

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

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

I.1.b.c Rezoning Application No.00649 for 2424 Richmond Street (North Jubilee)

Moved By Councillor Alto
Seconded By Councillor Young

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* Amendment that would authorize the proposed development outlined in Rezoning Application No. 00649 for 2424 Richmond Road; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and that a Public Hearing date be set once the following conditions are met:

Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:

1. registration of a section 219 covenant to secure the design of the proposed single-family dwelling unit, and to ensure that the existing single-family dwelling is upgraded in accordance with the plans approved by Council and to specify the sequencing of construction and landscaping, including retention of a landscape security deposit
2. receipt of an executed Statutory Right-of-Way (SRW) of 4.82m along Richmond Road, to the satisfaction of the Director of Engineering and Public Works.
3. registration of a housing agreement in a form satisfactory to the City Solicitor that prohibits the establishment of strata bylaws that prohibit the rental of the units.

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Young
OPPOSED (2): Councillor Isitt, and Councillor Thornton-Joe

CARRIED (7 to 2)

E. LAND USE MATTERS

E.1 Rezoning Application No.00649 for 2424 Richmond Street (North Jubilee)

Committee received a report dated January 3, 2019 from the Acting Director of Sustainable Planning and Community Development providing information on a proposal to rezone to add a new two-storey single-family dwelling to an existing house.

Moved By Councillor Alto

Seconded By Councillor Dubow

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* Amendment that would authorize the proposed development outlined in Rezoning Application No. 00649 for 2424 Richmond Road; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and that a Public Hearing date be set once the following conditions are met:

Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:

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- b. receipt of an executed Statutory Right-of-Way (SRW) of 4.82m along Richmond Road, to the satisfaction of the Director of Engineering and Public Works

Amendment:

Moved By Councillor Collins

Seconded By Councillor Loveday

To add:

- c. registration of a housing agreement in a form satisfactory to the City Solicitor that prohibits the establishment of strata bylaws that prohibit the rental of the units.

CARRIED UNANIMOUSLY

On the main motion:

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts and Councillor Young

OPPOSED (2): Councillor Isitt and Councillor Thornton-Joe

CARRIED (7 to 2)



Committee of the Whole Report

For the Meeting of January 17, 2019

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

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

Subject: Rezoning Application No. 00649 for 2424 Richmond Road

RECOMMENDATION

That Council decline Rezoning Application No. 00649 for the property located at 2424 Richmond Road.

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.

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 2424 Richmond Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a site-specific zone to retain the existing house and add a new two-storey, single-family dwelling on the lot.

The following points were considered in assessing this application:

- the subject property is designated Traditional Residential in the *Official Community Plan, 2012* (OCP) which supports ground-oriented buildings up to two-storeys, and envisions a density up to 1:1 floor space ratio (FSR). While the proposal is not contrary to this designation, the site does not easily lend itself to a second single-family dwelling being added to the property, and the OCP also encourages the logical assembly of lots to facilitate better site planning and better utilization of land within the City
- the Jubilee Neighbourhood Plan (1996) identifies the property within an area where the goal is to "maintain current zoning" and consider duplexes and small lot single-family dwellings that meet established City criteria. In this instance, although the applicant maintains that the application is not a small lot rezoning application as they are not subdividing the lot into two fee simple properties, if reviewed against the small lot regulations and policies, it would not meet the criteria
- the Jubilee Plan also emphasizes that any new infill development should meet established policies and regulations, and provide a design that is sensitive to the scale of development in the immediate context. The proposed new dwelling does not

comfortably fit on Emerson Street in terms of siting and massing, and the proposal does not meet established policies and design guidelines

- retention and reuse of the existing house supports green building initiatives as demolition waste is reduced. The existing house is proposed to have new natural gas heating installed and receive exterior changes (new roof, gutters, paint, and thermal windows).

