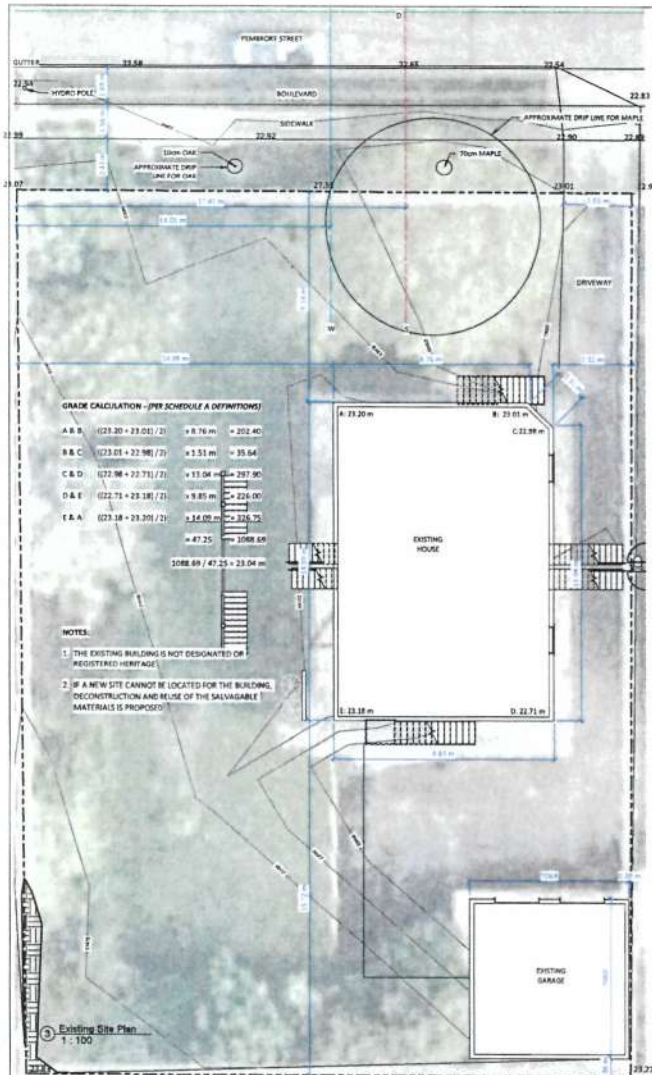
945 Pembroke
Street
House A

Exterior Elevations

Date	2019-05-27 2:58:23 PM
Drawn by	LA
Checked by	CL
Scale	1:50

A 3.01a

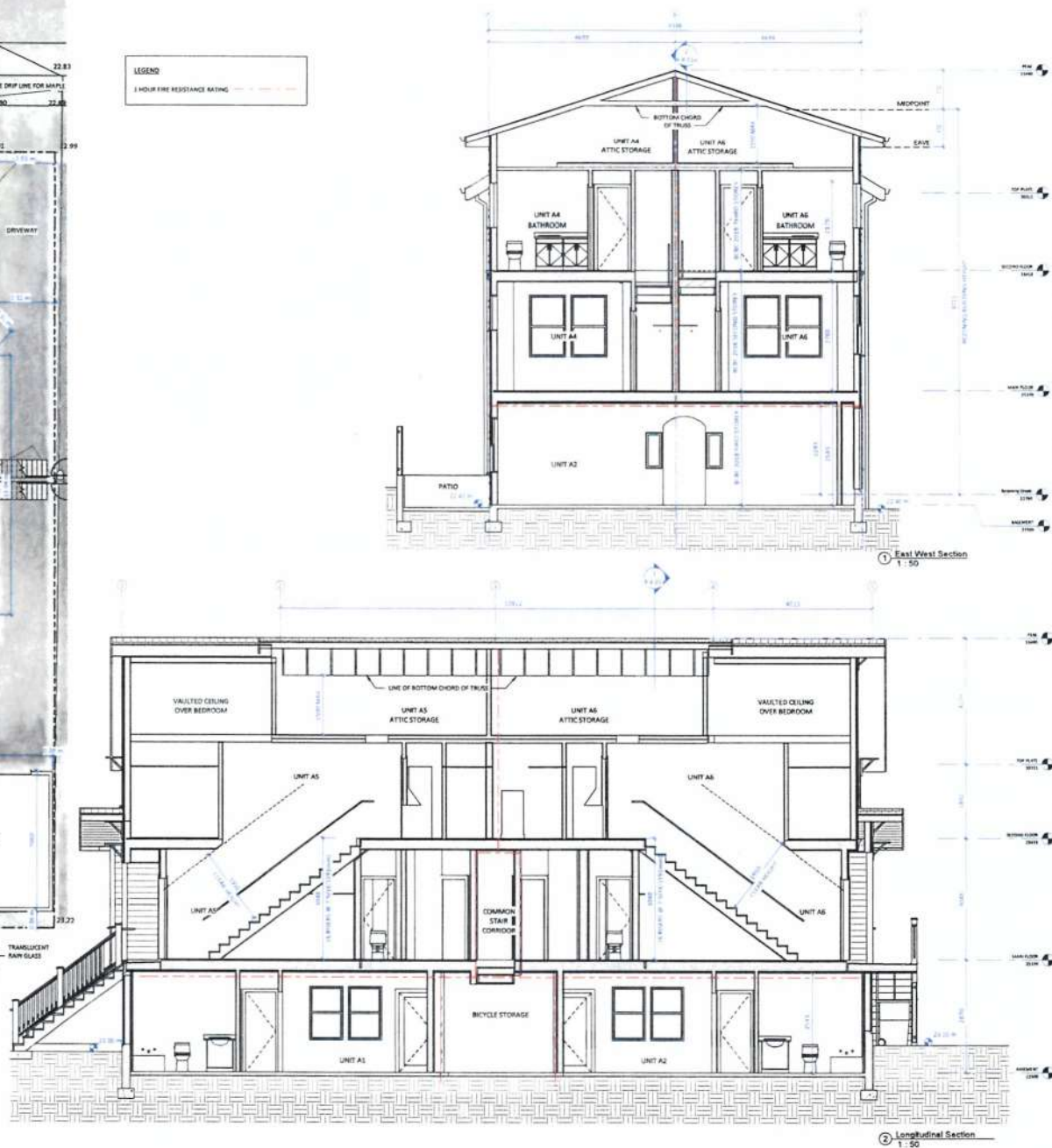
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Door Schedule						
Type	Mark	Width	Height	Fire Rating	Comments	Count
A	762	2032	N		INTERIOR POCKET	6
B	762	2032	N		INTERIOR SWING	22
C	818	2032	12H		INTERIOR CORRIDOR	4
D	610	2032	N		INTERIOR BIFOLD	2
E	762	2032	N		INTERIOR BIFOLD	7
F	914	2032	N		INTERIOR BIFOLD	8
G	1218	2032	N		INTERIOR BIFOLD	2
H	1524	2032	N		INTERIOR SLIDER	3
J	864	2032	N		EXTERIOR PATIO FULL GLASS	2
K	864	2032	N		EXTERIOR ENTRANCE HALF GLASS	4
L	864	2032	12H		EXTERIOR ENTRANCE HALF GLASS	1
M	814	2032	N		EXTERIOR ENTRANCE HALF GLASS	3
N	818	2032	N		EXTERIOR SERVICE	1
O	1524	2032	N		EXTERIOR SERVICE	1
Grand total:						68

Window Schedule

Type Mark	Width	Height	Operation	Count
W1	406	914	FIXED, INTERIOR	4
W2	610	914	FIXED	3
W3	610	1290	FIXED	1
W4	610	1067	SINGLE HUNG	4
W5	914	1219	SINGLE HUNG	4
W6	991	1219	SINGLE HUNG	1
W7	762	1290	SINGLE HUNG	4
W8	762	1321	SINGLE HUNG	4
W9	914	1321	SINGLE HUNG	8
W10	838	1372	SINGLE HUNG	5
W11	610	1524	SINGLE HUNG	8
W12	914	1600	SINGLE HUNG	8
Grand total:	52			



Christine Lintott Architects

Scale 1: 1000 (Architect's Office)

Telephone: 416-291-1111

www.christinelintott.com

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
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Rezoning Resubmission 3	Jan. 9, 2019
Rezoning Resubmission 4	May 27, 2019

