

I. **REPORTS OF COMMITTEES**

I.1 **Committee of the Whole**

I.1.b **Report from the March 28, 2019 COTW Meeting**

I.1.b.c **919 and 923 Caledonia - Rezoning Application No. 00622, Development Permit with Variance Application No. 000521 and Heritage Designation Application No. 000182 (North Park)**

**Moved By** Councillor Young

**Seconded By** Councillor Loveday

Rezoning Application No. 00622

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, 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. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.
2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right of Way on Caledonia Avenue.

Development Permit with Variance Application No. 000521

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. 00622, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:

1. Plans date stamped March 5, 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 11.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000182

That Council approve the designation of the property located at 919 Caledonia Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

**CARRIED UNANIMOUSLY**

E. LAND USE MATTERS

E.1 919 and 923 Caledonia - Rezoning Application No. 00622, Development Permit with Variance Application No. 000521 and Heritage Designation Application No. 000182 (North Park)

Committee received a report dated March 14, 2019 from the Acting Director of Sustainable Planning and Community Development providing information regarding a proposal to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-unit residential building consisting of approximately 19 rental dwelling units on the property located at 919 and 923 Caledonia Avenue.

**Moved By** Councillor Loveday  
**Seconded By** Mayor Helps

Rezoning Application No. 00622

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, 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. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.
2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right of Way on Caledonia Avenue.

Development Permit with Variance Application No. 000521

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. 00622, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:

1. Plans date stamped March 5, 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 11.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000182

That Council approve the designation of the property located at 919 Caledonia Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.



**CARRIED UNANIMOUSLY**

*Councillor Alto excused herself from the meeting at 9:36 a.m. due to a non-pecuniary conflict of interest with the next item.*



## **Committee of the Whole Report**

### **For the Meeting of March 28, 2019**

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**To:** Committee of the Whole **Date:** March 14, 2019

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

**Subject:** Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, 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. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.
2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right of Way on Caledonia Avenue.

### **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 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone; one generally applicable for the zone and others to apply if certain conditions are met.

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 that such agreement does not vary the use or 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 919 and 923 Caledonia Avenue. The proposal is to rezone the properties from the R-2 Zone, Two Family Dwelling District, to a new



zone in order to increase the density from 0.5:1 floor space ratio (FSR) to 1.31:1 FSR to facilitate a multi-unit residential development.

The following points were considered in assessing this application:

- the subject properties are designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports a diverse range of housing types including low- and mid-rise multi-unit residential buildings
- the subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six storeys and a floor space ratio up to 2:1
- the applicant is proposing to restore and heritage-designate the existing single family dwelling, which is strongly encouraged in the OCP for buildings that possess heritage value and enhance a neighbourhood's place character. There is a concurrent Heritage Designation Application for 919 Caledonia Avenue, and the existing building located on the neighbouring property at 927 Caledonia Avenue is heritage-designated
- a range of housing types are proposed, including one-bedroom units and larger two-bedroom units which may be suitable for families and would add to the diverse range of housing types in the City. The applicant is willing to enter a housing agreement to ensure that the dwelling units remain rental in perpetuity
- the applicant engaged Rollo & Associates to prepare a land lift analysis (attached) in accordance with the City's Density Bonus Policy (Rezoning Application submitted prior to November 8, 2018), and the analysis concluded that there is no lift associated with this rezoning if the proposed building is market rental in perpetuity under current market conditions. In fact, the analysis confirmed that there is a net loss in land value from providing market rentals in perpetuity, underground parking, and retaining and relocating the existing building
- there is currently one tenant residing on-site in the existing single family dwelling and a Tenant Assistance Plan has been prepared by the applicant (attached).
- the applicant is willing to provide a 2.40m statutory right-of-way on Caledonia Avenue for pedestrian improvements.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to increase the density from 0.5:1 floor space ratio (FSR) to 1.31:1 FSR to facilitate a multi-unit residential development. The following differences from the standard zone, Two Family Dwelling District Zone, are being proposed and would be accommodated in the new zone:

- increasing the FSR and total floor area
- increasing the height of building
- increasing the site coverage
- reducing the front and rear yard setbacks.

### **Affordable Housing Impacts**

The applicant proposes the creation of 19 new rental units, which would increase the overall supply of rental housing in the area. A Housing Agreement is also proposed which would ensure that the dwelling units remain rental in perpetuity.

## Tenant Assistance Policy

The proposal is to renovate an existing single family dwelling, which would require the current tenant to relocate to a new location. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

## Sustainability Features

The applicant has not identified any sustainability features associated with this application; however, it is noted that the existing building on site would be retained.

## Active Transportation Impacts

The Application proposes an electric charging station for up to eight bicycles and scooters, 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 a mix of residential, institutional and commercial uses.

## Existing Site Development and Development Potential

The property located at 919 Caledonia Avenue is presently a single family dwelling and 923 Caledonia Avenue is presently vacant. Under the current R-2 Zone, each property could be developed as a single family dwelling with a secondary suite. The existing lots do not meet the minimum site area required for a duplex.

## Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m <sup>2</sup> ) – minimum	1006.47	555
Density (Floor Space Ratio) – maximum	<b>1.31:1 *</b>	0.5:1
Total floor area (m <sup>2</sup> ) – maximum	<b>1323.03 *</b>	503.24
Lot width (m) – minimum	23.50	15



Zoning Criteria	Proposal	Existing Zone
Height (m) – maximum	7.92 * – north east portion 8.13 * – north west portion 14.10 * – south portion	7.60
Storeys – maximum	2 – north east portion 2 – north west portion 4 * – south portion	2
Site coverage (%) – maximum	48 *	40
Open site space (%) – minimum	39	30
<b>Setbacks</b> (m) – minimum		
Front	4.96 * – north east portion 5.35 * – north west portion	7.50
Rear	3.00* – south portion	15
Side (east)	1.20 * – north portion 3.08 – south portion	2.35
Side (west)	3.08 – south portion	3.00
Combined side yards	4.28 *	4.50
Projections – steps and porches	2.42 * – north east portion 2.42 * – north west portion	3.50
Parking – minimum	11 *	12
Visitor parking included in the overall units – minimum	2	2
Bicycle parking stalls – minimum		
Short-term	6	6
Long-term	24	24

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held July 5, 2017 and at a second meeting held August 2, 2018 to present revised drawings. Letters from the CALUC dated July 5, 2017 and August 2, 2018 are attached to this report.

## ANALYSIS

### Official Community Plan

The subject properties are designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports a diverse range of housing types including low- and mid-rise multi-unit residential buildings. The OCP also supports new infill development that responds to context through sensitive and innovative design and that avoids the demolition of heritage property. Integrating off-street vehicle parking in a way that does not dominate development or streetscapes is also strongly encouraged in the OCP.

The existing single family dwelling located at 919 Caledonia Avenue has been identified as a building with heritage value, but is not currently listed on the City's Heritage Register and could be demolished at any time. However, the applicant is proposing to restore and heritage-designate the building, as well as lift and relocate it to the east side of the property (currently 923 Caledonia Avenue). The single family dwelling would then be adjacent to an existing, heritage-designated single family dwelling located at 929 Caledonia Avenue to further enhance the heritage streetscape and improve the site planning conditions for additional infill housing on the site that is sympathetic to the existing neighbourhood context. In addition to preserving a heritage building, all off-street parking would be located underground. As a result, the site primarily features building frontage accompanied by substantial landscaping.

### Local Area Plans

The subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six storeys and a floor space ratio up to 2:1. The proposal for a four-storey multi-unit residential building with a FSR of 1.31:1 is substantially below the maximum height and density supported in the DCAP, which is a result of retaining the existing building on the site. The DCAP encourages the conservation of heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings and streetscapes, and also supports a balance between the demand for new development and heritage conservation. The existing single family building with heritage value has historical and architectural group value in relation to the nearby by properties at 927, 933 and 937 Caledonia Avenue. Rehabilitating and heritage-designating the existing building would further improve the streetscape and the additional sensitive infill housing in the rear yard would provide additional rental housing in the neighbourhood, which is in close proximity to the central business district.

### Density Bonus Policy

Council's *Density Bonus Policy* applies to this proposal as the Rezoning Application was submitted prior to November 8, 2018. The applicant engaged Rollo & Associates to conduct a land lift analysis for the City (attached). The economic analysis concluded that there is no lift associated with the rezoning if the proposed building remains market rental in perpetuity under current market conditions. In fact, the analysis confirmed that there is a net loss in land value from providing market rentals in perpetuity, underground parking and retaining and relocating the existing building. The consultants do not recommend that the City seek any contribution provided that the applicant enter a housing agreement to ensure that the dwelling units remain rental in perpetuity.



## Tree Preservation Bylaw and Urban Forest Master Plan

There are no bylaw-protected trees impacted by this application. The removal of a non-bylaw-protected Pine tree would be required in order to construct the underground parkade and driveway. Fifteen new trees are proposed on the subject site. There are three new boulevard trees to be planted within the proposed Statutory Right of Way (SRW) on Caledonia Avenue.

## Regulatory Considerations

### Statutory Right-of-Way

A SRW of 2.40m on Caledonia Avenue is being requested as a condition of rezoning for sidewalk and boulevard improvements and future bike lanes. This request further advances the objectives and implementation strategies outlined in the OCP, the *Pedestrian Master Plan*, *Urban Forest Master Plan*, and the *Bicycle Master Plan*.

## CONCLUSIONS

The proposal to increase the permitted density from 0.5:1 to 1.31:1 FSR and to allow for a four-storey, multi-unit residential building is consistent with the land use policies outlined in the OCP and the DCAP. The applicant has considered the surrounding heritage context and the need for sensitive infill development on the site. This development proposal further advances heritage and place-making objectives in the OCP and would increase the overall supply of rental housing in the neighbourhood. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

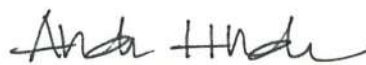
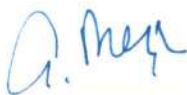
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00622 for the property located at 919 and 923 Caledonia Avenue.

Respectfully submitted,

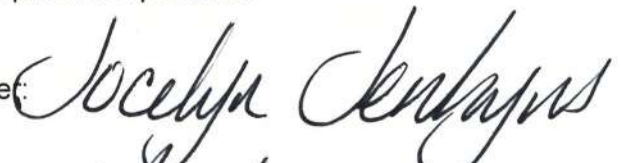


Leanne Taylor  
Senior Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Date: March 21, 2019

### List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 5, 2019

- Attachment D: Letter from applicant to Mayor and Council dated September 18, 2018
- Attachment E: Community Association Land Use Committee Comments dated July 5, 2017 and August 2, 2018
- Attachment F: Land Lift Analysis dated December 12, 2018
- Attachment G: Tenant Assistance Plan
- Attachment M: Correspondence.





## Committee of the Whole Report For the Meeting of March 28, 2019

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**To:** Committee of the Whole **Date:** March 14, 2019

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

**Subject:** Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue

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### RECOMMENDATION

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. 00622, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:

1. Plans date stamped March 5, 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 11.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

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 *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 information, analysis and recommendations for a Development Permit with Variance Application for the properties located at 919 and 923 Caledonia Avenue. The proposal is to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-unit residential building consisting of approximately 19 rental dwelling units on the subject property

The following points were considered in assessing this Application:

- the subject properties are within Development Permit Area 3(HC): Core Mixed-Use Residential, which supports a "high-quality of architecture, landscape and urban design

that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character.” Conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area are also strongly encouraged in DPA 3 (HC). The proposal complies with the objectives outlined in this DP area.

- the design guidelines for *Downtown Core Area Plan* (2011), *Standards and Guidelines for the Conservation of Historic Places in Canada* (2005), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) apply to the development proposal. Overall, the proposal is consistent with the design guidelines.
- The applicant engaged WATT Consulting Group to complete a Parking Review for the proposal. The variance to reduce the required number of residential parking spaces from 12 to 11 is supportable given the heritage context and the subject properties close proximity to a frequent transit network and cycling infrastructure and the highly walkable location. The *Official Community Plan* (OCP, 2012) also supports parking variances to enable heritage conservation. The applicant is providing the required number of visitor parking spaces.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to rehabilitate and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-family residential building consisting of approximately 19 rental dwelling units on the subject property. Specific details include:

- three low-rise buildings on the site ranging from two to four storeys, and consisting of traditional-style design features including pitched rooflines, centre-bar sash windows and high-quality finishes
- exterior materials include cementitious lap siding, panels and fascia board, stucco and stone veneer
- controlled access and a walkway between the two front buildings, providing access to the building in the rear yard
- the front yards of the two-storey buildings include front yard green spaces, individual pathways to private front porches and prominent entryways
- private outdoor patio space for the ground floor units in the four-storey building with direct access to a common pathway
- substantial soft landscaping around the perimeter of the site, including the planting of 15 new trees
- all parking is provided underground
- a scooter bike recharging room and bicycle storage room for 24 long-term bicycle parking spaces.

The proposed variance is related to reducing the required number of residential parking variances from 12 to 11.

### **Sustainability Features**

The applicant has not indicated any sustainability features associated with this Application; however, it is noted that the existing building on the site will be retained.



## Active Transportation Impacts

The Application proposes an electric charging station for up to eight bikes and scooters which support active transportation.

## Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

## Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

## Land Use Context

The area is characterized by a mix of residential, institutional and commercial uses.

## Existing Site Development and Development Potential

The property located at 919 Caledonia Ave is presently a single family dwelling and 923 Caledonia Avenue is presently vacant.

Under the current R-2 Zone, each property could be developed as a single family dwelling with a secondary suite. The existing lots do not meet the minimum site area required for a duplex.

## Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m <sup>2</sup> ) – minimum	1006.47	555
Density (Floor Space Ratio) – maximum	<b>1.31:1 *</b>	0.5:1
Total floor area (m <sup>2</sup> ) – maximum	<b>1323.03 *</b>	503.24
Lot width (m) – minimum	23.50	15
Height (m) – maximum	<b>7.92 *</b> – north east portion <b>8.13 *</b> – north west portion <b>14.10 *</b> – south portion	7.60
Storeys – maximum	2 – north east portion 2 – north west portion <b>4 *</b> – south portion	2
Site coverage (%) – maximum	<b>48 *</b>	40
Open site space (%) – minimum	39	30

Zoning Criteria	Proposal	Existing Zone
<b>Setbacks</b> (m) – minimum		
Front	4.96 * – north east portion 5.35 * – north west portion	7.50
Rear	3.00* – south portion	15
Side (east)	1.20 * – north portion 3.08 – south portion	2.35
Side (west)	3.08 – south portion	3.00
Combined side yards	4.28 *	4.50
Projections – steps and porches	2.42 * – north east portion 2.42 * – north west portion	3.50
Parking – minimum	11 *	12
Visitor parking included in the overall units – minimum	2	2
Bicycle parking stalls – minimum		
Short-term	6	6
Long-term	24	24

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on July 5, 2017 and a second meeting held on August 2, 2018 to present revised drawings. Letters dated July 5, 2017 and August 2, 2018 are attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies the subject properties within Development Permit Area 3 (HC): Core Mixed Use Residential, which supports a "high-quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character." Conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area are also strongly encouraged in DPA 3 (HC).

The existing single-family dwelling located at 919 Caledonia Avenue has been identified as a building with heritage value, which is not currently listed on the City's Heritage Register and



could be demolished at any time. However, the applicant is proposing to rehabilitate and heritage-designate the building, as well as lift and relocate it to the east side of the property (currently 923 Caledonia Avenue). The single-family dwelling would then be adjacent to an existing, heritage-designated single-family dwelling located at 929 Caledonia Avenue to further enhance the heritage streetscape and improve the site planning conditions for additional infill housing on the site that is sympathetic to the existing neighbourhood context. The existing single-family dwelling would be converted to a duplex. A new single-family dwelling would be constructed on the vacant portion of the property to the west of the existing building, and a new, low-rise multi-unit residential building would be constructed in the rear yard.

The applicant is proposing traditional-style architecture and materials that reflect the heritage value and special character features of this neighbourhood. The applicant has thoughtfully designed the pitched roofline of the proposed four-storey portion of the building and selected colours and materials to soften its visual appearance as a taller building in relation to the two-storey buildings in the front yard. The applicant is proposing windows on the east and west elevations; however the windows are smaller and carefully placed to reduce privacy impacts and potential concerns of overlook, especially on the east side. The balconies would be recessed into the building to also address potential concerns of overlook. The windows along the first and second storeys would be screened by a new solid board privacy fence and a hedge. With respect to landscaping, the applicant is proposing to significantly enhance the hard and soft landscaping on-site by planting 15 new trees as well as new plants and shrubs. Overall, this proposal is generally consistent with the policies and design guidelines outlined in the OCP.

### **Downtown Core Area Plan**

The proposal is also generally consistent with the design guidelines outlined in the *Downtown Core Area Plan* (DCAP, 2011). Section 7: Heritage in the DCAP contains the following policies with respect to buildings and sites with heritage value:

- *Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.*
- *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- *Encourage owners of property with heritage value or character in the Downtown Core Area, to upgrade the seismic conditions of buildings and structures.*

The applicant is proposing infill development within a heritage context. The applicant could demolish the existing building; however, the applicant is willing to rehabilitate it and apply careful and innovative site planning and design (form and character) to ensure that the proposed new development is sympathetic to the adjacent heritage buildings from an architectural perspective and incorporates some of the character-defining elements such as the rooflines, window shapes and columns. The applicant would be preserving the heritage streetscape appearance while providing additional housing in the neighbourhood, which is also strongly encouraged in DCAP as well as the OCP.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There are no bylaw protected trees impacted by this application. The removal of a non-bylaw protected Pine tree would be required in order to construct the underground parkade and



driveway. Fifteen new trees are proposed on the subject site. There are three new boulevard to be planted within the proposed Statutory Right of Way (SRW) on Caledonia Avenue.

## **Regulatory Considerations**

### Parking Variance

The applicant is proposing to reduce the required number of residential parking spaces from 12 to 11. The required number of visitor parking spaces is being provided. The applicant engaged WATT Consulting Group to complete a Parking Review for the proposal (attached). The review states that the subject property has a WalkScore of 95 – “Walker's Paradise: Daily errands do not require a car” and the site is located within 500m of the Pandora Avenue Two-Way Cycle Track and within an eight-minute walk to more than 20 bus routes. The applicant is providing 24 long-term and 6 short-term bicycle parking spaces in accordance with Schedule C: Off-street Parking Regulations as well as a scooter/bike recharging room in the underground parkade. The OCP also supports parking variances to enable heritage conservation. For these reasons, a shortfall of one parking space is supportable.

### **Other Considerations**

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of November 28, 2018. The minutes from the meeting are attached for reference and the following motion was carried:

*“It was moved that Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:*

- *that measures be taken to ensure that the existing trees to the south are protected as much as possible*
- *that adequate soil depth is ensured for the new planting as shown.”*

In response to ADP's recommendation above, the applicant engaged Talbot Mackenzie & Associates to assess the existing trees on the neighbouring to the east and south and prepare a tree impact and retention report (attached). The report concluded that there are no bylaw-protected trees on the subject property, neighbouring properties or in the municipal boulevard. The arborist identified five exotic tree species along the neighbouring property line to the south that could be impacted by construction; however, the arborist did confirm that four trees could be retained provided that mitigation procedures are followed in accordance with the arborist report. Some root and branch pruning would be required for a couple of trees without any detrimental impact to the trees. A small Incense cedar tree located along an existing retaining wall would likely be impacted by the construction and the arborist recommends its possible removal.

In addition to assessing the trees to the south, the arborist also identified a hedgerow located along the neighbour's property line to the east, which consists of two large Portuguese shrubs and ten Leyland cypress trees in “fair to good” condition. According to the arborist, Leyland cypress is a large growing tree species that would be unsuitable to retain as it matures in this location, and therefore, it is unlikely that either the Leyland cypress hedge or Portuguese Laurel shrubs could be successfully retained with the proposed development. To alleviate any impacts associated with the removal of the existing hedge and shrubs, the applicant is proposing to plant 15 new trees, of which six trees would be planted along the easterly property line with adequate soil depth.



## CONCLUSIONS

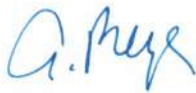
The proposal to rehabilitate and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-family residential building is consistent with DPA 3(HC) and the applicable design guidelines. The parking variance is supportable given the heritage context and the subject properties close proximity to a frequent transit network and cycling infrastructure as well as its highly walkable location. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

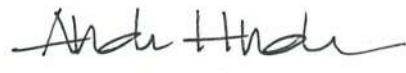
## ALTERNATE MOTION

That Council decline Development Permit with Variance Application No.00521 for the properties located at 919 and 923 Caledonia Avenue.