BACKGROUND

Description of Proposal

This Rezoning Application is to retain the existing single-family dwelling on the lot and construct a new single-family dwelling in the rear yard, with separate strata ownership for each dwelling. Changes to the exterior west side elevation of the existing house (reconfiguration of the stairs and porch) are required to provide a surface parking stall between the two units, the existing house will also be repainted and a new roof will be installed.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated December 10, 2018, the following sustainability features are associated with this application:

- retaining existing home
- drought tolerant, native plants
- Energy Star windows, appliances, and ventilation fans
- gas radiant heat system
- MDF casing and baseboard trim
- low VOC interior paints
- low flow faucets and shower valves and low flush toilets.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by single-family dwellings on Emerson Street, which is typical for the immediate neighbourhood. Along Richmond Road, there is a mix of single-family and multiple-dwellings, along with health care uses (Royal Jubilee Hospital and other medical facilities). Richmond Road forms the boundary between the District of Saanich and the City of Victoria.

Existing Site Development and Development Potential

At present, a single-family dwelling is on the site; this single-family dwelling was constructed in the 1940s. The house entrance fronts Emerson Street and a number of small accessory buildings are located along the rear and side property lines.

Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with a secondary suite or garden suite.

Data Table

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

The challenge with a comparison to current zoning is the interpretation of lot lines, i.e., Richmond Road is considered the front lot line as it is defined as the lot line on the widest right-of-way (street). The challenge is, that functionally the front yards are on Emerson Street (considered side yard setback – south), and the rear yards are considered side yards (north).

Zoning Criteria	Proposal			Current Zone R1-B
Site area (m ²) – minimum	586.00 (293.00m ² per dwelling unit)			460.00 (for one dwelling unit)
Lot width (m) – minimum	15.99 (Richmond frontage)			15.00
Number of single family dwellings – maximum	2*			1
Floor space ratio – maximum	0.34			n/a
Site coverage % – maximum	27.00			40.00
Open site space % – minimum	62.63			n/a
Zoning Criteria	West Bldg. (proposed)	East Bldg. (existing)	Both Bldgs.	Current Zone (R1-B)
First and second storey floor area (m) – maximum	127.00	74.98	201.98	280.00
Combined floor area (m) – maximum	127.00	146.35	273.35	300.00
Storeys – maximum	2	1 (plus basement)		2

Height (m) – maximum	6.46	4.50		7.6
Basement	none	yes		permitted
Setbacks (m) – minimum	<i>Note that setbacks are applied to entire lot with Richmond Road considered the front lot line</i>			
Front	23.95 ⁱ	8.18		7.50
Rear	1.52*	15.20 ⁱ		9.16
Side (north)	5.53	2.54		1.60
Side (south)	3.66	5.96		3.00
Combined side yards	9.19	8.50		4.50
Separation space	3.15	3.15	3.15	n/a
Parking – minimum	2			1

i. Note: the table indicates the rear yard setback for the existing house as being 15.20m and the front yard setback for the proposed house as being 23.95m, which suggests an expansive rear yard for the existing house and front yard for the new house; however, in reality, these yards don't exist because of the presence of buildings.

Small Lot Comparison

Although the subdivision of land is not being proposed, if this application proposed a subdivision, the siting (setbacks) of the proposed dwelling would not conform to standards within the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

For analysis purposes, a comparison to the small lot zone has been provided below. An imaginary lot line was drawn between the houses; and site areas, frontages and setbacks adjusted. In this scenario, Richmond Road would be the frontage for the existing house, and Emerson Street would be the frontage for the proposed house. Further, a road dedication on Richmond Road that would be required at subdivision for public realm improvements, and as such, it would impact lot size and setbacks. An asterisk is used to identify where the proposal is less stringent than the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

Zoning Criteria	West Lot (approx.) Proposed House	East Lot (approx.) Existing House	Comparison Zone R1-S2
Site area (m ²) – minimum	242.70* (approx.)	337.40 (approx.)	260.00
Lot width (m) – minimum	15.20 (Emerson)	16.11 (Richmond)	10.00