Revision	No.	Description	Date

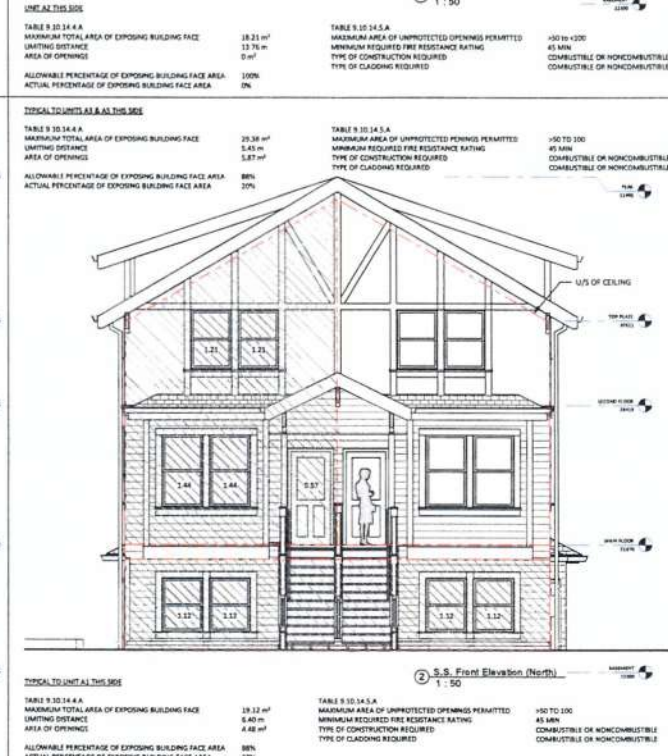
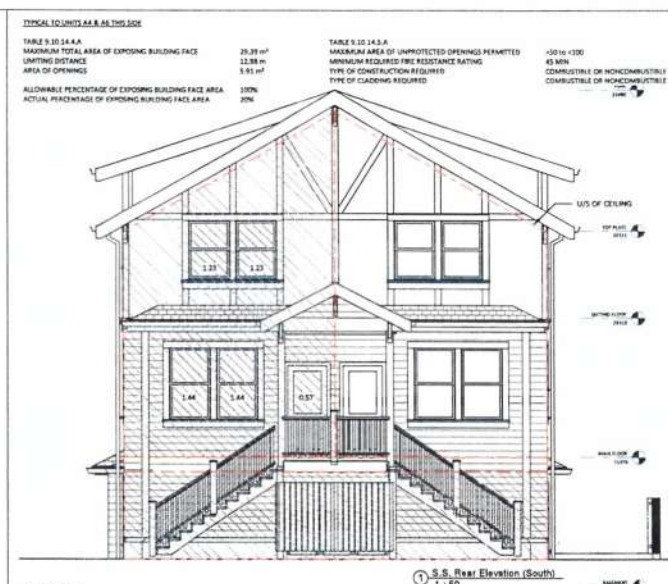
