

## **I. REPORTS OF COMMITTEES**

### **I.1 Committee of the Whole**

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

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

**Moved By** Councillor Young  
**Seconded By** Councillor Potts

##### Rezoning Application No. 000642

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

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

##### Development Permit with Variances Application No. 00078

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 000642, if it is approved, consider the following motion:

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

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

**CARRIED UNANIMOUSLY**

## **E. LAND USE MATTERS**

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

Committee received a report dated February 14, 2019 from the Acting Director of Sustainable Planning and Community Development regarding the construction of a two, three-storey multi-unit residential buildings and recommending it move forward to a public hearing.

*Committee discussed:*

- *ADP concerns with the design proposals and applicants adjustments*

**Moved By** Councillor Young

**Seconded By** Councillor Loveday

#### **Rezoning Application No. 000642**

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

#### **Development Permit with Variances Application No. 00078**

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 000642, if it is approved, consider the following motion:

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

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

**Amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Isitt

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

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

to strike the word "strata"

FOR (6): Mayor Helps, Councillor Collins, Councillor Isitt, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (6 to 1)**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

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

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

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

**Subject:** Rezoning Application No. 000642 for 945 Pembroke Street

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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. 000642 for 945 Pembroke Street, that first and second reading of the Zoning Regulation Bylaw Amendment and bylaw to authorize a housing agreement be considered by Council and a Public Hearing date be set, subject to the applicant preparing and executing a housing agreement to ensure that future Strata Bylaws could not prohibit the rental of units.

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

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 945 Pembroke Street. The proposal is to rezone from the R-2 Zone, Two-Family Dwelling District, to a new zone in order to subdivide and increase the density on each lot to allow multi-unit residential uses at this location.

The following points were considered in assessing this application:

- the subject property is designated Core Residential in the *Official Community Plan*, 2012 (OCP), which supports a diverse range of housing types including low and mid-rise,



- multi-unit residential buildings
- the subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-unit residential development up to five storeys and a floor space ratio (FSR) of up to 2:1. The applicant is proposing a smaller scale, ground-oriented residential development that includes two, three-storey, multi-unit residential buildings with densities ranging from 0.86 to 0.87:1 FSR
- the existing dwelling unit is not listed on the Heritage Register or located in a heritage conservation area; however, the applicant explored options to relocate the existing single-family dwelling. To transport the house along Pembroke Street, or through Royal Athletic Park, and relocate it to a different lot, several city trees would have to be significantly pruned or removed and BC Hydro/Telus poles would need to be removed and replaced. For these reasons, relocating the existing single-family dwelling is not feasible
- the applicant is willing to enter into a housing agreement to ensure that future Strata Bylaws could not prohibit the rental of units.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to subdivide and increase the density to allow multi-unit residential uses at this location. 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
- reducing front, side and rear yard setbacks.

### **Affordable Housing Impacts**

The applicant proposes the creation of 12 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed, which would ensure that future Strata Bylaws could not prohibit the rental of units.

### **Tenant Assistance Policy**

The proposal is to demolish an existing single-family building which would result in a loss of one existing residential rental unit. The current tenant moved into the dwelling unit in November 2017 and the applicant applied for rezoning on April 3, 2018 and therefore, the tenant has not resided in the building long enough to be eligible for tenant assistance under the current Tenant Assistance Policy, which must be one year of tenancy or more. Additionally, the tenant was informed by the applicant of the redevelopment plans and the rezoning application prior to move-in, and in any case has voluntarily chosen to relocate because of personal reasons (letter attached).

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant is providing 12 long-term and six short-term bicycle parking spaces for each building, which complies with the bicycle parking requirements in Schedule C: Off-street Parking Regulations.

## 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 mix of residential uses, a recreation centre, and public parks including Central Park and Royal Athletic Park.

## Existing Site Development and Development Potential

The site is presently a single-family dwelling.

Under the current R-2 Zone, Two-Family Dwelling District, the property could be developed as a duplex or a single-family dwelling with a secondary suite or garden suite.

## Data Table

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.

<b>Zoning Criteria</b>	<b>Proposal Lot A</b>	<b>Proposal Lot B</b>	<b>Existing Zone R-2</b>
Site area (m <sup>2</sup> ) – minimum	<b>533.29 *</b>	<b>528.41 *</b>	555
Density (Floor Space Ratio) – maximum	<b>0.86:1*</b>	<b>0.87:1*</b>	0.50:1
Height (m) – maximum	<b>9.71*</b>	<b>9.48*</b>	7.60
Storeys – maximum	<b>3*</b>	<b>3*</b>	2
Site coverage (%) – maximum	35.40	35.80	40.00
Open site space (%) – minimum	32.50	31.60	30.00
<b>Setbacks (m) – minimum</b>			
Front (Pembroke Street)	<b>5.65* / 3.20*</b> (entry steps)	<b>5.76* / 3.13*</b> (entry steps)	7.50 / 3.00 (projections)
Rear (S)	12.98	12.79	13.63
Side (E)	<b>2.21 *</b>	<b>1.56 *</b>	3.00
Side (W)	1.56	2.17	1.50



<b>Zoning Criteria</b>	<b>Proposal Lot A</b>	<b>Proposal Lot B</b>	<b>Existing Zone R-2</b>
Vehicle parking – minimum	<b>5 *</b>	<b>5 *</b>	6
Visitor vehicle parking included in the overall units – minimum	<b>0 *</b>	<b>0 *</b>	1
Surface parking landscape screen	<b>0.60 *</b>	<b>0.60 *</b>	n/a
<b>Bicycle parking stalls – minimum</b>			
Class 1	12	12	n/a
Class 2	6	6	n/a

### **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 March 26, 2018. Meeting minutes dated March 26, 2018 are attached to this report.

### **ANALYSIS**

#### **Official Community Plan**

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports low-rise, multi-unit residential uses. The applicant is proposing two, multi-unit residential buildings and each building would contain approximately six, two-bedroom units and private patio space, which would be suitable for families. The site is also directly across the street from Central Park and Crystal Pool and walking distance to George Jay Elementary School. The applicant is not proposing rental dwelling units with this application; however, they are willing to enter into a housing agreement to ensure that future Strata Bylaws do not prohibit rental; which would give home-owners the option to rent their dwelling units which could increase the rental supply of housing in the city.

The existing dwelling unit is not listed on the Heritage Register or located in a heritage conservation area; however, the applicant still explored options to relocate the existing single-family dwelling. To transport the house along Pembroke Street, or through Royal Athletic Park, and relocate it to a different lot, several city-owned trees would have to be significantly pruned or removed and BC Hydro/Telus poles would need to be removed and replaced. After reviewing the different options, it was determined that it was not feasible to relocate the existing house and it will have to be demolished to facilitate this development.

#### **Local Area Plans**

The subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-unit residential buildings with a density of 2:1 floor space ratio (FSR) and a maximum height of up to approximately five storeys. The applicant is proposing a lower density residential infill development that fits with the existing neighbourhood

context and built form, which is predominantly single-family dwellings that contain traditional-style architectural features.

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

The applicant engaged Talbot Mackenzie & Associates to complete a Tree Preservation Plan. The arborist inventoried seven trees associated with this proposal, none of which are located on the subject property. The two public boulevard trees on Pembroke Street are to be retained, which include an American Sweetgum and Garry Oak tree. An exploratory dig was conducted by the arborist to evaluate the impacts of the proposed driveway and front yard patios on the public Sweetgum tree. The applicant has indicated on the site plan that the pathway and patio will be constructed in accordance with the recommendations in the Tree Preservation Plan with no excavation into the tree's roots.

Five non-bylaw protected trees, located on adjacent properties to the west and south, are to be retained. The arborist report states that the construction of the parking lot and patio for unit B6 of the proposal may impact the neighbour's Sweetgum Tree NT3 (non-bylaw protected). The arborist recommends that the applicant construct a floating patio and parking lot to protect the roots of the tree, and the applicant has made a note on the landscape plan that these two elements would be constructed in accordance with the Tree Preservation Plan.

### **Density Bonus Policy**

The Rezoning Application was received April 3, 2018 and is subject to the City's Density Bonus Policy although the proposal is more consistent with a built form and density typically proposed for properties designated Traditional Residential in the OCP, which are exempt from the City's Density Bonus Policy. The applicant prefers a lower density and ground-oriented residential development at this location to fit the neighbourhood context from a site planning and architectural-perspective, with special attention to two neighbouring single-family dwellings to the east, as shown on the plans.

Staff discussed the current Density Bonus Policy and Council's interim direction on inclusionary housing with the applicant. In a letter addressed to Mayor and Council, dated February 13, 2018, the applicant explains the financial implications associated with providing an amenity contribution for this project. That said, the site is designated Core Residential in the OCP and subject to the current policy, which requires either a fixed-rate contribution or a land lift analysis. Staff have provided an alternate motion should Council choose to apply the policy to this development proposal.

### **CONCLUSIONS**

The proposal to subdivide and create two lots and increase the density to allow multi-unit residential uses is consistent with the land use policies outlined in the OCP and DCAP. The applicant has considered the surrounding neighbourhood context, housing types and tenures, and the need for sensitive infill development on the site. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

### **ALTERNATE MOTION**

#### Option One

That the applicant complies with the City's Density Bonus Policy and report back to the Committee of the Whole.



Option Two

That Council decline Rezoning Application No. 000642 for the property located at 945 Pembroke Street.

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: Feb 15, 2019

**List of Attachments:**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped February 12, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 13, 2019
- Attachment E: Letter from applicant to Mayor and Council dated February 13, 2019
- Attachment F: Community Association Land Use Committee Comments dated March 26, 2018
- Attachment G: Arborist Report dated January 8, 2019.
- Attachment H: Letter from Tenant dated January 29, 2019





## Committee of the Whole Report

For the Meeting of February 28, 2019

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

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

**Subject:** Development Permit with Variances Application No. 00078 for 945 Pembroke Street

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

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

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

### 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 Variances Application for the property located at 945 Pembroke

Street. The proposal is to construct two, three-storey multi-unit residential buildings. The variances are related to reducing the required number of parking spaces and the width of a continuous landscaping screen between a surface vehicle parking area and a residential lot.

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.” The proposal complies with the objectives outlined in this DP area
- the design guidelines for *Downtown Core Area Plan* (2011), *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 is proposing to reduce the required number of residential parking spaces from six to five and visitor parking spaces from one to nil for each multi-unit residential building. The anticipated overall parking shortfall for this development is four stalls. To help offset some of this anticipated shortfall, the applicant has offered car-share memberships and a usage credit of \$100 for each of the 12 dwelling units. Currently, the closest Modo car-share vehicles are located on the 900 block of North Park Street and 800 block of Queens Avenue. The subject property is also within walking distance to the urban core and near frequent transit service and bicycle infrastructure. For these reasons, staff support the proposed parking variances
- the applicant is also proposing to reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot used primarily for residential purposes. Under the old Schedule C: Off-Street Parking, the minimum width requirement for a landscaping screen was 0.6m; however, it has been increased to 1m in the new Schedule C. The variance is supportable given that the applicant designed the parking lot in accordance with the requirements at the time of application submission, and adequate landscaping is still being provided for screening purposes.

## BACKGROUND

### Description of Proposal

The proposal is to construct two, three-storey multi-unit residential buildings. Specific details include:

- two, three-storey buildings consisting of traditional architectural features, including pitched and gabled rooflines, dormers and traditional-style bay windows and materials
- exterior building materials of Building A consisting of lap siding, hardi-panels, asphalt shingles, Tudor batons and painted wood casing
- exterior building materials of Building B consisting of horizontal hardi-siding, hardi-shingle cladding and asphalt shingles
- individual private patio spaces
- upper-storey residential entryways facing the street and rear yard
- side entryways for the basement level residential units
- permeable pavers in the parking area and permeable surface treatment for the shared driveway
- planting beds to break-up the hard surface treatment
- twelve long-term (Class 1) bicycle parking spaces for each building to be located in a bicycle storage area in the basement level, and six short-term (Class 2) bicycle parking spaces to be located in the front yard of each lot.



The proposed variances are related to reducing the required number of residential and visitor parking spaces and the width of a continuous landscaping screen between a surface vehicle parking area and a residential lot.

### **Sustainability Features**

As indicated in the applicant's letter dated January 10, 2019, the applicant confirmed that the buildings would meet new municipal StepCode 1 requirements, contain energy efficient appliances and the trusses would be designed to accommodate solar panels in the future.

### **Active Transportation Impacts**

The applicant is providing twelve long-term and six short-term bicycle parking spaces for each building, which complies with the bicycle parking requirements in Schedule C: Off-Street Parking Regulations.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

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

### **Existing Site Development and Development Potential**

The site is presently a single-family dwelling.

Under the current R-2 Zone, Two-Family Dwelling District, the property could be developed as a duplex or a single-family dwelling with a secondary suite or garden suite.

### **Data Table**

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.

<b>Zoning Criteria</b>	<b>Proposal Lot A</b>	<b>Proposal Lot B</b>	<b>Existing Zone R-2</b>
Site area (m <sup>2</sup> ) – minimum	<b>533.29 *</b>	<b>528.41 *</b>	555
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Height (m) – maximum	<b>9.71*</b>	<b>9.48*</b>	7.60
Storeys – maximum	<b>3*</b>	<b>3*</b>	2
Site coverage (%) – maximum	35.40	35.80	40.00

Zoning Criteria	Proposal Lot A	Proposal Lot B	Existing Zone R-2
Open site space (%) – minimum	32.50	31.60	30.00
<b>Setbacks (m) – minimum</b>			
Front (Pembroke Street)	<b>5.65* / 3.20*</b> (entry steps)	<b>5.76* / 3.13*</b> (entry steps)	7.50 / 3.00 (projections)
Rear (S)	12.98	12.79	13.63
Side (E)	<b>2.21 *</b>	<b>1.56 *</b>	3.00
Side (W)	1.56	2.17	1.50
Vehicle parking – minimum	<b>5 *</b>	<b>5 *</b>	6
Visitor vehicle parking included in the overall units – minimum	<b>0 *</b>	<b>0 *</b>	1
Surface parking landscape screen	<b>0.60 *</b>	<b>0.60 *</b>	n/a
<b>Bicycle parking stalls – minimum</b>			
Class 1	12	12	n/a
Class 2	6	6	n/a

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on April 16, 2018 the application was referred for a 30-day comment period to the North Park CALUC. Meeting minutes from the formal community meeting, dated March 26, 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, 2012 (OCP)* identifies the subject property within Development Permit Area 3 (HC): Core Mixed-Use Residential. This DPA identifies the Core Residential area as a major residential district on the edge of a regional commercial and employment district and anticipates residential growth in the form of intensified multi-unit, residential development. The applicant is proposing lower density residential infill development that fits with the existing



neighbourhood context and built form, which is predominantly single-family dwellings comprising of traditional-style architectural features.

Tudor architectural style and materials are being proposed for both buildings to complement the adjacent single-family dwellings, similarly to the existing single-family dwelling on the property. Each dwelling unit has a private entryway with direct exterior access. The applicant has provided a window overlay with neighbouring properties and between the two proposed buildings. Some of the windows on the east elevation of House A would line up with the existing side windows on the adjacent single-family dwelling. The windows on the west elevation of House B are off-set from the neighbouring windows. There would be some overlook between the proposed buildings, which would be mitigated by the proposed translucent rain glass for the bathroom windows.

With respect to landscaping, the applicant is proposing a permeable surface treatment for the parking area, patios and walkways and some planting beds to break up the hard surface. Five new trees would be planted in the rear yard adjacent to the parking spaces. Overall, this proposal is generally consistent with the policies and design guidelines outlined in the OCP.

### **Downtown Core Area Plan**

The *Downtown Core Area Plan*, 2011 (DCAP) supports larger buildings at this location, and the design guidelines generally focus on multi-unit residential buildings greater than approximately four storeys; however, the proposal is consistent with several design guidelines pertaining to residential buildings, such as providing at-grade individual entrances with direct connections to a public sidewalk and landscaped front entryways, a shared driveway for residential uses and locating the parking in the rear yard, and private patio space for each dwelling unit.

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

The applicant engaged Talbot Mackenzie & Associates to complete a Tree Preservation Plan. The arborist inventoried seven trees associated with this proposal and none of these trees are located on the subject property. The two public boulevard trees on Pembroke Street are to be retained, which include an American Sweetgum and Garry Oak tree. An exploratory dig was conducted by the arborist to evaluate the impacts of the proposed driveway and front yard patios on the public Sweetgum tree. The applicant has indicated on the site plan that the pathway and patio will be constructed in accordance with the recommendations in the Tree Preservation Plan with no excavation into the tree's roots.

Five non-bylaw protected trees located on adjacent properties to the west and south are to be retained. The arborist report states that the construction of the parking lot and patio for Unit B6 of the proposal may impact the neighbour's Sweetgum Tree NT3 (non-bylaw protected). The arborist recommends that the applicant construct a floating patio and parking lot to protect the roots of the tree, and the applicant has made a note on the landscape plan that these two elements would be constructed in accordance with the Tree Preservation Plan.

### **Regulatory Considerations**

#### Parking Variance

The applicant is proposing to reduce the required number of residential parking spaces from six to five and visitor parking spaces from one to nil for each multi-unit residential building. At least one dwelling unit per building would not have a dedicated on-site parking space. Since there is no visitor parking on-site, this will result in visitors to the property seeking on-street parking in



the area, which will compete with neighbouring properties and public facilities such as the Crystal Pool, Royal Athletic Park and Memorial Arena. The anticipated overall parking shortfall for this development is four stalls. To help offset some of this anticipated shortfall, the applicant has offered car-share memberships and a usage credit of \$100 for each of the 12 dwelling units. Currently, the closest Modo car-share vehicles are located on the 900 block of North Park Street and the 800 block of Queens Avenue. A letter from MODO is attached to the report. The subject property is also within walking distance to the urban core and near frequent transit service and bicycle infrastructure. For these reasons, staff support the proposed parking variances.

### Landscape Screen

The applicant is proposing to reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot used primarily for residential purposes. Under the old Schedule C: Off-street Parking, the minimum width of a landscaping screen was 0.6m; however, it has been increased to 1m in new Schedule C. The variance is supportable given that the applicant designed the parking lot in accordance with the old Schedule C, which were the requirements at the time of application submission, and adequate landscaping is still being provided for screening purposes.

### **Advisory Design Panel Review**

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 the Development Permit with Variances Application No. 00078 for 945 Pembroke Street does not sufficiently meet the applicable design guidelines and polices and should be declined, and that the key areas that should be revised include:*

- *improvement of the overall livability of the proposal with particular attention to the interior and exterior site circulation and building separation distances*
- *reconsideration of the overall building expression to limit the replication of heritage façades."*

The applicant considered ADP's comments and wishes to move forward with no significant changes to the overall design of the buildings. The applicant prefers a lower density, ground-oriented residential development at this location that fits with the neighbourhood context from a site planning and architectural-perspective. The applicant has made some refinements to the proposal following the ADP meeting, which include improvements to the front yard circulation and landscaping, redesigning the bike room, reducing window overlap between buildings and removing the Juliet balconies on House A.

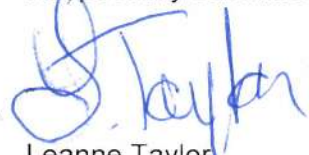
### **CONCLUSIONS**

The proposal to construct two, three-storey multi-unit residential buildings is generally consistent with DPA 3(HC) and the applicable design guidelines. The parking variances are supportable given the car-share memberships and usage credits being offered by the applicant, and the site's close proximity to a frequent transit network and cycling infrastructure. The variance to reduce the landscape screen is also supportable as the applicant has demonstrated that a fence, shrubs and vines can be planted in the provided space. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

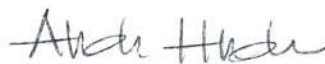
## ALTERNATE MOTIONS

That Council decline Development Permit with Variance Application No. 000642 for the property located at 945 Pembroke Street.

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.