Number of single family dwellings – maximum	1	1	1
Floor space ratio – maximum	0.52	0.22	0.60
Site coverage % – maximum	29.22	25.88	40.00
Total floor area (m ²) – maximum	127.00	74.98	190.00
Storeys – maximum	2	1 (plus basement)	2
Height (m) – maximum	6.46	4.60	7.50
Basement	none	yes	permitted
Setbacks (m) – minimum			
Front	3.66* (Emerson)	7.32 ⁱⁱ (Richmond)	6.00
Rear	5.53*	0.2*	6.00
Side	1.52* (habitable - west)	2.54 (north)	2.40 (habitable) 1.50 (non-habitable)
Side	2.95 (east)	5.96 (south)	2.40 (habitable) 1.50 (non-habitable)
Parking – minimum	1	1	1

ii. Note, the front setback is to the property line as if there was a road dedication of 0.86m.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Jubilee CALUC at a Community Meeting held on May 29, 2018. A letter dated July 14, 2018 is attached to this report.

The applicant polled neighbours on Emerson Street and the immediate neighbours. The petitions and illustrative map provided by the applicant are attached to this report. It is noted that a petition of this nature is required for small lot proposals; however, the applicant is preferring to not subdivide and this is technically not a small lot Rezoning Application. If the petition were completed as per the small lot policy, 100% of immediate neighbours to the north, south and west, are reported to be in support of the application. The neighbouring property (Jubilee Hospital) across Richmond Road was not petitioned.

ANALYSIS

Official Community Plan

The subject property is designated Traditional Residential in the *Official Community Plan*, which supports ground-oriented buildings up to two-storeys and a density up to 1:1 floor space ratio (FSR). The proposal is for two-storey, ground-oriented housing with a density of 0.34:1 FSR.

While retaining the existing single-family dwelling supports green building policies, it does limit a more logical and integrated redevelopment of the site due to the siting of the building. In any event, infill potential, while keeping the existing house, is limited due to the parcel size, access limitations, and the Statutory Right-of-Way requirements. A single-family dwelling with a secondary suite or garden suite, or potentially a duplex, would be the preferred redevelopment option, if the lot is not combined with others, as it would preserve private outdoor space in the rear yard.

Richmond Road is considered a secondary arterial road, which would support ground-oriented residential buildings such as multi-unit dwellings, including attached residential, and apartments on arterial and secondary arterial streets. The OCP also encourages logical assembly of development sites that enable the best realization of permitted development potential.

As this proposal is technically not a small lot development, it is exempt from Development Permit Area 15A, Intensive Residential – Small Lot, and therefore, the design guidelines applicable to small lots do not apply; however, the applicant is willing to register a Section 219 covenant on title to secure the design of the proposed single-family dwelling and landscaping, and changes to the existing dwelling to ensure they are constructed in accordance with the plans, if approved by Council.

Design

Although design, form and character are not a consideration for the Rezoning, and this proposal is not subject to a Development Permit Area, staff have evaluated the proposal based on the *Small Lot House Design Guidelines*. The main areas of concern include:

Streetscape

The *Small Lot House Design Guidelines* encourage dwellings that fit in and reinforce the existing patterns and massing of the streetscape. The proposed building would be larger in mass and height when compared to the immediate context along Emerson Street, and would be disruptive to the streetscape. Additionally, the siting of the building is closer to the street (smaller front yard setback) than the established building setback pattern in order to preserve the rear yard for a private outdoor space. The combination of these elements mean the proposed dwelling is more visually prominent along Emerson Street than the neighbouring houses.



Landscape Design

The Design Guidelines encourage parking, when located in the front yard, to have a softened appearance. The proposal would have a shared driveway with two separate parking stalls: one between the houses, and one oriented parallel in front of the existing house. The shared driveway helps to reduce the disruption to the pedestrian environment, but the separated parking and parking locations would create an extensive paved area visible along Emerson Street. The applicant is proposing permeable pavers for hard surfaces, which would create a more attractive landscape and would help with rain water management. New shrubs would also surround the parking area to help screen and soften the visual impact. Although the parking layout is not ideal, the proposal does provide design solutions to help soften the appearance.