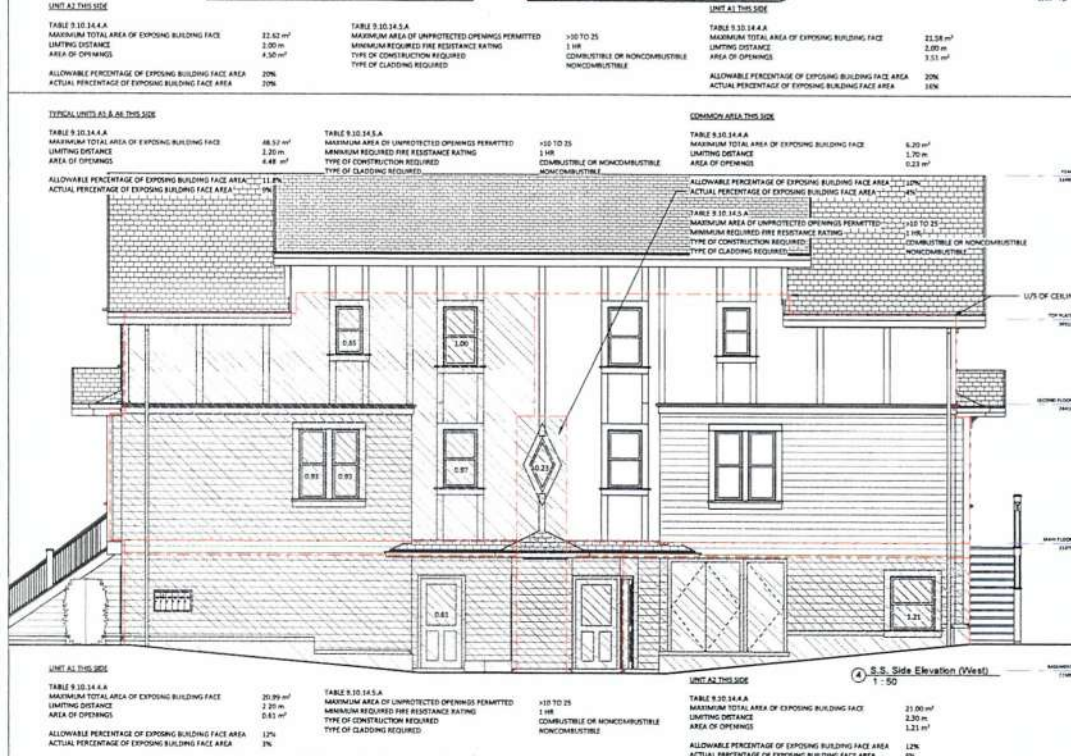
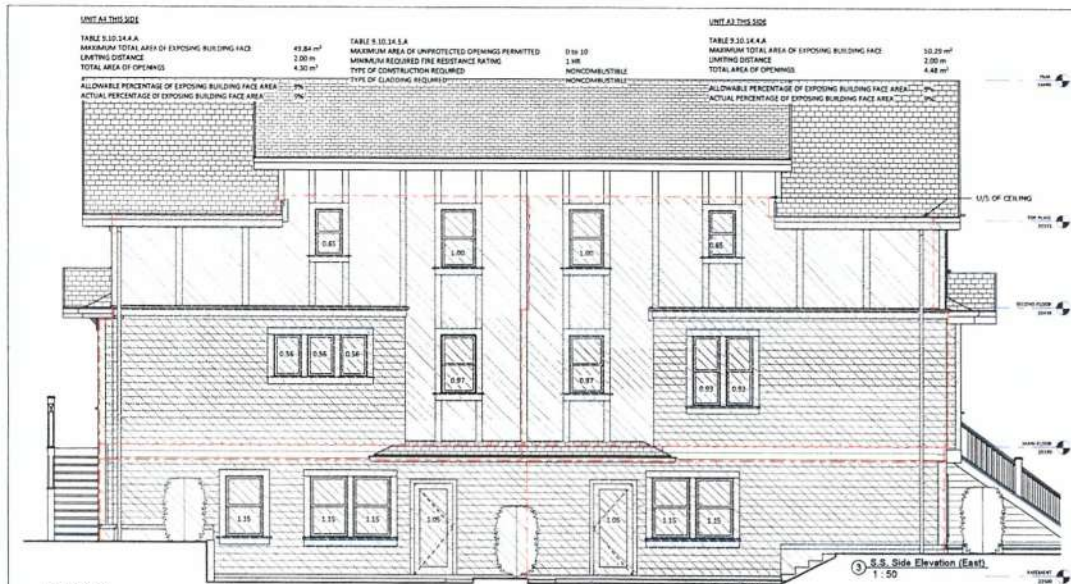
Consultant