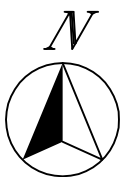
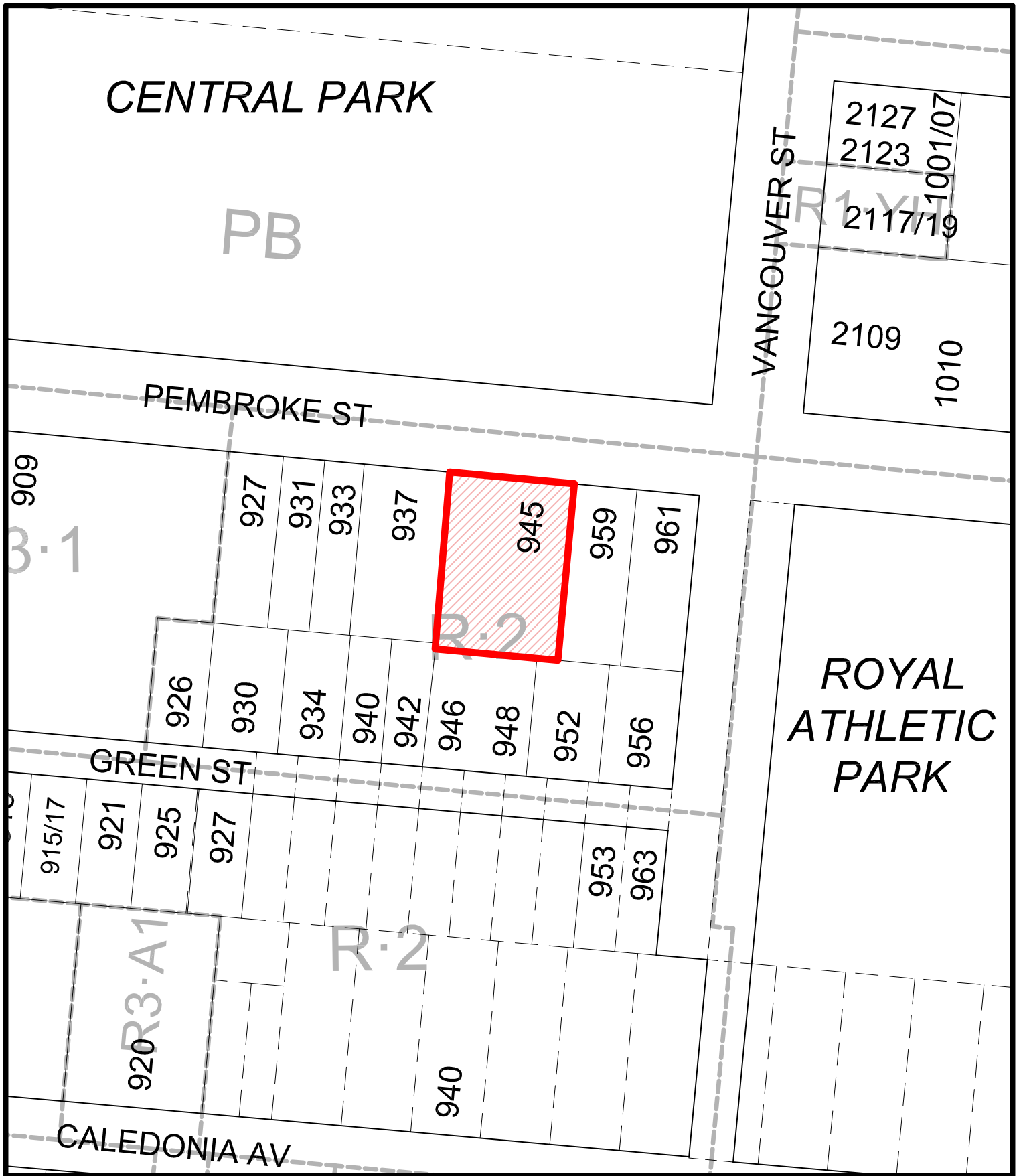


Date:

Feb 15, 2019

### List of Attachments:

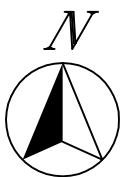
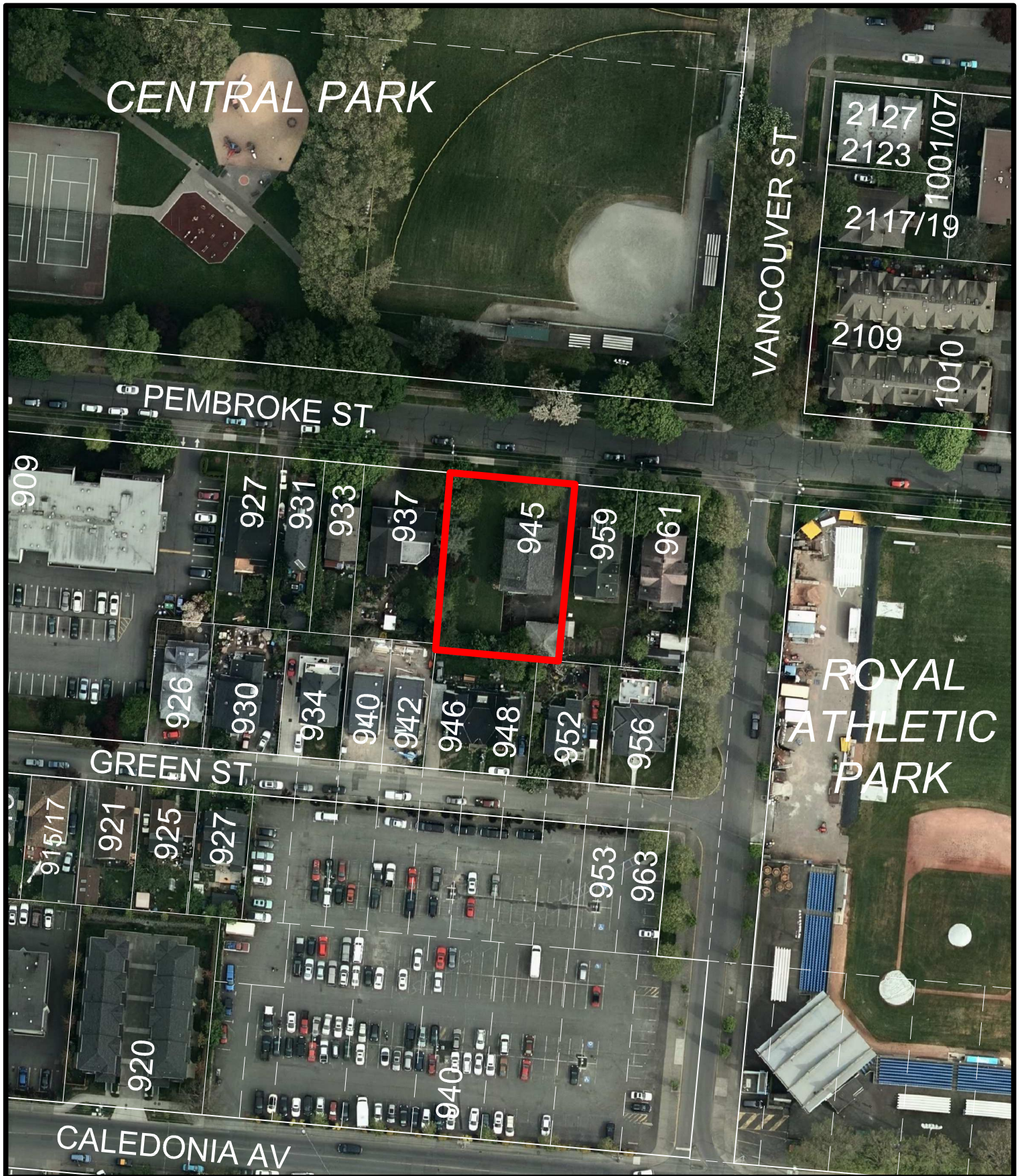
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped February 12, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 13, 2019
- Attachment E: Letter from applicant to Mayor and Council dated February 13, 2019
- Attachment F: Community Association Land Use Committee Comments dated March 26, 2018
- Attachment G: Arborist Report dated January 8, 2019
- Attachment I: Letter of support from Modo dated February 5, 2019
- Attachment J: ADP Report dated August 10, 2018
- Attachment K: Minutes from the ADP meeting dated August 22, 2018.



945 Pembroke Street  
Rezoning No.00642







945 Pembroke Street  
Rezoning No.00642





J. ANDERSON & ASSOCIATES  
 4272 WARDING AVE. #100  
 MICHIGAN, BC V6C 4B7  
 250-727-2214  
 FAX: 250-727-2210  
 janderson@anderson.ca

CONSTRUCTION  
CONSTRUCTION-CONSTRUCTION  
DRAFTING-NO

[illegible]

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

No.	Description	Date
11	Additional Revision Notes	Jan 29-19

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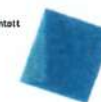
945 Pembroke  
Street  
House A & B

Cover Sheet

A0.00

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

Revision		
No.	Description	Date
1	Revised Grade	Jan 9-19
2	Building Size Increased	Jan 9-19
5	Bike Parking	Jan 29-19
7	Project Data Corrected	Jan 9-19

Received  
City of Victoria

FEB 12 2019

Planning & Development Department  
Development Services Division

REZONING PROJECT INFORMATION TABLE - HOUSE A

	PROPOSED	EXISTING ZONING
ZONING	R3-A1, LOW PROFILE MULTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	533.29 m <sup>2</sup> (VARIANCE: 920 m <sup>2</sup> REQUIRED)	1061.7 m <sup>2</sup>
TOTAL FLOOR AREA	532.50 m <sup>2</sup>	313 m <sup>2</sup>
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.98-1 (DOES NOT INCL. ATTIC) 0.98-1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.4% (VARIANCE: 33.33% ALLOWABLE)	38.8%
OPEN SITE SPACE	32.5%	63.1%
HEIGHT OF BUILDING	9.71 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 = 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.45 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (SOUTH)	3.20 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (EAST)	12.98 m	13.64 m
REAR YARD (WEST)	2.21 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
SIDE YARD (EAST)	1.70 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
SIDE YARD (WEST)	4.32 m	5.5 m
COMBINED SIDE YARDS		

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	65.53 m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA	485.44 m <sup>2</sup>

AVERAGE FRONT SETBACK
5.91 m x 4 = 23.64 m
5.91 m x 2 = 11.80 m
12.98 m x 1.1 = 14.28 m
TOTAL = 49.72 m
23.64 m / 7 = 3.40 m

REZONING PROJECT INFORMATION TABLE - HOUSE B

	PROPOSED	EXISTING ZONING
ZONING	R3-A1, LOW PROFILE MULTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	528.41 m <sup>2</sup> (VARIANCE: 920 m <sup>2</sup> REQUIRED)	1061.7 m <sup>2</sup>
TOTAL FLOOR AREA	528.01 m <sup>2</sup>	313 m <sup>2</sup>
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.97-1 (DOES NOT INCL. ATTIC) 1-1 (INCL. ATTIC)	0.5:1
SITE COVERAGE	35.8% (VARIANCE: 33.33% ALLOWABLE)	38.8%
OPEN SITE SPACE	31.6%	63.1%
HEIGHT OF BUILDING	9.48 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING STALLS ON SITE	5 (VARIANCE: 1.1 * 6 = 7 REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE & RACK)	LONG TERM: 8 SHORT TERM: 6	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.52 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (SOUTH)	3.13 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
REAR YARD (EAST)	12.79 m	13.64 m
REAR YARD (WEST)	1.70 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
SIDE YARD (EAST)	2.17 m (VARIANCE: 4.71 m REQUIRED)	2.75 m
SIDE YARD (WEST)	4.27 m	5.5 m
COMBINED SIDE YARDS		

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	65.51 SQ.M.
TOTAL RESIDENTIAL FLOOR AREA	488.57 SQ.M.

AVERAGE FRONT SETBACK
6.06 m x 4 = 24.24 m
5.16 m x 2 = 10.32 m
12.79 m x 1.1 = 14.07 m
TOTAL = 48.63 m
10.63 m / 7 = 1.52 m

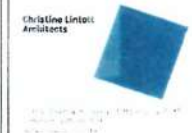
945 Pembroke  
Street  
House A & B

Project Data Tables

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

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
5	Bike Parking	Jan 29-19
6	Tree Type Corrected	Jan 9-19
8	Exit Stair Wall	Jan 29-19
Revisions		
10	Revised Pathways & Landscape Plan	Jan 29-19

Received  
City of Victoria

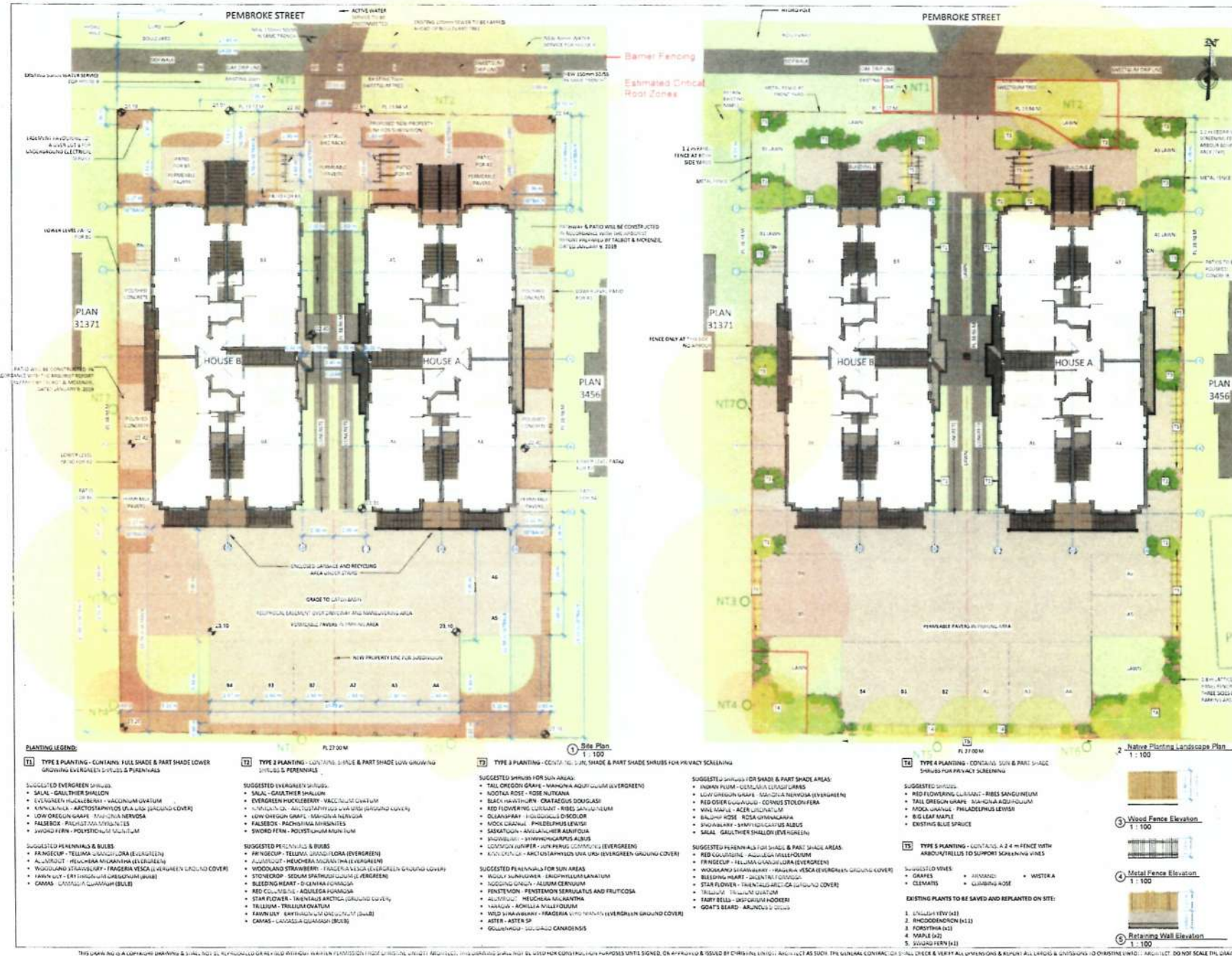
Consultant  
FEB 12 2019

Planning & Development Department  
Development Services Division

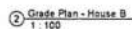
945 Pembroke Street  
House A & B

Site and Landscape Plan

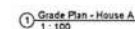
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A & B	(123.00 + 23.00) / 2	+ 33.38 m	- 77.74	G & H	(123.10 + 23.10) / 2	+ 62.11	+ 149.70
B & C	(123.10 + 23.00) / 2	+ 2.85 m	- 65.55	H & I	(123.10 + 23.10) / 2	+ 0.30 m	- 6.93
C & D	(123.00 + 23.00) / 2	+ 2.64 m	- 60.72	S & T	(123.10 + 23.10) / 2	+ 0.41 m	- 9.41
D & E	(123.00 + 23.00) / 2	+ 2.85 m	- 65.55	T & U	(123.10 + 23.10) / 2	+ 0.15 m	+ 3.47
E & F	(123.00 + 23.00) / 2	+ 3.35 m	- 77.05	U & V	(123.10 + 23.10) / 2	+ 1.12 m	+ 25.87
F & G	(123.00 + 23.40) / 2	+ 6.51 m	- 147.78	V & W	(123.10 + 23.10) / 2	+ 8.24 m	+ 190.34
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I & J	(122.40 + 22.40) / 2	+ 1.22 m	- 27.33	Y & Z	(123.10 + 23.10) / 2	+ 0.41 m	+ 9.41
J & K	(122.40 + 22.40) / 2	+ 1.34 m	- 30.02	Z & AA	(123.10 + 23.10) / 2	+ 0.30 m	+ 6.93
K & L	(122.40 + 22.40) / 2	+ 3.55 m	- 57.12	BB & CC	(123.10 + 23.10) / 2	+ 2.34 m	+ 54.05
L & M	(122.40 + 22.40) / 2	+ 1.07 m	- 23.97	CC & DD	(122.50 + 22.50) / 2	+ 12.62 m	+ 283.56
M & N	(122.40 + 22.40) / 2	+ 1.52 m	- 34.05	DD & EE	(122.50 + 23.00) / 2	+ 1.22 m	+ 27.75
N & O	(122.40 + 22.40) / 2	+ 0.70 m	- 15.68	EE & F	(123.00 + 23.00) / 2	<u>+ 2.42 m</u>	<u>+ 53.56</u>
O & P	(122.40 + 22.40) / 2	+ 0.46 m	- 10.30			+ 7.10	+ 1618.21
P & Q	(122.40 + 22.40) / 2	+ 0.20 m	- 4.48			1619.27 / 71.10 / 22.77 m	



A & B	(12.17 + 23.00) / 2	+ 3.38 m	- 77.69	G & H	(12.40 + 23.10) / 2	+ 6.57 m	- 149.47
B & C	(13.00 + 13.00) / 2	+ 3.82 m	- 64.66	H & I	(13.10 + 13.10) / 2	+ 0.30 m	- 6.93
C & D	(13.00 + 13.00) / 2	+ 2.64 m	- 60.72	S & T	(13.10 + 23.10) / 2	+ 0.41 m	- 9.47
D & E	(13.00 + 13.00) / 2	+ 2.82 m	- 64.85	T & U	(23.10 + 23.10) / 2	+ 0.15 m	- 3.57
E & F	(13.00 + 22.98) / 2	+ 3.35 m	- 77.02	U & V	(23.10 + 23.10) / 2	+ 1.14 m	- 26.33
F & G	(12.18 + 23.40) / 2	+ 6.17 m	- 147.07	V & W	(13.00 + 23.00) / 2	+ 0.24 m	- 150.10
G & H	(12.20 + 24.00) / 2	+ 0.81 m	- 28.14	W & X	(23.00 + 23.00) / 2	+ 1.16 m	- 26.26
H & I	(12.40 + 24.00) / 2	+ 2.08 m	- 46.58	X & Y	(23.00 + 23.00) / 2	+ 0.15 m	- 3.45
I & J	(12.40 + 22.00) / 2	+ 1.22 m	- 27.33	Y & Z	(23.00 + 23.00) / 2	+ 0.41 m	- 9.64
J & K	(12.40 + 23.40) / 2	+ 1.33 m	- 29.79	Z & AA	(23.00 + 23.00) / 2	+ 0.30 m	- 6.91
K & L	(12.40 + 24.00) / 2	+ 3.05 m	- 68.82	AA & CB	(23.00 + 27.75) / 2	+ 2.29 m	- 52.31
L & M	(12.40 + 24.00) / 2	+ 1.06 m	- 23.74	CB & DD	(22.50 + 22.50) / 2	+ 12.62 m	- 283.95
M & N	(12.40 + 22.00) / 2	+ 3.58 m	- 35.39	DD & EE	(12.50 + 22.50) / 2	+ 1.22 m	- 27.72
N & O	(12.40 + 23.40) / 2	+ 0.04 m	- 34.34	EE & A	(12.50 + 22.91) / 2	+ <u>2.89 m</u>	- <u>57.17</u>
O & P	(22.40 + 22.40) / 2	+ 0.40 m	- 10.75			+ 71.46	- 162.16
P & Q	(12.40 + 22.40) / 2	+ 0.30 m	- 4.48			1626.17 / 71.46	- 23.72

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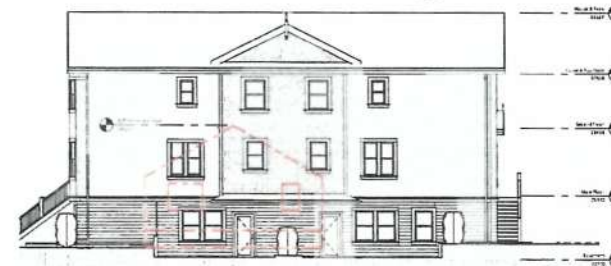




① Existing Partial Block Elevation  
1 : 200



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



③ Proposed Partial Block Elevation  
1 : 200

House B West Elevation with Neighbouring  
Windows Overlayed  
1 : 100



House A East Elevation with Neighbouring  
Windows Overlayed  
1 : 100



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

Revision		
No.	Description	Date
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19

Consultant

945 Pembroke  
Street  
House A & B

Context Elevations &  
Outlook Comparison

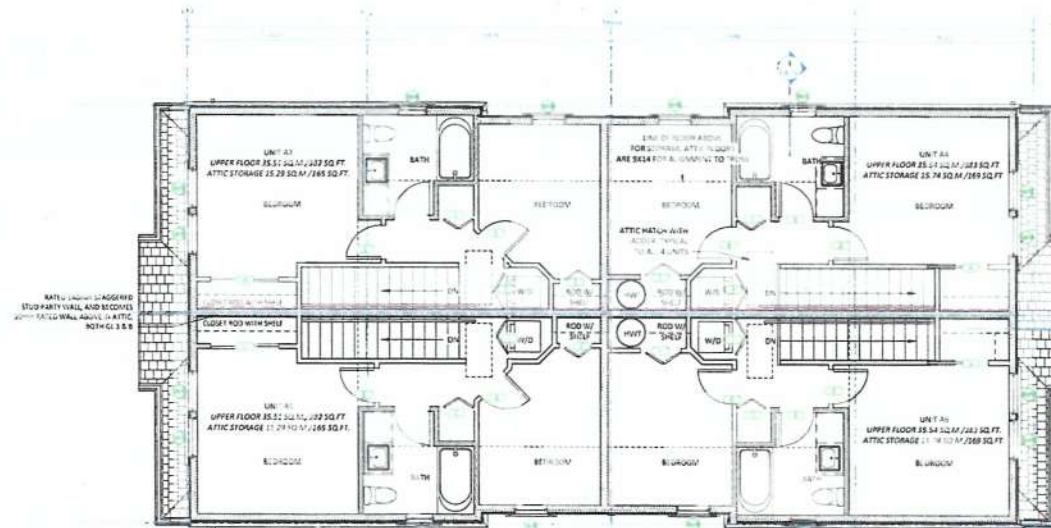
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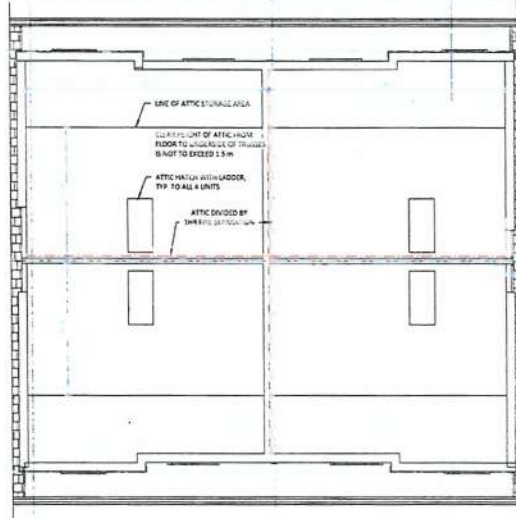




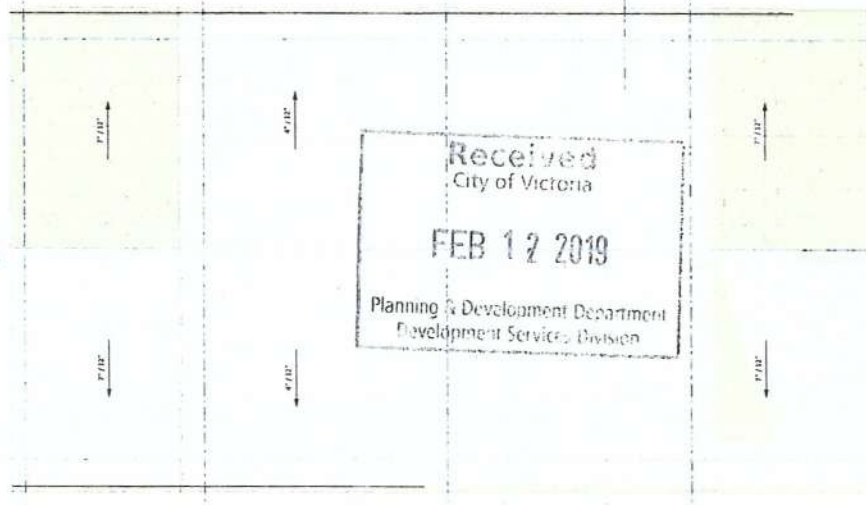
LEGEND  
1 HOUR FIRE RESISTANCE RATING



① Second Floor Plan  
1:50

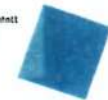


② Attic Plan  
1:50



③ Roof Plan  
1:50

Christine Unnett  
Architects



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

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

Consultant

945 Pembroke  
Street  
House A

Upper Floor & Roof Plan

Date: 2019-02-06 12:40:07 PM  
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Checked by: CL  
**A 2.02a**  
Scale: As indicated