A solid board fence along the frontages of both houses is also proposed. This could be softened by including shrubs or vines along the outside of the fence, or by varying the fence height or design. Private outdoor space is provided in the rear yard of the proposed house; and although a front patio is provided for the existing house, the house will not have a functional rear yard as the outdoor space associated with this building is somewhat compromised.

Local Area Plans

The Jubilee Neighbourhood Plan places the subject property within an area of greatest stability characterized by single-family homes with the intention of maintaining the existing zoning. Duplexes and small lot single-family dwellings are considered if they meet established criteria (policies and regulations). In this instance, the proposal would not meet the small lot design guidelines and regulations (variances would be required).

The Plan recognizes that many streets within the area establish the character of the neighbourhood as single-family. The plan states that new housing should fit in with the established form and character of the street into which it is being placed, and that Emerson Street is characteristic of smaller post-war homes on small lots. Further, an appropriate fit may be achieved through sensitive, small-scale in-fill development. While the proposal would be infill, it is not sensitive to the scale of development in the immediate context.

The Plan also encourages developments to respect the balance between adequate parking and green space. The proposal has located the parking in front of and between the two houses, which would reduce the amount of greenspace in the frontage areas. The functional greenspace for the proposed house would be primarily in the rear yard, and for the existing house greenspace would be provided in the front yard along a busier road (Richmond Road), meaning it may not be the most usable outdoor space.

Tree Preservation Bylaw and Urban Forest Master Plan

There are two existing bylaw protected Dogwood trees on the existing single-family lot facing Richmond Avenue. In addition, there are two bylaw protected trees (Dogwood and Deodar Cedar) on the neighbouring property near the property line at 2432 Richmond. All these protected trees are to be retained and protected during construction. An arborist report may be required at building permit stage to identify construction impacts and protection measures for the trees on the subject site and neighbouring property.

The City will require three new trees be planted in the boulevard on Emerson Street, with the species determined by City Staff at the building permit stage. The applicant will be responsible for the cost of these trees, along with any other improvements within the City Right-of-Way.

Regulatory Considerations

The proposal has been compared to the current zone, R1-B Zone, Single Family Dwelling District; the main difference is the buildings' setbacks and number of buildings, and would therefore require a site-specific zone. It is worth noting the combined floor areas and site coverage of the two houses is below the maximum floor area and coverage in the current zone. Essentially, under the current zone, one single-family dwelling with a floor area greater than what is being proposed could be developed.

Setback Variance

Due to the lot configuration and street widths, Richmond Road is considered the front lot line, while functionally the two proposed houses front onto Emerson Street. There would be a variance from the existing zone for the rear yard setback, which is reduced from 9.16m to 1.52m. Although considered the rear yard setback, functionally, it is the side yard for the proposed house.

If considered functionally, the proposed setback is less than the established side yard setback for small lots (minimum 2.4m for habitable windows), or for single-family dwellings (3.0m), creating an imposing structure relatively close to the property line. Notwithstanding, the habitable window is a transom window in the dining room and would likely not pose significant privacy issues.

When compared to the existing standard zones for single-family dwellings or small lot development, the main area of divergence is the front yard setback requirement. If Emerson Street is considered the front lot line for the proposed dwelling (Richmond is technically the front), the general established minimum setback is 6.0m for small lots, and the proposal is for 3.66m; staff notes that this disrupts the established pattern of the immediate street context. The applicant feels this placement would maximize the private outdoor space at the rear. The general established minimum standard for a rear yard setback in small lot zones is 6.0m, and the proposal is for 5.53m.

These compromises in the setbacks may be considered an indication that the proposed dwelling does not comfortably fit in this location, and the location of the existing house does not allow flexibility in siting.