945 Pembroke Street
House A

Building Sections & Schedules

Date	2019-05-27 2:58:27 PM
Drawn by	L.A.
Checked by	C.L.
Scale	As indicated

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Christine Untott
Architects

NOTE: Weh South Coast Station #1 - 2018
Telephone: 760.764.7010
www.untott-arch.com

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
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Rezoning Resubmission 4	May 27, 2019

Revision	Description	Date
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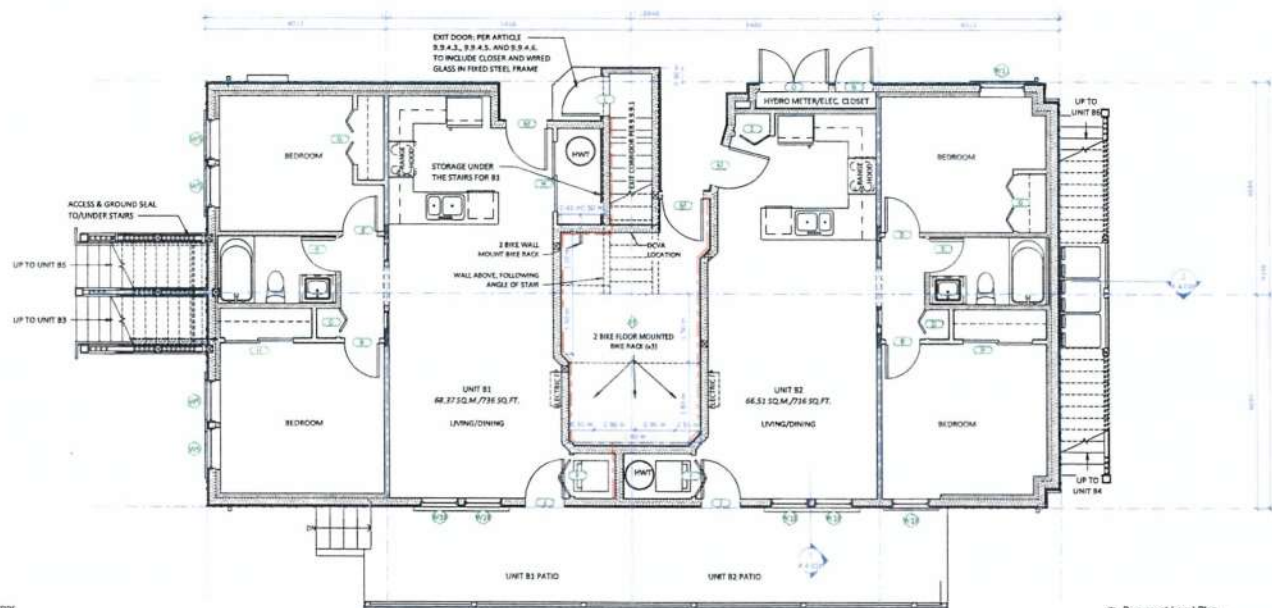
Consultant

945 Pembroke
Street
House A

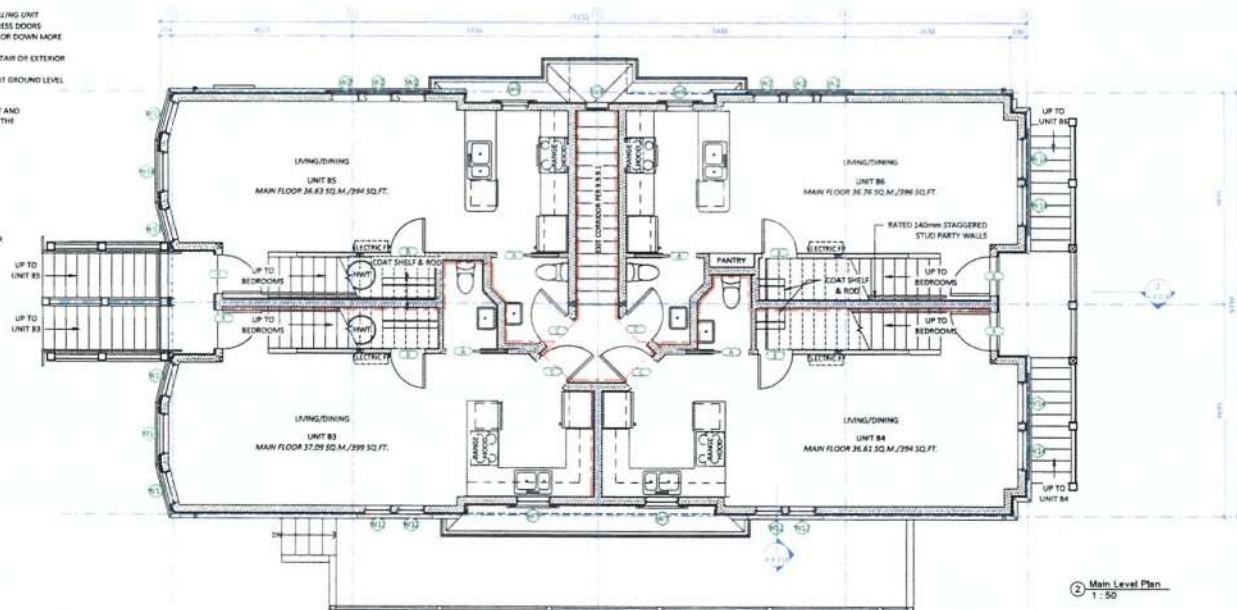
Spatial Separation
Calculations

Date	2019-05-27 2:58:31 PM
Drawn by	LA
Checked by	CL
A 4.02a	
Scale	1:50

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① Basement Level Plan
1:50



② Main Level Plan
1:50

NOTES:

STAIRS, RAMPS, HANDRAILS AND GUARDS TO CONFORM IN ALL INSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

- 9.5.9.1 TRAVEL LIMIT TO EXITS OR EGRESS DOORS
 (1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY:
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- 9.5.9.3 SHARED EGRESS FACILITIES
 (1) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO:
 a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,

- b) A PUBLIC CORRIDOR
 (1) SERVING MORE THAN ONE SUITE, AND
 (2) SERVED BY A SINGLE EXIT,

- c) AN EXTERIOR PASSAGEWAY
 (1) SERVING MORE THAN ONE SUITE,
 (2) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 (3) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR

- d) A BALCONY
 (1) SERVING MORE THAN ONE SUITE,
 (2) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 (3) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL



LEGEND
 1 HOUR FIRE RESISTANCE RATING

Christine Lintott
 Architects

Suite 2, 2nd Queen Avenue, Toronto, ON M5S 1A5
 Telephone: (416) 594-1111
 www.lintottarchitects.ca

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
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Rezoning Resubmission 4	May 27, 2019

Revision	No.	Description	Date
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Consultant

945 Pembroke
 Street
 House B

Basement & Main Floor
 Plan

Date: 2019-05-27 2:26:10 PM
 Drawn by: LA
 Checked by: CL

A 2.01b

Scale: As indicated

Christine Lintott
Architects



301 E. 1st Street, Suite 200, St. Paul, MN 55101
Tel: 612.222.1111 Fax: 612.222.1112
www.christinelintott.com

Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
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Rezoning Resubmission 3	Jan. 9, 2019
Rezoning Resubmission 4	May 27, 2019

Revision	No.	Description	Date
1	Suite Areas		May 24-19

Consultant

945 Pembroke
Street
House B

Upper Floor & Roof Plan

Date: 2019-05-27 2:26:17 PM
Drawn by: J.A.
Checked by: C.L.

A 2.02b

Scale: As indicated



LEGEND
1 HOUR FIRE RESISTANCE RATING

RATED 140mm STAGGERED
STUD PARTY WALL AND BECOMES
90mm RATED WALL ABOVE IN ATTIC,
BOTH GL 3 & 9

Second Floor Plan
1:50

Roof Plan
1:50

Roof Plan
1:50



Issue	Date
CALUC Meeting	March 26-18
Rezoning Application	March 28-18
Rezoning Resubmission	June 22-18
Rezoning Resubmission 2	July 30, 2018
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Rezoning Resubmission 4	May 27, 2019

Revision		
No.	Description	Date

945 Pembroke
Street
House B

Date	2019-05-27 2:26:33 PM
Drawn by	LA
Checked by	CI
A 3.01b	
Scale	1 : 50



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Revision

No.	Description	Date
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945 Pembroke
Street
House B

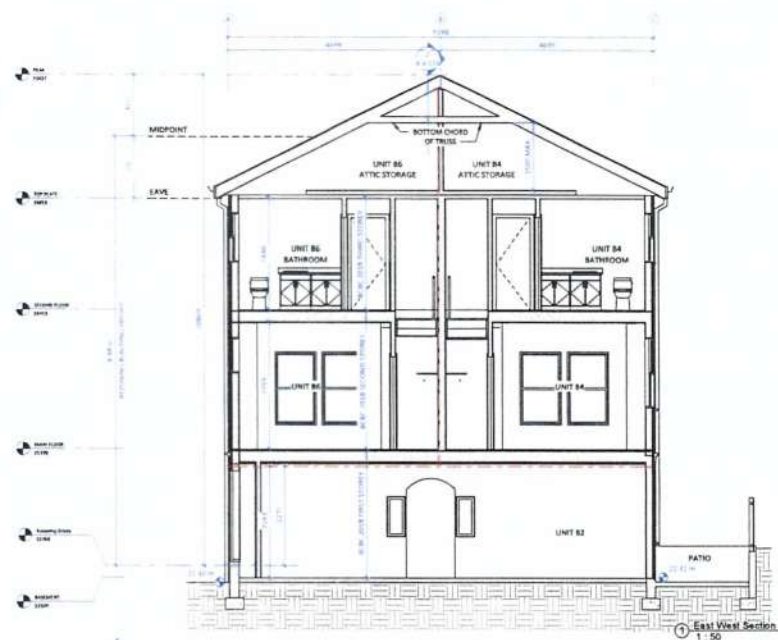
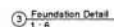
Date 2019-05-27 2:26:37 PM