Christine Lintell  
Architects

Issue	Date
CAIUC Meeting	March 26-18
Resoning Application	March 28-18
Resoning Resubmission 1	June 22-18
Resoning Resubmission 2	July 30, 2018
Resoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
1	Revised Grade	Jan 9-19
3	Window Revisions	Jan 9-19
4	Door Revisions	Jan 9-19

Consultant

945 Pembroke  
Street  
House A

Exterior Elevations

Date: 2019-02-06 12:40:27 PM  
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**A 3.01a**  
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Received  
City of Victoria  
FEB 12 2019  
Planning & Development Department  
Development Services Division

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TABLE 9.10.14.4.A		TABLE 9.10.14.5.A		TABLE 9.10.14.6.A	
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING
22.32 m <sup>2</sup>	2.00 m	21.58 m <sup>2</sup>	2.00 m	21.58 m <sup>2</sup>	2.00 m
4.20 m <sup>2</sup>	4.20 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	
20%		20%		20%	

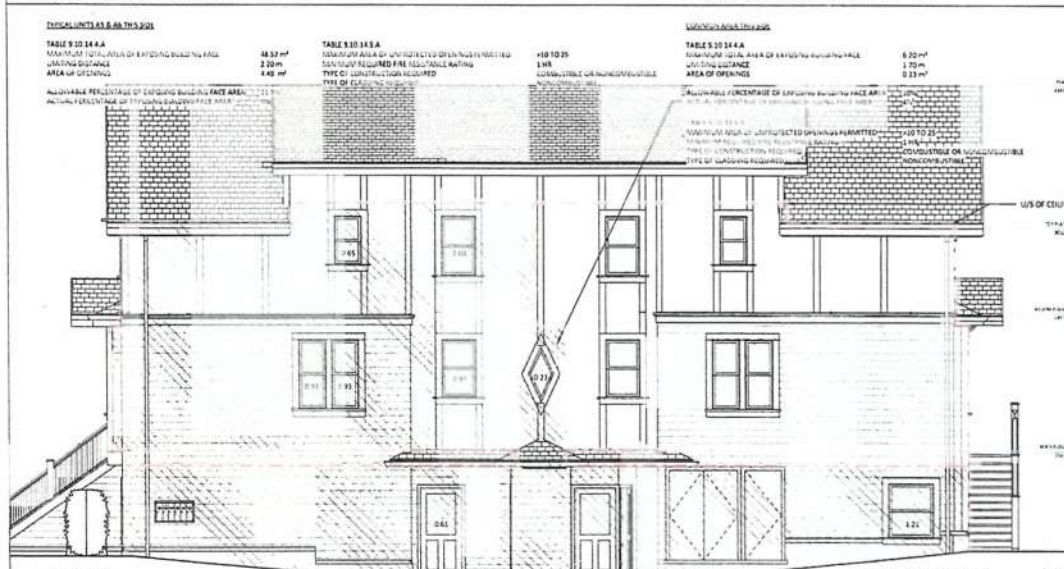


TABLE 9.10.14.4.A		TABLE 9.10.14.5.A		TABLE 9.10.14.6.A	
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING
20.99 m <sup>2</sup>	2.00 m	21.00 m <sup>2</sup>	2.00 m	21.00 m <sup>2</sup>	2.00 m
4.20 m <sup>2</sup>	4.20 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>	2.30 m <sup>2</sup>
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	
20%		20%		20%	

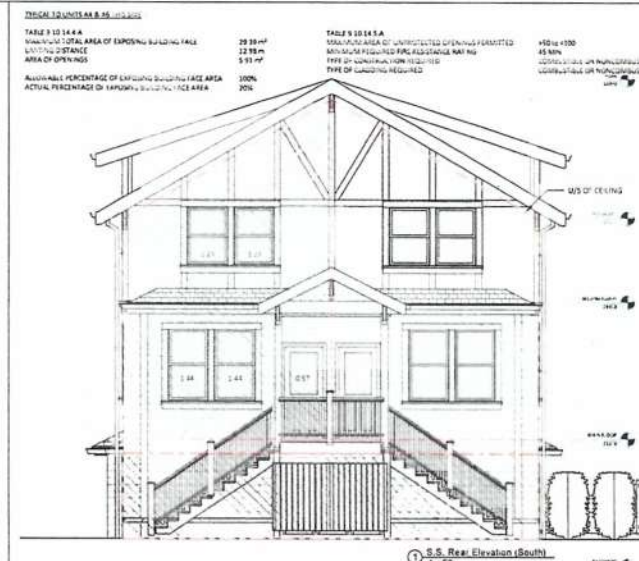


TABLE 9.10.14.4.A		TABLE 9.10.14.5.A		TABLE 9.10.14.6.A	
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING
19.31 m <sup>2</sup>	1.75 m	19.31 m <sup>2</sup>	1.75 m	19.31 m <sup>2</sup>	1.75 m
0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	
100%		100%		100%	



TABLE 9.10.14.4.A		TABLE 9.10.14.5.A		TABLE 9.10.14.6.A	
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING	MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE	MINIMUM REQUIRED FIRE RESISTANCE RATING
19.32 m <sup>2</sup>	2.00 m	19.32 m <sup>2</sup>	2.00 m	19.32 m <sup>2</sup>	2.00 m
4.42 m <sup>2</sup>	4.42 m <sup>2</sup>	4.42 m <sup>2</sup>	4.42 m <sup>2</sup>	4.42 m <sup>2</sup>	4.42 m <sup>2</sup>
ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA		ALLOWABLE PERCENTAGE OF EXPOSING BUILDING FACE AREA	
88%		88%		88%	

Christine Lintell Architects

Issue Date

Callic Meeting March 26-18

Rezonig Application March 28-18

Rezonig Resubmission June 22-18

Rezonig Resubmission 2 July 30, 2018

Rezonig Resubmission 3 Jan. 9, 2019

Revision

No. Description Date

2 Building Size Increased Jan 9-19

3 Window Revisions Jan 9-19

4 Door Revisions Jan 9-19

8 Exit Stair Wall Jan 29-19

Revisions

Received

City of Victoria

FEB 12 2019

Planning & Development Department

Development Services Division

945 Pembroke Street

House A

Spatial Separation Calculations

Date 2019-02-06 12:40:35 PM

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Scale 1:50

Christina Lintott  
Architects

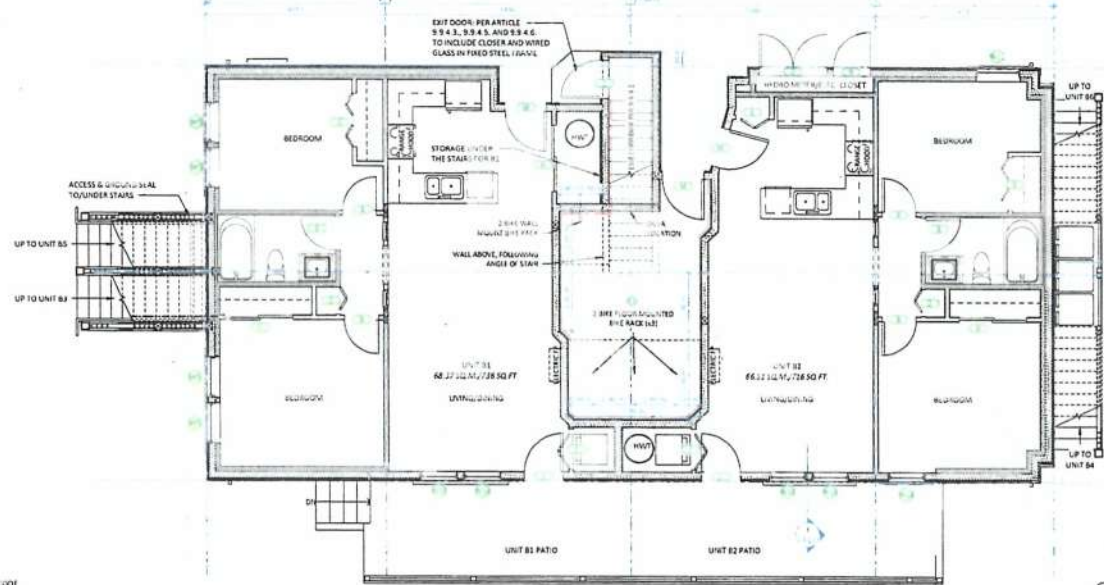


Issue	Date
CAUC Meeting	March 26-18
Resoning Application	March 26-18
Resoning Resubmission 1	June 22-18
Resoning Resubmission 2	July 30, 2018
Resoning Resubmission 3	Jan. 9, 2019

Revision	No.	Description	Date
	2	Building Size Increased	Jan 9-19
	5	Bike Parking	Jan 29-19
	8	Exit Stair Wall Revisions	Jan 29-19



LEGEND  
1 HOUR FIRE RESISTANCE RATING



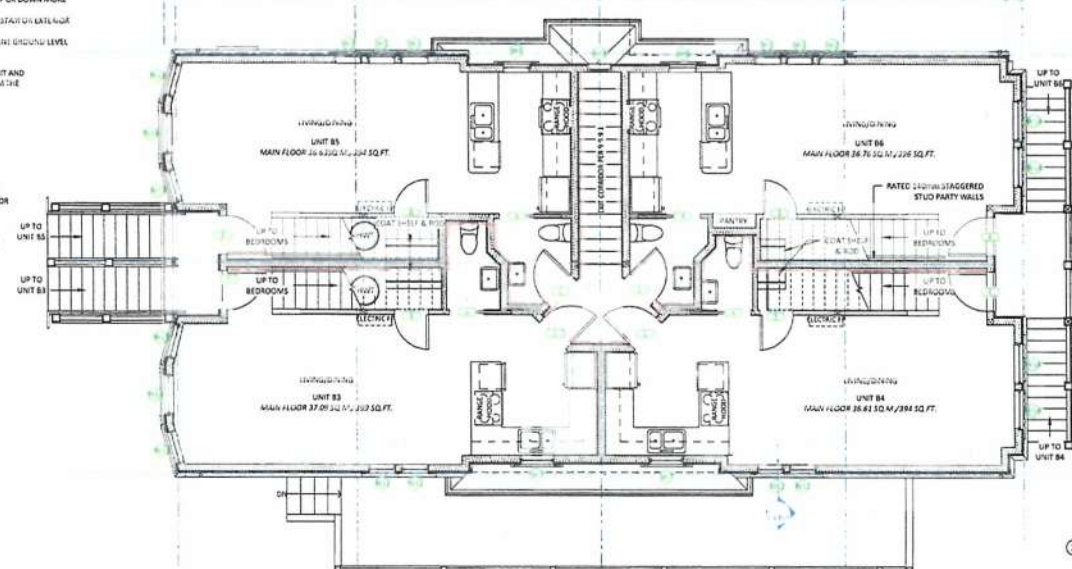
1 Basement Level Plan  
1:50

**NOTES:**

STAIRS, EGRESS, HORIZONTAL AND VERTICAL TO CONFORM IN ALL OUTSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018

SECOND EXIT STAIR PROVIDED IN RESULT OF:

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



2 Main Level Plan  
1:50



945 Pembroke  
Street  
House B

Basement & Main Floor  
Plan

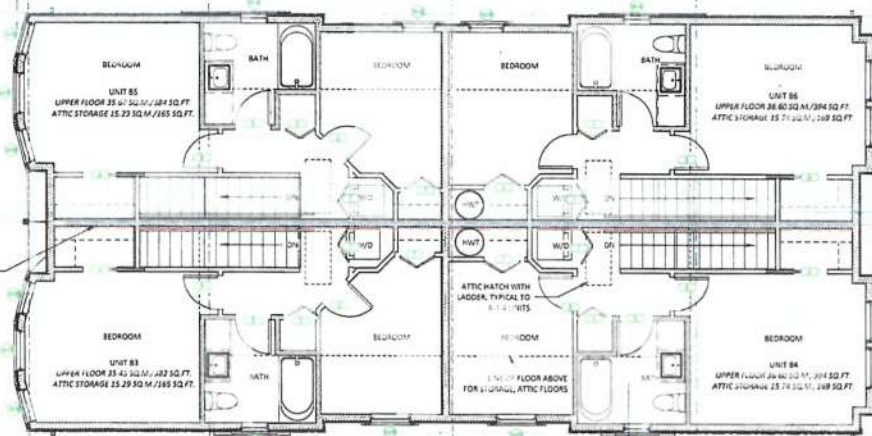
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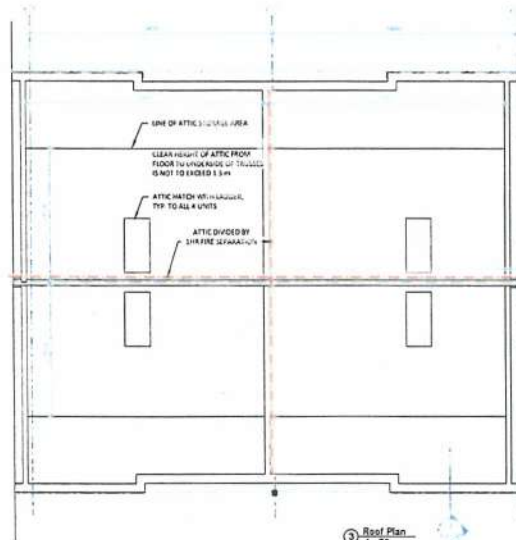


LEGEND  
EXHIBITIVE RESISTANCE RATING

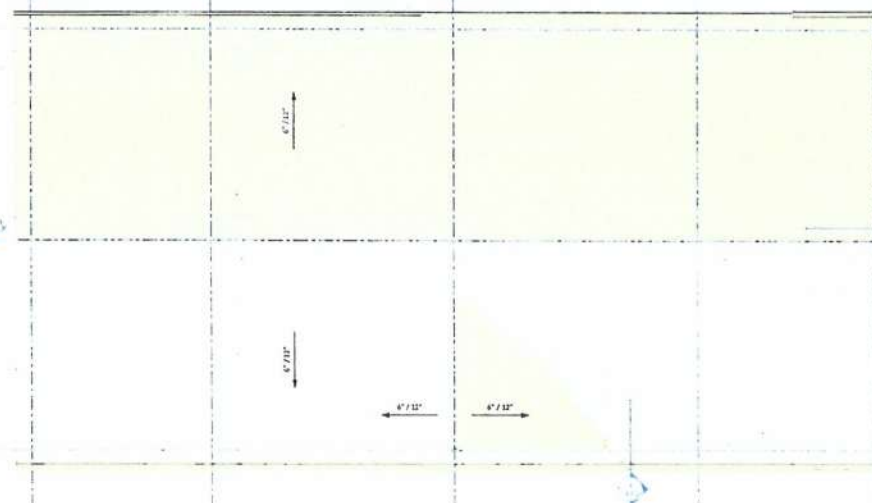
RATED 1 HOUR STAGGERED  
STUD PARTY WALL AND BELLIES  
2x8x10 RATED WALL ABOVE IN ATTIC,  
BOTH OL 3 & 8



② Second Floor Plan  
1:50

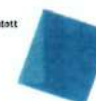


③ Roof Plan  
1:50



④ Roof Plan  
1:50

Christine Lindahl  
Architects



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

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

Received  
City of Victoria

FEB 12 2019

Planning & Development Department  
Development Services Division

945 Pembroke  
Street  
House B

Upper Floor & Roof Plan

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

No.	Description	Date
1	Revised Grade	Jan 9-19
4	Door Revisions	Jan 9-19
3	Window Revisions	Jan 9-19

Received  
City of Victoria  
FEB 12 2019

Planning & Development Department  
Community Services Division

945 Pembroke  
Street  
House B

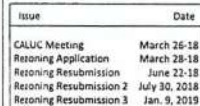
Exterior Elevations

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<b>A 3.01b</b>	
Scale	1:50



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Revision		
No.	Description	Date
4	Door Revisions	Jan 9-19
9	Clear Height Over Stairs	Jan 29-19

FEB 17 2019

Consultant  
Planning & Development Department  
Development Services Division

945 Pembroke  
Street  
House B

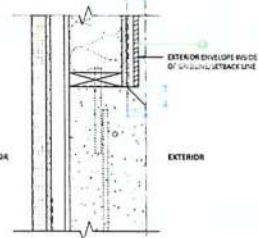
## Building Sections & Schedules

Date 2019-02-06 12:43:32 PM

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③ Foundation Detail  
116

### Door Schedule

Line No.	Year	Grade	Ratio	Comments	Count
A	762	2002	N	INTERIOR POINT	2
B	762	2002	N	INTERIOR SIDE	22
C	813	2002	SHR	INTERIOR SIDE	2
D	610	2002	N	INTERIOR BALD	2
E	762	2002	N	EXTERIOR BALD	2
F	814	2002	N	EXTERIOR BALD	10
G	1219	2002	N	INTERIOR BALD	2
H	1524	2002	N	INTERIOR SLIDER	3
I	864	2002	N	EXTERIOR POINT FULL GLASS	2
J	364	2002	N	EXTERIOR ENTRANCE HALF GLASS	2
K	864	2002	SHR	EXTERIOR ENTRANCE HALF GLASS	1
L	864	2002	N	EXTERIOR ENTRANCE HALF GLASS	3
M	813	2002	N	EXTERIOR SERVICE	1
N	1524	2002	N	EXTERIOR DOUBLE SLIDER	2

Grand total	60
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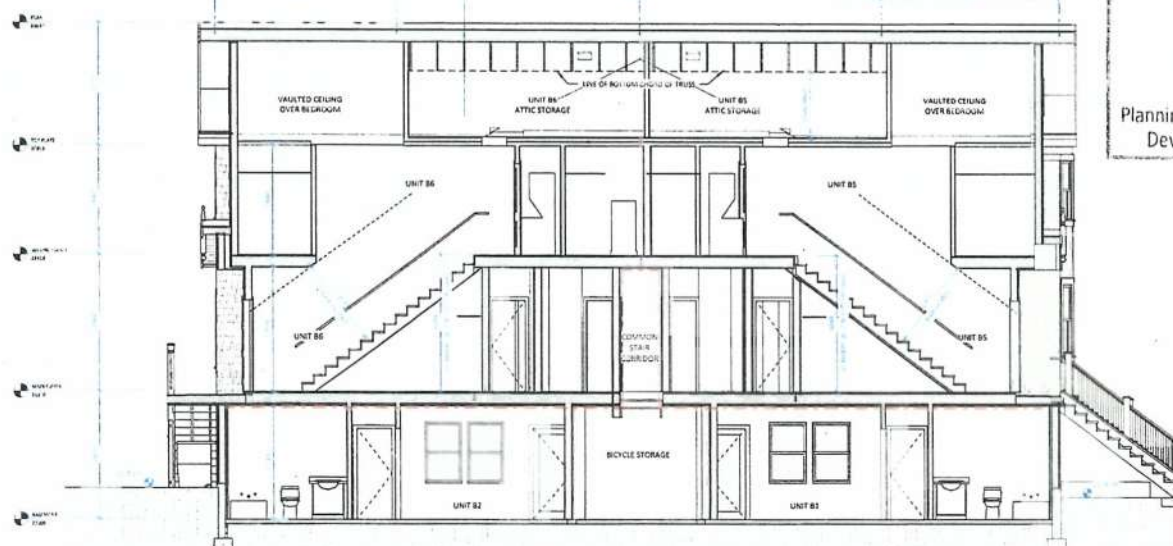
### Window Schedule

Type	Age	Width	Height	Condition	Count
W1	406	914	FREED, INTERIOR	A	
W2	610	260	FREED	B	
W3	610	1270	FREED	L	
W4	610	1067	SINGLE HUNG	A	
W5	914	1270	SINGLE HUNG	A	
W6	610	1270	SINGLE HUNG	B	
W7	762	1270	SINGLE HUNG	2	
W8	762	1321	SINGLE HUNG	B	
W9	914	1321	SINGLE HUNG	B	
W10	818	1372	SINGLE HUNG	5	
W11	991	1372	SINGLE HUNG	1	
W12	610	1510	SINGLE HUNG	A	
W13	762	1600	SINGLE HUNG	A	
W14	914	1600	SINGLE HUNG	B	
Grand total: 52					

914	914
Grand total: 57	



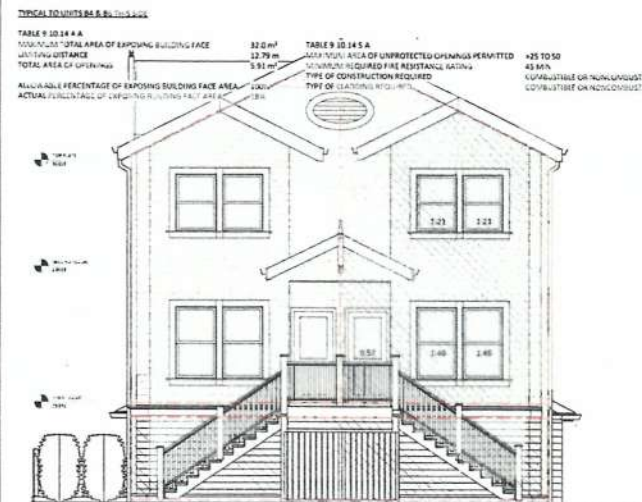
① East West Section  
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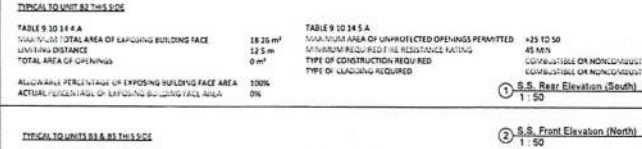
② Longitudinal Section  
1:50



3. S.S. Side Elevation (West)  
1:50



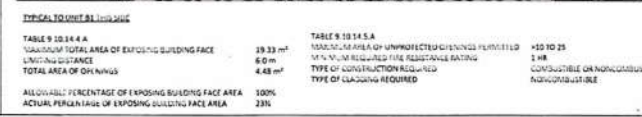
1. S.S. Rear Elevation (South)  
1:50



4. S.S. Side Elevation (East)  
1:50



2. S.S. Front Elevation (North)  
1:50



Christine Unitt  
Architects

Issue	Date
CAUC Meeting	March 28-18
Reasoning Application	March 28-18
Reasoning Resubmission	June 22-18
Reasoning Resubmission 2	July 30, 2018
Reasoning Resubmission 3	Jan. 9, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Jan 9-19
4	Door Revisions	Jan 9-19
3	Window Revisions	Jan 9-19
6	Exit Stair Wall	Jan 29-19

Received  
City of Seattle

Consultant

FEB 12 2019

Planning & Development Department  
Development Services Division

945 Pembroke  
Street  
House B

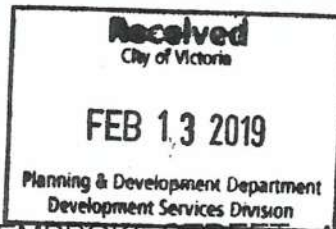
Spatial Separation  
Calculations

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13/02/2019

## APPLICATION FOR 945 PEMBROKE STREET - ADDENDUM

To Mayor and Council

Our conversations with neighbours and staff began two years ago and are what formalized a supportable development FSR of 1:1 and a basis for negotiating our purchase price with the property owner. It was made clear to us then that despite the OCP suggesting a density ratio as high as 2:1, a five or six story building mid-block surrounded by smaller homes would not be supportable and most likely declined. Our formal application was submitted April 03 2018.