Respectfully submitted,

  
Leanne Taylor  
Senior Planner  
Development Services Division



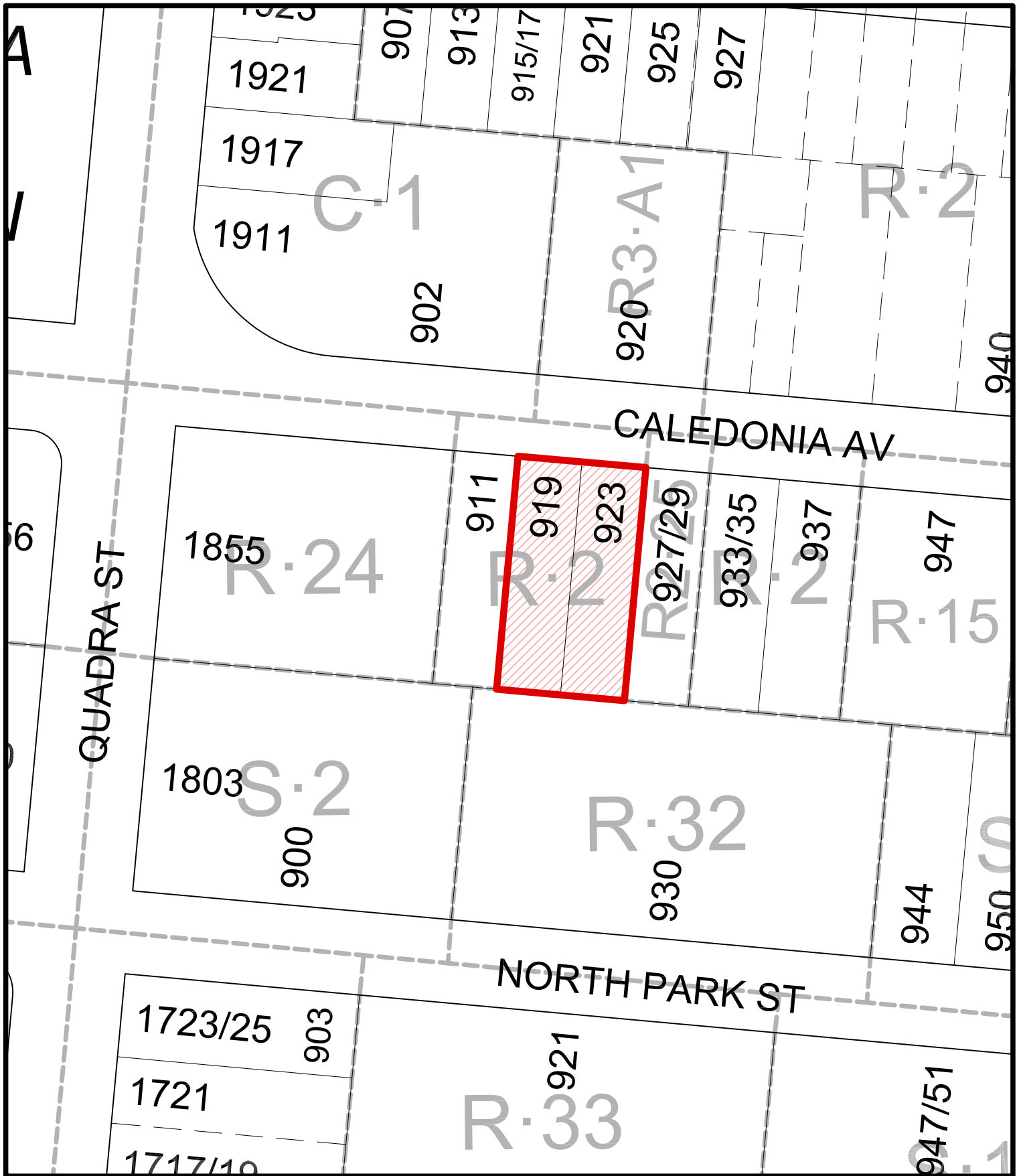
  
Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

  
Date: March 21, 2019

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 5, 2019
- Attachment D: Letter from applicant to Mayor and Council dated September 18, 2018
- Attachment E: Community Association Land Use Committee Comments dated July 5, 2017 and August 2, 2018
- Attachment H: Advisory Design Panel Report dated November 14, 2018
- Attachment I: Minutes from the Advisory Design Panel dated November 28, 2018
- Attachment J: Parking Assessment prepared by WATT Consulting dated Tuesday January 8, 2019
- Attachment K: Arborist Report prepared by Talbot & Mackenzie dated January 4, 2019
- Attachment L: Email from Lombard North Group dated January 16, 2019
- Attachment M: Correspondence.



919 and 923 Caledonia Avenue  
Rezoning No.00622



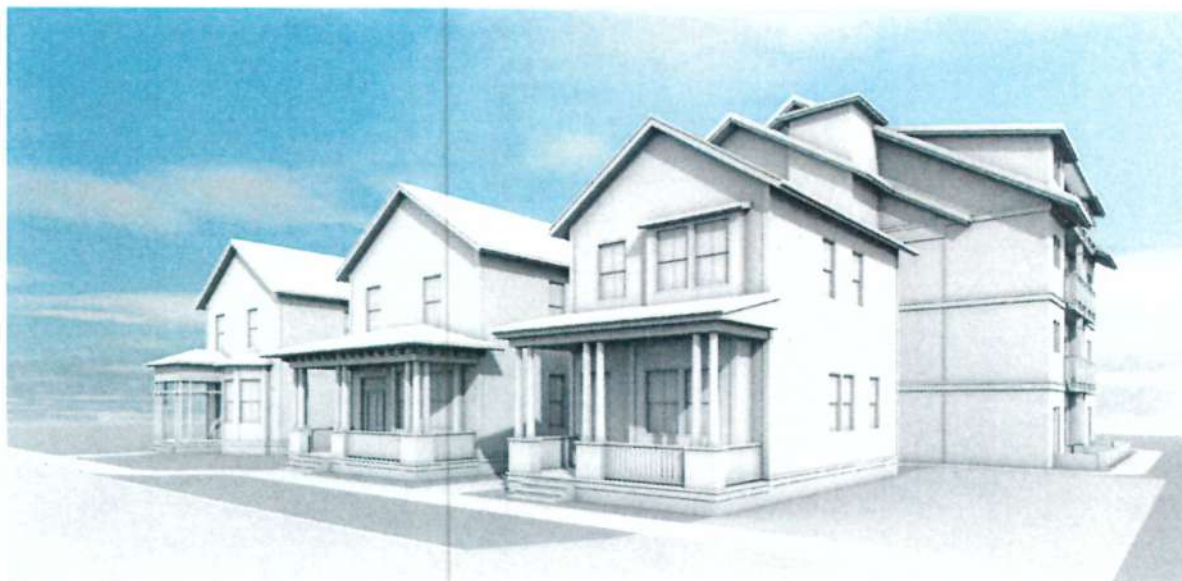




919 and 923 Caledonia Avenue  
Rezoning No.00622







## Rezoning & Development Permit Application (Revision 2)

919 and 923 Caledonia Avenue, Victoria BC

**Hillel Architecture inc**

697 St Patrick Street, Victoria, BC, V8S 4X4

Along this Caledonia streetscape, 4 residences once remained, each built at the same time, each with subtly different exterior details to differentiate the homes: 919, 923, 929, and 933 Caledonia.

This project intent is to build a new foundation at '923' currently vacant, and to place '919' on this new foundation, repair and heritage designate this home. This restored home would then reside adjacent to the neighbour's currently restored home at 929 Caledonia.

Our project would provide a streetscape setting, and 929 Caledonia would no longer be alone.

In the former location - 919 Caledonia - a new home is intended to respect the design cues from these two heritage homes. This extends that street scape to three homes in a row, of matching scale, maintaining this street's character, each home supporting each other.

Behind these street front homes, a multi-family building housing 16 units, and taking design cues from the heritage homes in order that this small composition of elements read harmoniously together, sharing architectural style, a selection of materials, a colour palette, & select details.

### PROPERTY OWNER

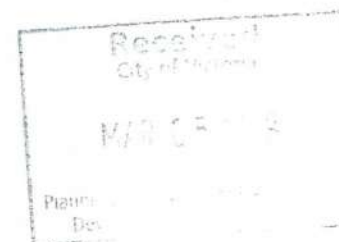
Name: Novus Properties Inc.  
Address: Oak Bay, British Columbia, Canada  
Phone: 250.882.5815  
Email: novusprop@gmail.com

### ARCHITECT OF RECORD

Name: Hillel Architecture Inc.  
Address: 697 St Patrick Street, Victoria, BC, V8S 4X4  
Phone: 250.592.9198 peter@hillelarch.ca  
Email: peter@hillelarch.ca

### LANDSCAPE ARCHITECT

Name: Jim Partlow  
Lombard North Group  
Address: 836 Cormorant Street, Victoria BC  
Phone: 250.386.3336  
Email: lombard@shaw.ca



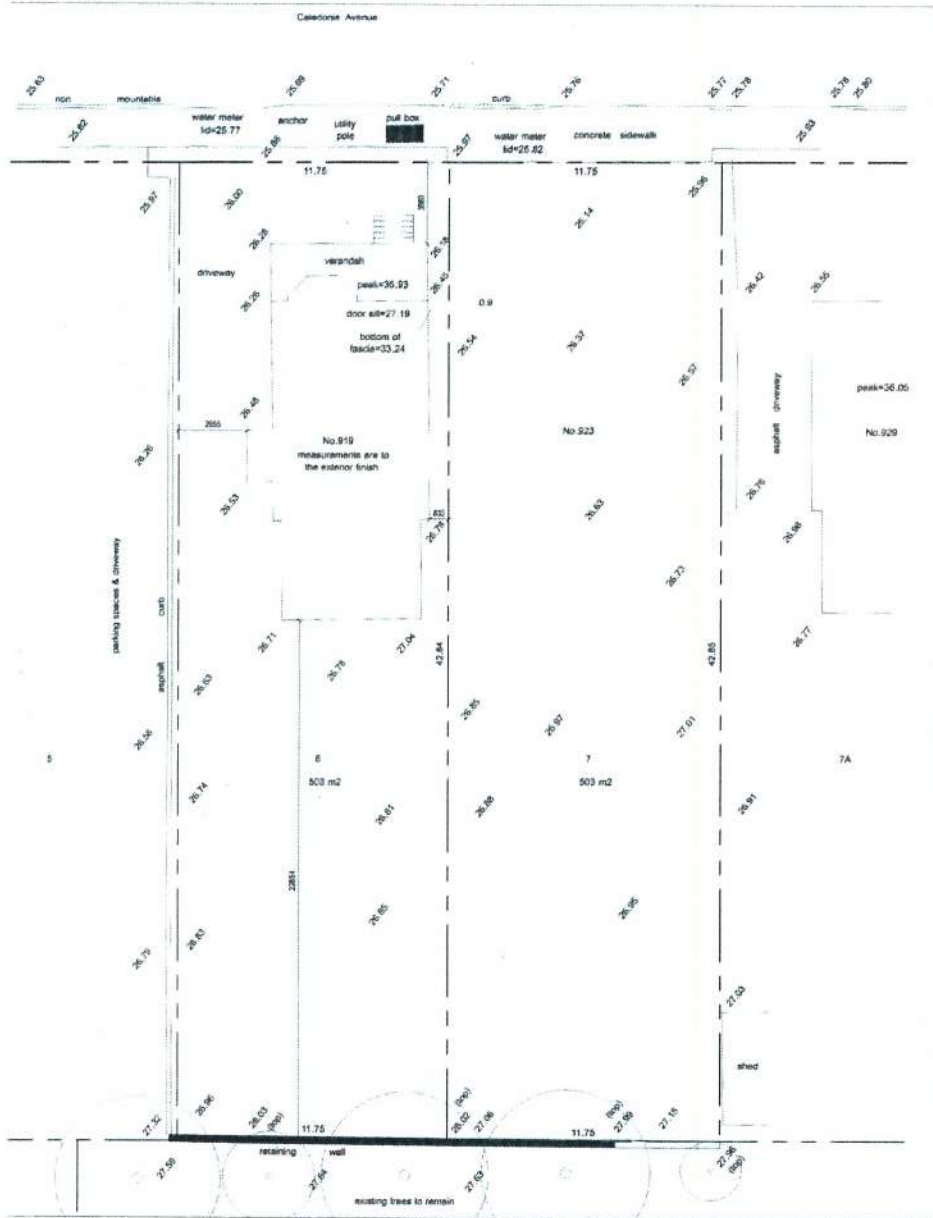
Rezoning Application & Development Permit  
919 & 923 Caledonia Avenue, Victoria

Hillel Architecture inc

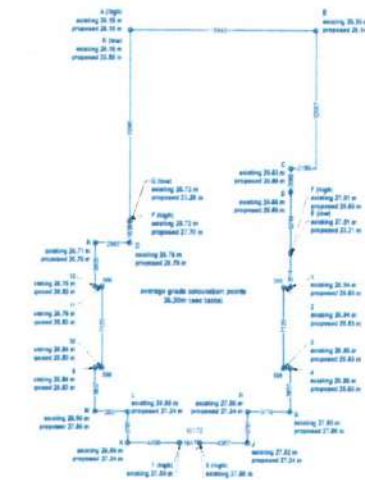
### DRAWING LIST

#### ARCHITECTURAL

- AD0 Cover Sheet
- A1.1 Existing Site Survey Plan
- A1.2 Proposed Site Plan & Project Data
- A1.3 Street Elevation
- A1.4 Heritage Building Elevation
- A2.1 Porch & Ground Floor Plan
- A2.2 Second & Third Floor Plan
- A2.3 Fourth Floor & Roof Plan
- A3.1 Heritage Home Elevations
- A3.2 New Home Elevations
- A3.3 Multi-Family Elevations
- A3.4 Multi-Family Elevations
- A4.1 Building Section
- A4.2 Exterior Colour Scheme
- P1 Landscape Plan



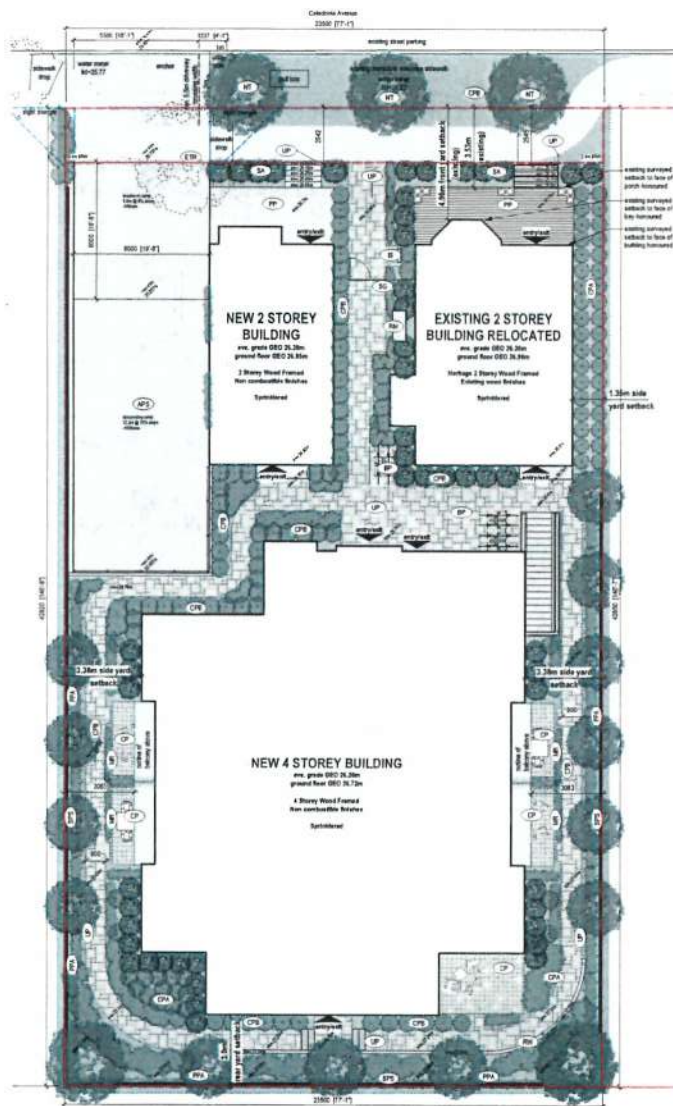
5 Building Streetscape  
metric scale: NTS



3 Average Grade Points  
metric scale: NTS

Caledonia Street - Average Grade Calculation									
Station	Spot	Elev	Factor	Average	Distance	Factor	Total Factor	Factor	Average grade (feet below previous)
A-B	26.18	26.14	26.17	15.00	477.75				26.204
B-C	26.14	26.00	26.07	14.28	578.56				
C-D	26.04	25.99	26.02	2.08	54.80				
D-E	25.85	25.71	25.78	2.50	70.75				
E-F	26.03	26.03	26.04	3.01	82.15				
F-G	26.03	26.03	26.03	0.01	15.00				
G-H	26.03	26.03	26.03	1.12	188.87				
H-I	26.03	26.03	26.03	0.01	15.00				
I-J	26.03	26.03	26.03	0.01	15.00				
J-K	26.03	26.03	26.03	0.01	15.00				
K-L	26.03	26.03	26.03	0.01	15.00				
L-M	26.03	26.03	26.03	0.01	15.00				
M-N	26.03	26.03	26.03	0.01	15.00				
N-O	26.03	26.03	26.03	0.01	15.00				
O-P	26.03	26.03	26.03	0.01	15.00				
P-Q	26.03	26.03	26.03	0.01	15.00				
Q-R	26.03	26.03	26.03	0.01	15.00				
R-S	26.03	26.03	26.03	0.01	15.00				
S-T	26.03	26.03	26.03	0.01	15.00				
T-U	26.03	26.03	26.03	0.01	15.00				
U-V	26.03	26.03	26.03	0.01	15.00				
V-W	26.03	26.03	26.03	0.01	15.00				
W-X	26.03	26.03	26.03	0.01	15.00				
X-Y	26.03	26.03	26.03	0.01	15.00				
Y-Z	26.03	26.03	26.03	0.01	15.00				
TOTAL					112.80	2637.92			Average grade 26.20

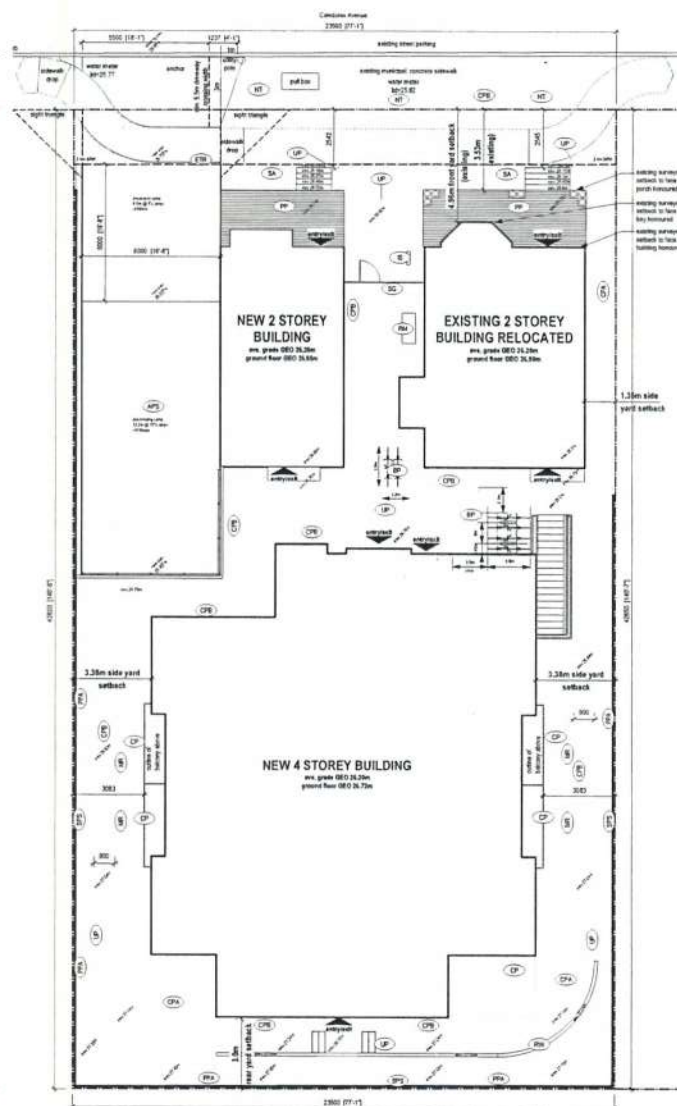




1 Site Finishes Plan  
A1.1  
metric scale 1:100

#### SITE FINISHES LEGEND

- |                                                             |                                                                 |
|-------------------------------------------------------------|-----------------------------------------------------------------|
| (S) existing trees to be retained                           | (S) site privacy screening - under treeing                      |
| (S) new or added grass areas (private area)                 | (S) low mowed mowing                                            |
| (S) asphaltpaved footpaths of new tree planting area        | (S) on site class 2 material - red brick - site parking / truck |
| (S) low mowed mowing / coloured planting border             | (S) drainage system                                             |
| (S) common planting area                                    | (S) security gate                                               |
| (S) higher privacy screening planting area                  | (S) security wall                                               |
| (S) raised private path                                     | (S) 200 x 200 concrete pavers - ground floor patio & shared     |
| (S) new asphalt surface - drive aisle                       | (S) vehicle as located in lot or parking between the parcel     |
| (S) wet paved area with colour pattern - pedestrian walkway | (S) retaining wall                                              |
| (S) and gate as located                                     |                                                                 |



2 Site Layout Plan  
A1.2  
metric scale 1:100

#### LEGAL DATA

CIVIC ADDRESS  
919 & 923 Caledonia Avenue  
Victoria, British Columbia

LEGAL ADDRESS  
Lots 6 & 7, Suburban Lot 7,  
Victoria City Plan 2501  
PID: 006-235-307 & 903-373-111  
Zone: R-2 & R-2

SURVEY INFORMATION  
based on legal survey by Powell & Associates  
BC Land Surveyors, Inc. 12364-16  
dated July 20, 2018

#### PROJECT DATA

##### ZONING

site area (m<sup>2</sup>)

site coverage % max

open space

height of building (m)

number of storeys

average grade

DENSITY:

total floor area

horizontal hwy area for site coverage

floor space ratio

SETBACKS:

front (north)

rear (south)

side (west)

side (east)

PARKING

parking stalls on site

0.6 square per suite less than

1 space per suite over 70m<sup>2</sup>

total residential stalls

visitor parking 0.1 per suite

total visitor stalls

bicycle parking

visiting of parking area

RESIDENTIAL SUITES:

1 bedroom, 2 Bedroom units

1 Bedroom units

2 Bedroom units

Ground potential access

FLOOR AREA SUMMARY

1st Floor Area Plan

2nd Floor Area Plan

3rd Floor Area Plan

4th Floor Area Plan

5th Floor Area Plan

6th Floor Area Plan

7th Floor Area Plan

8th Floor Area Plan

9th Floor Area Plan

10th Floor Area Plan

11th Floor Area Plan

12th Floor Area Plan

13th Floor Area Plan

14th Floor Area Plan

15th Floor Area Plan

16th Floor Area Plan

17th Floor Area Plan

18th Floor Area Plan

19th Floor Area Plan

20th Floor Area Plan

21st Floor Area Plan

22nd Floor Area Plan

23rd Floor Area Plan

24th Floor Area Plan

25th Floor Area Plan

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213th Floor Area Plan

214th Floor Area Plan

215th Floor Area Plan

216th Floor Area Plan

217th Floor Area Plan

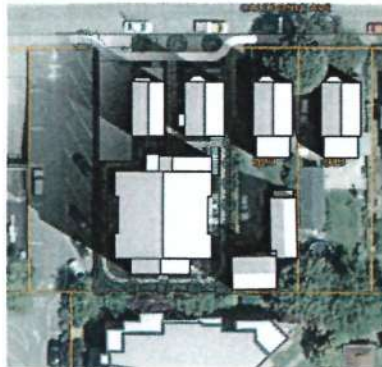
218th Floor Area Plan

219th Floor Area Plan

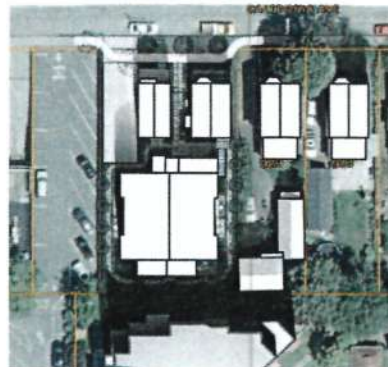
220th Floor Area Plan



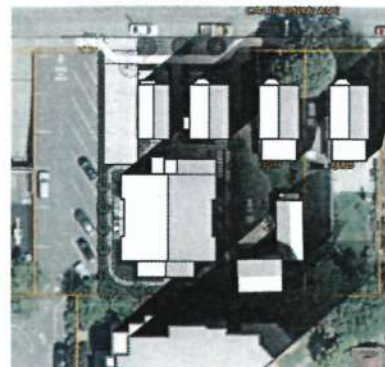
March 21st, Spring Equinox 9AM  
Sun altitude 27.5° / -54° from South



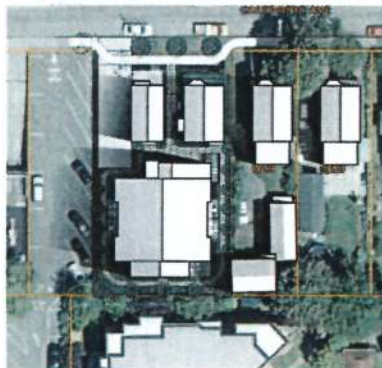
March 21st, Spring Equinox 12 Noon  
Sun altitude 42° / -0° from South



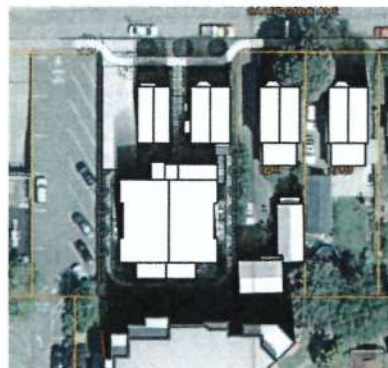
March 21st, Spring Equinox 3PM  
Sun altitude 27.5° / +54° from South



June 21st, Summer Solstice 9AM  
Sun altitude 46.5° / -72.5° from South



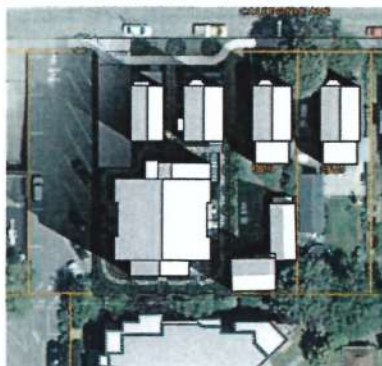
June 21st, Summer Solstice 12 Noon  
Sun altitude 64° / -0° from South



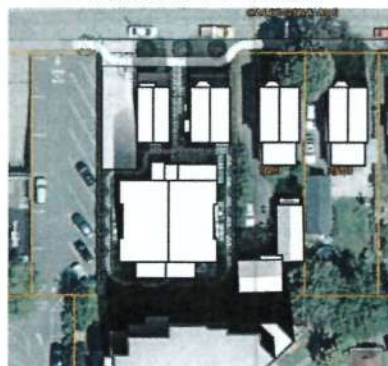
June 21st, Summer Solstice 3PM  
Sun altitude 46.5° / -72.5° from South



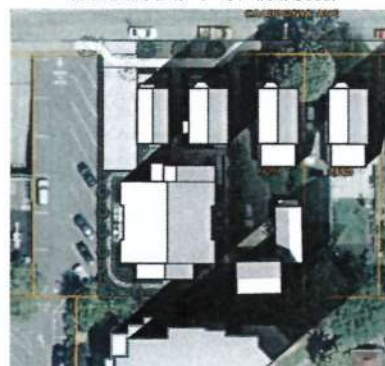
September 21st, Fall Equinox 9AM  
Sun altitude 27.5° / -54° from South



September 21st, Fall Equinox 12 Noon  
Sun altitude 42° / -0° from South



September 21st, Fall Equinox 3PM  
Sun altitude 27.5° / +54° from South



March 21st

March 21st, Spring Equinox 3PM  
Sun altitude 27.5° / +54° from South



In the fall and spring - several weeks before and after March 21st - the roof's ridgeline defines the length of the shadows. At this time of year, all buildings shade all buildings. As shown above, the sloped roof building offers a considerably lower extent of shading than that of a flat roof.

On the fourth floor, the building volume is removed is all four corners, lowering the roof a full storey in these critical corner roof areas, greatly diminishing the shadows cast.

June 21st

June 21st, Summer Solstice 3PM  
Sun altitude 46.5° / -72.5° from South



In the outdoor social weeks - several weeks before and after June 21st - the ridgeline no longer defines the length of the shadows. It is the lower fascia that only a sloped roof provides that defines the shadows.

In the midday warmth of summer all shadows are cast northward towards Caledonia, the new building casting shadows only on its own site.

September 21st

September 21st, Fall Equinox 3PM  
Sun altitude 27.5° / +54° from South



During the winter months, all four of the heritage buildings, and existing cedar hedging, will shade each other. As shown above, a sloped roof building offers a considerably lower extent of shading than would parapets of a flat roof. With the sun lower in the sky during this season, the shadows are longer with density decreasing over distance.

Received  
City of Victoria  
MAR 05 2010

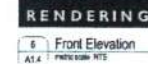
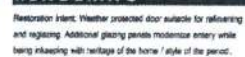
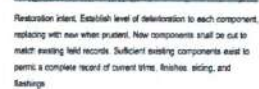
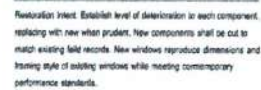
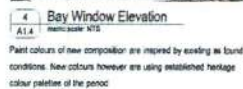
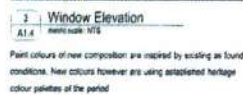
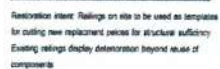
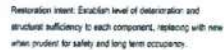
Rezoning & Development Permit Application  
919 & 923 Caledonia Avenue, Victoria

Hillel Architecture Inc.

Prepared By	Reviewed By	Checked By	Approved By
Author	Checker	Reviewer	Approver
Date	Date	Date	Date

919 & 923 Caledonia Avenue  
Shadow Study  
Scale: 1:100  
Date: 2010-03-05  
Sheet: A1.3

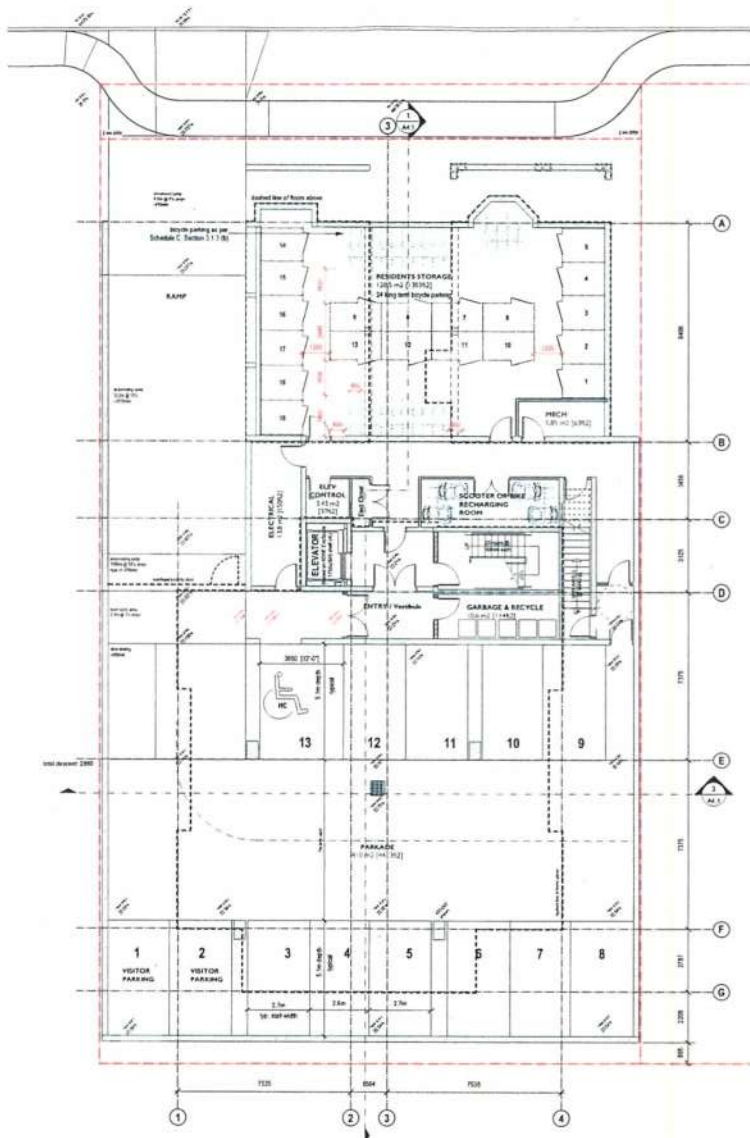


[illegible]

It is possible that Thomas Hooper was involved in building of at least some of the houses within the cluster on Caledonia. His signature can be found on the plumbing plans for 919 Caledonia.

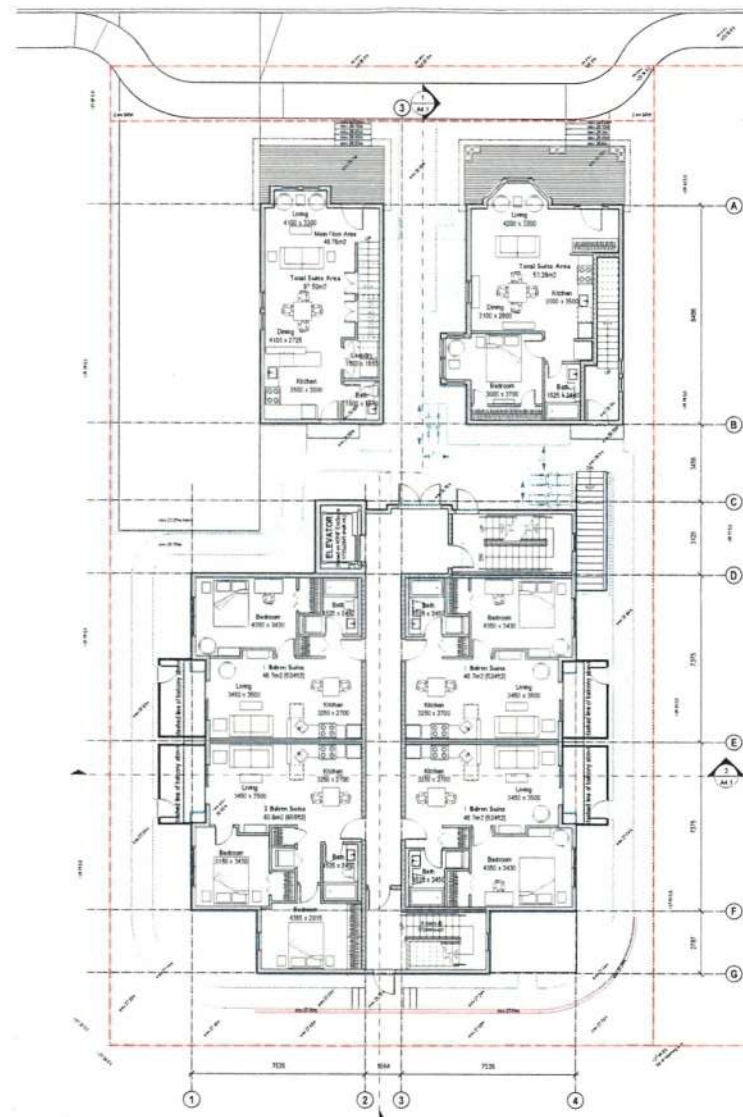






**CITY OF VICTORIA**  
**RECEIVED**  
**MAR 07 2019**

**DEEMED**  
**MAR 05 2019**

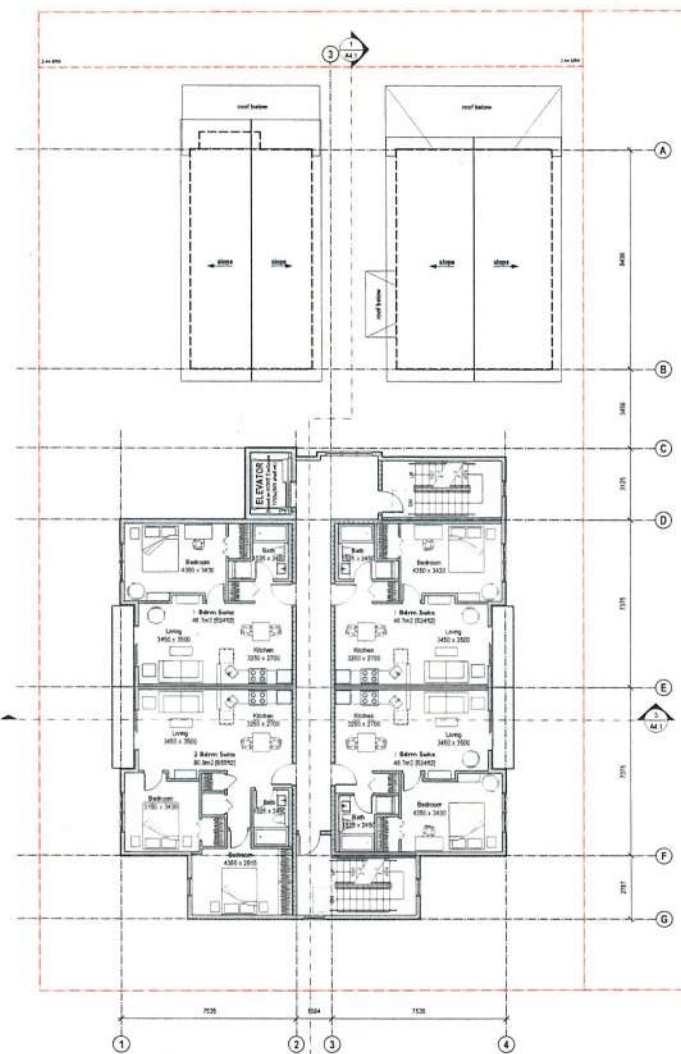
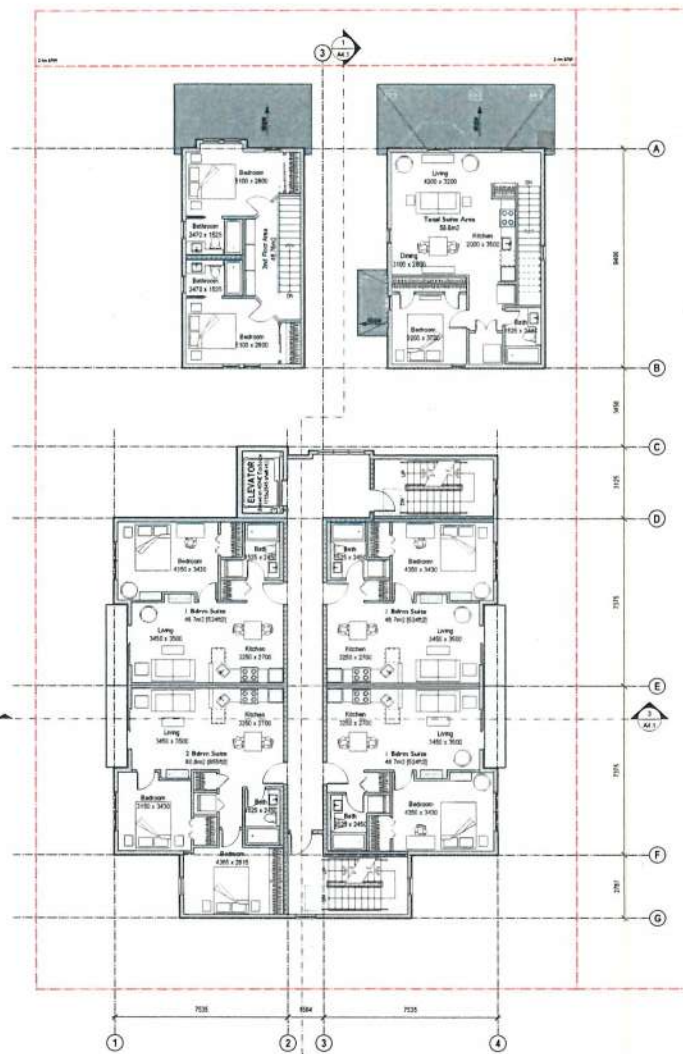


Rezoning & Development Permit Application  
**919 & 923 Caledonia Avenue, Victoria**  
 Hillel Architecture Inc.

1	February 28, 2019	Client	Rezoning & DP Application
2	March 12, 2019	Client	Rezoning & DP Application
3	March 12, 2019	Client	Rezoning & DP Application
4	March 12, 2019	Client	Rezoning & DP Application
5	March 12, 2019	Client	Rezoning & DP Application
6	March 12, 2019	Client	Rezoning & DP Application
7	March 12, 2019	Client	Rezoning & DP Application
8	March 12, 2019	Client	Rezoning & DP Application
9	March 12, 2019	Client	Rezoning & DP Application
10	March 12, 2019	Client	Rezoning & DP Application
11	March 12, 2019	Client	Rezoning & DP Application
12	March 12, 2019	Client	Rezoning & DP Application
13	March 12, 2019	Client	Rezoning & DP Application

**919 & 923 Caledonia Avenue**  
 Parkade & Ground Floor Plan  
 A2.1





Received  
City of Victoria  
MAR 05 2019  
Planning & Development Services Division

# Rezoning & Development Permit Application 919 & 923 Caledonia Avenue, Victoria

Hillel Architecture Inc.

1	2018	February 28, 2018	Issue	Revising LDP Application 1
2	2018	October 10, 2018	Issue	Revising LDP Application 1
3	2018	November 27, 2018	Issue	Revising LDP Application 1
4	2018	Dec 10	Issue	Revising LDP Application 1
5	2018	April 10, 2019	Issue	Revising LDP Application 1
6	2019	April 10, 2019	Issue	Revising LDP Application 1

919 & 923 Caledonia Avenue  
 Second & Third Floor Plans  
 A2.2







1



2

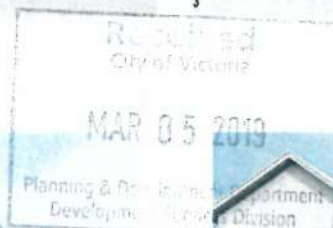


3



4

1 Pedestrian and vehicle views while travelling along the Caledonia streetscape from East to West  
Metric scale: 1:75



1



2

Tying composition together: single family forms share similar volumes, roof slopes, and building height. Although details differ, both residences share an approach to porches, twin columns, window proportions, bay windows, and railings.



3



4

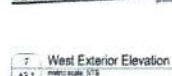
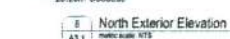
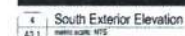
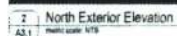
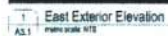
The multi family form: respects scale, progression of elements, a silhouette which is supportive, will share the colour scheme but differs in use, and extends the heritage precinct with this backdrop.

Hillel Architecture Inc.

Rezoning Application & Development Permit  
919 & 923 Caledonia Avenue

1	10	10/10/2018	10/10/2018	10/10/2018
2	10	10/10/2018	10/10/2018	10/10/2018
3	10	10/10/2018	10/10/2018	10/10/2018
4	10	10/10/2018	10/10/2018	10/10/2018

919 & 923 Caledonia Avenue	
City of Victoria	
A3D	



MAR 07 2019

MAR 05 2019

Los offprints gratis a todos los estudiantes. All columns listed from above need the name, position,

Figure 1. The effect of the concentration of the solution on the adsorption of the dye.

- [illegible]

doi:10.1017/S0022292412001612

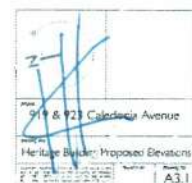
10. They were in a car when it hit the tree. The car had metal bumpers.
11. She studied very hard, passed all her exams, won a scholarship.
12. The gas company had their workers fix a leak in a pipeline.
13. He introduced many people - politicians, movie stars and people from other countries - into the life and career of Benjamin Franklin.
14. Her parents' camp.
15. Because wood is flammable, their parents are making mortgage loans.