Small Lot Regulations

Proposals of this type are generally submitted as small lot proposals, which would entail a fee-simple subdivision (two separate lots, each with its own title with one dwelling on each lot). While there is sufficient land area to achieve the small lot minimum parcel size (260 m² per lot), the siting of the existing house does not make the creation of an additional lot feasible. As shown in the comparative data table above, if the proposal was to create two small lots, the proposed house would not meet the lot area, the minimum front yard setback, the side yard setback (west), and the rear yard setback; additionally, the existing house would not meet the rear yard setback (close to 0m setback). The variances that would be required are an indication that due to retaining the existing house, there are challenges to creating an additional lot and meeting the regulations and policy.

The proposal is to create a building strata by retaining the existing house and building an additional house on the lot. In essence, the units will form part of a strata plan similar to a condominium development. As a building strata is technically not a subdivision of land, the City does not have the authority to require any road dedications. If this application proposed the subdivision of land, a 0.86m dedication would be required along Richmond Road, which would

marginally reduce the overall parcel size. This dedication would be in conjunction with any Statutory Right-of-Way requirements (see Section below).

Transportation Requirements

The OCP identifies this section of Richmond Road as a secondary arterial street, and indicates that further improvements are required to the cycling network along this section. The Standard Right-of-Way for an arterial street is 30m. To achieve future transportation needs on this portion of Richmond Road, a Statutory Right-of-Way (SRW) of 4.82m is requested. In essence, although the land remains part of the subject property, the City will have the right to use this SRW for public purposes such as enhanced sidewalks, boulevards to support large canopy trees, and facilities to encourage cycling. As such, no new permanent structures will be permitted in this area, nor is any required parking or turnaround area permitted within 1.0m of this area. Staff recommend that if Council chooses to advance the application for further consideration at a Public Hearing, that Council make this SRW a condition of rezoning to achieve these transportation objectives. The applicant is willing to grant the SRW and the appropriate wording has been included in the alternate motion.

CONCLUSIONS

The proposal to construct a second dwelling on the subject property poses several challenges. By retaining the existing house, the proposed dwelling is sited in the rear yard, which is not sufficient to accommodate an additional dwelling of the proposed size and the parking required for an additional dwelling. The building mass of the proposed dwelling does not fit with the established streetscape and has a smaller setback in front of the house, which disrupts the established pattern on the street. Further, there are alternatives to increasing the density on this lot which would not require a rezoning, such as a garden suite or secondary suite. Alternatively, the assembly of this property with others on Richmond Road may help realize better redevelopment opportunities. The proposal to construct an additional house and retain the existing house is not ideal; therefore, staff recommend Council decline the application.

Alternate motions have been provided should Council wish to consider the application with revisions, or move the application forward to a Public Hearing. The first alternate motion is to have the applicant work with staff to revise the proposal to have a larger setback on Emerson Street, reduce the massing of the proposed dwelling, and revise the landscaping. The second alternate motion is to proceed with preparing the applicable bylaws and legal agreements to advance the application to a Public Hearing without further revisions.

ALTERNATE MOTIONS

Option 1

That the applicant work with Staff to make changes to the proposed design to ensure a better fit with the context of the surrounding properties, and return back to Committee of the Whole with a revised proposal, including:

- a. increase the front yard setback to be more in line with the established streetscape setback along Emerson Street
- b. redesign the proposed dwelling to reduce the mass of the building for a better fit with the streetscape
- c. provide more details of the landscape plan that include paving materials, to reconsider fence design details for the perimeter fence, consider landscaping along the fence line, reducing the height of the wood screen for the outdoor area for the existing house, and ensure all fences meet Fence Bylaw requirements.

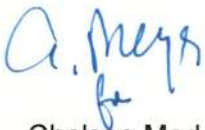
Option 2

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- b. receipt of an executed Statutory Right-of-Way (SRW) of 4.82m along Richmond Road, to the satisfaction of the Director of Engineering and Public Works.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division