Historically, 945 Pembroke was two R2 zoned lots later consolidated to a single home on a large lot. The current duplex zone FSR of 0.5:1 allows 265.5m<sup>2</sup> plus an additional 100m<sup>2</sup> of basement for a total build area of 365.5m<sup>2</sup> per lot. Our less than 1:1 FSR proposal for 487m<sup>2</sup> per lot presents a small increase above what is currently allowable of 121.5m<sup>2</sup> per lot.

A proposal with 2:1 FSR would have produced a build area of 1062m<sup>2</sup> per lot. This larger area, less 365.5m<sup>2</sup> of existing allowable density would have netted a build area of 696.5m<sup>2</sup> per lot instead of the 121.5m<sup>2</sup> we are seeking. This additional 575m<sup>2</sup> per lot, regardless of how unsupportable or out of scale the buildings might appear, would have provided additional floor area for more units and be easier to justify a CAC. The ability to divide land costs in to more units is what makes a CAC less problematic at higher levels of density. Imposing a CAC on a marginal density lift creates a potentially untenable cost escalation to the builder, out of scale to any benefit to the City.

Pembroke street is the boarder of two designations, Traditional residential and Core residential. Traditional residential caps density at 1:1 FSR. Core residential caps density at 2:1 FSR and triggers a CAC when density exceeds 0.5:1. Our proposal is on the side of the street that is Core residential, but for reasons stated above, has its density capped at 1:1 FSR.

At no time prior to a meeting with Planning on January 29 2019 were contributions suggested as a potential requirement of our application. We feel it is unreasonable to be limited to Traditional residential density while being tied to the policies of Core residential. Planning recommends viewing our application as Traditional residential. Requirement of a CAC as a condition of rezoning was not factor for us to weigh and consider when formulating our application in 2017.

We face more variables with this development than any proposals we've made in the past. A potential slowdown in the real estate market as a result of recent government policies or global issues, potential increases in mortgage rates combined with applied stress test. What volume of housing will be going to market at the same time we might. Unpredictable escalations in labour and building material pricing. Costs to remove the existing improvements to the property. Unknown costs as a result of changes to the building code and municipal implementation of Step Code. The fact that homes built in the North Park area won't generate the same returns that comparable homes built in market preferred areas like Fairfield or Rockland would, yet construction costs remain the same regardless of neighbourhood.

We've provided documents to our planner of an experience we had a few years ago. The stable conditions we began a project with deteriorated midway into a difficult market to sell in. We effectively made nothing on a project requiring two years to rezone and build. Developers don't go into projects that have known hardships. Hardship becomes a reality you find yourself in when conditions you end with change from the ones you started with. I've experienced this three times in my 30 year career, how market downturns are sudden and more rapid than the rise that proceeds them.

We are well aware of the housing situation our region faces. As community minded people we involve ourselves deeply where we think we can help. Examples of this are when Fernwood NRG purchased the Cornerstone building it became a personal mission to volunteer and help them any way I could to insure success with their first affordable housing project. We helped locate property for and then build their Yukon street affordable housing project. When Woodwyn farm was first bought with intentions of having an affordable housing component, we volunteered. Recently Dean Fortin of Pacifica Housing contacted us to build an affordable housing project in the Gorge area, unfortunately the scale of build was larger than we could comfortably manage.

Our small community based projects are almost always in the North Park or Fernwood neighbourhoods not the areas most developers look to build in. The Development Tracker's roughly 130 entries have less than a dozen applications in these areas. Our homes sell for less than if built in what some might see as more desirable areas. They provide an opportunity for home ownership that might not be possible in other areas. Some of our projects have been retained as rental buildings with rents based on operating costs not market conditions. Typically this amounts to more than 30% below market value.

Our 22 year history working in the city of Victoria has been many things. Over this time frame property values have risen dramatically, but not as a linear climb. For us, depending on what window of time a particular project is completed in has seen huge variations in outcome. Right now the variation has an uncertain downward feel. An additional up front cost added to this proposal makes proceeding on it questionable. A quantity survey of this proposal is meaningless as it provides little more than a point-in-time front end opinion of building costs, not a guaranty of what real costs or market conditions might look like a year or more down the road.

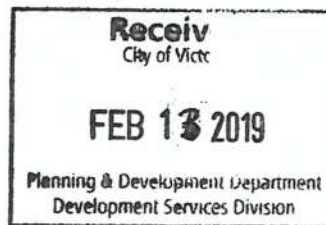
Thank you again for your consideration of this proposal

Sincerely

A handwritten signature in dark ink, appearing to read 'Garde Colins', with a long, thin horizontal line extending to the right.

Garde Colins





ATTACHMENT E

13/02/2019

## REZONING APPLICATION FOR 945 PEMBROKE STREET

To Mayor and Council

The property located at 945 Pembroke street is one of the largest residential lots in the area. Existing improvements include a detached garage and older non-heritage SFD. Our proposal is to construct two 6 unit Strata buildings that share a common driveway. Initially, modifying the existing structure would have formed one of the buildings while the other is based on a design recently used to construct a 6 unit building at 1146 Caledonia Ave.. A development that was welcomed by neighbours, supported by staff, unanimously approved by council and is very much enjoyed by the families who bought homes there.

After considerable exploration it was determined that so little of the existing structure was salvageable that its reuse became unviable. Our proposal has since evolved into two new buildings with a common driveway between them. Using the successful Caledonia model, we have worked with our Architect and planning staff to remake that design into two distinct buildings for this site. Gabled rooflines instead of hipped roofs compliment the neighbouring homes. Shed dormers and brackets on building "A" are some of the details borrowed from the building it proposes to replace.

This property lies on the boundary of the area the OCP defines as Core Residential. It suggests a density ratio upwards of 2:1 and building height reaching six stories. At 0.5:1 FSR and maximum 2-1/2 stories, the existing R2 zone implies a less liberal use of the property than the OCP. It's not possible to transition from one density objective to another without requiring variances to the lesser. We found the most acceptable level of density was between the existing zone and maximum suggested in the OCP. Our neighbourhood consultation involved discussions about densification, the OCP and also encouraged neighbours to look at the Caledonia project as a building form for this proposal. This initiated the process of differentiating this project from that one and then working to individualize the two proposed buildings from each other.

The ADP is unsupportive of this collaborative design effort, in their opinion its not very functional and they don't care for the heritage look. They remain unaware that there's considerable support for the proposed build form and that this design was successfully constructed and is happily occupied elsewhere. With a density ratio of 1:1 instead of 2:1, three stories instead of six plus a more accepted traditional design, this proposal comes to Council with neighbour, community and planning department support. It represents our idea of respectful development and densification through neighbourhood engagement.

Construction of these two 6 unit buildings will provide opportunities for ownership of basic well designed two bedroom homes in the relatively more affordable North Park neighbourhood. For families, this location on a quiet street provides ideal access to Central park, recreation, schools, bus service, shopping and downtown. Configuring the buildings as two level units over single level ground floor units provides a number of benefits. Each home has direct access to grade allowing most of the units to have patio space and private yards. It provides a unique alternative to condominium living, for persons with mobility issues the ground floor units and common bicycle storage are accessible from the driveway without stairs. Placing doors and

windows on all sides of the buildings creates better security for everyone living there. For occupants of the front ground floor units, a possible fishbowl effect caused by overlook from Pembroke street has been avoided by placing bedrooms instead of main living area window and entrance doors across the lower front of the building.

Parking for 5 cars at each building is managed in an efficient way at the rear of the property. By using a "T" shaped reciprocal parking area and concrete strips along the common driveway, one third of the property remains open space. Less hard surface area and use of permeable pavers and driveway strips limits the amount of stormwater entering the municipal drainage system. To make up for a parking shortfall both buildings will be enrolled in the local car share program. Another proposed development 1-1/2 blocks away at 2220 Cook street will provide dedicated on-site parking for the car share programs use.

Many existing shrubs and trees in this large yard will be retained for reuse. All new vegetation will be of a native species. The intention is to use landscaping to provide privacy between units and still allow areas where residents can install their own plants, dwarf fruit trees or gardens.

The level of building efficiency proposed is undetermined at the time of writing this letter. It will certainly meet BC building code standards and new municipal Step Code requirements, insulation, ventilation and heating systems are still being explored. It will include efficient plumbing and electrical fixtures, high efficiency appliances as well as parking stall outlets for charging vehicles. Trusses will be designed to support future arrays of solar and or photovoltaic cells. Attic storage areas will be capable of supporting solar preheated water storage tanks and electrical panels will be located on the upper floors to provide simpler integration of future solar generated electricity.

This proposal follows directions outlined in the OCP, comes with support of the neighbourhood and planning department and is based on a proven building design. It provides needed housing, supports the local economy and provides long term benefits to the city.

Thank you for your consideration of this proposal.

Sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Garde Collins



**NORTH PARK NEIGHBOURHOOD ASSOCIATION (NPNA)**

**Minutes of Meeting for 945 Pembroke Street**  
**Monday, March 26, 2018**

**PLACE OF MEETING**

Meeting Room, Crystal Pool

**PRESENT**

*NPNA Board Members*

Pam Hartling, Land Use Committee Chair; Chris Fleming, President

*Developers*

Garde Colins and Malcolm Harman, Linhar Projects Ltd; Todd Doherty, ToddCo Properties

*Guests*

Irene Fischer, Bonnie Segger, Brett Robertson, Nick Sun, Jane Stormer, Henry Wong,  
Andrew Kincaid, Monica Babic

**CALL TO ORDER**

*Pam Hartling called the meeting to order at 7:01 p.m.*

**PROCESS**

This is a community meeting for a development application at 945 Pembroke Street. The developer will present the proposed development, then the floor will be opened for questions and comments. After 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. Any individual with particular opinions about the development proposal may send their own letters to the City. The minutes will also be sent to all NPNA members and guests who provided contact information.

**PRESENTATION** **Garde Colins: 945 Pembroke Street; Linhar Projects Ltd**

- The proposed project was explained, with overhead projections of site plans.
- The property is located on the edge of a higher-density area, consisting of two urban lots, double-sided.
- The lot will be subdivided, with two 6-unit buildings, three storeys, set into the ground.
- The plan is the same as used at 1146 Caledonia.
- The development is similar to the heritage restoration located at 306 Moss.
- Building A will be 9.76 metres high; Building B will be 9.41 metres high; these heights are a bit higher than single-family homes.

**QUESTIONS AND COMMENTS**

*Pam Hartling opened the floor to discussion at approximately 7:15 p.m.*

## **DISCUSSION SUMMARY**

### **Zoning and subdividing**

Zoning is for a duplex. The developer explained this project looks like a duplex, but it has higher density. The lot could be one, but people want smaller, more unique buildings.

### **Surrounding area and neighbourhood fit**

In response to a guest's question about anything farther back, the developer referred to a property line and indicated an empty lot (100 by 128) two houses down from Vancouver and Pembroke streets. The developer commented that the units in Building A are about 1,600 square feet and in Building B about 1,630 square feet. A guest said, Why not call it what it is: low-rise apartments. The Strata model of governance was mentioned by the developer. The same guest added, There will be no control over what will happen; you might have two couples in one unit; you can't say it won't happen. The developer responded each owner would be responsible, and there is some control by Strata councils.

### **Number and size of units**

The developer explained there are six suites: four bedrooms on the bottom level; three bedrooms on the main floor; two bedrooms on the top floor. A guest asked about the size of each unit. The developer responded they would be two-bedroom units. A board member asked about the total floor area. The developer reported as follows: 729 square feet and 714 square feet; both are two-bedroom units. In total, one is 5,758 square feet, for six units; and the other is 5,735 square feet, for six units.

### **Parking**

There was concern the City was not requiring enough parking. One guest mentioned the Crystal Pool move. She lives at 933 Pembroke and said she has no parking. The developer mentioned people rarely have two cars. A board member asked how many spaces the City wanted the developer to have. The developer responded it was based on a ratio of 0.8 spaces to 1.0 unit. There will be 10 spaces; one for a car share vehicle is possible; the plan is wide open for whatever is wanted. Ten spaces in a row was changed to 10 spaces in a T shape, allowing for more green space. A guest asked, Why does the City want less space, when parking is such an issue? The developer pointed out residential parking on the south side of Pembroke. A guest said concerts and events take all the parking. The Save-On-Foods Memorial Centre parkade on Green Street was discussed. A board member mentioned it may be up for redevelopment, with parking likely included in the plan. Parking and The Bay was discussed. One guest commented that not many couples have one car; they have two. Another guest said that getting permits for units should be no problem. Another guest talked about a parking lot with a subdivision: eight units in each three-storey building; it brought in a presence of parking. A guest said the City is not being practical. There are more rental vehicles, but they still require parking. People are parking in front of my driveway. Lisa Helps wants a bike city; that's okay, I bike, but we have cars and old people. Electric charging stations are needed. Parking is the biggest issue. The developer reported there will be guest parking. When asked about bike parking, the developer explained there would be two 7-foot racks in each building.



### **Trees**

The developer explained the plan to have trees in the back; they have had success in the past of relocating trees.

### **Heating**

The developer explained the buildings would be electric-heated, with some perhaps being a mix of solar and water-recovery and (or) solar-collecting water heaters, not just baseboard heating, depending on the coding when the project gets under way. Step 4 was mentioned but corrected to Step 3. In summary, it would be electric, augmented by solar; the term “high-efficiency buildings” was used. The developer spoke about using an “Energy Audit”—minimum criteria. The process is brand new for the developer. A projection of a Main Level Floor Plan was used to help guests visualize the efficiency of shared walls.

### **Materials, blasting, and depth**

The developer responded that concrete strip and pavers would be used, and that no gravel would be used. A guest asked if there would be any blasting. The developer said no. Another guest asked about depth. The developer reported as follows: a total of 3.5 feet down. A two-foot depth, with another 1.5 feet for plumbing.

### **Timeline and access to plans**

In response to how long to finish the project, the developer responded, 10 months, typically—if construction, tradespeople aren’t too busy. One guest requested to see the plans, wanting to go over them with her neighbours. The developer mentioned copyright, that the plans belong to the architects, and that he can’t hand them out. The developers and NPNA offered to provide plans to her, once the application was made, by email or in person, or she could use “Development Tracker” online.

### **NPNA invitation**

A board member invited guests who wanted to talk further to public meetings at 7:00 p.m. and to visit NPNA.ca for more information and the meeting schedule.

### **Positive feedback**

A guest commented that the developers had done a great job on this project proposal, in particular in addressing the issue of high density. Another commented that this will clean up the area. Another spoke positively about consolidating in a subdivision scenario. Another said that this plan was impressive: giving everybody space, including green space. The developer commented that there’s more of a setback, thus more to work with.

### **ADJOURNMENT**

*The meeting adjourned at approximately 8:15 p.m.*

*Recorder: Sylvia Pollard*



Talbot Mackenzie & Associates

Consulting Arborists

## **945 Pembroke St, Victoria**

### **Arborist Report:**

### **Tree Preservation Plan**

PREPARED FOR:

Todd Doherty  
961 Pembroke St.  
Victoria, BC  
V8T 1J1

PREPARED BY:

Talbot, Mackenzie & Associates

Noah Borges – Consulting Arborist  
ISA Certified # PN-8409A

DATE OF ISSUANCE: January 8, 2019

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: 945 Pembroke St, Victoria

Date of Site Visit: May 24, 2018

Site Conditions: Residential lot. No construction activity present.

**Summary:** No trees will require removal as a result of this development. Based on discussions with the contractor, it is our understanding that the proposed patio near the west property boundary for House B will be redesigned to avoid severing large, critical roots from Purple Leaf Plum NT7. Based on an exploratory excavation we conducted, the driveway and walkway can be constructed in the locations shown on the attached plans without impacting the health or stability of Sweetgum NT2. The patio north of house A may have to be raised depending on whether critical roots from NT2 are encountered during excavation. An arborist should supervise any excavation within the tree's critical root zone, including during excavation for underground storm, sewer, and water connections. Roots from Hawthorn NT5 and Laurel NT6 are also likely to be encountered during excavation for construction of the parking area, but we anticipate they will incur only minor health impacts.

### **Scope of Assignment:**

- To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish the existing building and garage, subdivide the property into two lots, and construct two new houses, a common driveway, and a parking area at the rear of the property
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

**Methodology:** We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated January 8, 2019).

**Limitations:** An exploratory excavation was performed only for the construction of the driveway and walkway to house A. The remaining conclusions reached in this report are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

**Summary of Tree Resource:** Seven trees were inventoried, none of which are on the subject property. There are two trees on the municipal frontage and five on neighbouring properties. Only Garry Oak NT1 is by-law protected.

#### **Potential Impacts on Trees to be Retained and Mitigation Measures**

- **Purple Leaf Plum NT7 (46cm DBH):** The attached plans indicate the patio on the west side of house B will be constructed approximately 50cm below the existing grade, with a retaining wall along the west property boundary. Unless plans are altered, large critical roots from this tree will be encountered during excavation, resulting in significant health impacts, in which case we recommend it be removed prior to construction.

However, based on discussions with the contractor, it is our understanding that an effort will be made to retain this tree, either by building the patio at grade within the critical root zone of the tree or leaving an area of undisturbed soil around its base. If the patio is to be constructed at grade, it should be cantilevered to avoid excavation near the base of the tree. We recommend an arborist review any future plans for patio construction and direct and supervise any excavation to occur within the tree's CRZ. As the tree is on an adjacent property, the neighbour should be notified of the proposed impacts to their tree.

- **Sweetgum NT2 (66cm DBH):** An exploratory excavation was conducted to determine the impacts of constructing the common driveway and walkway to house A. Trenches were excavated using shovels to depths of 30-45cm. We dug in the following locations:
  - 1.5m east of the tree, in the approximate location of the proposed walkway to house A
  - south of the existing municipal sidewalk on the municipal frontage, 3.5m west from the base of the tree (in the location of the proposed driveway)
  - 4.5-5m northwest of the tree (in the approximate location of the driveway apron)

No roots were encountered in any of the trenches (see photos below). Therefore, in our opinion, the driveway and walkway can be constructed without impacting the health or stability of the tree. We recommend the project arborist be on site during excavations if it is to occur beyond 30cm in depth.

A patio will also be located 2.5m south of the existing fence, or approximately 3-3.5m south of the tree. If the new patio requires excavation down to bearing soil within its footprint and roots are encountered in this area, this could impact the health and/or stability of the tree significantly. We recommend an arborist be on site during excavation to determine whether the patio should be constructed at an elevated grade and be made of a permeable material, depending on the number and size of roots encountered within its footprint. Based on



discussions with the contractor, it is our understanding that construction will consider the preservation of the tree's critical roots. The "floating patio" specifications are attached.

The objective of a raised, permeable surface is to avoid root loss and to instead raise the patio and its base layer above the roots. This may result in the grade of the "floating patio" being up to 30cm above the existing grade (depending on how close roots are to the surface and the depth of the driveway base layers). Final grading plans should take this potential change into account. This may also mean that some of the A horizon soil layer (rich in organic material and roots) will be left intact below the driveway.

To allow water to drain into the root systems below, we would also recommend that the surface of the driveway, walkway, and patio be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.





- **Sweetgum NT3 (39, 28cm DBH):** The footprints of the patio for unit B6 and the parking area overlap with the critical root zone of this tree. If excavation to bearing soil is required, the health of this tree could be significantly impacted. We recommend an arborist be on site to determine whether the patio and parking area be “floated” atop the roots of the tree, depending on the number and size of roots encountered. It is our understanding that the patio will be constructed using permeable pavers. The project arborist should also be on site for any other excavation that occurs within the tree’s critical root zone (see attached specifications for “floating” features). As the tree is on an adjacent property, the neighbour should be notified of potential impacts to their tree.
- **Hawthorn NT5 and Laurel NT6** are located south of the property boundary. Roots from these trees are likely to be encountered during excavation, but we do not anticipate either will be significantly impacted by construction. Both species are typically tolerant of root disturbance. We recommend an arborist be on site to supervise any excavation within the critical root zones of the trees and prune any damaged roots back to sound tissue.
- **Garry Oak NT1 (5cm DBH):** We do not anticipate this tree will be impacted by construction, but it should be isolated from construction by erecting protective barrier fencing at the perimeter of its critical root zone.
- **Service Connections:**

Based on discussions with the contractor, it is our understanding that underground storm, sewer, and water services to house A will be located along the east property line. Estimating a



trench width of approximately 1.5m, excavation will occur 6-7m from Sweetgum NT2. Any roots encountered should be pruned back to sound tissue.

Storm and sewer laterals to house B will be located underneath the west side of the driveway, requiring a trench to be excavated approximately 6.5m from the base of NT2 and 1.5m from NT1 (assuming a trench width of 60-80cm). There is an existing water service connection on the west side of the property that will be used to service House B. We do not anticipate large, structural roots from NT2 to be encountered during excavation, but recommend an arborist be on site to supervise any excavation within the critical root zones of the two municipal oaks. We also recommend an excavator with a small, flat-edged bucket be used. If large roots are encountered, alternative excavation methods may be required (e.g. hydro-vac or a combination of hand-digging and small machine excavation).

An underground hydro service connection will be installed within the proposed SRW at the northwest corner of the property (approximately 1m south of the fence line). If any roots from Garry Oak NT1 are encountered, they should be pruned back to sound tissue at the edge of excavation. No by-law protected, municipal, or neighbour's trees will be significantly impacted.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
  - Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
  - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
  - Placing two layers of 19mm plywood.
  - Placing steel plates.

- **Demolition of the existing buildings:** The demolition of the existing house, garage, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Based on discussions with the contractor, it is our understanding that the existing driveway will be retained beyond the demolition of the existing building and used as an access point during the construction phase, which will limit additional soil compaction to the trees to be retained.

- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
- **Blasting:** If required, care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.



Talbot Mackenzie & Associates

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

Yours truly,



Noah Borges  
ISA Certified: #PN-8409A

Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 1-page Tree Resource Spreadsheet, 16-page site and building plans, 1-page floating driveway specifications, 1-page barrier fencing specifications, 2-page Tree Resource Spreadsheet Methodology and Definitions

**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.

May 24, 2018

945 Pembroke St  
Tree Resource Spreadsheet

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
NT1	Garry Oak	<i>Quercus garryana</i>	5	1	0.5	Good	Fair	Fair	Municipal.	Retain
NT2	Sweetgum	<i>Liquidambar styraciflua</i>	66	8	8.0	Moderate	Good	Fair/poor	Municipal. Codominant union at 2m.	Retain
NT3	Sweetgum	<i>Liquidambar styraciflua</i>	39, 28	12	6.5	Moderate	Good	Fair	Neighbour's. 1m from fence. Codominant union at base	Retain
NT4	Shore pine	<i>Pinus contorta</i>	~20	6	2.0	Good	Good	Good	Neighbour's.	Retain
NT5	Hawthorn	<i>Crataegus spp.</i>	10	4	1.0	Good	Good	Fair	Neighbour's. Adjacent to fence	Retain
NT6	Laurel	<i>Prunus laurocerasus</i>	~20	8	2.0	Good	Fair	Fair	Neighbour's. Adjacent to fence. Some dieback	Retain
NT7	Purple Leaf Plum	<i>Prunus cerasifera</i>	46	5	5.5	Moderate	Fair	Fair	Neighbour's. Adjacent to fence. Some dieback	Retain

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: tmtreehelp@gmail.com



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



## CONTACTS

## APPLICANT

JOURNAL PROJECTS LTD  
 1157 WILSON ROAD, SUITE 100  
 WILLOWDALE, ONTARIO M2H 1G7  
 CANADA  
 TEL: 416-491-1111  
 FAX: 416-491-1112  
 WWW.JOURNALPROJECTS.COM

## BUILDING CODE DATA

ATTACHABLE SUPPLEMENT ONLY

TABLE 1. GROUP 1 AND GROUP 2 OCCURRENCE CLASSIFICATION

## EXPERIMENTAL

**BUILDING EGRESS JOYS IN SECTION OF STORMY**  
THAT POSITION OF A BUILDING THAT IS PLACED BETWEEN THE FLOOR AND FLOOR AND THE TOP OF THE NEXT  
FLOOR AND FLOOR, AND IF THERE IS NO FLOOR ABOVE IT, THAT POSITION BE FORCE THE TOP OF SUCH FLOOR AND THE  
FLOOR ABOVE IT.