Drawn by LA

Checked by	CL
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A 4.01b

Scale	As indicated
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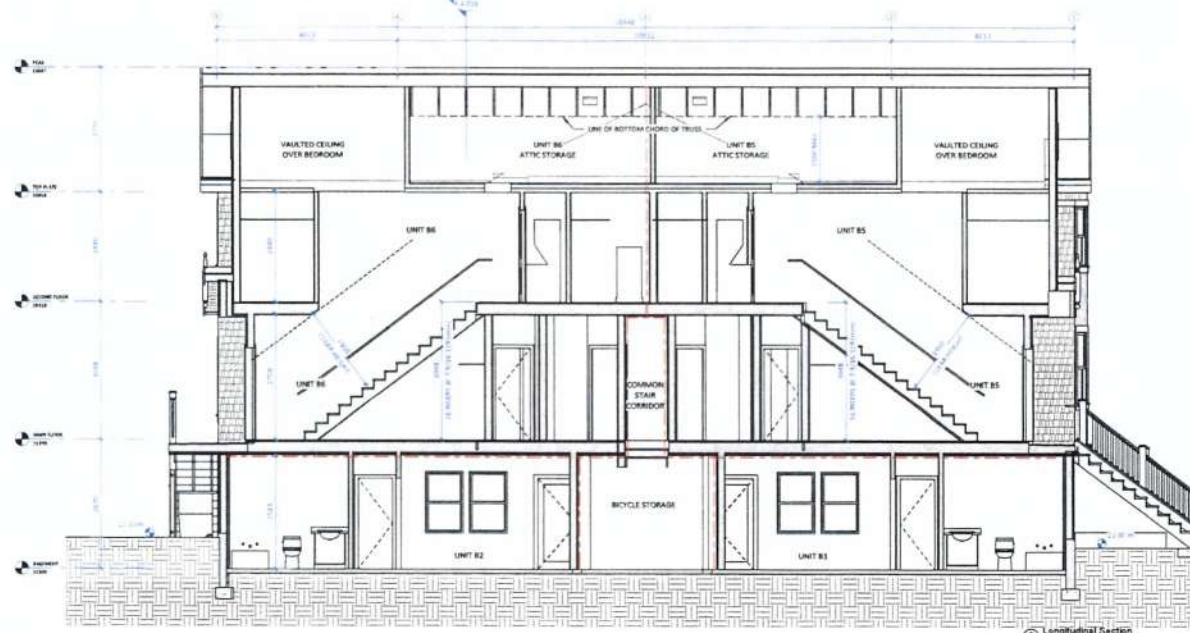


① East West Section
1 : 50

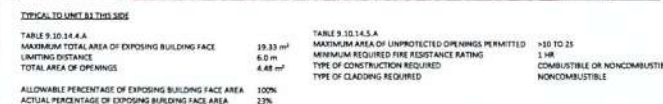
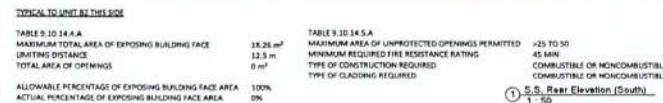
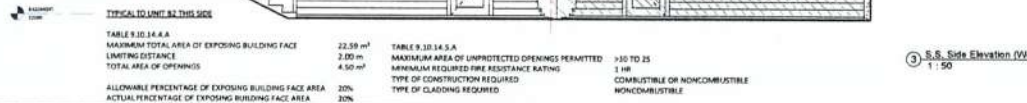
Type	Material	Width	Height	Fire Rating	Comments	Count
A	562	2012	N	INTERIOR PADING	2	
B	762	2012	N	INTERIOR SWING	22	
C	813	2012	N	INTERIOR SLIDING	2	
D	810	2012	N	INTERIOR BIFOLD	2	
E	762	2012	N	INTERIOR BIFOLD	5	
F	914	2012	N	INTERIOR BIFOLD	10	
G	1219	2012	N	INTERIOR BIFOLD	12	
H	1524	2012	N	INTERIOR GLIDER	3	
I	962	2012	N	EXTERIOR PATIO, FULL GLASS	3	
J	864	2012	N	EXTERIOR ENTRANCE, HALF GLASS	1	
K	864	2012	N	EXTERIOR ENTRANCE, HALF GLASS	3	
L	914	2012	N	EXTERIOR ENTRANCE, HALF GLASS	3	
M	813	2012	N	EXTERIOR SWING	2	
N	1524	2012	N	EXTERIOR DOUBLE SWING	1	
Grand Total:						100