1000

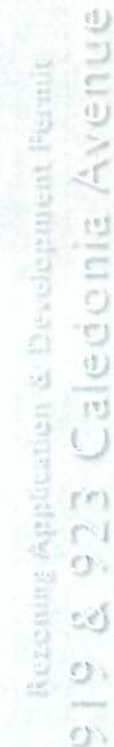
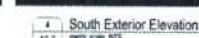
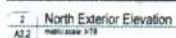
- [illegible]

Receiving Application & Development Permit  
919 & 923 Caledonia Avenue

Year	Month	Day	Time	Location
2011	January	30	10:00 AM	Room 1.00
2011	February	01	10:00 AM	Room 1.00
2011	February	08	10:00 AM	Room 1.00
2011	February	15	10:00 AM	Room 1.00
2011	February	22	10:00 AM	Room 1.00
2011	February	29	10:00 AM	Room 1.00



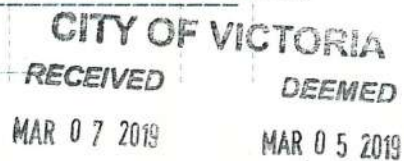




- MAR 05 2019

919 & 923 Caledonia Avenue



List of *Typha* species, all elevations. All values listed from documented 1 m range. Values

**80.** The observed ratio of feathers is

A. black  
B. heritance color blue / white  
C. feathered neck possible

**81.** Genetically, the ability to fly is

A. not a simple Mendelian trait  
B. heritance color M/L / color

- [illegible]

- [illegible]



12. They wouldn't have assembly with their first two projects and mental therapy.
13. Both kinds of therapy would go along with their system.
14. One of the parties had their assembly that would be situated.
15. In the center of the system, the different mental parts of a person using hardware or their own own ideas and ideas of how many parts work.
16. From their system.
17. As part of their system, they would be able to use their own ideas.

- 18. **Autism** is a range of developmental disabilities that affect communication and social interaction.
- 19. **Asperger's syndrome** is a form of autism that is characterized by difficulties in social interaction and nonverbal communication, but without any significant delays in language or intellectual development.
- 20. **Down's syndrome** is a genetic condition caused by a person having three copies of the 21st chromosome instead of the usual two.
- 21. **Intellectual disability** is a condition characterized by significantly below average intelligence and difficulties with everyday problem solving.
- 22. **Phenylketonuria** is a genetic condition that causes a build-up of a chemical called phenylalanine in the blood, which can lead to brain damage if not treated.
- 23. **Sickle cell anemia** is a genetic condition that affects the shape of red blood cells, which can lead to complications such as pain, anemia, and stroke.
- 24. **Tay-Sachs disease** is a rare genetic condition that causes a build-up of a fatty substance in the brain, which can lead to blindness and death.
- 25. **Tuberous sclerosis** is a genetic condition that causes the growth of non-cancerous tumors in the brain and other organs.
- 26. **Usher syndrome** is a rare genetic condition that causes hearing loss and blindness.
- 27. **Williams syndrome** is a rare genetic condition that causes a range of physical and psychological symptoms.
- 28. **X-linked recessive inheritance** is a pattern of inheritance in which the gene for a condition is located on the X chromosome and the condition is only expressed in males.
- 29. **Y-linked inheritance** is a pattern of inheritance in which the gene for a condition is located on the Y chromosome and the condition is only expressed in males.

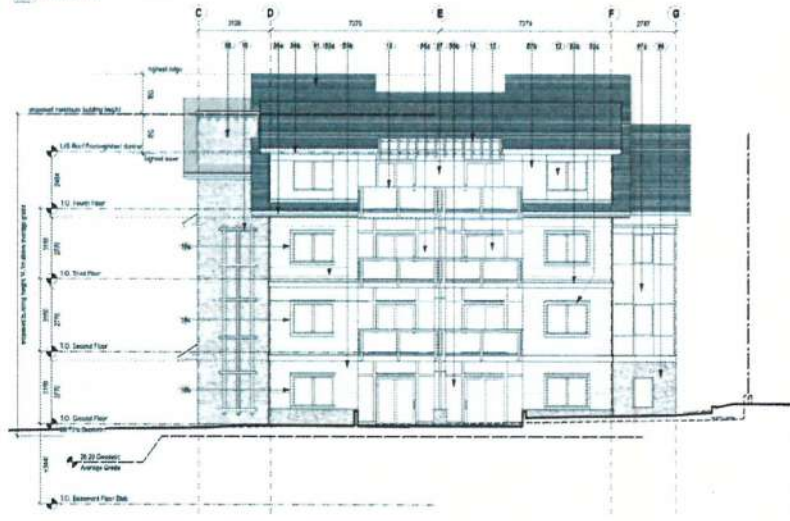




1 West Exterior Elevation  
sheet scale: 1:100



2 South Exterior Elevation  
sheet scale: 1:100



3 West Exterior Elevation  
sheet scale: 1:100

# EXTERIOR FINISHES LEGEND

List of finishes to be used in the exterior of the building. For exterior finish, see the exterior finish schedule.

## Exterior & Interior Finishes

1. Stone or concrete masonry

2. Brick

3. Concrete masonry

4. Concrete masonry

5. Concrete masonry

6. Concrete masonry

7. Concrete masonry

8. Concrete masonry

9. Concrete masonry

10. Concrete masonry

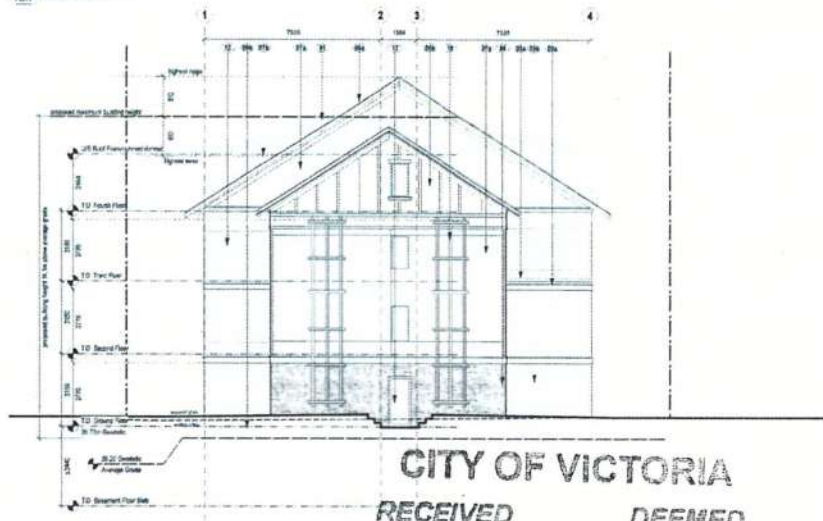
11. Concrete masonry

12. Concrete masonry

13. Concrete masonry

14. Concrete masonry

15. Concrete masonry



4 South Exterior Elevation  
sheet scale: 1:100

5 South Exterior Elevation  
sheet scale: 1:100

## Exterior Comments

1. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

2. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

3. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

4. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

5. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

6. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

7. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

8. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

9. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

10. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

11. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

12. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

13. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

14. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

15. High window - clear opening with 1/2 inch thick glass panes (not metal framing)

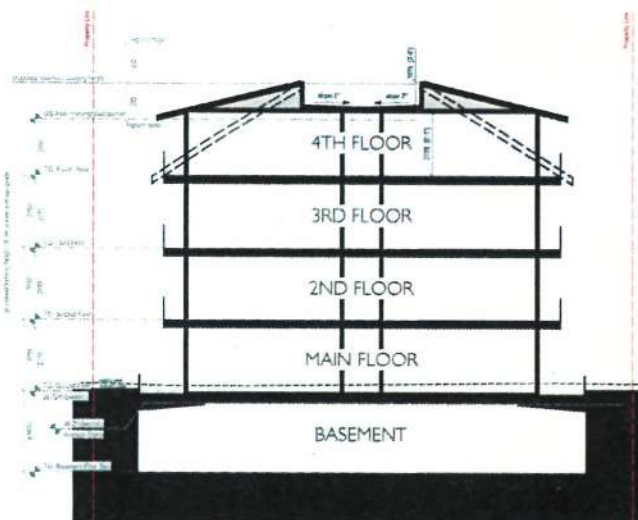
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MAR 07 2019  
DEEMED  
MAR 05 2019

1	10/10/2018	10/10/2018	10/10/2018
2	10/10/2018	10/10/2018	10/10/2018
3	10/10/2018	10/10/2018	10/10/2018
4	10/10/2018	10/10/2018	10/10/2018
5	10/10/2018	10/10/2018	10/10/2018
6	10/10/2018	10/10/2018	10/10/2018
7	10/10/2018	10/10/2018	10/10/2018
8	10/10/2018	10/10/2018	10/10/2018
9	10/10/2018	10/10/2018	10/10/2018
10	10/10/2018	10/10/2018	10/10/2018

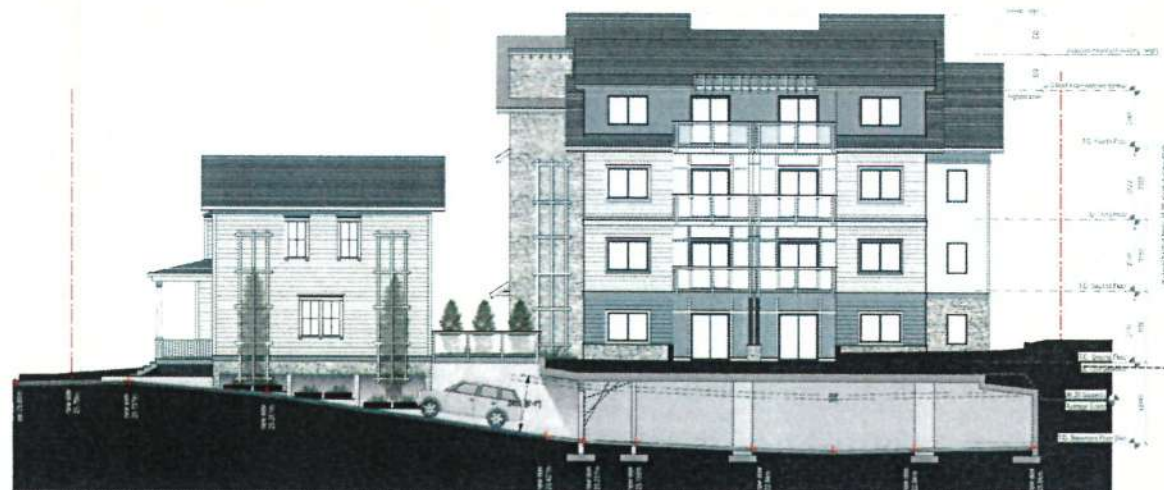
919 & 923 Caledonia Avenue

Building Proposed Elevations

A3.4



1 Section at Flat Roof  
Metric scale: 1:100



2 Project Section at Descending Ramp  
Metric scale: 1:100



3 Building Section  
Metric scale: 1:100

CITY OF VICTORIA

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MAR 05 2019

Planning Application & Development Permit  
919 & 923 Caledonia Avenue

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1 Heritage Home Colour Scheme  
A4.2 Historic Home NTS



NOTE:  
ALL COLOURS TO BE CHOSEN FROM  
HISTORIC COLOUR PALETTE  
HISTORIC PRESERVATION SOCIETY



2 New Home Colour Scheme  
A4.2 Historic Home NTS



NOTE:  
ALL COLOURS TO BE CHOSEN FROM  
HISTORIC COLOUR PALETTE  
HISTORIC PRESERVATION SOCIETY



5 Heritage Home Window Detail  
A4.2 Historic Home NTS



6 New Home Window Detail  
A4.2 Historic Home NTS



3 Partial Multi Family Colour Scheme  
A4.2 Historic Home NTS



NOTE:  
ALL COLOURS TO BE CHOSEN FROM  
HISTORIC COLOUR PALETTE  
HISTORIC PRESERVATION SOCIETY



4 Partial Multi Family Colour Scheme  
A4.2 Historic Home NTS



# CALEDONIA AVENUE EXTERIOR ELEVATION COLOUR SCHEME

Hillel Architecture Inc.

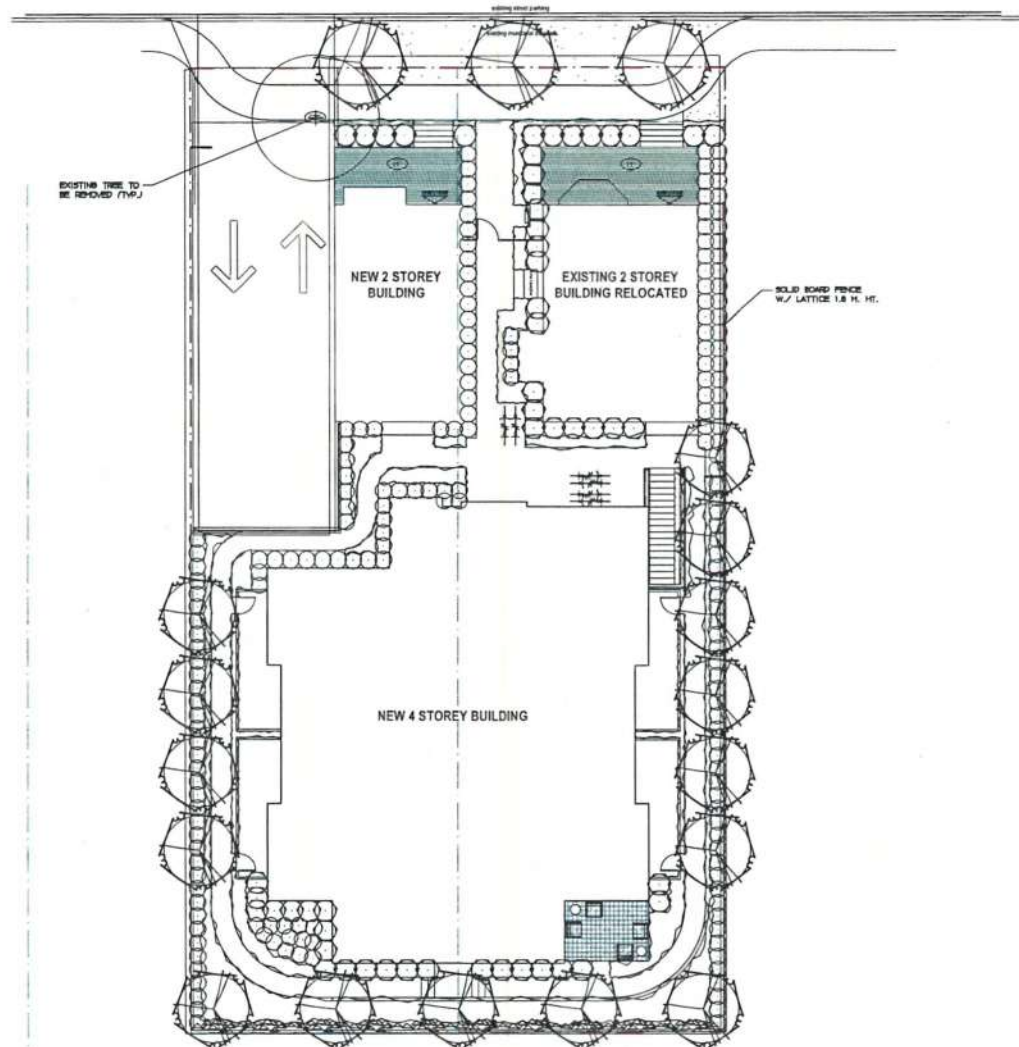
## Rezoning & Development Permit Application 919 & 923 Caledonia Avenue

Author	Architect	Revising & Approved
Client	Owner	Revising & Approved
Inspector	Inspector	Revising & Approved
City Engineer	City Engineer	Revising & Approved
City Planner	City Planner	Revising & Approved
City Clerk	City Clerk	Revising & Approved
City Council	City Council	Revising & Approved
City Mayor	City Mayor	Revising & Approved



919 & 923 Caledonia Avenue  
Exterior Elevation Color Scheme  
A4.2

CITY OF VICTORIA  
 RECEIVED DEEMED  
 MAR 07 2019 MAR 05 2019



### LEGEND



SHRUB TREES TO BE A SELECTION OF:  
 KOLKA DOWNWOOD, ALTERN. BLACK PEARL,  
 SIZE 4.0 CM CAL., APPROXIMATE NO. - 08

BROADLEAF EVERGREEN TREES TO BE: BUCKANUS  
 SIZE 5.0 CM CAL. 1.5 - 2.0 M. HT., APPROXIMATE NO. - 10

COLUMN DECIDUOUS TREES TO BE A SELECTION OF:  
 SWEET COLUMBIA, APRIC. HAZEL, GOLDEN BIRCH,  
 SIZE 5.0 CM CAL., APPROXIMATE NO. - 08

WILLOW TREES TO BE A SELECTION OF:  
 WILLOW TREES, WILLOW TREES, WILLOW TREES, WILLOW TREES,  
 SIZE 5.0 CM CAL., APPROXIMATE NO. - 10

SMALL TREES TO BE A SELECTION OF:  
 LARIX, PICEA, ABIES, PICEA, PICEA, PICEA, PICEA, PICEA,  
 SIZE 5.0 CM CAL., APPROXIMATE NO. - 10

VINES TO BE A SELECTION OF:  
 VINES, VINES, VINES, VINES, VINES, VINES, VINES, VINES,  
 SIZE 5.0 CM CAL., APPROXIMATE NO. - 10

GROUNDCOVER TO BE A SELECTION OF:  
 GROUNDCOVER, GROUNDCOVER, GROUNDCOVER, GROUNDCOVER,  
 SIZE 10 CM CAL., PLANT 48 CM D.C.

### NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY. REFER TO ARCHITECTURAL FOR HARD LANDSCAPE & GRADES.

1. 10/06/18	1. 10/06/18
2. 11/07/18	2. 11/07/18
3. 11/07/18	3. 11/07/18
4. 11/07/18	4. 11/07/18
5. 11/07/18	5. 11/07/18
6. 11/07/18	6. 11/07/18
7. 11/07/18	7. 11/07/18
8. 11/07/18	8. 11/07/18
9. 11/07/18	9. 11/07/18
10. 11/07/18	10. 11/07/18



919 & 923 CALEDONIA  
 VICTORIA, B.C.



LANDSCAPE PLAN | P1



18 September 2018

Mayor and Council  
c/o  
Leanne Taylor  
Senior Planner  
City of Victoria  
1 centennial way



**RE: Multi-family Residential Proposal**  
919 and 923 Caledonia Street, Victoria, BC

**RE: Revised RZ and DP Submission**

Mayor and council,

We are pleased to present a submission for the rezoning and development permit for 919 and 923 Caledonia prepared by Hillel Architecture.

#### Background

A former design office created several design outcomes for this composition which were reviewed by the planning and heritage departments of the COV, and were presented to the community residential association. Hillel Architecture (HA) was retained to reinvent the project with the benefit of those minutes, records of community presentations, and extensive COV staff correspondence from the heritage and planning departments.

Following a review of previous project records, design outcomes, and the expressed opinions of neighbours and of two COV departments, a comprehensive design outcome reinventing the project was prepared by Hillel Architecture and presented first to municipal and heritage and planning staff.

With this review concluded at the COV with a positive reception, HA went on to re-interview the Land Use Committee of the Neighbourhood Residents Association to ensure the project was a correct interpretation of their feedback from the residential association.

With this second positive reception the proposal - and only as these two initial receptions were positive - was it advanced to a presentation to the neighbourhood association. That evening presentation followed an earlier far larger project at Wellburn's Market drawing an audience from a far larger area. An energized audience, with many attendees from outside the community, expressed concern mostly over density of the multi-family portion, and the use of a sloped roof design outcome.

#### Heritage home

919 Caledonia Avenue, built in the 1880's, is one of just a handful of houses still in existence within Victoria. The house is a good representation of popular speculative homes built in the era with similarities found in the design, materials, details and ornamentation. The two storey, front gabled homestead-style house is one of a set of at least four similar houses in a row.

The neighboring house at 929 Caledonia Avenue retains the original string course and frieze in the front gable creating the appearance of a pediment. Similar to the neighbour's 929 Caledonia, our 919 Caledonia has an angled bay with overhead and lower wall panels on the main floor to the right of the entry porch. The original entry door, its overhead transom and

accompanying side-lights remain to the left of the entry porch. The full width front porch presents 3 pairs of twin columns to the streetscape. A visually important feature to the home.

It is possible that Thomas Hooper was involved in building of at least some of the houses within this cluster along Caledonia. Thomas Hooper was involved in this heritage home as his signature can be found on the plumbing plans for 919 Caledonia.

#### **The Protection of 919 Caledonia**

The project features the preparation of a new foundation and the relocation of 919 Caledonia on to this new foundation so that it would reside in the former location of 923 Caledonia. The intent is a thoughtful repair and restoration of the exterior.

The building was recorded with rectified architectural photography. All four elevations document the current elements of its architectural style, trim, finishes, and their conditions. In many cases there is a distinct departure from acceptable conditions of weather protection to the home, and structural sufficiency. Yet even with its current deteriorated condition, each part remains. Each feature, trim, railing component exists in sufficient condition to be an excellent record of their original form. Where details cannot be saved, new parts can be cut. The original homes were built of time honed traditional detailing. These varied slightly across the four homes originally present in order that each was distinct, however this detailing was achieved with common tools, in straightforward manners, easily now repaired or made anew.

This project proposes, one; a **heritage designation** be applied to this home following its relocation for its continued protection, and two; ensures a composition to **place this building and its neighbor in context**. This second level of proposal goals is critical to the understanding of the total composition.

#### **Proposal Description**

Along the Caledonia streetscape, 4 residences once existed that were built at the same time, each with subtly different exterior details to differentiate the homes: 919, 923, 929, and 933 Caledonia. 923 Caledonia lost its battle with time, and without structural sufficiency, was removed.