## ARCHITECT

QUESTIONS? CONTACT US AT  
1-800-368-2262  
WWW.CENTRALEX.COM

## SURVEYOR

R. ANDERSON & ALUMINUM  
4712 CLINTON AVENUE  
VICTORIA, BC V8N 4R1  
PH 257 2214  
COPPER 257 2242  
FAX 257 2242

**THE INFORMATION:** [www.fishbase.org](http://www.fishbase.org)

**FIRE INFORMATION:**  
FLOOR ABOVE: 7th FLOOR IN COMMON & MAIN LEVEL  
AND 10th FLOOR MAIN & 11th FLOOR MAIN LEVEL  
AND 12th FLOOR MAIN AND 13th FLOOR MAIN LEVEL

SWF FILE WITH THE FOLLOWING INFORMATION WILL BE DELETED FROM THE RECORDS OF THE SWF FILE BY A 10% PROBABILITY AND A 90% PROBABILITY OF NOT BEING DELETED

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## DISCUSSION

CLASSIFICATION:  
1.2.3.52 GROUP C, LP 30 STORES

1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO EXCEED THE FOLLOWING: 1) PROVIDE 1) IT IS NOT MORE THAN 3 STORES IN BUILDING HEIGHT, AND  
2) IT HAS A BUILDING AREA NOT MORE THAN THE VALUE IN TABLE 1.2.3.52

AND OR STORES - 3  
RATING 3 STREET

[illegible]

## REFERENCES

DISCLAIMER: THIS ADVERTISEMENT IS NOT PREPARED BY A REGISTERED OCCUPANCY NAME(S) AND IS NOT AN OFFICIAL DOCUMENT. IT IS NOT A SUBSTITUTE FOR A SURVEY OR A TITLE CURATIVE ACTION. IT IS NOT A PERFECT COPY OF THE ORIGINAL DOCUMENT. IT IS NOT A SUBSTITUTE FOR A SURVEY OR A TITLE CURATIVE ACTION.

### CONSTRUCTION

## RESUBMISSION NOTES

- [illegible]



Issue	Date
CAU/C Meeting	March 26-18
Reopening Application	March 28-18
Reopening Resubmission	June 12-18
Reopening Resubmission 2	July 30, 2018
Reopening Resubmission 3	Jan. 8, 2019

Revision		
No.	Description	Date

Consultant

945 Pembroke  
Street  
House A & B

Cover Sheet

Date	2019-01-07 11:46:40 AM
Drawn by	EA
Checked by	CL
A0.00	
Total	

Revenue		
No.	Description	Date
1	Revised Grade	Jan 3-19
2	Building Size Increased	Jan 3-19
5	Bike Parking	Jan 3-19

945 Pembroke  
Street  
House A & B

Date: 2019-01-07 11:46:58 AM

A0.01

20 SPACES PER LINE AND NOT MORE THAN 75 CHARACTERS PER LINE

PROJNORM(2) = 5.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 01-28-2001 BY 60322 UCBAW/SJS

[illegible]

8. CIPROFLOXACIN 500 mg tablet is a 500 mg tablet. It is used to treat bacterial infections. It is a fluoroquinolone antibiotic. It is used to treat a variety of bacterial infections, including pneumonia, urinary tract infections, and skin infections. It is also used to prevent and treat anthrax. It is a prescription drug. It is used to treat a variety of bacterial infections, including pneumonia, urinary tract infections, and skin infections. It is also used to prevent and treat anthrax. It is a prescription drug.

GRADUATED TRIANGLE  $\Delta = (1) 30^\circ + (2) 30^\circ + 30^\circ = 90^\circ$   
 REQUIRED = 3

	PROPOSED	EXISTING ZONING
ZONING	R3-1A LOW DENSITY MULTIPLE DWELLING	R2, TWO FAMILY DWELLING
SITE AREA	513.29 sq.m (VARIANCE: 920 sq.m REQUIRED)	106.7 sq.m <sup>2</sup>
TOTAL FLOOR AREA	120.50 sq.m <sup>2</sup>	212 sq.m <sup>2</sup>
CONVENTIONAL FLOOR AREA	93.61 sq.m <sup>2</sup>	N/A
FLOOR SPACE RATIO	0.18 (1 DOES NOT INC. ATTIC) (0.19% ATTIC)	0.5-5
SITE COVERAGE	35-4% (VARIANCE: 33-35% ALLOWABLE)	18.8%
OPEN SPACE	12.3%	42.3%
HEIGHT OF BUILDING	9.32 m	8.35 m
NUMBER OF STOREYS	3	2
PARKING SPACES ON SITE	5 (VARIANCE: 1 1/2 - 7 REQUIRED)	0
BICYCLE PARKING PARKING (STORAGE & RACKS)	LONG TERM & SHORT TERM E	0
BUILDING SETBACKS		
FRONT YARD (NORTH)	5.45 m (VARIANCE: 7.5 m REQUIRED)	7.5 m
FRONT YARD (EAST)	3.20 m (VARIANCE: 4.5 m REQUIRED)	3.5 m
FRONT YARD (SOUTH)	12.98 m	13.64 m
SIDE YARD (EAST)	2.23 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
SIDE YARD (WEST)	1.54 m (VARIANCE: 4.88 m REQUIRED)	2.75 m
COMBINED SIDE YARDS	4.12 m	5.5 m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	4
MINIMUM UNIT FLOOR AREA	65.53 m <sup>2</sup>
TOTAL RESIDENTIAL FLOOR AREA	485.44 m <sup>2</sup>

$5.81 \text{ m} \times 3 = 21.63 \text{ m}$   
 $5.81 \text{ m} \times 2 = 11.62 \text{ m}$   
 $2.72 \text{ m} \times 2 = 5.44 \text{ m}$   
 $1.27 \text{ m} \times 2 = 2.54 \text{ m}$   
 $56.14 \text{ m} / 3 = 18.71 \text{ m}$

	PROPOSED	EXISTING (ZONING)
ZONING	R3 ALD LOW DENSITY MULTIPLE DWELLING	RD TWO FAMILY DWELLING
SITE AREA	528.61 sq. ft. (VARIANCE: 920 sq. ft. REQUIRED)	262.7 sq. ft.
TOTAL FLOOR AREA	520.01 sq. ft.	113.1 sq. ft.
COMMERCIAL FLOOR AREA	N/A	0.0
FLOOR SPACE RATIO	0.83 (DOES NOT EXCEED ATT. C)	0.51
	1.5 DENSITY, ATT. D	
SITE COVERAGE	35.0% (VARIANCE: 15.33% ALLOWABLE)	18.8%
OPEN SITE SPACE	31.8%	61.1%
HEIGHT OF BUILDING	9.48 m.	8.3 m.
NUMBER OF STOREYS	3	2
PARKING SPOTS ON SITE	5 (VARIANCE: 1.3 "6" + 7" REQUIRED)	2
BICYCLE PARKING NUMBER (STORAGE, 1.5 X 6")	LONG TERM 8 SHORT TERM 6	0
BUILDING FEATURES		
FRONT YARD (WORKING)	5.2 m. (VARIANCE: 7.5 m. REQUIRED)	7.5 m.
FRONT YARD (STREET)	3.2 m. (VARIANCE: 4.5 m. REQUIRED)	3.5 m.
REAR YARD (STREET)	22.7 m.	15.6 m.
SIDE YARD (EAST)	3.56 m. (VARIANCE: 4.71 m. REQUIRED)	2.75 m.
SIDE YARD (WEST)	2.17 m. (VARIANCE: 4.71 m. REQUIRED)	2.75 m.
COMBINED SIDE YARDS	4.27 m.	5.5 m.

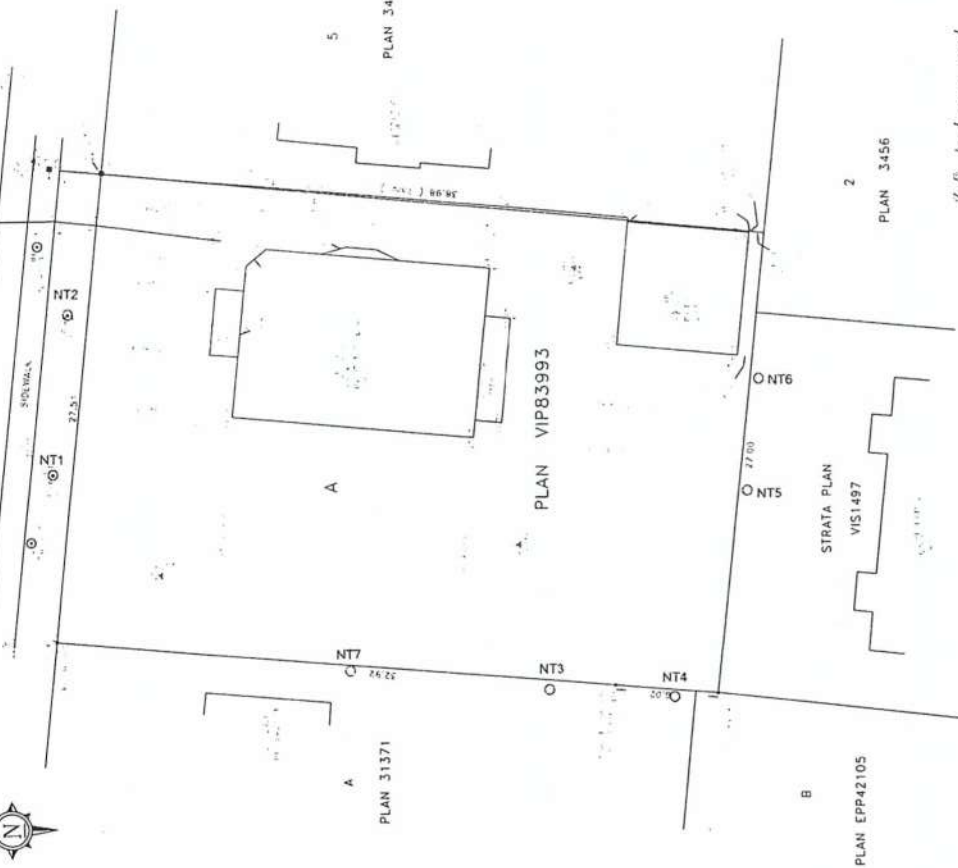
RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BDRM
GROUND ORIENTED UNITS	4
MINIMUM UNIT FLOOR AREA	66.51 SQ.M
TOTAL RESIDENTIAL FLOOR AREA	488.57 SQ.M

$$\frac{1.18 \text{ mol} \times 2.37 \text{ g/mol}}{1.18 \text{ mol} + 2.37 \text{ g/mol}} = 1.88 \text{ g/mol}$$

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PEMBROKE STREET



*J.E. Anderson and Associates*

ENGINEERS  
SURVEYORS  
VICTORIA

SITE PLAN

LOT 4, SUBURBAN LOT 6,  
VICTORIA CITY, PLAN VIP83993

LINLAR PROJECTS INC.



Issue	Date
CAUC Meeting	March 26-18
Passing Application	March 28-18
Passing Resubmission	June 27-18
Passing Resubmission 2	July 30, 2018
Passing Resubmission 3	Jan. 8, 2019

Revision	No.	Description	Date
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Consultant

945 Pembroke Street  
House A & B

Existing Survey

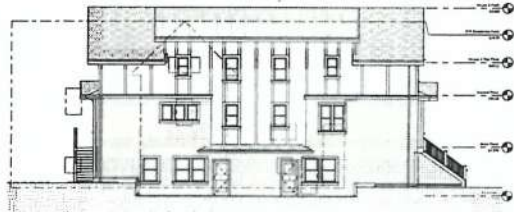
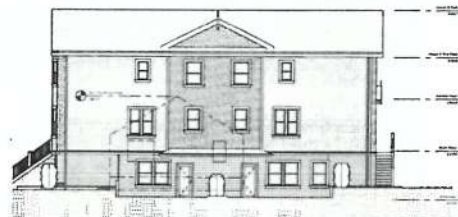
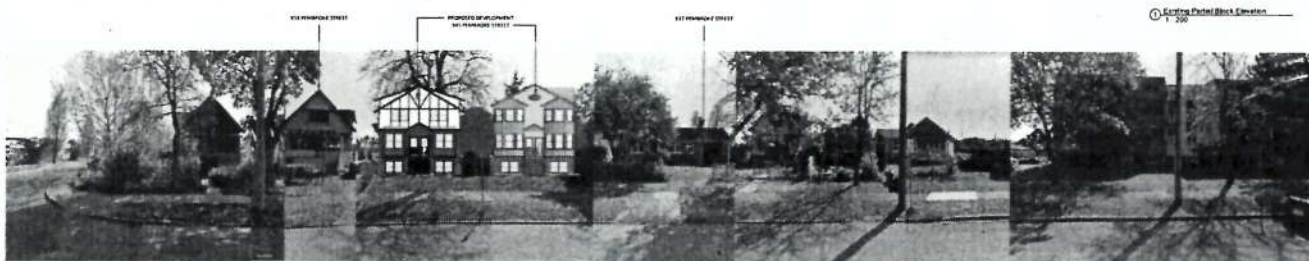
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Christine L. Oakes  
Architect

Issue	Date
CALLUC Meeting	March 29-30
Reasoning Application	March 29-30
Reasoning Reconsideration	June 27-28
Reasoning Reconsideration 2	July 30, 2018
Reasoning Reconsideration 3	Jan. 8, 2019

No.	Description	Date
3	Window Revisions	Jan 3-29
4	Door Revisions	Jan 3-29

Consultant

945 Pembroke Street  
House A & B

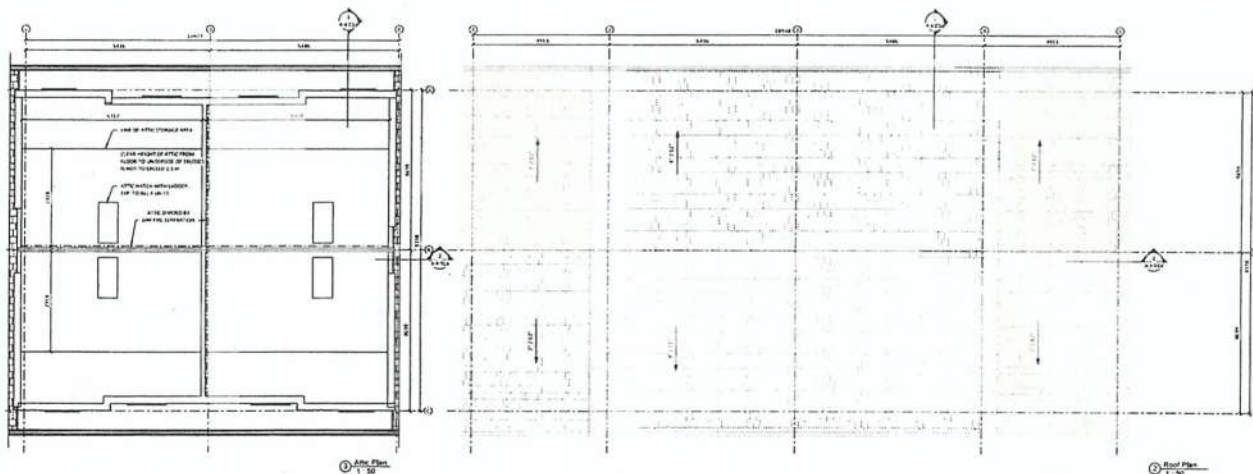
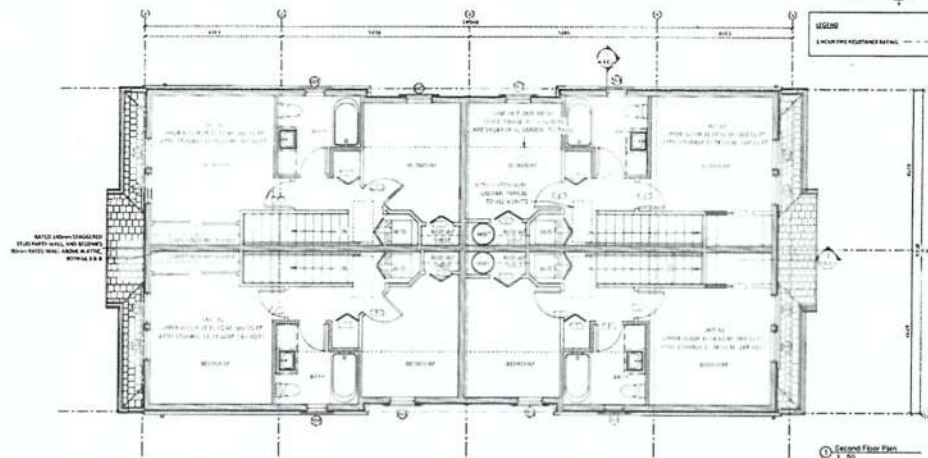
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**A0.05**  
Scale: As Indicated

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Issue	Date
Calculation	March 28-18
Reasoning Application	March 28-18
Reasoning Submission	June 27-18
Reasoning Resubmission 1	July 30, 2018
Reasoning Resubmission 2	Jan. 8, 2019

Rev	Description	Date
1	Building Size Increased	Dec 21-18
2	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

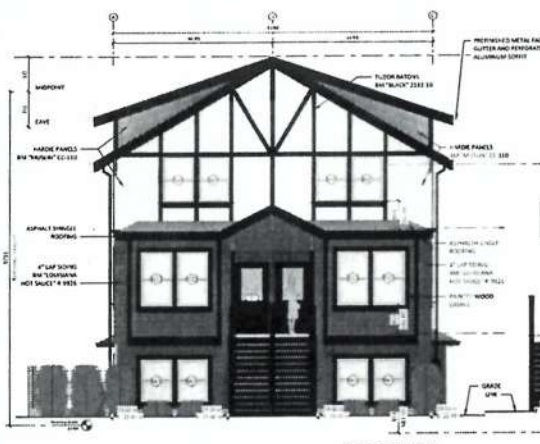
945 Pembroke Street  
House A

Upper Floor & Roof Plan

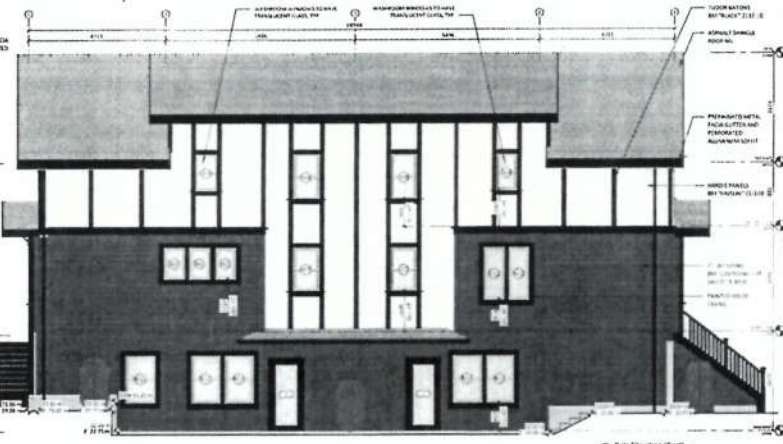
Rev	2018-01-07 11:39:17 AM
Drawn	J.A.
Checked	S.L.
Scale	A 2.02a
Unit	As indicated

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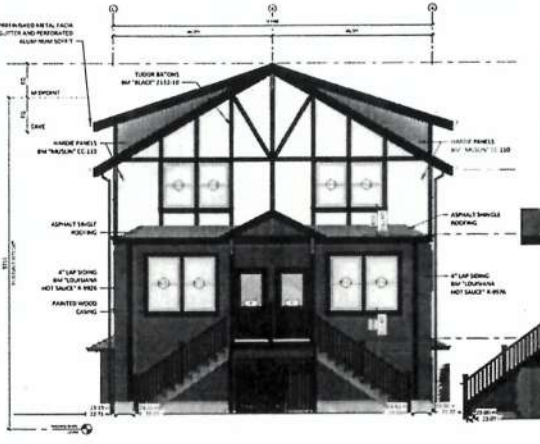




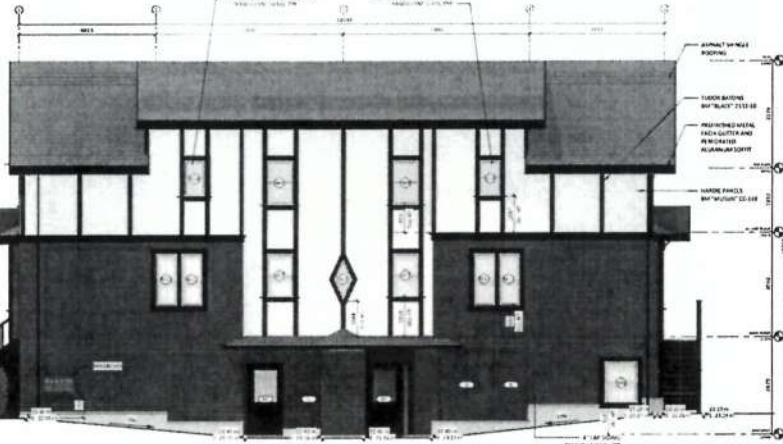
① Front Elevation (Scale 1/8" = 1'-0")



② Side Elevation (Scale 1/8" = 1'-0")



③ Rear Elevation (Scale 1/8" = 1'-0")



④ Rear Side Elevation (Scale 1/8" = 1'-0")



Item	Date
CALLING Meeting	March 25-18
Revising Permits/Plan	March 25-18
Revising Permits/Plan	June 22-18
Revising Permits/Plan	July 20-18
Revising Permits/Plan	Jan. 6, 2019

Rev	Description	Date
1	Revised Grade	Dec 21-18
2	Window Revisions	Dec 21-18
3	Door Revisions	Dec 21-18