Type Mark	Width	Height	Operation	Count
W1	406	914	FIXED, INTERIOR	1
W2	610	760	FIXED	6
W3	610	1270	FIXED	1
W4	610	1067	SINGLE HUNG	4
W5	914	1219	SINGLE HUNG	4
W6	610	1270	SINGLE HUNG	2
W7	762	1270	SINGLE HUNG	2
W8	762	1321	SINGLE HUNG	6
W9	914	1321	SINGLE HUNG	8
W10	838	1372	SINGLE HUNG	5
W11	991	1372	SINGLE HUNG	1
W12	610	1530	SINGLE HUNG	1
W13	762	1600	SINGLE HUNG	4
W14	914	1600	SINGLE HUNG	6
Grand total: 57				

TRANSLUCENT
RAIN GLASS



② Longitudinal Section
1 : 50



1. **945 Pembroke Street - Rezoning Application No. 000642 and Development Permit with Variances Application No. 00078 (North Park)**

Rezoning Application No. 000642

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 000642 for 945 Pembroke Street, that first and second reading of the Zoning Regulation Bylaw Amendment and bylaw to authorize a housing agreement be considered by Council and a Public Hearing date be set, subject to the applicant preparing and executing a housing agreement to ensure that future Strata Bylaws could not prohibit the rental of units.

That Council direct staff to explore with the applicant to work with the CRD to secure one of the units as below market housing.

Development Permit with Variances Application No. 00078

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. 000642, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00078 for 945 Pembroke Street, in accordance with:

1. Plans date stamped February 12, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Lot A - reduce the required number of residential parking spaces from six to five and the number of visitor parking spaces from one to nil
 - ii. Lot B - reduce the required number of residential parking spaces from six to five and number of visitor parking spaces from one to nil
 - iii. Reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot primarily for residential uses from 1m to 0.60m
3. Enter into an Agreement with a car share provider and purchase 12 car share membership (one car share membership per dwelling unit).
4. The Development Permit lapsing two years from the date of this resolution."

Carried.



Housing Planning and Programs
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 1R7

T: 250.360.3081
F: 250.361.4970
www.crd.bc.ca

June 13, 2019

Garde Colins
Linhar Projects Ltd
Delivered via email: quizleo@gmail.com

Dear Garde Colins,

RE: Affordable Home Ownership Agreement – 945 Pembroke Street

I am pleased to advise you that on June 12, 2019 the Capital Regional District (CRD) Board approved the recommendation of the Hospitals and Housing Committee (HHC) to introduce and adopt Bylaw No. 4305 "Resale Control and Housing Agreement Bylaw (Pembroke Street), 2019".

Bylaw No. 4305 enables the CRD to act on a Housing Agreement between the CRD and the Developer which supports the CRD administering resale of one price-restricted, below-market housing units as part of the project.

We would appreciate it if you could keep us apprised of all developments (such as development approvals) as your project continues.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Reilly', is written over a printed name and title.

John Reilly
Manager, Housing Planning & Programs

JR/mk





June 24, 2019

ToddCo Properties, Linhar Projects Ltd

Attention: Todd Doherty, Garde Colins and Malcolm Harman

Dear Todd, Garde and Malcolm:

Re: Carsharing Services at 945 Pembroke Street, Victoria

This letter will confirm that Modo received a cheque of \$6,000.00 on June 24, 2019 for payment of the carshare Transport Demand Management measure to be provided in connection with the proposed development project at 945 Pembroke Street in Victoria, British Columbia.

It is intended that with these funds Modo will issue 600 membership shares to the Strata Corporation to be created in connection with the proposed development at 945 Pembroke Street. These membership shares will allow up to 12 future residents of the development to simultaneously be Modo members without the need to themselves pay a \$500 membership fee.

Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in blue ink, appearing to read "Sylvain Cellaire", with a stylized flourish at the end.

Sylvain Cellaire
Director Business Development