Our project intent is to build a new foundation at "923" currently empty, and to lift and place "919" on this new foundation. Then to repair, and to heritage designate this home. With our newly restored home residing beside the neighbor's - our project would provide a streetscape for the recently restored 929 Caledonia. 929 Caledonia would no longer be alone.

In the former location - 919 Caledonia - our intent is a new home designed to respect the design cues from these two heritage homes. This extends that street scape to three homes in a row, and would point towards the eventual saving of 933 Caledonia if those owners chose to do so.




Care and attention has been made to consider the form, character, and spacing of those heritage homes, the streetscape progression, the similarity of ridge hts, their distinct forms of entry porch, the assessment of their similarities verses their differences.

#### **The context of heritage homes and their revitalization**

Placing our "authentic" at 923 Caledonia, adjacent to the "authentic" already existing at 929 Caledonia provides that neighbour with setting and context. Extending this single, freestanding, restored *but alone* home, into a larger context we believe is important.

This total composition, and the why we have placed what we have, where we have, is a worthy contribution to the understanding of, and significance of, the homes. The composition is supportive of 929 - a neighbour outside of our project. It is supportive of our 923 with in our project. Our new residence at 919 matches scale, form and character, extends the context while varying the smaller details.

Our new multi-family is a required transition to the larger, fuller, denser flat roofed apartment / condominium blocks that surround this area. This backdrop is also supportive. If any other style was realized - such as a flat roofed apartment style condominium in this proximity; the setting would immediately communicate: "one house deep". So the heritage setting of three homes wide along the street would sadly also communicate no depth to that same audience. It is that shallowness - the equivalent of saving only a facade - that we wish to avoid. Creating a background is as important in the same way we chose to shape its foreground. In the foreground the proposal shows two front yard green spaces, each with a pathway to the two private front porches, as entries to these two residences, as would have existed at the time.



The entry walkway between our two street fronts is walking into a defined setting.. The heritage buildings are not just heritage buildings to the public on the street side only their face preserved - they have another role: internally to this small boutique project - the setting benefits everyone on site who call this home.

Saving the detailed and imposing side bay window of the current 919 and having that in our central pedestrian walkway / entry way is critical to that character leaving the street front and being extended within the property - clearly not "facadism".

#### **The multi-family building**

Our proposal is also to place behind these street front homes, a modest sized multi-family building housing 16 units. This building takes design cues from the foreground heritage homes, in order that this small composition of elements reside together harmoniously, in tune with each other, sharing an interconnected style, materials, colour, & select details.

A departure from a rectangular flat roofed building form. That flat roof line was criticized in earlier proposals for this site. A rectangular form, we feel, would undermine the careful attention to the composition elements at the street.

#### **Proposal as Transitional piece**

There are many examples of 3 and four storey sloped roof buildings within Victoria, indeed many heritage buildings in our downtown core with sloped roofs extending their composition several floors higher. The proposal herein serves a secondary purpose of a transitional piece from single family in scale to the surrounding significantly larger and more dense developments that surround it.

#### **Residential need and demand analysis**

The building is a long term rental use building, boutique in scale and form, offering 19 residential units, 21% two bedroom models and 79% one bedroom models. This development offers no open concept studio units as these are being proposed in high numbers elsewhere. A modest development in size and density for the discriminating renter interested in a smaller scale, and closer relationship with neighbours.

#### **Safety and security**

Between the two homes, personal security is assured through a control gate, permitting only residents to travel into the site.

#### **Transportation**

Earlier proposals were submitted with accompanying parking assessments made by Watt Consulting Group.

The parking demand outlined was that of 14 cars and the proposal at that time demonstrated 13 stalls (above grade). It was deemed at that time by Watt Consulting that a 1 stall variance from those calculations was supportable. The Parking Bylaw criteria at that time demonstrated 27 stalls. The actual variance being supported was from a bylaw requirement of 27 to a demand requirement supportive of 13 stalls. A variance of 14 stalls.



The current proposal developed by Hillel Architecture, conceals all vehicles in an underground parkade, an improvement over earlier submissions. In addition, when appraised under the new Parking Bylaw, the criteria generates a parking stall need again of 14 cars for its current 19 unit design, while providing only 13 cars stalls on site. The proposal seeks no parking variance for unit holders, and seeks a parking variance of 1 stall that would have serviced guest parking needs.

#### **Conclusion**

This proposal intends to envelope its residents with a common environment of form and character, detail and trim, colour and landscaping. The neighboring 929 Caledonia is not a participant in this proposal but is a clear beneficiary should it be permitted to be realized. The City is also a beneficiary for not only do we place a current existing restored home in a streetscape supportive to it, by extending that context to three homes in length, but we encourage the potential of 933 Caledonia to join the composition should the owner wish. 923 Caledonia currently stands alone. With this proposal we achieve a critical mass ensuring this portion of Caledonia is memorable, unique. A well landscaped and well balanced enclave from the larger urban nature growing up around it.

Regards

Peter Hardcastle  
Hillel Architecture Inc.

received  
City of Victoria

JUL 2 2017

Planning & Development Department  
Development Services Division**NORTH PARK NEIGHBOURHOOD ASSOCIATION****Minutes of Community Association Land Use Committee (CALUC) Meeting**  
**July 5, 2017****Present:**

Board members: Pam Hartling, Christopher Fleming, Penny Bond, Jenny Farkas, Daniel Ferguson, Jessie Rucker, Katie Fillion

Members: Lorna Rennie, Alex Kerr, Julie Poskitt

Guests: Heather Spinney, Robert Rocheleau (Praxis Architects); Anup Grewal, Mark Whitney, (Novus Properties); Jahnava Moore, Dawn Goodwin, Liz Inch, Robert Lyall, John Berry, Donald Lines, Jason Carver, Philip O'Neill, Christine Terry, Don Grier, Lance Moran

**Call to Order:** Pam Hartling, CALUC Co-chair, called the meeting to order at 6:33 p.m.

**Process:**

This is a community meeting for a development application for two neighbouring properties at 919 and 923 Caledonia Ave. The architect will present the proposed development, then the floor will be opened for questions and discussion. Following the meeting, the NPNA will forward minutes to the City and the minutes will become part of the development application. Should they wish to proceed, the developer will continue to work with the City on development plans for this property. Individuals who have particular opinions about the development proposal may send their own letters to the City. The meeting minutes also will be sent to all NPNA members and to those who attended the meeting and provided contact information.

**Presentation - Heather Spinney:****919 - 923 Caledonia Ave. - Praxis Architects Inc.; Novus Properties**

- The properties currently are zoned R2. The proponent is seeking re-zoning to allow for multi-residential housing, with 1.3 - 1 density.
- The proposal is for 19 rental units: 12 one-bedroom; 4 two-bedroom; one three-bedroom. Two loft-style units would have separate entrances from the east side of the building.
- The intention is to rehabilitate the one heritage house remaining on the property, hereafter referred to as the "blue house", and re-locate it to the other side of the property to retain the heritage streetscape.
- The mixture of the blue house and the new construction behind and next to it would act as a transition to the larger and smaller buildings nearby.



- There would be a downslope to the parking on the east side on the property.
- Building materials would be horizontal siding to match the blue house. Fibre cement panel and stucco would be included.
- Water conservation measures would be used.
- Landscaping would include tree plantings, possibly including fruit trees.
- There would be a car share stall on site and car share membership would be provided to the tenants.

### **Discussion Summary:**

- Privacy concerns
  - Residents next door are concerned that they will lose privacy with tenants able to look directly into their yards and houses. There was a question of who is the owner of the hedge bordering the property.
  - 1.6 meter has been allowed on the east side of the building for the driveway. Some setback and the driveway will help to maintain privacy.
- Parking
  - The plan proposes 13 parking stalls. The proponents are working with the City on parking requirements.
  - Neighbours are concerned that the amount of parking that is proposed is inadequate. They would prefer more, such as one stall/unit.
    - It was clarified that this is a new zone, so there is no parking variance.
  - There already is a shortage of parking on the street.
- Massing/Density
  - The proposed density is in response to the City's priority to have more rental housing.
  - The applicants decided not to propose a higher building.
  - Some neighbours feel that the massing is out of scale with structures that are next to it. Preference is for retention of the height of the next door houses and the blue house.
- Rental
  - There were questions about whether or not the rental housing will be affordable.
    - Initially the plan was for affordable housing. Plans had to be changed according to what the City wants.
  - There will be some affordable housing but there are many variables influencing this.
    - Neighbours want assurance that formulas for affordable housing be used.
      - There was disappointment that this will not be affordable rental housing.
  - No short term rental of units (e.g. Air B&B) will be permitted.

- It is not possible to predict what projected revenues from rent will be.
- Rental management would be done by Novus Properties. They currently manage the rental of the blue house.
- Design
  - The proponents described their work as very traditional. They want to fit in.
  - There were various comments about the design of the proposal:
    - Unusual design.
    - Design looks like stucco boxes, not sympathetic with the neighbourhood.
    - Not good treatment of the heritage house retention.
    - Housing across the street is in a style more sympathetic to the rest of the street.
    - The house next door is heritage designated.
    - It's great that the blue house is being saved. The design of the rest of the proposal transitions into the more modern part of the street.
- Other
  - Storage units for all rental units are included in the plan.
  - Shadow studies have been done but were not available at this meeting.
  - Neighbours asked when was the time to voice opposition to this proposal.
    - It was clarified that this community meeting is an opportunity to voice those opinions.
  - Current tenants of the adjacent property and several other neighbours expressed significant concern about the noise and behaviour of tenants currently occupying the property. There are loud parties and people appear to be camping on the property. It is a big problem for neighbours on both sides, and across the street.
  - The developer acknowledged that they own the site and are responsible for the tenants.
    - There were several requests of the developer to do a better job managing the tenants.
    - The property owners reported that they had been required to demolish the other house that was on the property to produce a clear and safe site, which is now the vacant lot.
    - The property owners indicated that they could discuss these problems with the neighbours.

### **Adjournment**

The meeting adjourned at 7:10 p.m.

*Recorder: Penny Bond, NPNA Secretary*



Summary and Minutes  
of the Community Land Use Meeting  
Wednesday Aug. 2, 2018, 7pm

RE: 919 and 923 Caledonia, Redevelopment Proposal

Mayor, Council and City Staff

Please find attached a summary of the Community Land Use Meeting regarding the redevelopment proposal for the old house and vacant lot on Caledonia Street.

SUMMARY

About 30 people were in attendance; most were North Park residents and business owners.

Attendees responded favourably to the “front half” or “street-facing” part of the development concept, namely the restoration of the old house and the building of a second small house. Many indicated their appreciation for how this would create the effect of 4 or 5 old-like houses in a row on this section of Caledonia – essentially restoring the look/feel of the street. Comparison was made to the Fernwood side of Caledonia where the look/feel has been maintained for the whole length of the street.

Conversely, attendees did **not** seem to like the design and scale of the back portion of the development.

- Some felt it was a mistake to try to make a dense, 4-story building look like a heritage building
- Some questioned the density of the project as a whole and wondered if there is a need for this many one-bedroom market-rent apartments
- Some felt it wasn't fair to take advantage of neighbouring airspace to the benefit of the 4-story building dwellers
- Some wondered why the developer wouldn't simply put four houses in the two lots (two at the front and two at the back).

Submitted by

Jenny Farkas, Acting President

Minute taker: Mel Groves

## MINUTES

### PROPONENT

- Anup Grewal, Novus Properties

### ARCHITECT:

- Peter Hardcastle, Hillel Architecture

### ATTENDANCE

- About 30 people were in attendance; most were North Park residents and business owners.
- Councillor Loveday was also present.

### OPENING REMARKS

- The proposal calls for the relocation and heritage restoration of the house currently at 919 Caledonia, plus the construction of a new single-family dwelling beside it and a multi-unit complex in the rear lot.
- The house at 919 Caledonia is a sister building to the sensitively restored heritage home at 925 Caledonia. We will relocate it to 923 Caledonia and restore it to a similar standard with two suites within it. We will seek heritage designation.
- Next door facing Caledonia Street we will build a new single-family dwelling that will be a smaller, contemporary version of the heritage homes, creating a row of three. The new dwelling will be a 2- bedroom/ 2 -bath unit, using similar materials and colours to the heritage home next door.
- A landscaped walkway will lead to a new 4-storey multi-family dwelling behind the heritage houses. It will match the scale of the single-family dwellings due to sloping rooflines.
- A privacy screen consisting of a new fence plus landscaping will be provided between the project and its neighbour at 929 Caledonia.
- The multi-family dwelling will include 4 units per floor, for a total of 16 units and 10,000 square feet. There will be 3 two-bedroom units (61 sm/760.sf) and 15 one-bedroom units (50 sm/540sf).
- There will be a common greenspace on the property, a landscaped area for the birds and bees as well as underground parking, bike parking and an area to charge scooters.

### QUESTION PERIOD

Is there a parking variance for this proposal?

No, a parking variance is not required.

Will you save the very old rosebush that is at the rear of the property?

The current cedar hedge will need to be removed during construction. If it's possible to transplant existing plants we will look at doing that.



How high is the proposed fence? We are neighbours at 929 and it looks as though we'll have several units and balconies looking down at us. We'll have no privacy.

It will probably be 5 or 6 feet high. We are happy to work with neighbours on a relandscaping plan. Planting fast growing trees is one possibility for restoring privacy in a relatively short time.

**Is a rezoning required?**

Yes, the property is currently R2 zoned. It would require variances to be rezoned to R73, which is a special infill zoning. The permitted height for the R73 zone is 13.84 instead of 13.2 for R2. The rear yard setback is 3 metres for R73 instead of 4.8 metres for R2.

**Chair's note:** Some parts of the North Park Local Area Plan are impacted and overlapped by the Downtown Core Area Plan, which permits higher density. Ideally, the contradictions between the plans would be worked out in advance of proceeding with proposals in overlapping zones.

**Will the hard landscaping be permeable? What is the site coverage?**

58% site coverage. Yes, there will be permeable paving.

**Will there be any affordable housing units? Multiple concerns were raised re the absence of affordable rental units.**

The proposal is to create 19 new rental units total, and they are intended to be 20-year rentals. It's possible there may be one or two below-market rentals.

The design has improved since the last iteration we saw. However, the density is too much for the lot. From our house we'll be looking at 8 to 10 balconies. It's out of balance and an intrusion into our back yard. Has a light and shadow study been done?

No, this is still to be done.

It seems that a 4-storey building will actually be much higher than the rendering shows. It seems unbelievable that a 4-storey building will only be that much higher than the houses on the street front.

We've used sloping roof lines to mimic the lines of the heritage houses on Caledonia.

#### COMMENTS

- I'd prefer this if it mimicked the multi-family dwelling behind 930 North Park St. This looks out of scale compared to the heritage homes.
- From 947 Caledonia it will impact our privacy and view.



December 12, 2018

Leanne Taylor  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

**Re: 919 & 923 Caledonia Avenue Land Lift Analysis**

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete a Land Lift and Amenity Contribution Analysis for the proposed rezoning of 919 & 923 Caledonia Avenue Victoria (the Site) from the current R-2 zone to the proposed new zone by Novus Properties Inc. (the Developer).

The purpose of the analysis is to estimate the land lift and amenity contribution on the Site from an increase in density from 0.5 floor space ratio (FSR) which would allow for development of two single-family homes (identified as the 'base density' under the current Density Bonus Policy) to a proposed density of 1.31 FSR which would allow for 19 residential units: 16 in a four-storey wooden apartment building, a two-family dwelling, and one as a single family home. The Developer has proposed:

- That all 19 residential units be market rental in perpetuity
- That the existing single family dwelling at 919 Caledonia Avenue be retained, refurbished, and relocated to 923 Caledonia Avenue and converted to a two-family dwelling
- That all of the apartment building's parking be located underground.

The study's methodology is a residual land value analysis which determines the maximum value that a developer could afford to pay for the Site assuming it already had the new zoning for 1.31 FSR; and the maximum value a developer could pay for the site if developed as permitted under current zoning with prevailing market conditions. The 'land lift' is then calculated as the difference in residual land value between the current zoning and the proposed new zoning/density.

Regarding the existing zoning, GPRA assumes that the current assessed value of the land (excluding the value of improvements) is correct. This is particularly reasonable since 923 Caledonia Avenue is currently a vacant lot and its assessed value is drawn from market data. For the proposed development, GPRA uses a standard developer proforma to model the economics of typical development as proposed.





## CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that there is no lift from the proposed zoning if used for market rental in perpetuity under current market conditions. There is in fact a net loss in land value from providing market rentals in perpetuity, providing underground parking, and retaining and relocating the property's existing structure. As such, GPRA does not recommend the City seek any contribution from the developer if they provide a rental covenant for the 19 units.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 919-923 Caledonia Avenue. I am available to discuss this further at your convenience.

A handwritten signature in black ink, appearing to read "Gerry Mulholland".

Gerry Mulholland | Vice President  
G.P. Rollo & Associates Ltd., Land Economists  
T 604 275 4848 | M 778 772 8872 |  
E [gerry@rolloassociates.com](mailto:gerry@rolloassociates.com) | W [www.rolloassociates.com](http://www.rolloassociates.com)



Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6

# Tenant Assistance Plan

*This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.*

## SUMMARY: Instructions to a complete and successful tenant assistance plan are as follows:

<b>STEP 1</b>	<b>BACKGROUND:</b> Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
<b>STEP 2</b>	<b>TENANT ASSISTANCE PLAN:</b> Complete form including: a. Current site information b. Draft tenant assistance plan c. Tenant communication plan d. Appendix A: Current occupant information and rent rolls (Confidential) e. Appendix B: Correspondence with tenants (Confidential)
<b>STEP 3</b>	<b>SUBMIT:</b> Save and return the completed form to staff for comment by email.
<b>STEP 4</b>	<b>FINALIZE:</b> Complete and submit a Final Tenant Assistance Plan with consideration of staff comments on draft plan previously submitted.

## BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#). Please refer to the [Tenant Assistance Policy](#) and information regarding rental housing policies available on the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies.

## TENANT ASSISTANCE PLAN

### A. CURRENT SITE INFORMATION

<b>Site Address:</b>	919 Caledonia Ave
<b>Owner Name:</b>	Anup Grewal and Mark Whitney
<b>Company Name:</b>	Novus Properties Inc.
<b>Tenant Relocation Coordinator (Name, Position, Organization):</b>	Anup Grewal, President, Novus Properties Inc.

### CURRENT TOTAL RENTAL UNITS

Unit Type	Number of Units
Bachelor	
1 BR	one
2 BR	
3BR	
3BR+	
<b>Total</b>	one





Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6

# Tenant Assistance Plan

*This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.*

## B. TENANT ASSISTANCE PLAN

	Applicant		City Staff		Applicant (Final)	
Tenant Assistance Plan Components	Draft Tenant Assistance Plan (to be completed by the applicant with rezoning application)		Did the applicant meet policy?	City Staff Comments (to be completed by staff during application review)		Final Tenant Assistance Plan (to be completed by the applicant following staff review, addressing staff comments)
	Date:	Feb 05, 2019		Date:	Feb 22 2019	Date: Feb 26 2019
<b>Compensation by tenancy length:</b> <ul style="list-style-type: none"> <li>Up to 5 years: 3 months' rent</li> <li>5 to 9 years: 4 months' rent</li> <li>10-19 years: 5 months' rent</li> <li>20+ years: 6 months' rent</li> </ul>	The tenancy is started October 09, 2016 and was for a fixed period to Jan 31, 2017. The tenancy expired. The tenancy was extended by landlord. The tenant is aware of the potential development. Compensation category will be up to 5 years.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets Policy		The tenancy is started October 09, 2016 and was for a fixed period to Jan 31, 2017. The tenancy expired. The tenancy was extended by landlord. The tenant is aware of the potential development. Compensation category will be up to 5 years.
<b>Notification:</b> <ul style="list-style-type: none"> <li>A minimum of 4 months notice to end tenancy</li> </ul>	Yes tenant will be given 4 months notice to end tenancy		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets Policy		Yes tenant will be given 4 months notice to end tenancy
<b>Moving Expenses:</b> <ul style="list-style-type: none"> <li>An insured moving company may be hired by the applicant, with all arrangements and costs covered</li> <li>Fixed rates apply for:               <ul style="list-style-type: none"> <li>\$500 - Bachelor and 1 BR</li> <li>\$750 - 2+ BR</li> </ul> </li> </ul>	A fixed rate of \$500 will be paid for moving expenses.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets Policy		A fixed rate of \$500 will be paid for moving expenses.