Consultant

945 Pembroke Street  
House A

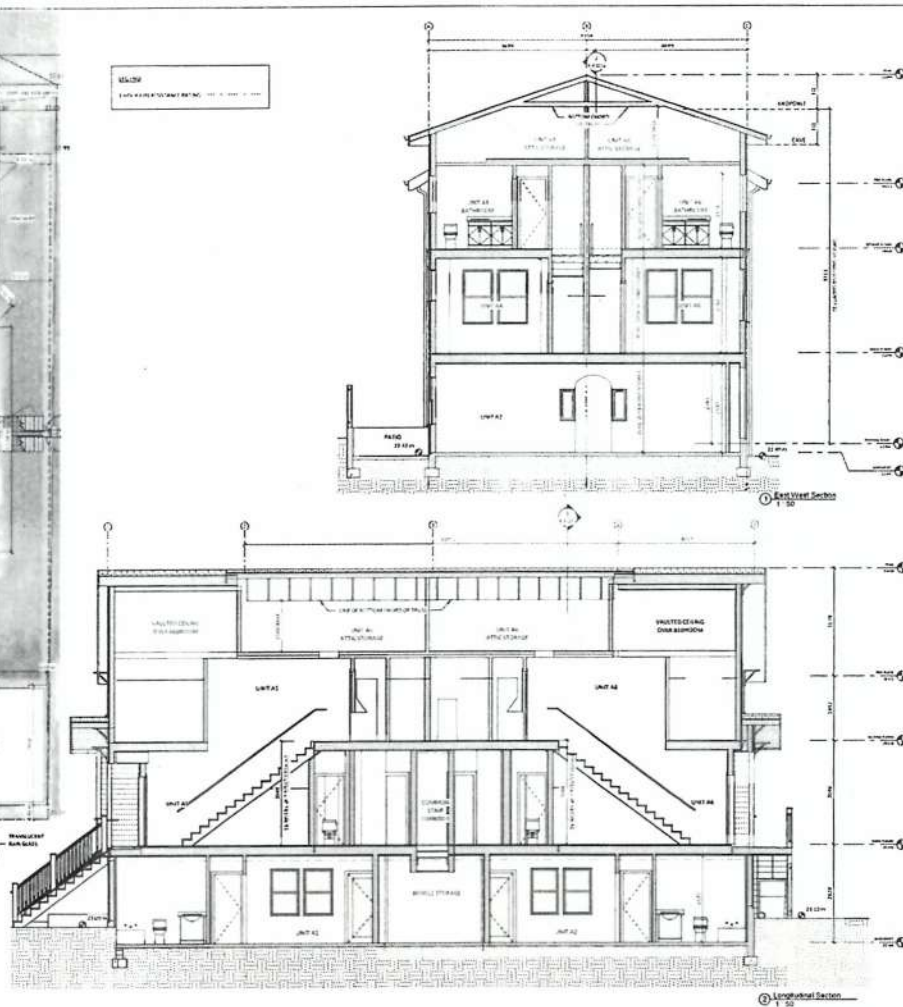
Exterior Elevations

Date	2019-01-07 11:29:53 AM
Drawn by	J.A.
Checked by	J.A.
Scale	A 3.01a

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Window Schedule				
Type	Width	Height	Operations	Count
W1	610	610	FIELD, INDEX, SORT	4
W2	610	610	FIELD	2
W3	610	1120	FIELD	2
W4	610	1067	UNIQUE, INDEX	4
W5	610	1120	UNIQUE, INDEX	4
W6	610	1120	UNIQUE, INDEX	4
W7	610	1120	UNIQUE, INDEX	4
W8	610	1120	UNIQUE, INDEX	4
W9	610	1120	UNIQUE, INDEX	4
W10	610	1120	UNIQUE, INDEX	4
W11	610	1120	UNIQUE, INDEX	4
W12	610	1120	UNIQUE, INDEX	4
W13	610	1120	UNIQUE, INDEX	4



Issue	Date
CAUC Meeting	March 26-1
Reopening Application	March 28-1
Reopening Resubmission	June 22-1
Reopening Resubmission 2	July 30-2013
Reopening Resubmission 3	Jan. 6-2014

Revision		
No.	Description	Date
3	Window Revisions	Dec 21-18
4	Door Revisions	Dec 21-18

Consultant

945 Pembroke  
Street  
House A

### Building Sections & Schedules

Date	2019-05-07 11:40:35 AM
Drawn By	1/

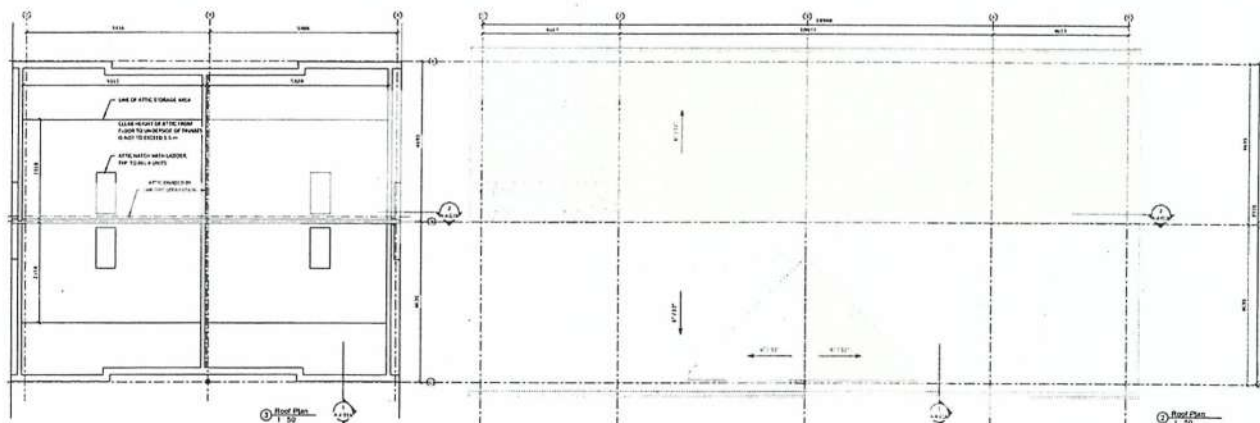
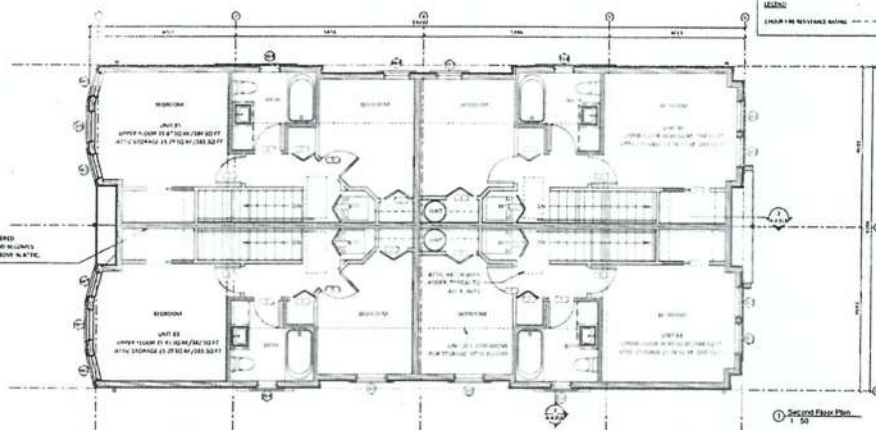
A 4.01a











Issue	Date
CAIUC Review	March 26-18
Reopening Application	March 28-18
Reopening Resubmission	June 12-18
Reopening Resubmission 2	July 30-18
Reopening Resubmission 3	Jan. 8, 2019

Revision	Description	Date
1	Building Size Increased	Dec. 21-18

Consultant

945 Pembroke Street  
House B

Upper Floor & Roof Plan

Rev	2019-01-07 11:47:37 AM
Drawn By	LS
Checked By	LS
Scale	As indicated

A 2.02b

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Christine L. Lott  
Architect

Issue	Date
1. Initial Meeting	March 28, 18
2. Revisions	March 28, 18
3. Revisions	June 27, 18
4. Revisions	July 30, 18
5. Revisions	Jan. 8, 2019

Revision	Description	Date
1	Revised Grade	Dec 21, 18
2	Door Revisions	Dec 21, 18
3	Window Revisions	Dec 21, 18

Consultant

945 Pembroke  
Street  
House B

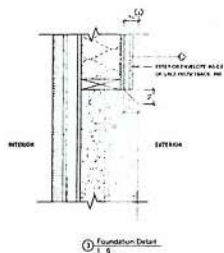
Exterior Elevations

Date	2018-09-07 11:43:33 AM
Drawn by	J.A.
Checked by	C.L.
Scale	1/50

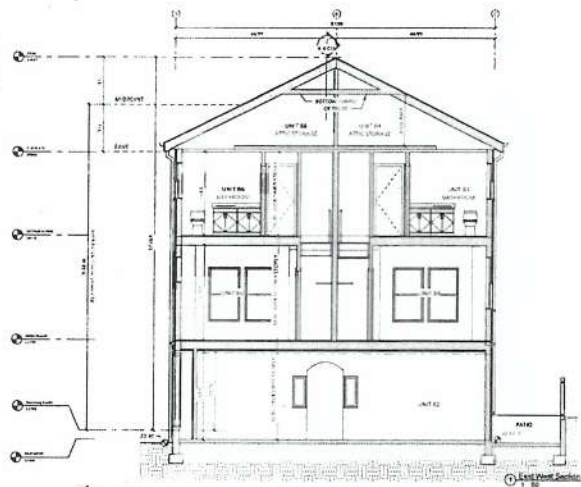
A 3.01b

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USMLE  
A-1000 (P) 10/10/10 (P) 10/10/10 (P)

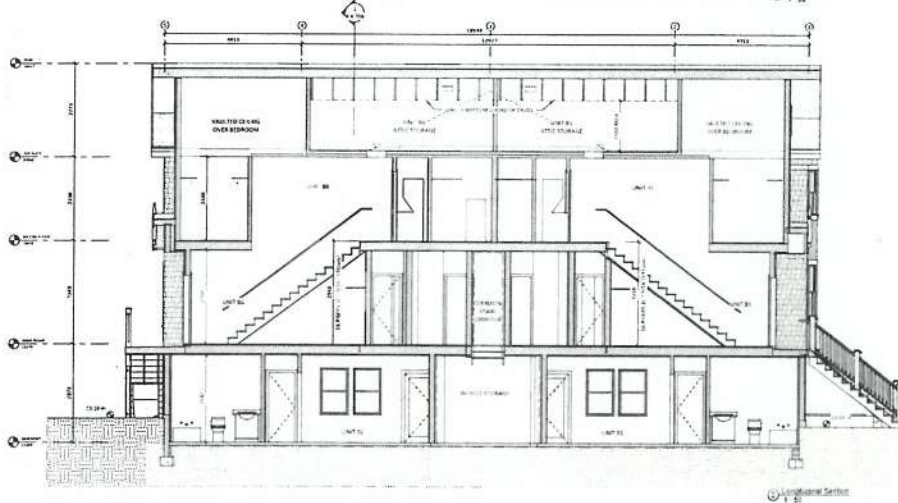


Door Schedule

Door	Model	Material	Finish	Comments	Count
D1	100	100	100	100	1
D2	100	100	100	100	1
D3	100	100	100	100	1
D4	100	100	100	100	1
D5	100	100	100	100	1
D6	100	100	100	100	1
D7	100	100	100	100	1
D8	100	100	100	100	1
D9	100	100	100	100	1
D10	100	100	100	100	1
D11	100	100	100	100	1
D12	100	100	100	100	1
D13	100	100	100	100	1
D14	100	100	100	100	1
D15	100	100	100	100	1
D16	100	100	100	100	1
D17	100	100	100	100	1
D18	100	100	100	100	1
D19	100	100	100	100	1
D20	100	100	100	100	1
D21	100	100	100	100	1
D22	100	100	100	100	1
D23	100	100	100	100	1
D24	100	100	100	100	1
D25	100	100	100	100	1
D26	100	100	100	100	1
D27	100	100	100	100	1
D28	100	100	100	100	1
D29	100	100	100	100	1
D30	100	100	100	100	1
D31	100	100	100	100	1
D32	100	100	100	100	1
D33	100	100	100	100	1
D34	100	100	100	100	1
D35	100	100	100	100	1
D36	100	100	100	100	1
D37	100	100	100	100	1
D38	100	100	100	100	1
D39	100	100	100	100	1
D40	100	100	100	100	1
D41	100	100	100	100	1
D42	100	100	100	100	1
D43	100	100	100	100	1
D44	100	100	100	100	1
D45	100	100	100	100	1
D46	100	100	100	100	1
D47	100	100	100	100	1
D48	100	100	100	100	1
D49	100	100	100	100	1
D50	100	100	100	100	1
D51	100	100	100	100	1
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D53	100	100	100	100	1
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D56	100	100	100	100	1
D57	100	100	100	100	1
D58	100	100	100	100	1
D59	100	100	100	100	1
D60	100	100	100	100	1
D61	100	100	100	100	1
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D63	100	100	100	100	1
D64	100	100	100	100	1
D65	100	100	100	100	1
D66	100	100	100	100	1
D67	100	100	100	100	1
D68	100	100	100	100	1
D69	100	100	100	100	1
D70	100	100	100	100	1
D71	100	100	100	100	1
D72	100	100	100	100	1
D73	100	100	100	100	1
D74	100	100	100	100	1
D75	100	100	100	100	1
D76	100	100	100	100	1
D77	100	100	100	100	1
D78	100	100	100	100	1
D79	100	100	100	100	1
D80	100	100	100	100	1
D81	100	100	100	100	1
D82	100	100	100	100	1
D83	100	100	100	100	1
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D85	100	100	100	100	1
D86	100	100	100	100	1
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D89	100	100	100	100	1
D90	100	100	100	100	1
D91	100	100	100	100	1
D92	100	100	100	100	1
D93	100	100	100	100	1
D94	100	100	100	100	1
D95	100	100	100	100	1
D96	100	100	100	100	1
D97	100	100	100	100	1
D98	100	100	100	100	1
D99	100	100	100	100	1
D100	100	100	100	100	1

Window Schedule

Window	Model	Material	Finish	Comments	Count
W1	100	100	100	100	1
W2	100	100	100	100	1
W3	100	100	100	100	1
W4	100	100	100	100	1
W5	100	100	100	100	1
W6	100	100	100	100	1
W7	100	100	100	100	1
W8	100	100	100	100	1
W9	100	100	100	100	1
W10	100	100	100	100	1
W11	100	100	100	100	1
W12	100	100	100	100	1
W13	100	100	100	100	1
W14	100	100	100	100	1
W15	100	100	100	100	1
W16	100	100	100	100	1
W17	100	100	100	100	1
W18	100	100	100	100	1
W19	100	100	100	100	1
W20	100	100	100	100	1
W21	100	100	100	100	1
W22	100	100	100	100	1
W23	100	100	100	100	1
W24	100	100	100	100	1
W25	100	100	100	100	1
W26	100	100	100	100	1
W27	100	100	100	100	1
W28	100	100	100	100	1
W29	100	100	100	100	1
W30	100	100	100	100	1
W31	100	100	100	100	1
W32	100	100	100	100	1
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W34	100	100	100	100	1
W35	100	100	100	100	1
W36	100	100	100	100	1
W37	100	100	100	100	1
W38	100	100	100	100	1
W39	100	100	100	100	1
W40	100	100	100	100	1
W41	100	100	100	100	1
W42	100	100	100	100	1
W43	100	100	100	100	1
W44	100	100	100	100	1
W45	100	100	100	100	1
W46	100	100	100	100	1
W47	100	100	100	100	1
W48	100	100	100	100	1
W49	100	100	100	100	1
W50	100	100	100	100	1
W51	100	100	100	100	1
W52	100	100	100	100	1
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W56	100	100	100	100	1
W57	100	100	100	100	1
W58	100	100	100	100	1
W59	100	100	100	100	1
W60	100	100	100	100	1
W61	100	100	100	100	1
W62	100	100	100	100	1
W63	100	100	100	100	1
W64	100	100	100	100	1
W65	100	100	100	100	1
W66	100	100	100	100	1
W67	100	100	100	100	1
W68	100	100	100	100	1
W69	100	100	100	100	1
W70	100	100	100	100	1
W71	100	100	100	100	1
W72	100	100	100	100	1
W73	100	100	100	100	1
W74	100	100	100	100	1
W75	100	100	100	100	1
W76	100	100	100	100	1
W77	100	100	100	100	1
W78	100	100	100	100	1
W79	100	100	100	100	1
W80	100	100	100	100	1
W81	100	100	100	100	1
W82	100	100	100	100	1
W83	100	100	100	100	1
W84	100	100	100	100	1
W85	100	100	100	100	1
W86	100	100	100	100	1
W87	100	100	100	100	1
W88	100	100	100	100	1
W89	100	100	100	100	1
W90	100	100	100	100	1
W91	100	100	100	100	1
W92	100	100	100	100	1
W93	100	100	100	100	1
W94	100	100	100	100	1
W95	100	100	100	100	1
W96	100	100	100	100	1
W97	100	100	100	100	1
W98	100	100	100	100	1
W99	100	100	100	100	1
W100	100	100	100	100	1



Checklist  
Architects

Issue Date  
CALCULATING March 26-18  
Revising Revising March 26-18  
Revising Revising June 22-18  
Revising Revising July 30-2018  
Revising Revising Jan. 8, 2019

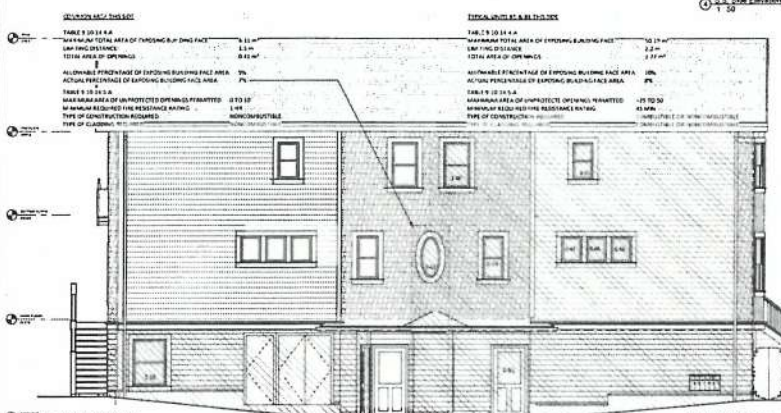
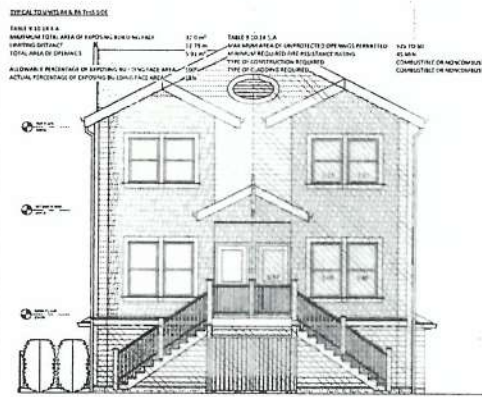
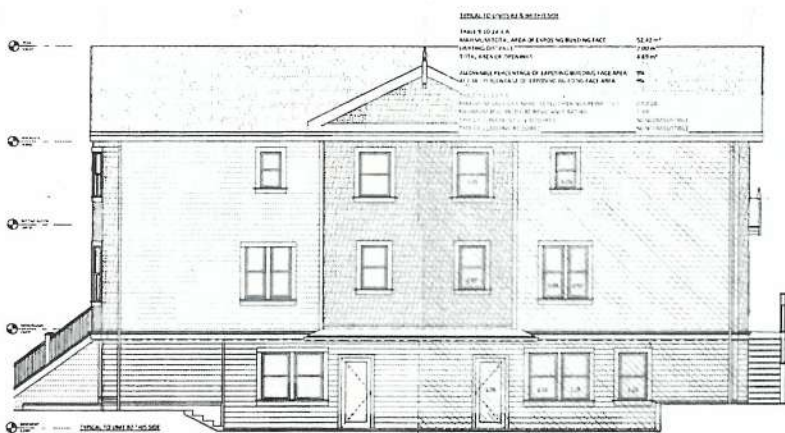
Revision  
No. Description Date  
1. Door Revisions Dec. 21-18

Consultant

945 Pembroke  
Street  
House B

Building Sections &  
Schedules

Date 2018-01-07 11:44:15 AM  
Project 1A  
Sheet 1A  
A 4.01b  
Scale As Indicated



Issue	Date
CALLC Meeting	March 29, 2018
Reopening Application	March 28, 2018
Reopening Resubmission	June 22, 2018
Reopening Resubmission 2	July 30, 2018
Reopening Resubmission 3	Jan 8, 2019

Revision		
No.	Description	Date
2	Building Size Increased	Dec 21-18
3	Door Revisions	Dec 21-18
4	Window Revisions	Dec 21-18

Consultant

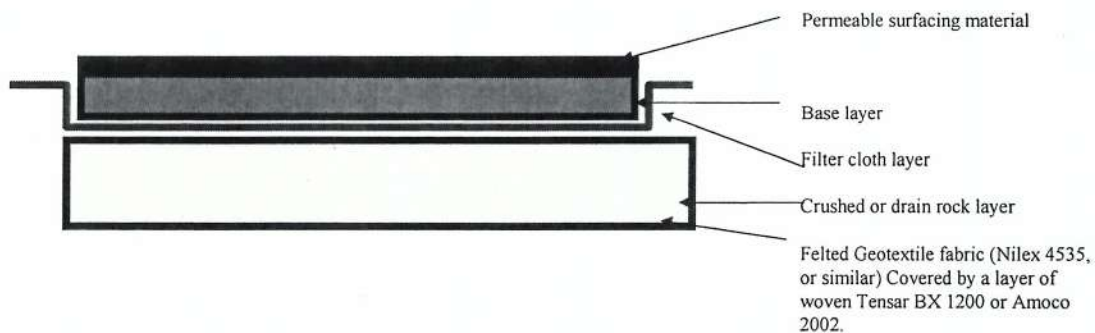
945 Pembroke  
Street  
House B

### Spatial Separation Calculations

Date	2019-03-07 11:44:52 AM
Drawn by	IA
Checked by	CL
A 4.02b	
Page	1 of 50

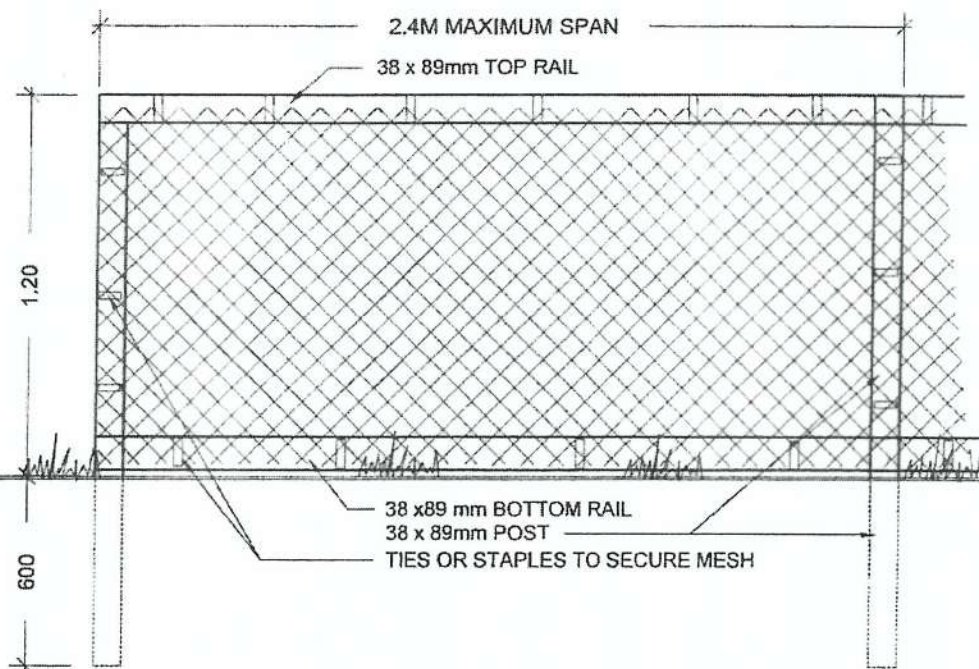


**Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas**



### **Specifications for Floating Driveway and Parking Areas**

1. Excavation for driveway or parking area construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paving. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.