	Applicant		City Staff		Applicant (Final)	
Tenant Assistance Plan Components	Draft Tenant Assistance Plan (to be completed by the applicant with rezoning application)		Did the applicant meet policy?	City Staff Comments (to be completed by staff during application review)		Final Tenant Assistance Plan (to be completed by the applicant following staff review, addressing staff comments)
	Date:	Feb 05, 2019		Date:	Feb 22 2019	Date: Feb 26 2019
<b>Relocation Assistance:</b> <ul style="list-style-type: none"> <li>Tenant Relocation Coordinator provided</li> <li>Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood)</li> </ul>	Relocation assistance will be provided.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets Policy		Relocation assistance will be provided.
<b>Right of First Refusal:</b> <ul style="list-style-type: none"> <li>Offer to return to the building, with rent rates discounted by 10% of starting rates</li> </ul>	yes the tenant will be given an opportunity to return.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Please confirm that the offer of 10% discounted rent rates of new unit starting rates		yes the tenant will be given an opportunity to return. We assure the tenants will be offered a 10% discounted rate based off the new starting rates.
<b>Vulnerable Tenants:</b> Please identify additional assistance offered to vulnerable tenants. This may include: <ul style="list-style-type: none"> <li>Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges</li> <li>Tenants with specific housing needs due to a disability</li> <li>Seniors, who may be long-term tenants and living on a fixed income</li> <li>Families with young children, who may have difficulty finding appropriate units</li> </ul>	Not applicable		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets Policy		Not applicable
<b>Other Comments:</b>						



### C. TENANT COMMUNICATION PLAN

A Tenant Communication Plan outlines how and when applicants intend to engage and notify tenants of input opportunities throughout the development application process. Please indicate:

	Applicant	City Staff	Applicant (Final)
Tenant Communication Plan Components	Draft Tenant Communication Plan (to be completed by the applicant with rezoning application)	City Staff Comments (to be completed by staff during application review)	Final Tenant Communication Plan (to be completed by the applicant following staff review, addressing staff comments)
How and when did you inform tenants of the rezoning or development application?	The tenant was informed in October 2016 prior to accepting the premise. The tenant was aware of the development. Hence the tenancy agreement was for 3 months as short term rental, to end on Jan 31, 2017	Meets Policy	The tenant was informed in October 2016 prior to accepting the premise. The tenant was aware of the development. Hence the tenancy agreement was for 3 months as short term rental, to end on Jan 31, 2017
How will you be communicating to tenants <b>throughout</b> the rezoning or development application (including decisions made by Council)?	we will update the tenant by phone, text and email.	Meets Policy	we will update the tenant by phone, text and email.
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's <a href="#">website</a> for a list of resources)	The tenant will communicate to Novus Properties Inc resources required in addition to the aid being provided.	Meets Policy	The tenant will communicate to Novus Properties Inc resources required in addition to the aid being provided.
Have tenants had the opportunity to include their needs in the Tenant Assistance Plan (including the opportunity to self-identify vulnerabilities)?	Yes the tenants are aware	Meets Policy	Yes the tenants are aware
Are tenants satisfied with the considerations and compensation in this TAP? Why or why not?	Yes the tenant is aware	Meets Policy	Yes the tenant is aware
Other communications notes:			

## FINAL TAP Review - [For office use only]

Application received by Hollie McKeil (City Staff) on Feb 26 2019 (Date)

Did the applicant meet the final TAP policy?    Yes ☒    No ☐

Staff comments on  
final plan:

The applicant has met the policy expectations and the tenants have been made aware of the plans to redevelop the site since the beginning of their tenancy.





## Advisory Design Panel Report

For the Meeting of November 28, 2018

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**To:** Advisory Design Panel **Date:** November 14, 2018  
**From:** Leanne Taylor, Senior Planner  
**Subject:** Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 919 and 923 Caledonia Street and provide advice to Council.

The proposal is to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and a four-storey multi-family residential building consisting of approximately 19 rental dwelling units. The following policy documents were considered in assessing this Application:

- *The Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (DCAP, 2011)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981).*

Staff are looking for commentary from the Panel on the following items:

- infill development
- massing of the low-rise multi-family residential building
- balconies on the east elevation.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this Application.

### BACKGROUND

<b>Applicant:</b>	Mr. Anup Grewal Novus Properties Inc.
<b>Architect:</b>	Ms. Karen Hillel, MAIBC Hillel Architecture Inc.
<b>Development Permit Area:</b>	Development Permit Area 3 (HC), Core Mixed-Use Residential
<b>Heritage Status:</b>	N/A

## Description of Proposal

The proposal is to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-family residential building consisting of approximately 19 rental dwelling units on the subject property. The proposed density is approximately 1.31:1 floor space ratio (FSR). The proposal includes the following major design components:

- three low-rise buildings on the site ranging from two to four storeys, and consisting of traditional-style design features including pitched rooflines, centre-bar sash windows and high-quality finishes
- exterior materials include cementitious lap siding, panels and fascia board, stucco and stone veneer
- controlled access and a walkway between the two front buildings, providing access to the building in the rear yard
- the front yards of the two-storey buildings include front yard green spaces, individual pathways to private front porches and prominent entryways
- private outdoor patio space for the ground floor units in the four-storey building with direct access to a common pathway
- substantial soft landscaping around the perimeter of the site, including the planting of 15 new trees
- all parking is provided underground
- a scooter bike recharging room and bicycle storage room for 24 long-term bicycle parking spaces.

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
Site area (m <sup>2</sup> ) – minimum	<b>1006.47 *</b>	555.00		
Density (Floor Space Ratio) – maximum	<b>1.31:1 *</b>	0.5:1	Refers to DCAP	2:1
Total floor area (m <sup>2</sup> ) – maximum	<b>1323.03 *</b>	503.24		
Height (m) – maximum	<b>7.92 *</b> northeast portion <b>8.13 *</b> northwest portion <b>14.10 *</b> south portion	7.60		



Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
Roof deck	<b>Yes *</b> south portion	Not Permitted		
Storeys – maximum	2 north east portion 2 north west portion 4 * south portion	2	20	6
Site coverage (%) – maximum	<b>48 *</b>	40		
Open site space (%) – minimum	<b>39 *</b>	30		
<b>Setbacks (m) – minimum</b>				
Front				
northeast portion	<b>4.96 *</b>	7.5		
northwest portion	<b>5.35 *</b>			
Rear	<b>3 *</b>	15		
Side (east)				
northeast portion	<b>1.2 *</b>	2.35		
south portion	<b>3.08 *</b>			
Side (west)				
northwest portion	<b>6 *</b>	3		
south portion	<b>3.08 *</b>			
Combined side yards	<b>1.88 *</b>	4.5		
Vehicle parking – minimum	<b>11 *</b>	12		
Visitor vehicle parking – minimum	2	2		

Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
<b>Bicycle parking stalls – minimum</b>				
Long-term	24	24		
Short-term	6	6		

### Sustainability Features

The applicant is proposing to provide 24 long-term and six short-term bicycle parking spaces as well as an electric charging station for bikes and scooters.

### Consistency with Policies and Design Guidelines

#### Official Community Plan

The subject property is designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports a diverse range of housing types including low and mid-rise multi-unit residential buildings. The OCP also identifies this property within Development Permit Area 3 (HC): Core Mixed Use Residential, which supports a “high-quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character.” Conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area are also strongly encouraged in DPA 3 (HC).

There is an existing single-family dwelling located at 919 Caledonia Avenue with heritage value, which is not currently listed on the City’s Heritage Register. The applicant is proposing to restore and heritage-designate the building, as well as lift and relocate it to the east side of the property (currently 923 Caledonia Avenue). The single-family dwelling would then be adjacent to the existing, heritage-designated single-family dwelling located at 929 Caledonia Avenue, in order to conserve and enhance the heritage streetscape. The existing single-family dwelling would be converted to a duplex. A new single-family dwelling would be constructed on the vacant portion of the property to the west of the existing building, and a new, low-rise multi-unit residential building would be constructed in the rear yard. With this range of housing types, the applicant is able to provide larger one- and two-bedroom units, which may be suitable for families and would add to the diverse range of housing types in the City.

The applicant is proposing traditional-style architecture and materials that reflect the heritage value and special character features of this neighbourhood. As part of this proposal, the applicant is proposing to significantly enhance the hard and soft landscaping on-site by planting 15 new trees as well as an abundance of new plants and shrubs. Overall, this proposal is generally consistent with the policies and design guidelines outlined in the OCP.



### Neighbourhood Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six storeys and a floor space ratio up to 2:1. The proposal for a four-storey multi-unit residential building with a FSR of 1.31:1 complies with the height and density policies outlined in the DCAP.

### Design Guidelines for Development Permit Area 3 (C): Core Mixed-Use Residential

- Downtown Core Area Plan (DCAP, 2011)
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010).

### **Regulatory Considerations**

A new, site-specific zone would be required to facilitate this development. A parking variance would also be required, as the applicant is proposing to reduce the required number of parking spaces from 13 to 12. In addition to providing short-term and long-term bicycle parking, the applicant is providing a scooter/bike recharging room in the underground parkade to help offset a parking shortfall of one parking space.

### **ISSUES AND ANALYSIS**

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

#### **Infill Development**

Section 7: Heritage in the DCAP contains the following policies with respect to buildings and sites with heritage value:

- *Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.*
- *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- *Encourage owners of property with heritage value or character in the Downtown Core Area, to upgrade the seismic conditions of buildings and structures.*

The Panel's input on infill development within a heritage context, specifically the integration of new buildings adjacent to existing buildings with heritage value, would be welcomed.

#### **Massing of the Low-Rise Multi-Family Residential Building**

When considering the massing of a building, the *Advisory Design Guidelines for Buildings, Signs and Awnings* take into account "the impression and visual impact of size, shape and silhouette of a building resulting from the composition of its main volumes, roof profile, directional expression and rhythm," as well as "the juxtaposition of major building elements to each other and adjacent buildings." The Panel's input on the massing of the proposed low-rise multi-family residential building would be welcomed.

## **Balconies on the East Elevation**

In order to reduce privacy impacts on the adjacent neighbours to the east, the applicant is proposing recessed balconies. The Panel's input on the proposed balconies on the east elevation would be welcomed.

## **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice they would like to provide on how the Application could be improved.

## **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped October 26, 2018
- Applicant's letter dated September 18, 2018.

cc: Anup Grewal, Novus Properties Inc.; Karen Hillel, Hillel Architecture Inc.



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY NOVEMBER 28, 2018**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM**

**Present:** Jesse Garlick (Chair); Elizabeth Balderston; Sorin Birliga; Jason Niles; Stefan Schulson

**Absent for a Portion of the Meeting:** Justin Gammon; Paul Hammond; Carl-Jan Rupp; Deborah LeFrank

**Staff Present:** Miko Betanzo – Senior Planner, Urban Design  
Leanne Taylor – Senior Planner  
Jim Handy – Senior Planner, Development Agreements  
Alec Johnston – Senior Planner  
Katie Lauriston – Secretary

**2. MINUTES**

**Minutes from the Meeting held October 24, 2018**

**Motion:**

It was moved by Paul Hammond, seconded by Carl-Jan Rupp, that the Minutes of the Meeting of Advisory Design Panel held October 24, 2018 be adopted as presented.

**Carried Unanimously**

**3. APPLICATIONS**

**3.1 Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue**

The City is considering a Rezoning, Heritage Designation and Development Permit Application to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-family residential building consisting of approximately 19 rental dwelling units.

Applicant meeting attendees:

PETER HARDCASTLE

HILLEL ARCHITECTURE INC.

Ms. Taylor provided the Panel with a brief introduction of the application and the areas that staff is seeking advice on, including the following:

- infill development
- massing of the low-rise multi-family residential building
- balconies on the east elevation.

Mr. Hardcastle provided the Panel with a detailed presentation of the site and context of the proposal.

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

- what feedback has there been from immediate neighbours?
  - there has been a positive response from the neighbours across the street
  - an earlier version of the plans was presented to the adjacent neighbours, and the proposal now has much better sightlines, which will benefit neighbours
  - as this is an urban setting, the site could have been developed to a higher density; instead, the proposal is a thoughtful and respectful contribution to the neighbourhood
- do the neighbours have any concern regarding the size and potential overlook?
  - the neighbours aren't directly supportive in this regard
- what is proposed for the existing trees on the east property line?
  - the construction of the foundation will compromise the existing hedge, but it will be replaced
  - there is no walkway on that side; it is a fully landscaped edge
- are the existing trees on the subject property or on the adjacent property?
  - they are on the adjacent property, and will be protected as much as possible
- what about the trees beside the adjacent heritage house?
  - this is the hedge that will be replaced
- is there any landscaping proposed at the railing located at the entrance of the parkade?
  - the railing design will be contemporary in nature, with the same obscure glass as is used for the balconies
  - at the edge of the property, an opaque wooden fence provides separation towards the adjacent parking lot
- is the opaque glass only at the top of the parkade entrance?
  - the glass railing forms an L-shape along the parkade entrance, and the wooden fence faces the neighbours
- how will the recessed planters be watered during the winter?
  - the planters are recessed about 400mm into the building, and the irrigation will run through the building so it will not need to be winterized
- what is the rationale behind the location of the sidewalk?
  - the sidewalk curves to accommodate the Statutory Right-of-Way, and eventually will run straight at a greater distance from the street
- what is the rationale behind the boxy roofline on the new home's front porch?
  - each of the surrounding buildings is subtly different in detail
  - the new building is intended to come across as new, while referencing the context and surrounding heritage homes
  - the roof's simple gable makes it distinct and purposely contemporary
- what is the distance between the new 2-storey building and the existing 2-storey building?
  - approximately 3.2-3.6m and 3.6-3.8m at the rear, towards the multi-family building
- what is the separation distance between the multi-family building and the existing adjacent buildings to the south and to the east? Was there consideration for liveability and privacy?
  - there is a 3m setback at the rear and glazing on the multi-family dwelling to mitigate privacy concerns



- there is approximately 8m between the neighbouring dwellings and the multi-family dwelling at the courtyard
  - there is a similar distance of approximately 5-6m towards the neighbouring heritage building
- does the apartment exit comply with fire code, given the minimal pathway width?
  - fire distances and materials have been examined, and the materials are non-combustible
  - a building code compliant sprinklering system has been developed to protect the heritage house's bay window
- was increasing the performance of the glazing considered, given the potential for privacy and noise issues near the walkways?
  - there will not be a change in glazing on the existing building, and the new building has no glazing on one side and a good separation distance and height from the walkway.

Panel members discussed:

- the importance of retaining the trees along the east property line and the large deciduous tree on the adjacent property at the south
- opportunity to alter the underground parking structure to ensure the retention of existing trees
- there being significant benefits to the proposal as presented, and reluctance to require architectural alterations to ensure the retention of the existing trees
- the need for a tree retention plan
- the need to ensure sufficient soil depth for the proposed trees and all other planting
- appreciation for the sensitivity shown to the surrounding context, and for the care and attention to moving and supporting the existing house
- the proposal as an example of sensitive infill
- the community's desire for projects that are not built to the maximum allowable floor space ratio
- desire for further measures to mitigate the harshness of the street
- opportunity to review the peak roof on the multi-family dwelling, as a flat roof would better provide a contemporary addition, contribute to the building's massing and be more sensitive to the context
- appreciation for the materials selection.

#### **Motion:**

It was moved by Justin Gammon, seconded by Deborah LeFrank, that Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:

- that measures be taken to ensure that the existing trees to the south are protected as much as possible
- that adequate soil depth is ensured for the new planting as shown.

**Carried**

For: Jesse Garlick (Chair); Elizabeth Balderston; Sorin Birliga; Justin Gammon; Deborah LeFrank; Carl-Jan Rupp; Stefan Schulson

Opposed: Paul Hammond and Jason Niles



## ATTACHMENT J

#501-740 Hillside Avenue  
Victoria, BC V8T 1Z4  
T 250.388.9877  
F 250.388.9879

E. nking@wattconsultinggroup.com  
wattconsultinggroup.com

# MEMORANDUM

**To:** Mark Whitney – Novus Properties Inc  
**From:** Filippas Gkekas and Nadine King, P.Eng., PTOE  
**Our File #:** 2206  
**Project:** 919 – 923 Caledonia Ave Parking Study  
**Date:** January 8, 2019  
**RE:** Parking Review Update

## 1.0 INTRODUCTION

Watt Consulting Group was retained by Novus Properties Inc. to review the off-street parking requirement for the multi-family residential development proposal at 919 – 923 Caledonia Ave in the City of Victoria. The purpose of this memorandum is to update to the parking assessment for this site based on the newly adopted Schedule C Parking Bylaw. See the previous assessment dated July 12, 2017 for details on the land uses and site context.

## 2.0 DEVELOPMENT CONTEXT

The proposed development is for 19 unit rental units (in perpetuity) in a heritage registered building in the City of Victoria. This site is located within the core area of the City with a WalkScore of 95 – “Walker’s Paradise: Daily errands do not require a car”.<sup>1</sup> The site is also located within 500m from the Pandora Avenue Two-Way Cycle Track and within an 8 min walk of more than 20 bus routes.

The proposal includes 13 off-street parking spaces. This represents a parking supply rate of 0.68 stalls per unit. Twenty two Class I bicycle stalls and a bicycle rack at the entrance will be provided.

## 3.0 PARKING REQUIREMENT

The City of Victoria adopted its new Off-Street Parking Regulations (“Schedule C”) in July 2018.<sup>2</sup> The required parking supply for the site is 14 parking spaces - 12 spaces for residents, two for

<sup>1</sup> More information about the site's Walk Score is available online at:  
<https://www.walkscore.com/score/919-caledonia-ave-victoria-bc-canada>

<sup>2</sup> Schedule C is available online at:  
<https://www.victoria.ca/assets/Departments/Planning-Development/Development-Services/Zoning/Bylaws/Schedule%20C.pdf>



visitors (0.74 stalls per unit). The requirement for parking exceeds the proposed off-street parking supply by one parking space.

A total of 22 secure, long-term (i.e., Class 1) bicycle parking spaces are required, as well as, 6 short-term (i.e., Class 2) bicycle parking spaces designated for visitors.

#### 4.0 TRANSPORTATION DEMAND MANAGEMENT & PARKING MANAGEMENT

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel.

**Bike Sharing.** In October 2017, U-bicycle sharing service launched in the City of Victoria. As of November 1, 2018, U-bicycle updated from a dockless bike share to a virtual parking zone system with 135 virtual parking zones where users can pick-up and drop-off the bicycles.<sup>3</sup> There is a virtual docking location within close proximity to the site for residents' use.

**Electric Bike Parking.** Electric Bikes (E-Bikes) are an emerging transportation phenomenon that are gaining popularity worldwide. With supportive cycling infrastructure in place, E-Bikes have the potential to substitute for, or completely replace, almost all trips taken by a gasoline powered car. The applicant could consider designing a portion of the long-term bicycle parking spaces to accommodate electric bikes. Electric bikes are typically longer than regular bicycles because they are capable of carrying cargo and/or multiple passengers with the assistance of the battery. In addition providing power connections for charging E-bikes could be provided in the bicycle storage area.

#### 5.0 SUMMARY

The proposed parking supply is 13 spaces, which is one space short of that would be required from the City. This parking supply can be supported based on the meeting the bicycle parking requirements, proximity to bicycle sharing virtual station as well as the site's location to frequent transit service, high walkability, and access to cycling infrastructure.

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<sup>3</sup> More information about U-bicycle is available online at: <https://www.u-bicycle.ca/locations-vancouver-island/>



Talbot Mackenzie & Associates  
Consulting Arborists

# Arborist Report

## 919 and 923 Caledonia Street, Victoria

PREPARED FOR: Mark Whitney  
Novus Properties Inc  
849 Oliver Street  
Victoria, BC  
V8S 4W5

PREPARED BY: Talbot, Mackenzie & Associates  
Tom Talbot – Consulting Arborist  
ISA Certified # PN-0211A  
TRAQ - Qualified

Date submitted: January 04, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6  
Ph: (250) 479-8733  
Fax: (250) 479-7050  
Email: tmtreehelp@gmail.com



## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 919 & 923 Caledonia Street

Date of Site Visit: December 27, 2018 Time: 10:00 AM

Weather conditions: Partly sunny, 12° Celsius, wind South 15 km/h

Site Conditions: Level lots with an existing house on the 919 Caledonia Street property and a bare lot with no buildings on the 923 Caledonia Street lot.

**Summary:** Our review of the proposal and site visits found that there are no bylaw-protected trees located within the property boundaries on the municipal frontages or on neighbouring properties where they could be impacted.

There are two (2) Sweet Gum *Liquidambar styraciflua*, one (1) Flowering plum *Prunus nigra*, one (1) Incense cedar *Calocedrus decurrens*, and one (1) Norway maple *Acer platanoides* trees, two (2) Large Portuguese shrubs and a hedgerow of ten (10) Leyland cypress trees that are not protected under the municipal tree protection bylaw but are on adjacent properties, where they could be impacted.

The Sweet gum, Flowering plum and Norway maple trees are suitable for and are located where their retention should be successful and mitigation procedures will be implemented to reduce the potential impacts.

The Incense cedar is a small, 7 cm d,b,h, tree that is growing directly adjacent to the retaining wall is a large growing tree species whose growth will conflict with the adjacent more desirable tree species as it matures. It is unlikely that it can be retained if the wall is replaced, therefore we recommend that it be removed.

It is unlikely that either the Leyland cypress hedge or Portuguese laurel shrubs can be protected or successfully retained.

The project arborist should supervise the excavation for the building footprint along the property boundary between the 919/923 Caledonia and 930 North Park Street properties. All roots encountered along the wall must be pruned back to sound tissue at the edge of excavation to reduce wound surface area and to encourage rapid compartmentalization and root regrowth.

The limbs of the two Sweet Gum trees do not extend over the property boundary therefore it is unlikely that any pruning will be required. The canopies of the flowering plum and Norway maple extend over the property boundary and pruning will be required for adequate clearance. This pruning should not have a detrimental impact on the health or structure of the trees. We recommend that any pruning required be completed by an ISA Certified arborist and to ANSI 300 standards.

The project arborist is to be contacted for the purpose of

- Reviewing the report with the project foreman or site supervisor
- Supervising excavation for the building footprint along the 919/923 Caledonia and 930 North Park Street property boundary.
- Reviewing and advising of any pruning requirements for building clearances.

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**Scope of Assignment:** Provide arborist services to review the proposal for the redevelopment of the properties at 919 and 923 Caledonia Street. The proposal is to relocate the existing house at 919 Caledonia Street to the property at 923 Caledonia Street and construct a multi-family residential building at the rear of the two lots. Prepare a tree impact and retention report to be used during the construction related activity on the site.

**Methodology:** During our December 27, 2018 site visit we visually examined the property for the purpose of identifying any bylaw-protected trees on the property, trees on the municipal frontage and trees on neighbouring properties that are located where they could potentially be impacted.

The trees that were identified were assigned numbers that were entered on the attached site drawing for ease of identification in the field. The information that was compiled was entered into a tree resource spreadsheet that is attached to this report.