TREE PROTECTION FENCING  
 FENCE WILL BE CONTRUCTED USING  
 38 X 89 mm (2"X4") WOOD FRAME:  
 TOP, BOTTOM AND POSTS. \*  
 USE ORANGE SNOW-FENCING MESH AND  
 SECURE TO THE WOOD FRAME WITH  
 "ZIP" TIES OR GALVANZIED STAPLES

\* IN ROCKY AREAS, METAL POSTS (T-BAR  
 OR REBAR) DRILLED INTO ROCK WILL BE  
 ACCEPTED

DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING





## Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

### Tree Resource Spreadsheet Methodology and Definitions

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

**Crown Spread:** Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

**Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

**Health Condition:**

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

**Structural Condition:**

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

**Retention Status:**

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain \* - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



Jan. 27 2019

Development Services, City of Victoria,

I, Kiaran McMillan, along with my <sup>Personal info</sup> applied for tenancy at 945 Pembroke St. on Nov. 9 2017, at which time it was made clear verbally by the landlord, Todd Doherty, that the property was in the process of being redeveloped and our tenancy would be a one year fixed term ending Nov. 30 2018.

On Nov. 14 2017 we signed an agreement to enter into a one year fixed term of tenancy on Dec. 1 2017, ending Nov. 30 2018. It was clear that at the end of this term we would vacate the property with no Notice Of Eviction required. Prior to the end of this term <sup>Personal info</sup> moved out of town and I remained.

On Oct. 30 2018 Todd and I agreed, verbally and by text, at my request, to extend the tenancy to March 31 2019 and eventually on Jan. 28 2019 we officially signed a Mutual Agreement To End Tenancy to that effect.

Life has worked out that I have planned to move to Vancouver at this time to improve my business prospects regardless of the situation at 945 Pembroke St. I am not being evicted. I am leaving of my own accord.

Sincerely,  
Kiaran McMillan

*[Faint signature and date stamp: 1-27-2019]*



February 5, 2019

Attention: Todd Doherty

Dear Todd:

Re: Carshare arrangements at proposed residential developments located 945 Pembroke Street, Victoria

This letter will confirm that Modo sees the location of the proposed residential developments at 945 Pembroke Street in Victoria as having good potential for carsharing. Modo has several vehicles located within walking distance of the developments' site. Under the following arrangements, Modo is willing to enter into an agreement with you to provide carsharing services:

1. Prior to the issuance of a development permit by the City of Victoria for the proposed developments, you and Modo will enter into a legally binding agreement(s) for the provision of carsharing services at the location of the proposed developments in compliance with City of Victoria requirements;
2. You will provide to Modo a one-time financial contribution of \$6,000.00 inclusive of taxes and fees (the "Project Fee") for the purchase of membership shares in Modo;
3. Modo will provide you with a Partnership Membership in Modo with a public value of \$6,000.00, valid for the lifetime of the proposed buildings and allowing a total of 12 residents of the proposed developments to benefit from Modo membership privileges without the need to themselves pay a \$500 membership fee;
4. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the developments joining Modo with an individual account;

Modo is interested in working with you, and be part of the proposed developments to be located at 945 Pembroke Street whose residents may no longer need to own a car of their own (or a second one) for their personal and business needs.

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

Regards,

Sylvain Cellaire  
Business Development Manager





## **Advisory Design Panel Report**

**For the Meeting of August 22, 2018**

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**To:** Advisory Design Panel **Date:** August 10, 2018  
**From:** Leanne Taylor, Senior Planner  
**Subject:** Development Permit with Variances Application No. 00078 for 945 Pembroke Street

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### **EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 945 Pembroke Street and provide advice to Council.

The proposal is for two multiple dwellings and requires Rezoning, Development Permit with Variances and Subdivision Applications. Staff are looking for commentary from the Advisory Design Panel with regard to:

- on-site hard and soft landscaping
- residential entryways
- east facing windows of Building A.

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

### **BACKGROUND**

**Applicant:** Mr. Todd Doherty

**Architect:** Ms. Christine Lintott, MAIBC  
Christine Lintott Architects

**Development Permit Area:** Development Permit Area 3(HC): Core Mixed-Use Residential

**Heritage Status:** N/A

### **Description of Proposal**

The proposal is for two multiple dwellings facilitated by concurrent Rezoning and Subdivision Applications. The proposed floor space ratio (FSR) is 0.88:1 for Lot A and 0.89:1 for Lot B. The proposal contains the following major design components:

- two, three-storey buildings consisting of traditional architectural features, including pitched and gabled rooflines, dormers and traditional-style bay windows and materials

- exterior building materials of Building A consisting of lap siding, hardi-panels, asphalt shingles, Tudor batons and painted wood casing
- exterior building materials of Building B consisting of horizontal hardi siding, hardi shingle cladding and asphalt shingles
- individual private patio spaces
- upper storey residential entryways facing the street and rear yard
- side entryways for the basement level residential units
- permeable pavers in the parking area and permeable surface treatment for the driveway
- planting beds to break up the hard surface treatment
- twelve long-term (Class 1) bicycle parking spaces for each building to be located in a bicycle storage area in the basement level, and six short-term (Class 2) bicycle parking spaces to be located in the front yard of each lot.

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District and the R3-A1 Zone, Low Profile Multiple 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 Lot A	Proposal Lot B	Existing Zone R-2	Zone Standard R3-A1	OCP Policy	Local Neighbourhood Policy (DCAP)
Site area (m <sup>2</sup> ) – minimum	533.29 *	528.41 *	555	920		
Density (Floor Space Ratio) – maximum	0.88:1	0.89:1	0.50:1	1:1	Refer to DCAP	2:1
Height (m) – maximum	9.72	9.48	7.60	10.70		
Storeys – maximum	3	3	2	3		Up to 5 storeys
Site coverage (%) – maximum	35.20 *	35.50 *	40.00	33.33		
Open site space (%) – minimum	31.70	31.00	30.00	30.00		
Setbacks (m) – minimum						
Front (Pembroke Street)	5.53 * / 4.26* (entry steps)	5.72 * / 4.07 * (entry steps)	7.50 / 3.00 (projections)	7.50 / 3.00 (projections)		



Zoning Criteria	Proposal Lot A	Proposal Lot B	Existing Zone R-2	Zone Standard R3-A1	OCP Policy	Local Neighbourhood Policy (DCAP)
Rear (S)	12.98	12.38	13.63	10.50		
Side (E)	2.21 *	1.56 *	3.00	4.86 (Lot A) 4.74 (Lot B)		
Side (W)	1.56 *	2.17 *	1.50	4.86 (Lot A) 4.74 (Lot B)		
Vehicle parking – minimum	5 *	5 *	6	6		
Visitor vehicle parking included in the overall units – minimum	0 *	0 *	1	1		
Surface parking landscape screen	0.60 *	0.60 *	n/a	1.00		
<b>Bicycle parking stalls – minimum</b>						
Class 1	12	12	n/a	6		
Class 2	6	6	n/a	8		

### Sustainability Features

The applicant is proposing to install efficient appliances, plumbing and electrical fixtures as well as parking stall outlets for charging electric vehicles. The roof trusses will be designed to support solar hot water or photovoltaic panel assemblies. The attic would be large enough to store hot water tanks.

### Consistency with Policies and Design Guidelines

#### Official Community Plan and Downtown Core Area Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential; however the OCP defers to the *Downtown Core Area Plan* (DCAP) for land use policies related to height and densities. The DCAP supports multi-unit residential with a density of 2:1 floor space ratio (FSR) and a maximum height of up to approximately five storeys. The OCP also identifies this property in Development Permit Area 3 (HC): Core Mixed-Use Residential. This DPA identifies the Core Residential area

as a major residential district on the edge of a regional commercial and employment district, and anticipates residential growth in the form of intensified multi-unit residential development. The applicant is proposing a lower density residential infill development that fits in with the existing neighbourhood context and built form, which is predominantly single family dwellings that contain traditional-style architectural features.

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

- *Downtown Core Area Plan* (2011)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (2005)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006).

### **ISSUES AND ANALYSIS**

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

#### **On-Site Hard and Soft Landscaping**

The *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) contain a design guideline pertaining to circulation patterns and pedestrian access, and *Appendix 7: Building Design Guidelines* in the DCAP contains a design guideline ensuring on-site open spaces that are well-designed, safe, active, visible and illuminated to encourage their use. Each lot has identical hard and soft landscaping features to create a seamless streetscape. The front yards contain private patios, fencing, lawn and planting beds. The rear yards are predominantly surface parking with a landscaping strip along the rear property lines as well as planting beds located on the south east and south west corners of the property. Private patios and some soft landscaping are being proposed along the side property lines. The ADP's input on the overall hard and soft landscaping as well as pedestrian circulation patterns on-site would be welcomed.

#### **Residential Entryways**

*Appendix 7: Building Design Guidelines* in the DCAP encourages ground floor residential dwellings that are located adjacent to a street to provide at-grade individual entrances with direct connections to the public sidewalk, and the use of building elements such as landscaping, fencing and gates to enhance residential entrances as well as ensure that building entrances are clearly identifiable from the street. Each proposed building would have two residential entryways facing the street, the basement level residential units would have side entrances accessed from the driveway through a corridor, and the south (rear) facing units have entrances facing the rear parking lot. The ADP's comments on the residential entryways from a design and CPTED perspective are welcomed.

#### **East-Facing Windows of Building A**

The *Advisory Design Guidelines for Buildings, Signs and Awnings* contain a design guideline pertaining to fenestration and the arrangement, proportion and pattern of windows. On the east elevation of Building A, there are two windows that align with the neighbouring windows and may pose concerns of privacy and overlook in the future. The ADP's comments on window placement are 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. 00078 for 945 Pembroke Street be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00078 for 945 Pembroke Street 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. 00078 for 945 Pembroke Street 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 July 30, 2018
- Applicant's letter dated July 30, 2018.

cc: Mr. Todd Doherty; Ms. Christine Lintott, Christine Lintott Architects.

*Justin Gammon recused himself from Development Permit with Variances Application No. 00078 for 945 Pembroke Street at 1:22 pm.*

### **3.2 Development Permit with Variances Application No. 00078 for 945 Pembroke Street**

The City is considering a Rezoning and Development Permit with Variances Application to construct two multiple dwellings.

Applicant meeting attendees:

CHRISTINE LINTOTT  
LAURIE AVES

CHRISTINE LINTOTT ARCHITECTS  
CHRISTINE LINTOTT ARCHITECTS

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

- the on-site hard and soft landscaping
- the residential entryways
- the east-facing windows of building A.

Ms. Aves provided the Panel with a detailed presentation of the site and context of the proposal as well as details of the proposed landscape plan.

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

- how are the units accessed, and what is the purpose of the central stairway?
  - each unit has its own entrance, and the central stairway is used only as an emergency exit
- if a resident of unit A3 parked a vehicle in the rear, would they then walk up the driveway to enter to through the front?
  - yes
- are all the existing trees on the western property line located on the adjacent property?
  - yes, all are on the neighbour's lot except one cedar, which will have to be removed for the installation of utilities
- are the bicycle racks at the front for visitors?
  - they are for visitors or residents, for use as short-term bike parking
- will the buildings be stratified?
  - yes, each unit will be in the strata
- how will parking access be ensured for both buildings?
  - a reciprocal easement will be made for the parking and patio areas
- is the only access to units 4 and 6 in buildings A and B through the easement?
  - yes
- will the driveway between the buildings be a shared path for vehicles and pedestrians?
  - yes
- how was the placement of the battens and windows determined, and were other arrangements considered?
  - the windows are aligned so as to reduce overlook into adjacent dwellings, and the battens are aligned to the windows in many locations; however, the battens' alignment differs at the top of the east elevation to accommodate the interior room configuration



- what is the separation distance between the buildings?
  - just over 4m for the most part, and a little closer at the emergency exit
- what is the height of the sill where the separation distance is 4m?
  - the sill heights are quite high, at approximately 4'6" or 5', to ensure that the view is towards the ceiling rather than inside the unit
  - the window placement and room arrangement are also staggered to ensure privacy across the driveway
- was increasing the separation distance or decreasing the height of the living room windows considered to maximize privacy?
  - one of the living room windows faces the neighbours, and across the driveway the high sill heights and staggered window placement reduces views into the living rooms
- are there specific design guidelines that prescribed the direction for this project, or is the intent to maintain the residential character of the neighbourhood?
  - the intent was for the proposal to fit in to the neighbourhood, similar to the existing dwelling
- would the site's zone allow for greater density on the property?
  - Ms. Taylor clarified that the Downtown Core Area Plan (DCAP) supports up to five storeys and a floor space ratio (FSR) of up to 2:1, and the zoning supports multi-family dwellings
- why are variances sought when the proposal includes a rezoning application?
  - Ms. Taylor clarified that the Application is to rezone to the existing R3-A1 Zone, as the proposal fits well in terms of the proposed use and density
  - the proposal provides more open site space, some reduced setbacks and greater site coverage than the R3-A1 Zone
- is the Senior Heritage Planner supportive of the move to mimic heritage façades?
  - Ms. Taylor clarified that staff have collectively reviewed the Application to ensure the proposal's consistency with design guidelines and its fit within the surrounding context.

Panel members discussed:

- concern for the liveability of the dwellings and the proposal's method of achieving density
- opportunity to explore alternate ways of achieving density while respecting the neighbouring dwellings; for example, by reducing the number of units and by building just one building on the lot
- desire to have the overall site plan and the buildings' presence as single family dwellings reconsidered, to add to the neighbourhood and achieve liveability
- need to reconsider the buildings' appeal to traditional typology while achieving multiple dwellings
- recognition of the significant potential for the site and its central location adjacent to Central Park
- concern for the reduced setbacks from the R3-A1 Zone, which would have helped to ensure liveability of the proposal and neighbouring dwellings
- appreciation for the effort invested into the window placement; however, the façade design needs refinement; some privacy concerns remain for the adjacency of the windows
- the emergency exit's location through bathrooms demonstrates the need to improve the site circulation
- the site plan's incongruity with the context as a pedestrian-friendly neighbourhood

- the need to simplify the site plan
- the proposal's lack of shared space on-site
- the need to improve the design of the tall, narrow laneway between buildings to eliminate potential for conflict between pedestrians and cars
- safety concerns with the parking located at the rear and unit entrances located only at the front of the buildings
- appreciation for the look of the concrete and grass laneway, but space must be provided for pedestrians to pass cars
- the need to review the proposed grass planting in laneway given the wet, shady conditions
- drainage concerns arising from the basement suite entrances' low grade
- concern for the proximity of the parking spaces to neighbouring dwellings, as well as adjacent units 6 in buildings A and B
- lack of space between vehicles in laneway and entrances
- concern for the cheap material selections and suburban-looking elevations
- lack of clarity as to why the Tudor reference was chosen
- caution against mimicking heritage aspects, as this takes away from the look of the adjacent buildings
- opportunity to explore a more contemporary design to better highlight the heritage features of neighbouring buildings.

**Motion:**

It was moved by Deborah LeFrank, seconded by Jason Niles, that the Development Permit with Variances Application No. 00078 for 945 Pembroke Street does not sufficiently meet the applicable design guidelines and polices and should be declined, and that the key areas that should be revised include:

- improvement of the overall liveability of the proposal with particular attention to the interior and exterior site circulation and building separation distances
- reconsideration of the overall building expression to limit the replication of heritage façades.

**Carried Unanimously**

*Justin Gammon returned to the meeting at 2:20 pm.*



## Lacey Maxwell

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**From:** Allan Gallupe [REDACTED]  
**Sent:** April 25, 2018 11:16 AM  
**To:** Victoria Mayor and Council; caluc@npna.ca  
**Cc:** Deirdre Gotto  
**Subject:** Proposed development at 945 Pembroke Street

Mayor and council,

Since we were unable to attend the North Park neighbourhood community meeting on the proposed redevelopment for 945 Pembroke Street on March 26, we would like to make comments by email. We are the owners of the house at 927 Pembroke where our son and his family live.

### PARKING

Our property at 927 Pembroke has no driveway. Since street parking is on a 2-hour-limit basis, our son and family, the tenants, have a residential parking sticker to allow them to park indefinitely in the block. However, if there is an event at Royal Athletic, the Curling Club, the Memorial Arena or elsewhere in the neighbourhood, there is no guarantee that a spot will be available once their usual spot is vacated.

Though current thinking is to encourage car-free city living and downgrade parking space requirements, it is really not practical in this family's case. With two young kids and a work-based need for a vehicle, it is not feasible to exert even more pressure on parking by granting the request at 945 Pembroke for only ten parking stalls for twelve units on a street already feeling parking pressure. The increased density alone will add pressure in and of itself.

### DENSITY

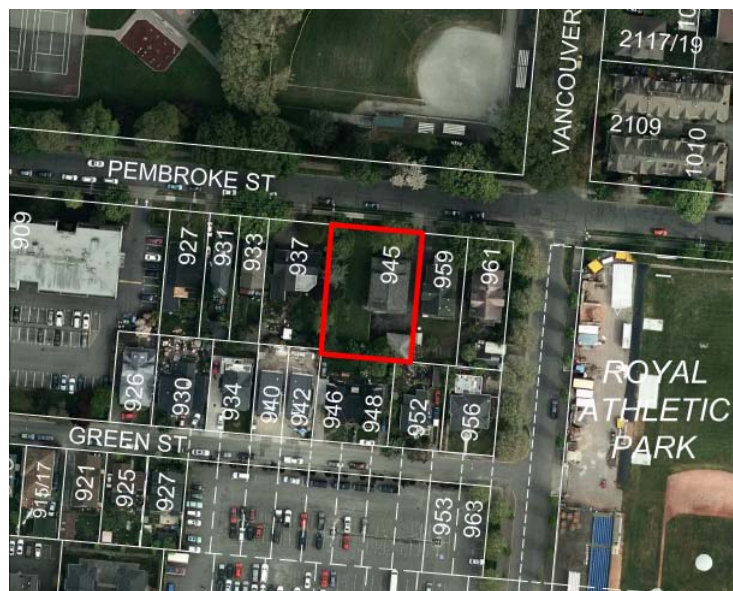
We think this mid-block proposal, surrounded by single-family houses, is too dense. The proposal calls for almost tripling the currently zoned floor area. This is out of character with the neighbourhood, and we cannot support it.

Thank you for your attention.

Regards,

Allan Gallupe and Deirdre Gotto  
927 Pembroke Street

# Rezoning and Development Permit with Variances Applications for 945 Pembroke Street







945 PEMBROKE STREET – EXISTING SINGLE FAMILY DWELLING



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NEIGHBOURING PROPERTIES TO THE EAST

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NEIGHBOURING PROPERTIES TO THE WEST



937 Pembroke



933 Pembroke



931 Pembroke



927 Pembroke

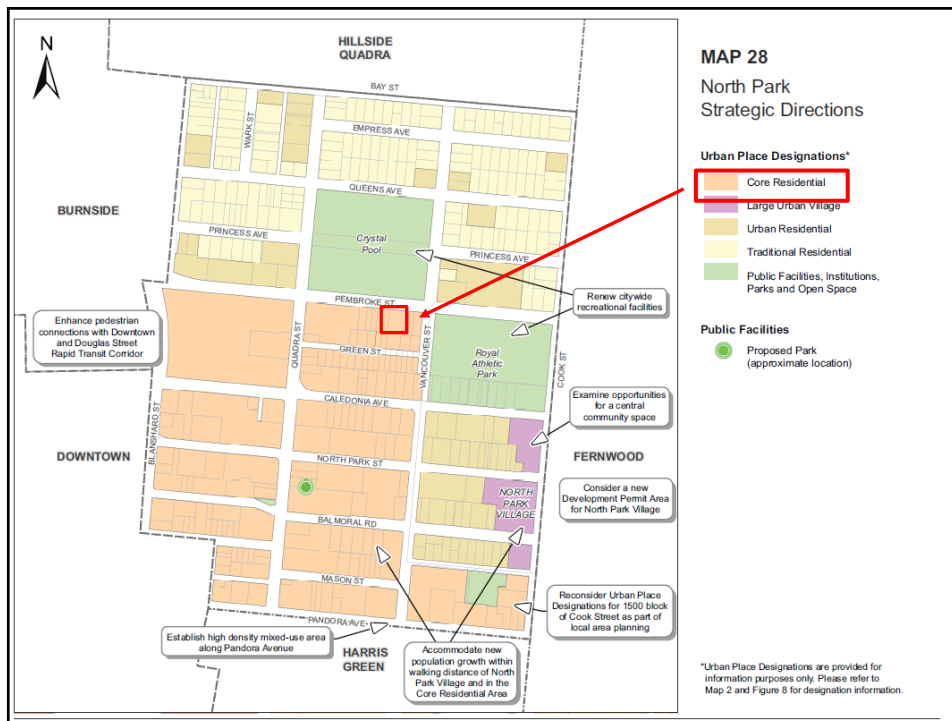


NEIGHBOURING PROPERTIES TO THE NORTH



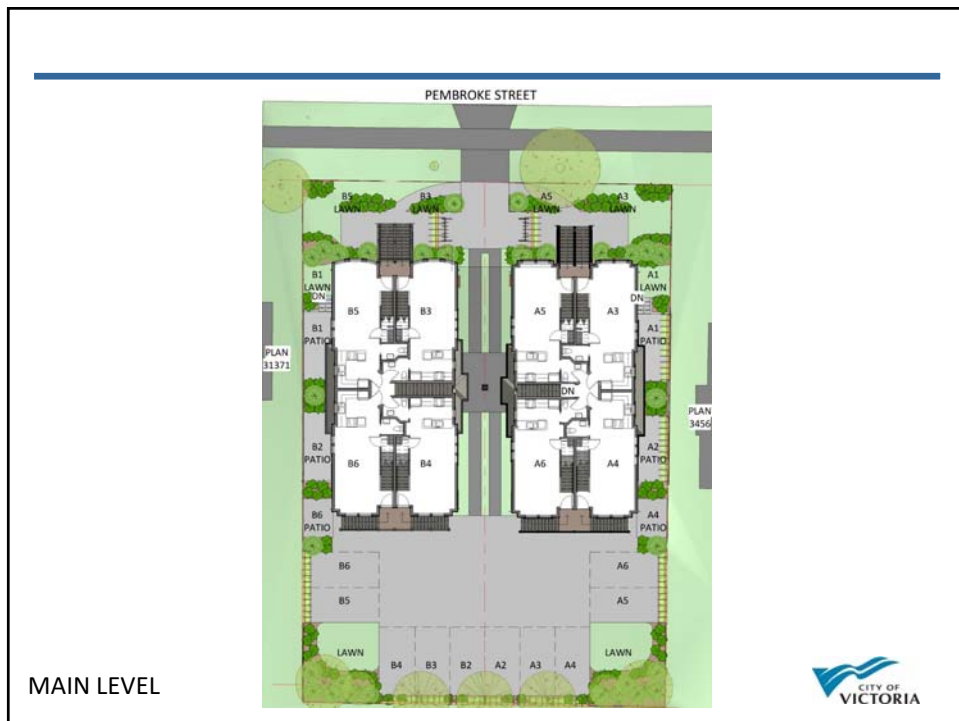
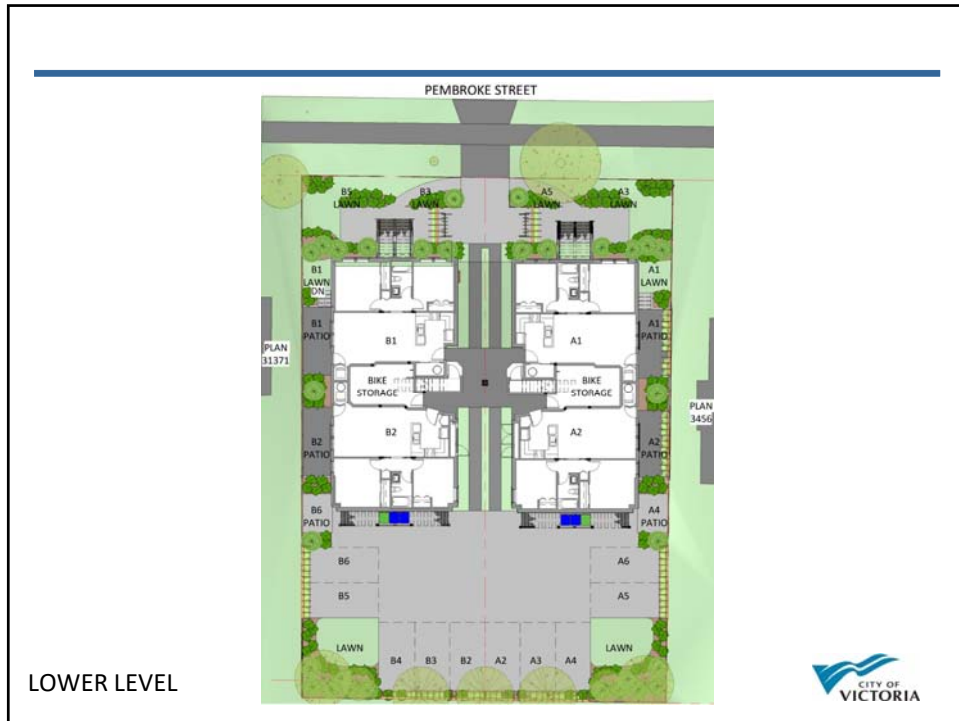


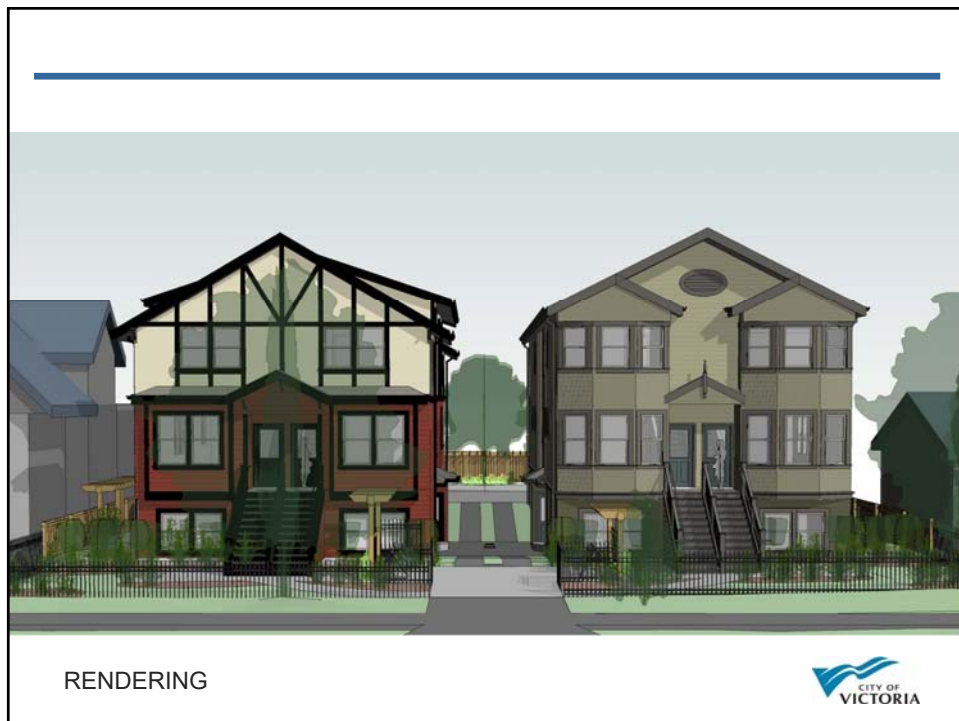
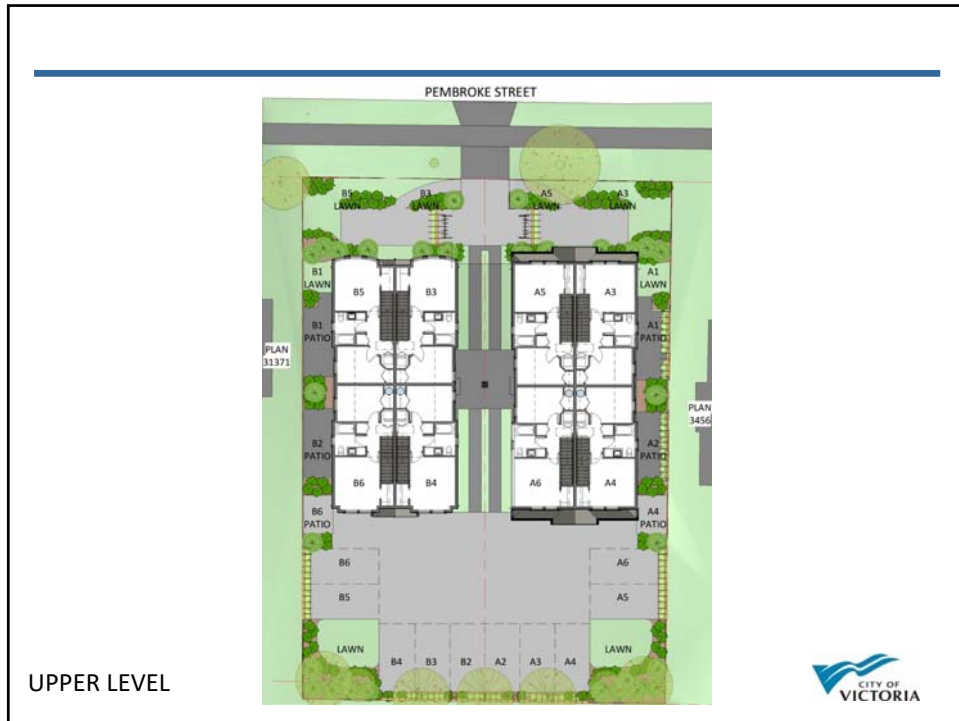
## NEIGHBOURING PROPERTIES TO THE SOUTH



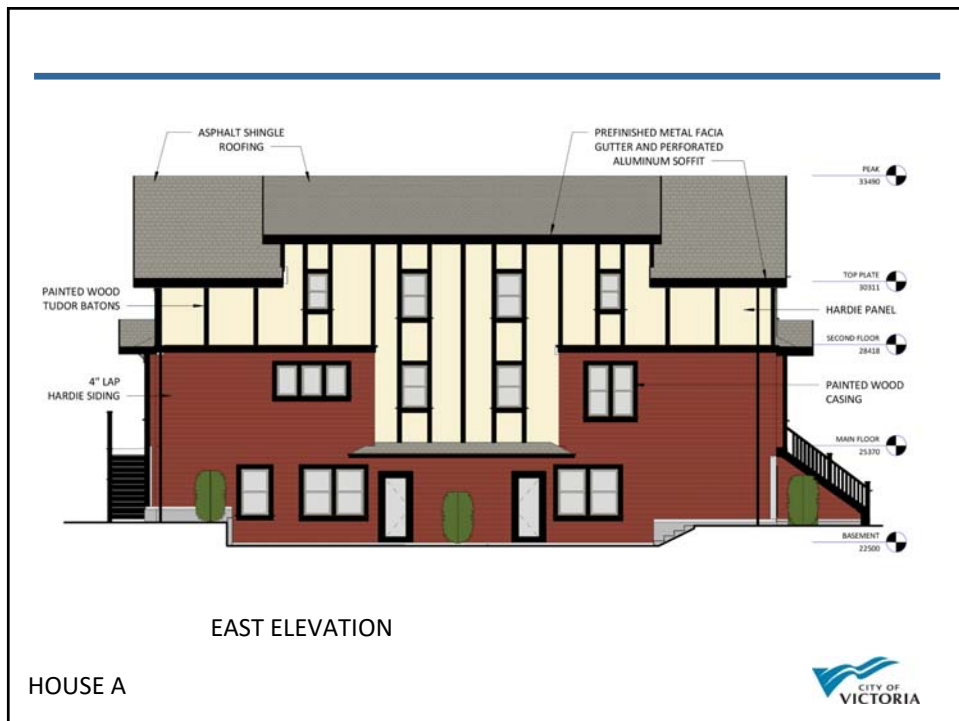
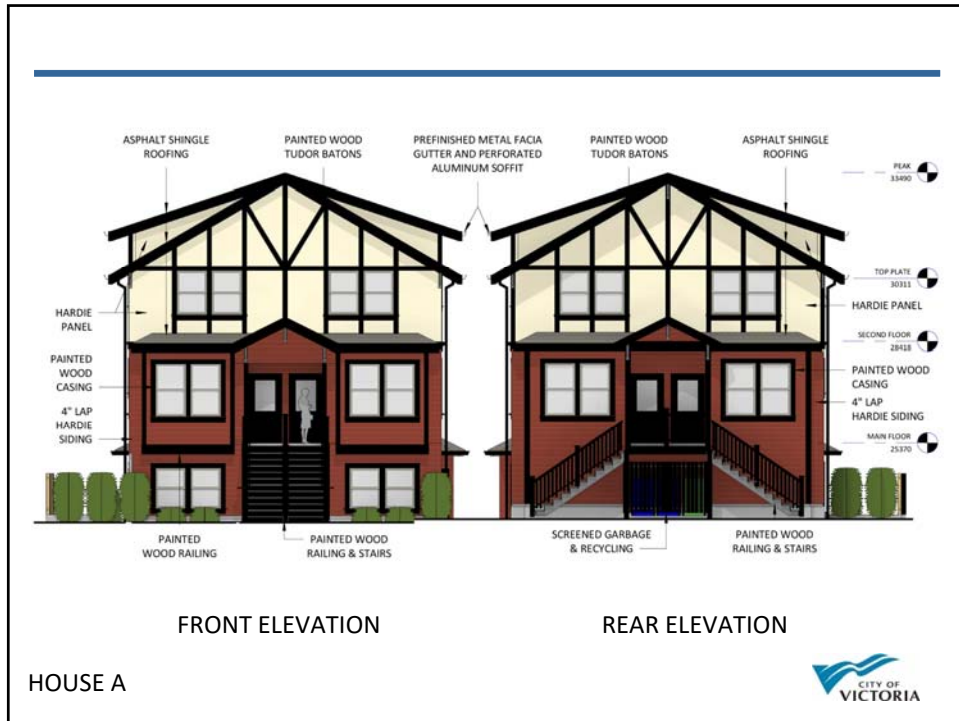


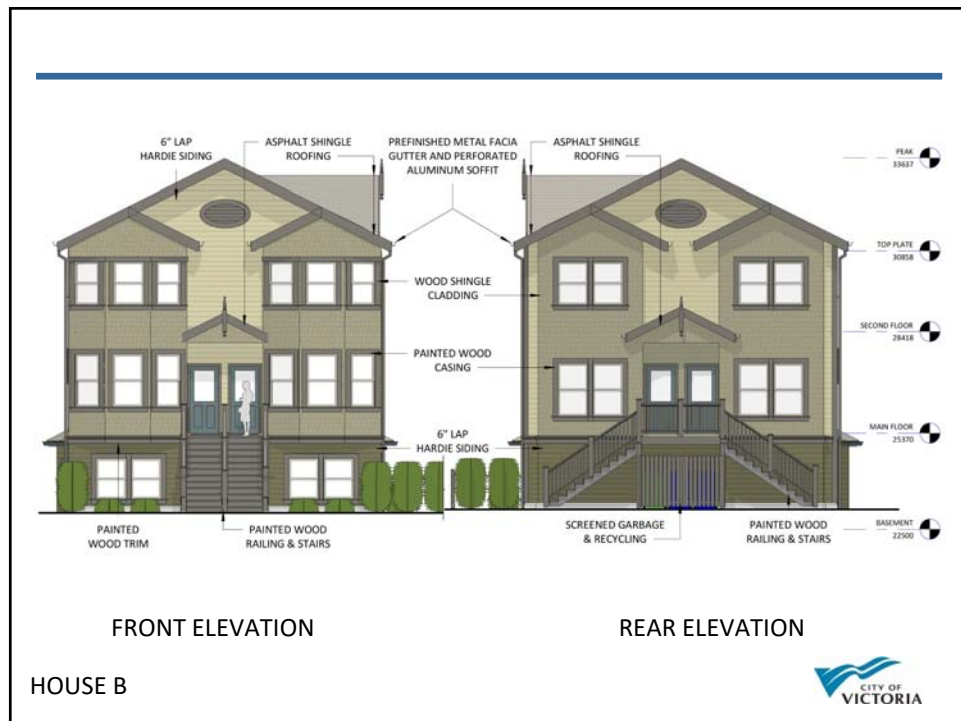
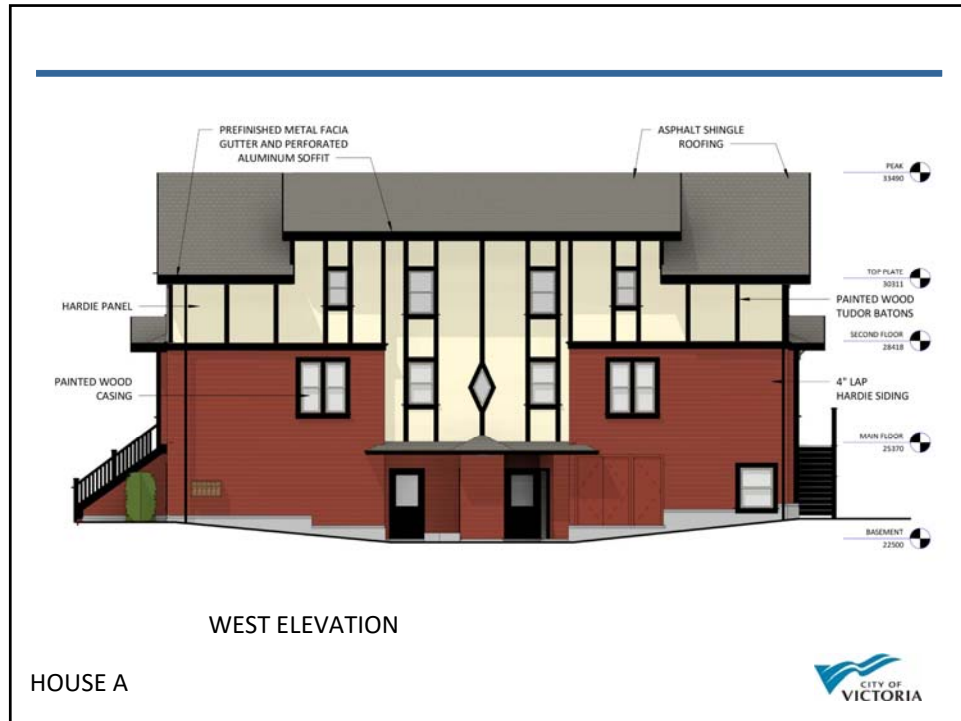




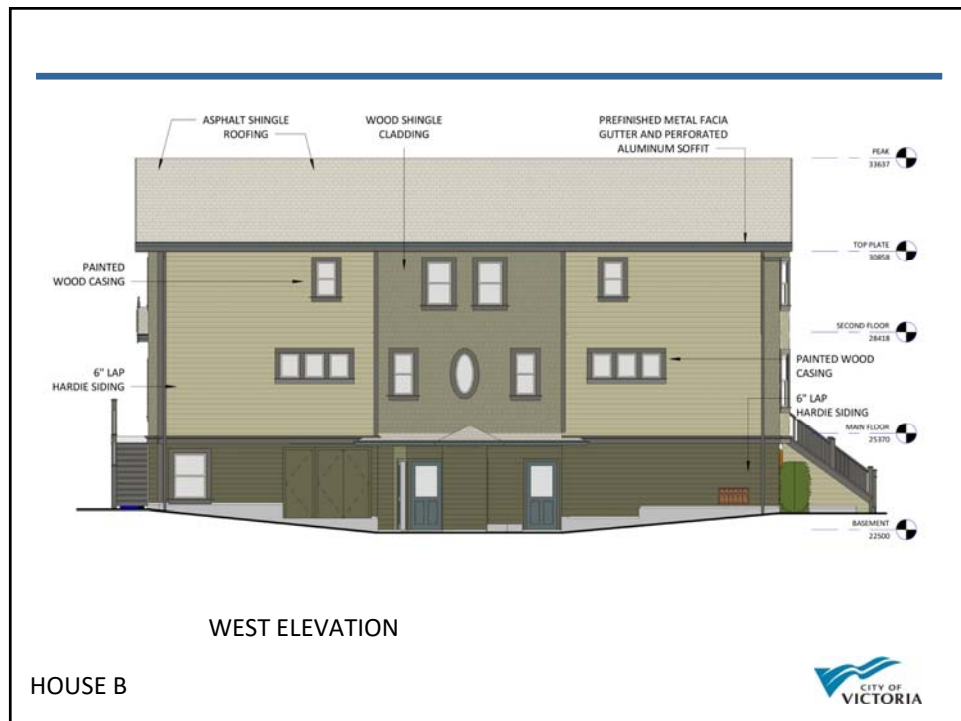
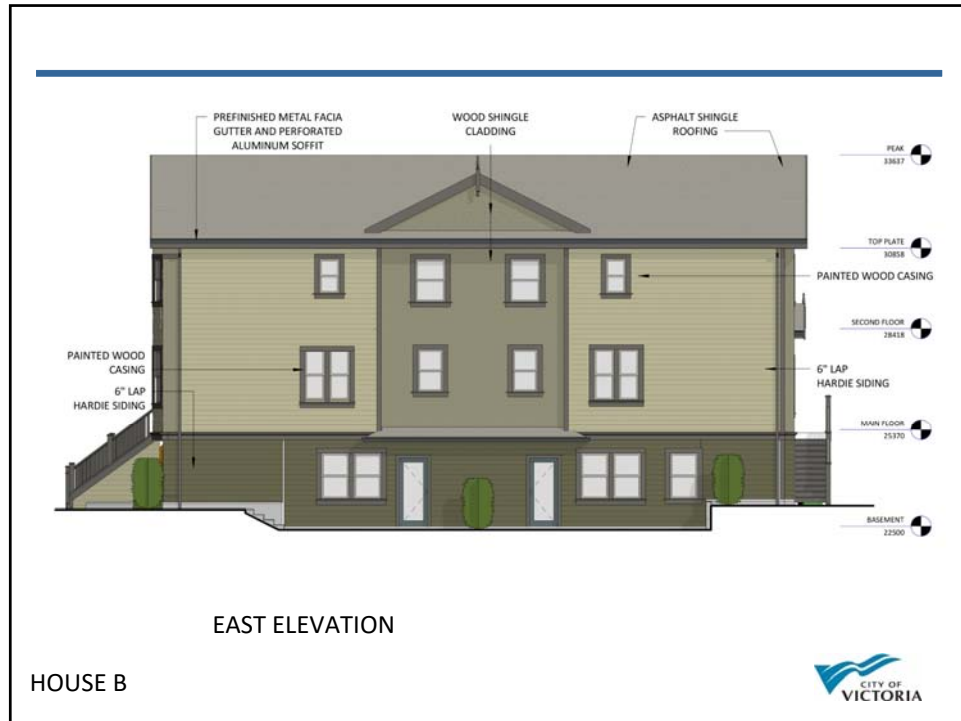




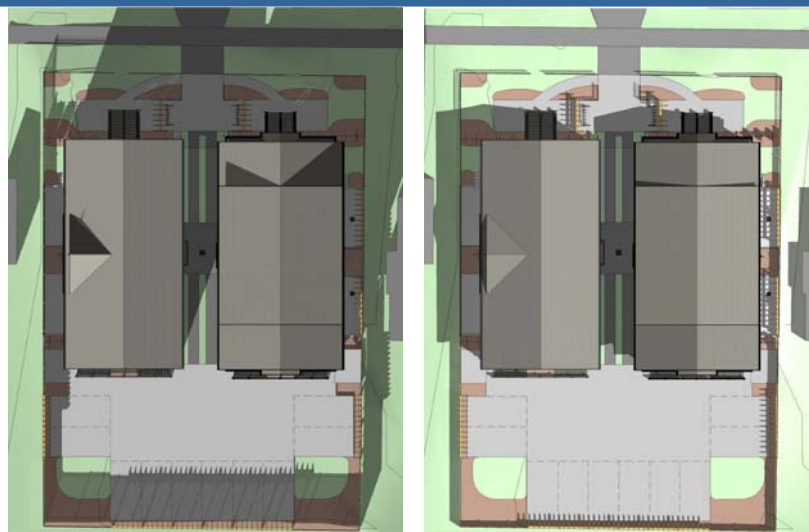
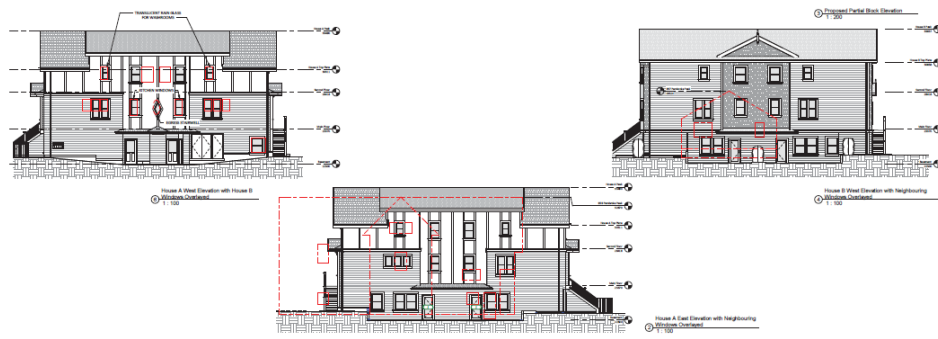








## WINDOW OVERLAY



WINTER SOLSTICE

SUMMER SOLSTICE

SHADOW STUDY