During this site visit we conducted a limited exploratory excavation along the retaining wall at the rear of the properties to locate roots that may be extending over the property boundary.

**Summary of Tree Resource:** Our review of the tree resource found that there are no trees of bylaw-protected size or species within the boundaries of the subject properties, on the municipal frontage or on the adjacent properties, where they could be impacted.

We did identify and document five(5) young exotic trees, that are not bylaw-protected, on the adjacent property at 930 North Park Street that are located where they could potentially be impacted. These trees were comprised of two (2) Sweet Gum *Liquidambar styraciflua*, one (1) Flowering plum *Prunus nigra*, one (1) Incense cedar *Calocedrus decurrens*, and one (1) Norway maple *Acer platanoides*. The Sweet gum, Flowering plum and Norway maple are suitable for and are located where their retention should be successful and mitigation procedures will be implemented to reduce the potential impacts.

The Incense cedar is a small, 7 cm d,b,h, tree that is growing directly adjacent to the retaining wall. This is a large growing tree species whose growth will conflict with the adjacent more desirable tree species as it matures. It is unlikely that it can be retained if the wall is replaced, therefore we recommend that it be removed.

We also identified and documented a hedgerow comprised of two (2) large Portuguese shrubs and ten (10) Leyland cypress trees that are located along the boundary between the 923 Caledonia and 929 Caledonia Street properties that might be located entirely on the 929 Caledonia Street property. Leyland cypress is a large growing tree species that will be unsuitable to retain in this location, as it matures. It is unlikely that either the Leyland cypress hedge or Portuguese laurel shrubs can be protected or successfully retained.

### Findings and Observations:

**Potential Impacts:** We anticipate that the highest potential for impacts on the tree resource would occur during:

1. Excavation for the underground portion of the proposed buildings
2. Removal of the existing retaining wall from the 919/923 Caledonia and 930 North Park Street property boundary.
3. Canopy pruning for construction clearance.



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The plans that were reviewed show that the underground portion of the buildings will extend up to the 923/929 Caledonia Street property boundary with the aboveground floors 3.38 metres from this same boundary. At the rear of the property the underground portion of the buildings will extend to within one metre from the 930 North Park Street property boundary with the aboveground floors 3.00 metres from this same boundary.

**Mitigation of Impacts:** Our recommendations for mitigation procedures, outlined in the following to reduce the impacts on the bylaw-protected to be retained, should be implemented prior to construction.

**Building Footprint:** Excavation for the underground portion of the building will occupy all of the property within the property boundaries. We performed an exploratory excavation along the rear property boundary to a depth of one-half metre below the existing site grade of the subject properties that extended 2 metres on either side of the trunk locations of the trees on the neighbouring property. The trees on the adjacent property grow at a grade that fluctuates between one-half to one metre above the grade of the subject property and are setback 1.5 to 2.5 metres from the property boundary.

During our excavation we:

- Did not locate any footings beneath the retaining walls but did find that the portion of the wall at the rear of the 919 Caledonia property (adjacent to Liquidambar #1 and 2 and Flowering plum #3) extended 15-30 cm below the grade of this property. We did not observe any roots extending beneath the wall from these three trees, indicating that the wall is retaining the root structures from these trees within the 930 North Park Street property.
- Observed that the portion of the wall behind the 923 Caledonia property adjacent to Norway maple #5 appears to have been constructed on the soils surface and existing grade of this property. We did encounter two 8 cm diameter roots extending beneath the wall directly opposite the tree trunk with the size of encountered roots along the wall diminishing in diameter further from the tree trunk. Because the grade where the trees are planted is retained by the wall is one-half to one metre above the grade of the subject property, in our opinion most of the critical supporting root structures will be retained within the 930 North Park Street property.

The project arborist should supervise the excavation for the building footprint along the property boundary between the 919/923 Caledonia and 930 North Park Street properties. All roots encountered along the wall must be pruned back to sound tissue at the edge of excavation to reduce the surface area of the wound and to encourage rapid compartmentalization and root regrowth.

**Barrier Fencing** There are no trees located on this property that are to be retained and the excavation and construction activity will encompass the entire footprint of this lot. The trees to be retained on the 930 North Park Street property are protected by an existing chain link fence along this boundary therefore barrier fencing will not be required unless the chain link fence is removed.

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**Driveway and Hardscape features:** The driveway is located along the west property boundary and where there will be no impacts on the neighbouring trees. Any hardscape features will be located above the area excavated for the underground portion of the building.

**Servicing:** We did not review the servicing details for this project however in all likelihood the services and connections will be from the Caledonia Street property frontage and where they will not impact any trees to be retained.

**Canopy Pruning:** The aboveground portion of the multi-family building is setback 3 metres from the property boundary, however it is likely that pruning at the property boundary will be required for adequate construction access to the outside of the building. The limbs of the two Sweet Gum trees do not extent over the property boundary therefore it is unlikely that any pruning will be required. The canopies of the flowering plum and Norway maple extend over the property boundary and pruning will be required for adequate clearance. The number and size of limbs that require pruning or removal will not have a detrimental impact on the health or structure of the trees. We recommend that any pruning required be completed by an ISA Certified arborist and to ANSI 300 standards.

**Clients Responsibility** – It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Reviewing the report with the project foreman or site supervisor
- Supervising excavation for the building footprint along the 919/923 Caledonia and 930 North Park Street property boundary.
- Reviewing and advising of any pruning requirements for building clearances.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,  
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

Encl. Tree resource spreadsheet. Tree location diagram with numbers, Construction Plans reviewed

### Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



### Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.

## Tree Resource Spreadsheet for 919/923 Caledonia Street

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention Status
1	Sweet Gum	<i>Liquidambar styraciflua</i>	25.0	4	2.0	Good	Good	Moderate	3.5 metres from property corner. Won't be impacted. No pruning required	Retain
2	Sweet Gum	<i>Liquidambar styraciflua</i>	20.0	4	2.0	Good	Good	Moderate	1.5 metres from wall. No pruning required	Retain
3	Flowering plum	<i>Prunus nigra</i>	25.0	7	2.0	Good	Good	Good	2.0- 2.5 metres from wall. Minor canopy pruning required	Retain
4	Incense cedar	<i>Calocedrus decurrens</i>	7.0	2	1.0	Good	Good	Moderate	Rooted just inside wall	TBD
5	Norway maple	<i>Acer platanoides</i>	40.0	10	3.0	Good	Good	Good	1.5 metres from wall. Extensive canopy pruning may be required for construction access.	Retain
6	Portuguese laurel	<i>Prunus lusitanica</i>	2x20	6	2.0	Good	Fair	Good	Part of hedgerow	Remove
7	Leyland cypress	<i>Cupressocyparis Leylandii</i>	15 to 40	8	3.0	Good	Fair	Good	Hedgerow of 10trees	Remove





## ATTACHMENT L

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From: **James Partlow** lombardnorthgroup@gmail.com  
Subject: **919 Caledonia**  
Date: **January 16, 2019 at 12:02 PM**  
To: **Peter Hardcastle** peter@hillelarch.ca

Peter,

As per the City's request we confirm that the parkade and site plan design have been coordinated with the Architect and that the species selected are suitable for the available resultant growing conditions.

Regards,

Jim

James Partlow, CSLA, BCSLA  
Principal Landscape Architect

**Lombard North Group (B.C.) Inc.**  
836 Cormorant Street  
Victoria, B.C. V8W 1R1  
Phone: (250) 386 3336  
Fax: (250) 386 4132  
Email: [lombard@shaw.ca](mailto:lombard@shaw.ca)





Dear Planning Department and Members of Council,

My name is Don Grier, I am an owner of 929/927 Caledonia. I am also speaking for the other owners (Ruth McDonald, Gord Webster, and Bruce Webb), who are on vacation.

Recently I attended a neighbourhood planning meeting regarding the redevelopment of 919 and 923 Caledonia Avenue. Our property is immediately adjacent to this property, so we are directly affected by this proposal. I am writing to strongly object to the massing of this proposal, and to the threat it poses to the diversity of housing on the block which the city committed to upholding several years ago.

To address this I need to give a brief history of our property. In the late 90s a small group of us bought 929 Caledonia. At the time this was a legal duplex with two out-buildings at the rear of the property. A cottage (built and rented since the 1930s) and a carriage house that had been converted to rental accommodation (probably in the 1980s), both of which were not legal accommodation. After a complaint, these two units were shut down by the city. In discussions with the planning department (Michael Dillistone & Steve Barber) it was agreed that planning would support a zoning change to allow one extra unit at the rear of the property. It was strongly suggested that we consider having the house designated heritage, as the city wanted to anchor this group of five houses from further development encroachment. Given the architectural heritage value of our house and others on the block, and given the history of our property (home to the Juene brothers – sail makers, home to Margaret Jenkins, home confiscated from Japanese fishers who were interned), we were happy to act on this suggestion to pursue heritage designation, in order to anchor this group of heritage houses. We reconfigured the out buildings, joining the two, and invested a considerable sum to bring it up to code.

Since this time our neighbour let his home fall into disrepair and later sold the home in conjunction with the sale of 919 Caledonia. The current owner chose to demolish 923 Caledonia and is now in the initial stages of pursuing rezoning to accommodate a 19 unit 3 ½ storey rental structure (elevation and conceptual drawing attached).

Given the city's desire in 1999 to preserve this group of houses, and our acting in good faith by designating this house as suggested by the planning department, I would hope the city would not reward a developer, who chose to demolish one of these houses, with a substantial rezoning change. If awarded, this will only set a precedent where the two houses on the other side of us will face tremendous pressure for rezoning. There will not be incentive to invest in



their homes when it is clear the city is favouring large developments. It is not unreasonable to foresee the day when our lone house is squeezed between two large developments.

I am also concerned about the loss of housing diversity on this street. On our block we currently have two moderately large rental complexes: Quadra Terrace, which has 34 rental units, and Rotary House, which has 41 subsidised units. As well there are two strata Townhouse complexes, two duplexes, a triplex and three single family dwellings (Map of street composition attached). To remove single family dwellings and add another rental complex seems to be placing an undue amount of rental unit stock in a concentrated area. This is not downtown, it is still a diverse community that needs to preserve some of its many forms of housing stock.

As I've mentioned, I also object to the massing of this proposed development, and its effect on the privacy of our house. The developer has offered to move the house at 919 over next to ours, which at face value seems a good idea – making some effort to preserve the heritage cluster. Unfortunately he has chosen to wrap the new development around the side and rear of the house, incorporating the house by attaching it to the new structure. The new structure dwarfs this house and hovers over it like an alien space ship. This is not heritage preservation, it preserves the house only as a façade to the attached development. It does nothing to help the transition to the last remaining houses.

This project comes within a few feet of our property, the architects were not able to provide seasonal shadow casts at this time, but it appears that it will cast much shade onto the back yard. More importantly there appears to be 7 - 9 suites with major window exposures looking directly into the yard and house (image 3 attached). Two of these are suites with front doors opening within a few feet of our back yard and drive way. If this was a residential development, this vast window exposure would not be allowed. We have long-term tenants, they have a right to expect the privacy that this neighbourhood afforded them when they moved here.

If there is to be a development here, it should not infringe on the neighbourhood in such an invasive fashion. To accomplish this, I believe the new building needs to be set back from our property further, the building should not be any higher than the height of the house that currently stands there, and it should not be visibly connected to the house. One only needs to look east to the 1100 block of Caledonia to see a development that is more sympathetic to the surrounding buildings. Photos of this development are attached.

The issue here for the city is heritage preservation and maintaining community diversity vs. densification and more rental units near downtown. I know the current hot button issue is



providing more rental units, and it is a delicate balancing act with other competing considerations, but the city needs to be careful. If this issue so dominates all the decisions being made, we will wake up one day, look around and wonder why we look like every other city with bland mono-architecture and little heritage or diversity.

Can we not think a little more creatively? In 1999 when the city granted us special zoning, they said they wanted to try this out. Essentially they were asking the question: can we provide more density with this zoning and anchor the heritage cluster, with little impact on the neighbourhood? I think this creative planning, as an experiment, has proven to be a spectacular success: we have a small community of long term renters who support each other, and there is no visible change to the street. If the city wants rental density, why not continue this creative planning and expand our zoning to all of the lots along this street and encourage out-buildings with one or even two suites each. This zoning could give this developer the opportunity to have four units on each property for a total of eight units. Obviously this is much less than the current proposal, but the cost of building would be less, and given what these properties sold for, there would still be a good return on investment. If the other two houses on the block embraced this opportunity, there would be an addition of four more suites on the block.

I understand that an additional 19 units has much appeal for the city, but 19 units does not mean 19 affordable units. We currently supply affordable rental housing. We were fortunate to have bought our house in the 90s, our mortgage costs are low and we have committed to providing affordable suites. We rent large well kept suites that range from \$745 - \$965 per month, more than 50% below current market rent for these kind of spaces. We would have trouble justifying continued ownership of this property given the current proposal, as it sets a precedent for development in the rest of the block which would have a large detrimental effect on our property. I don't believe that future owners would be able and willing to offer these rental units at this price given what they would need to pay for the house, hence the loss of three below market rental suites.

I urge planning and city councillors to stick to their original goal of saving what is left of the heritage and diversity on this street, and continue to pursue creative planning that, in addition, could achieve the goal of offering quality rental density as well.

Thank you,

Don Grier, Ruth McDonald, Gordon Webster and Bruce Webb



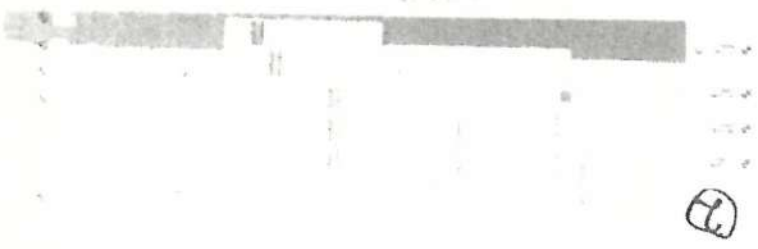
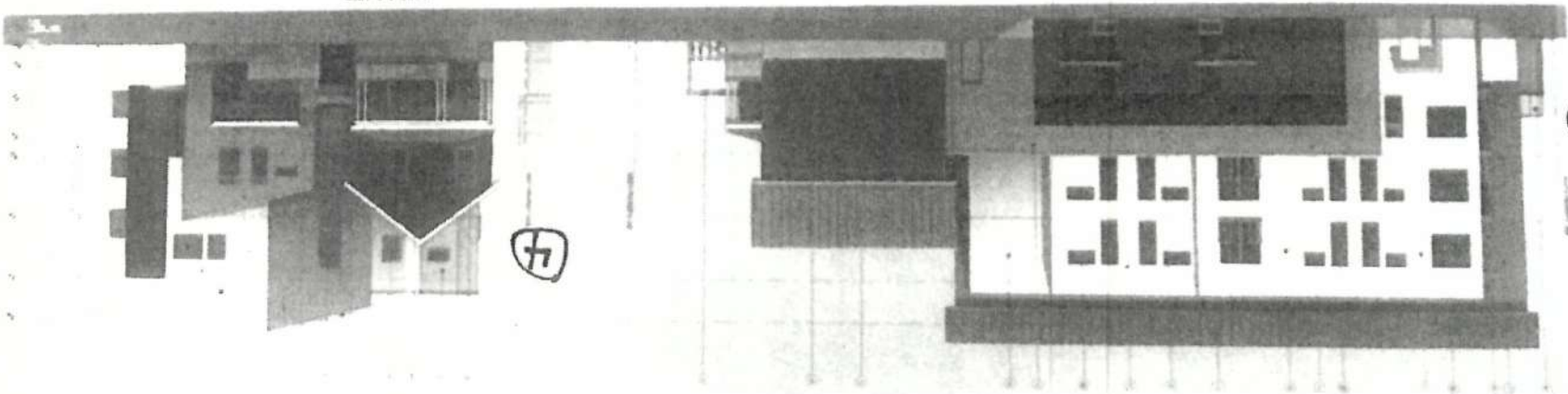
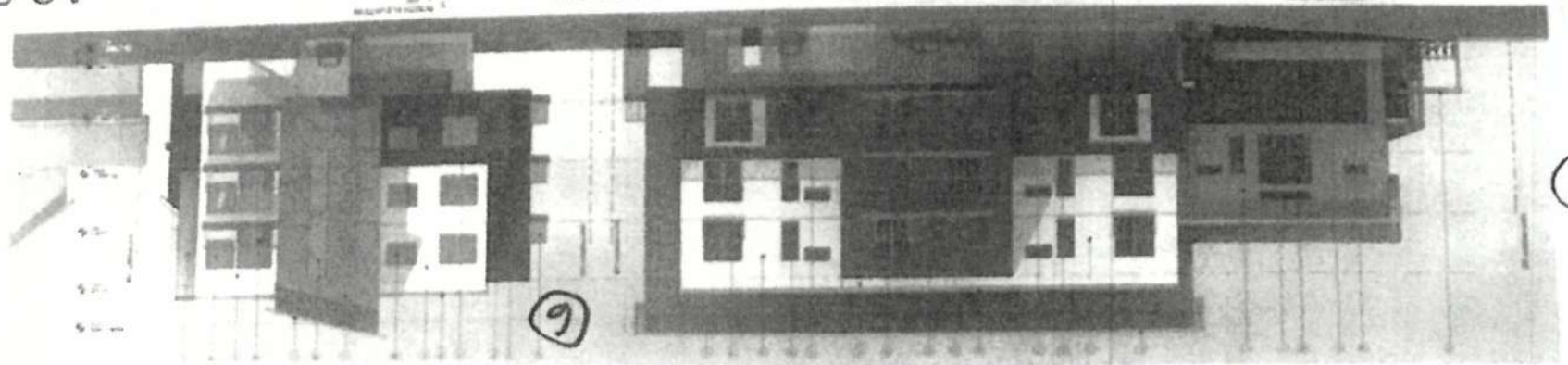
PRAXIS

919 • 823 CALEDONIA AVENUE

# CALEDONIA RENTAL HOUSING

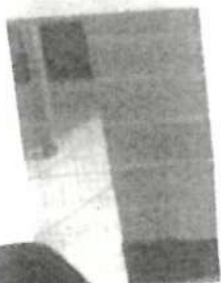
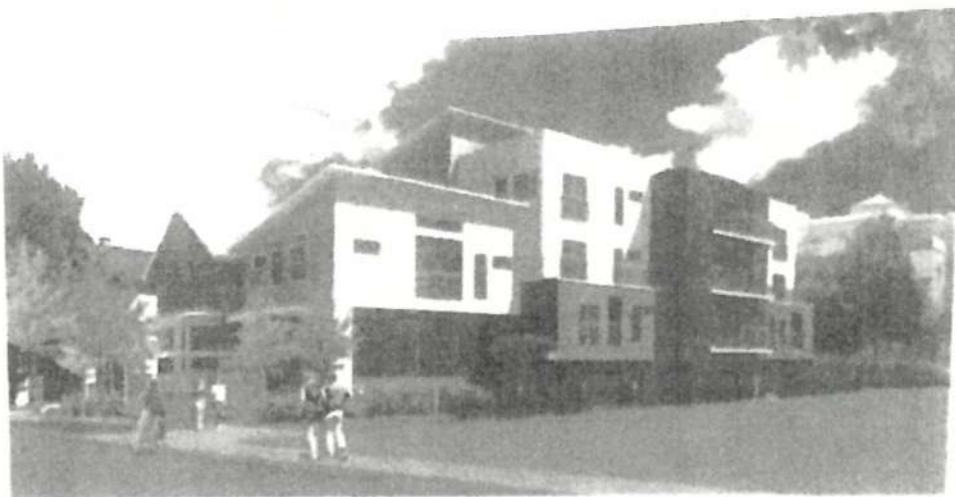
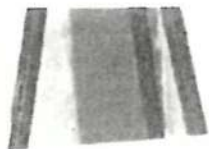
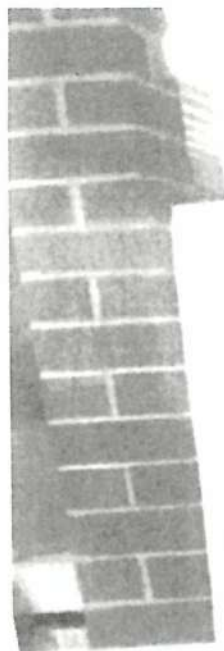
## ELEVATIONS + SITE SECTION

A2.0



929/927  
↑  
Caledonia



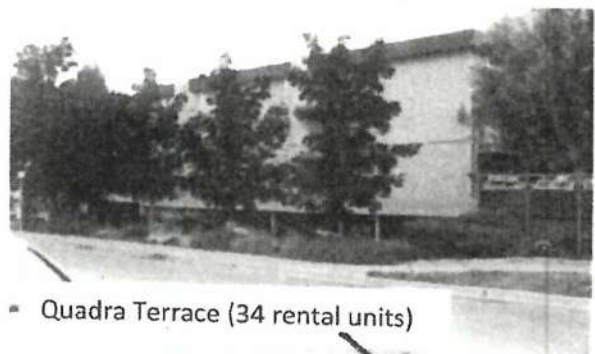


↑  
View from our backyard  
(does not show our out buildings)

CALEDONIA RENTAL HOUSING  
1111 - 1111 CALEDONIA RD

DRIFT - WITH COMMUNITY MEETING  
CONCEPTUAL 3D VIEWS

# Housing composition on our block:



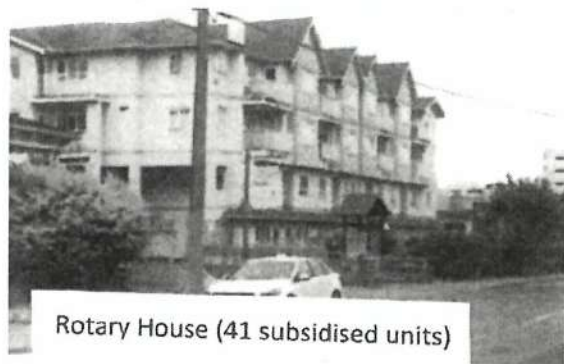
Quadra Terrace (34 rental units)



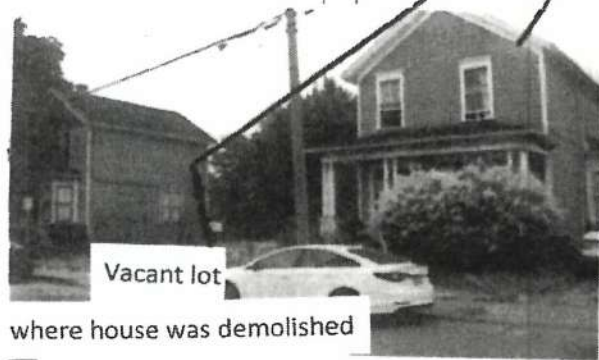
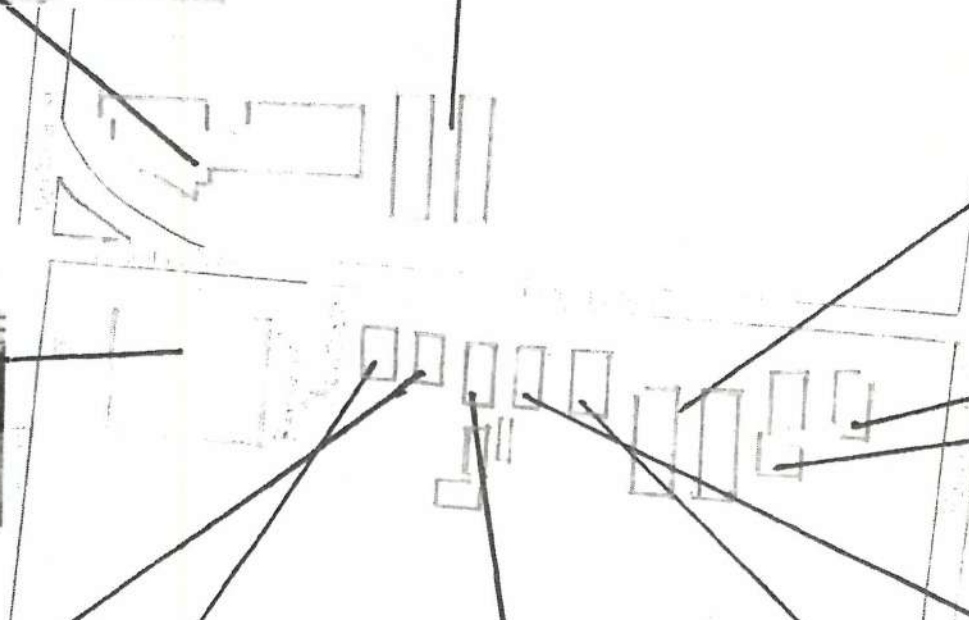
8 strata Town houses



8 strata Town houses



Rotary House (41 subsidised units)



Vacant lot  
where house was demolished





New infill development on the 1100 block of Caledonia, example of sympathetic development:



Photos of 929/927 Caledonia:



Street view



Carriage house & cabin (connected to each other)



Backyard of main house



View from backyard of carriage house looking toward vacant lot where new development rises 3 1/2 stories, approx. 2 metres from fence line.

## Monica Dhawan

---

**From:** Christoph Peck <[REDACTED]>  
**Sent:** Tuesday, August 07, 2018 11:26 AM  
**To:** Victoria Mayor and Council  
**Subject:** 919 and 923 Caledonia

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing because I was unable to attend the recent community meeting but wish to provide feedback. I just recently bought my first home in this neighbourhood. I love it here and its charming little houses along Caledonia and other streets around the Royal Athletic Park.

Moving 919 Caledonia and putting in it's place the proposed building will greatly alter the aesthetic of the community for the worse. The proposed buildings are unlike anything I've ever seen in Victoria, let alone in North Park, and will stick out like a sore thumb, partly because of the house in front, apartments in back design, but also because it will look very cramped and awkward in that space. Buildings need room to breathe, and this building as proposed would be extremely close to both the house next to it and the apartments behind it.

Ideally, 919 would be kept where it is and 923 would be developed into a house of similar design to the ones on either side, or else converted into a small public park.

Merrily,  
Christoph



**From:** David Miller <[REDACTED]>  
**Sent:** August 14, 2018 4:15 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** Objections to the Proposed Development at 919-923 Caledonia Avenue

To whom it may concern,

As a resident of 930 North Park Street who lives within 100 meters of the proposed development at 919-923 Caledonia Avenue, I must object to this development as it is currently being planned and proposed. I have several concerns about this development, which I have outlined below.

My first major concern with the proposed development is that it will detract from the North Park neighborhood, without really contributing more functional rental housing. While I am in favour of developing more rental housing in Victoria, the proposed development at 919-923 Caledonia would not match the aesthetic of the North Park neighborhood, and would detract from its heritage character. These are unique aspects of this neighborhood, and part of what sets it (and Victoria more generally) apart as a desirable place to live. Removing an actual heritage home to be replaced by "mock" house-fronts with a post-modern apartment design in the back of the building does nothing to preserve the history, character, or aesthetic of this neighborhood. Moreover, while this development would seem to add much needed rental housing to the Victoria market, I question the value of developing expensive, high-end rental suites in a part of Victoria sorely lacking in affordable housing. There are already several other high-end rental developments being constructed within blocks of this site on Caledonia, and going forward with this development as proposed will do nothing to alleviate the problems caused by a lack of affordable rental housing in Victoria. As such, it will simply be an eyesore in the neighborhood that serves no functional or socially beneficial purpose.

My second concern is of a more personal nature. My home faces directly onto the site of the planned development, and as such, I will be directly affected by the proposed building. My primary concern is that the height and length of the proposed structure will have a deleterious effect on privacy in my building (both for myself and the other residents of 930 North Park), and will directly affect my ability to live comfortably in my own home. As it has currently been planned and proposed, the new building will extend almost directly to the property line, which is only 2-3 meters from my property, and will be at a height that is level with my home. As such, the proposed building will face directly onto my bedroom windows and balcony, and will extend very close to my home – there will be a direct line of site from the units at the back of the building into my home, and very little space between them. I am very concerned that this will impede on my ability to enjoy my residence, and that it will negatively impact the property value for all units on the north side of my building.

Additionally, there are several trees just inside the property line for my building which I believe will extend into the area for the new proposed development on Caledonia, again because of the length and height of the proposed development. I am concerned that these trees will be

removed or significantly cut back as part of the development, thus contributing to both a lack of vegetation and green space in this part of the North Park neighborhood and the further erosion of privacy for condo units in my building.

Thank you for your time and consideration. I hope that you will take my concerns into consideration when assessing the viability of this proposal, and whether or not you will move forward with this development.

-David Miller

402, 930 North Park Street  
Victoria, BC  
V8T1C6



**Katie Lauriston**

---

**From:** Dawn Goodwin [REDACTED]  
**Sent:** Tuesday, February 12, 2019 11:27 AM  
**To:** Development Services email inquiries; Parks (Public Inquiries)  
**Subject:** Fwd: Ancient cedar hedge on 923 Caledonia property line

Save this hedge, please.



From: Dawn Goodwin  
Sent: Tuesday, February 12, 11:20 AM  
Subject: Ancient cedar hedge on 923 Caledonia property line  
To: contact@victoria.ca

Hello, urban planners and parks department:

The developers who plan to build an apartment building at 919/923 Caledonia Avenue told our North Park Neighbourhood Association meeting that they intend to destroy this lovely old hedge, home to hummingbirds. Please, please forbid the developers from doing this evil deed!  
Also, the developers could not promise to save and relocate the ancient rose bush in the backyard of 919 Caledonia Avenue.

Dawn Goodwin, UE, BA, JD  
306-1855 Quadra St  
Victoria BC V8T 4B8  
[REDACTED] (mobile)

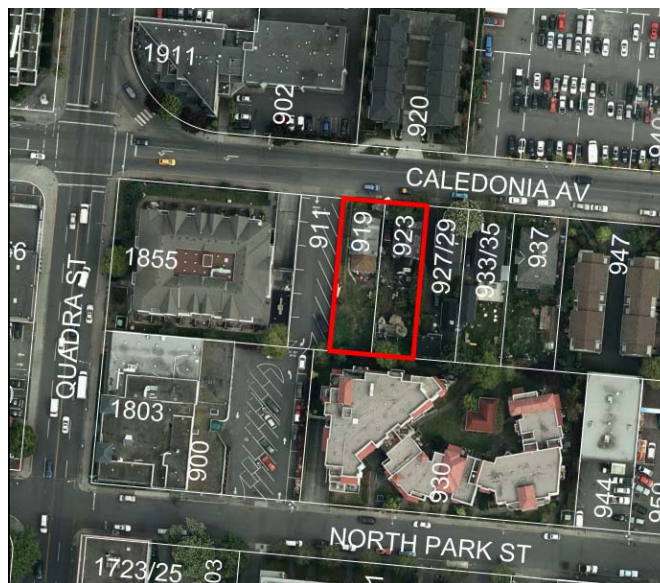
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Rezoning & Development Permit with  
Variance Applications  
for  
919 & 923 Caledonia Avenue





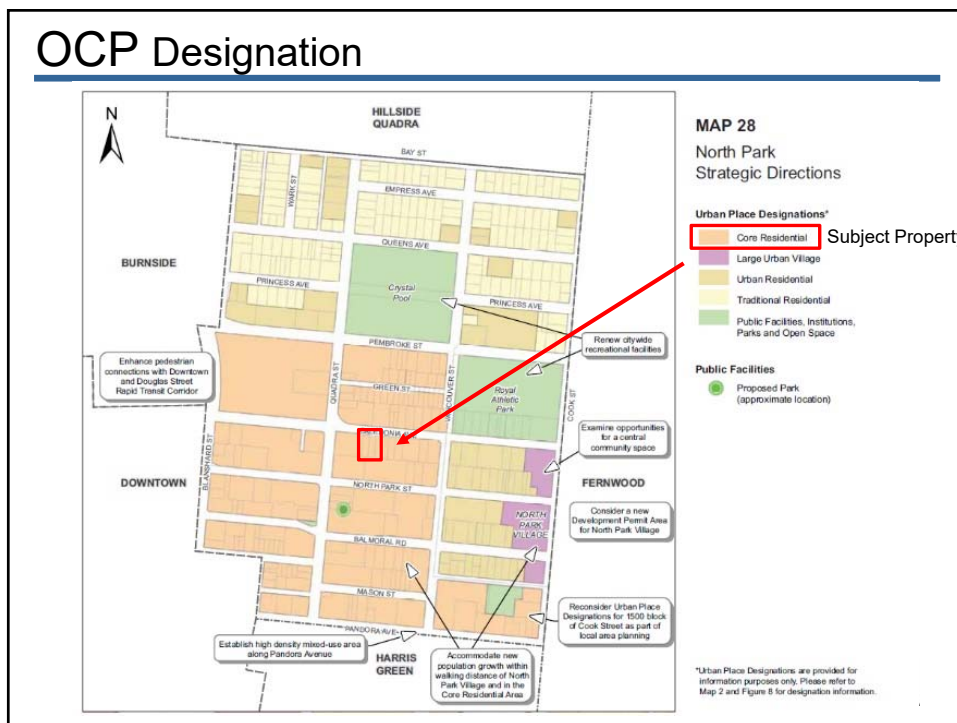


Subject Properties



Neighbouring Properties







## Downtown Core Area Plan



Subject Property

Map 13: Residential Mixed-Use District



proposed  
site plan



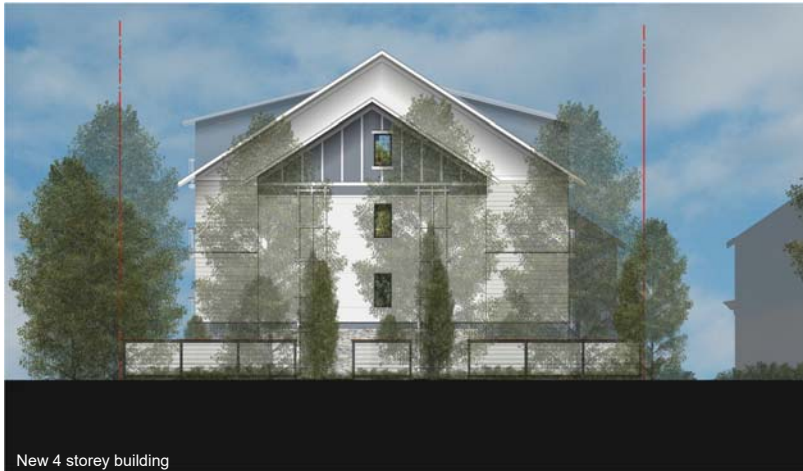
typical floor plan and basement parking plan



Front Elevation







Rear Elevation (south)



East Elevation





West Elevation



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front elevation 3D





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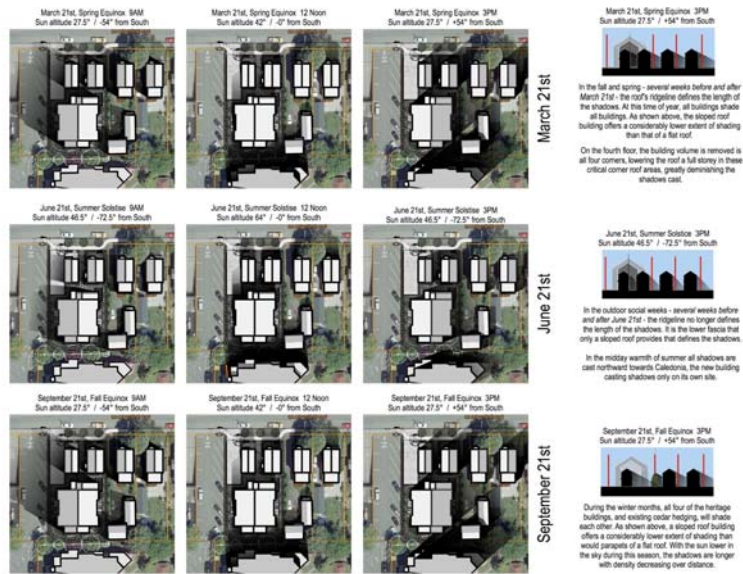
3D elevation in relation to neighbouring properties



Renderings



## Shadow Study



Material Board





## Recommendation from the Advisory Design Panel

*"It was moved that Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:*

- that measures be taken to ensure that the existing trees to the south are protected as much as possible*
- that adequate soil depth is ensured for the new planting as shown."*



## Hedgerow on neighbouring property





## Land Lift Analysis

### The analysis concluded the following:

- No lift associated with this rezoning if the proposed building is market rental in perpetuity under current market conditions.
- A net loss in land value from providing market rentals in perpetuity, underground parking, and retaining and relocating the existing building.





Proposed Streetscape



---

**Heritage Designation  
Application**  
for  
919 Caledonia Avenue  
(Turner House)



**Location** | 919 Caledonia Avenue – North Park Neighbourhood



**Location** | 919 Caledonia Avenue – North Park Neighbourhood





**Location** | 919 Caledonia Avenue – North Park Neighbourhood



**Original Appearance Maintained**



### Character-Defining Elements

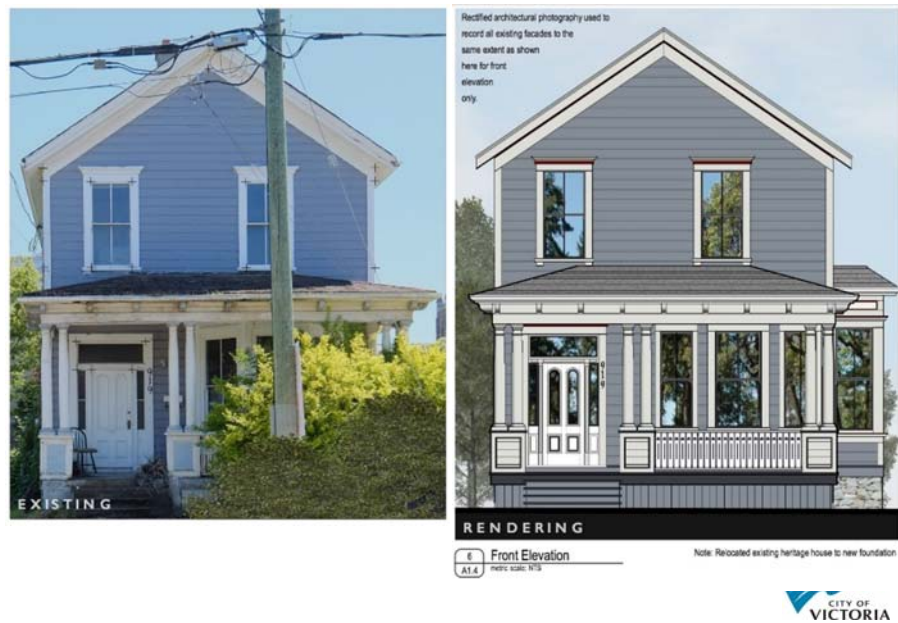


### Character-Defining Elements





## Restoration and Rehabilitation



## Restoration and Rehabilitation



## Restoration and Rehabilitation



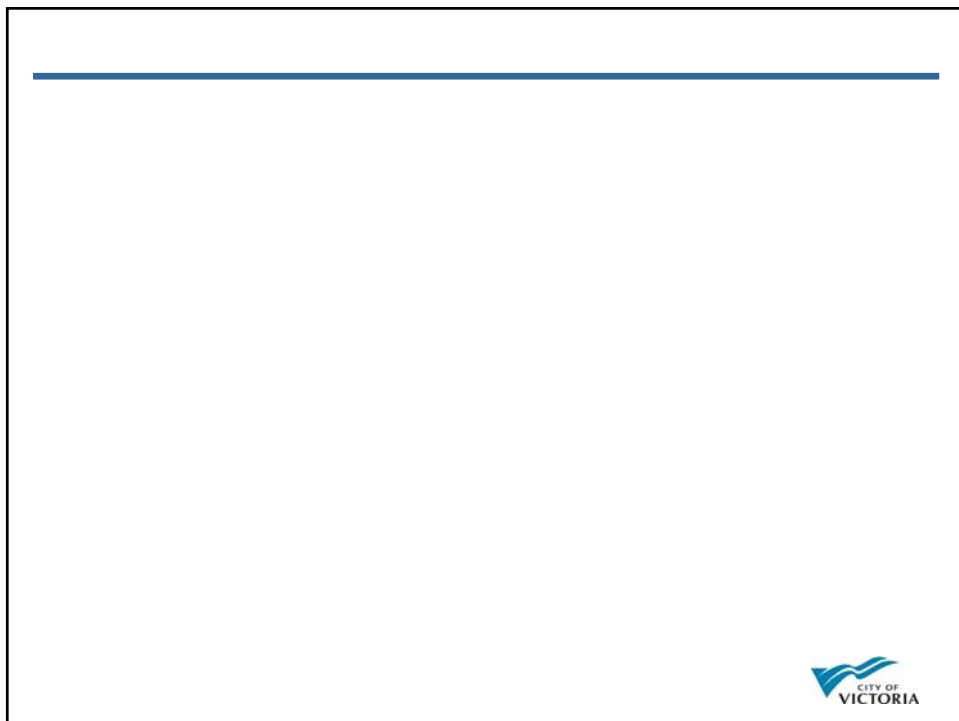
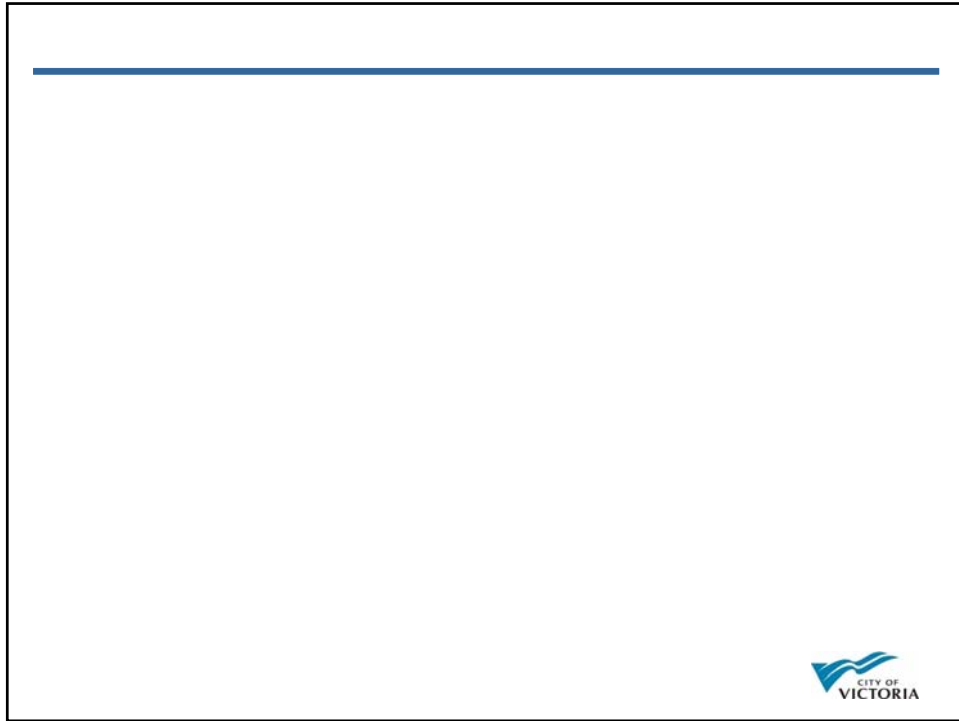
## Recommendation



Proposed Streetscape







existing heritage building & restoration