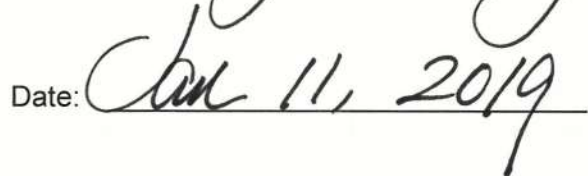


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

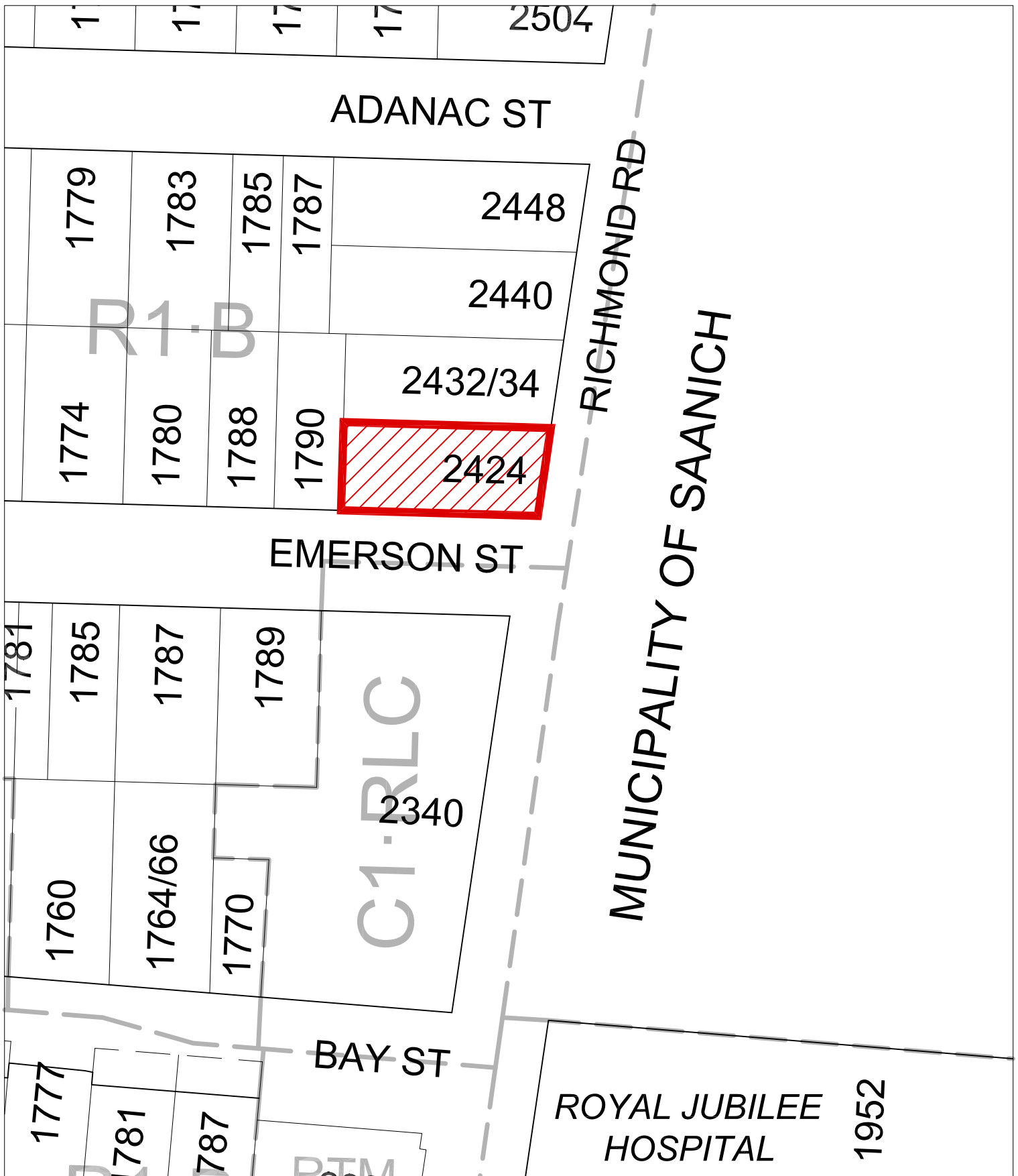


Date:



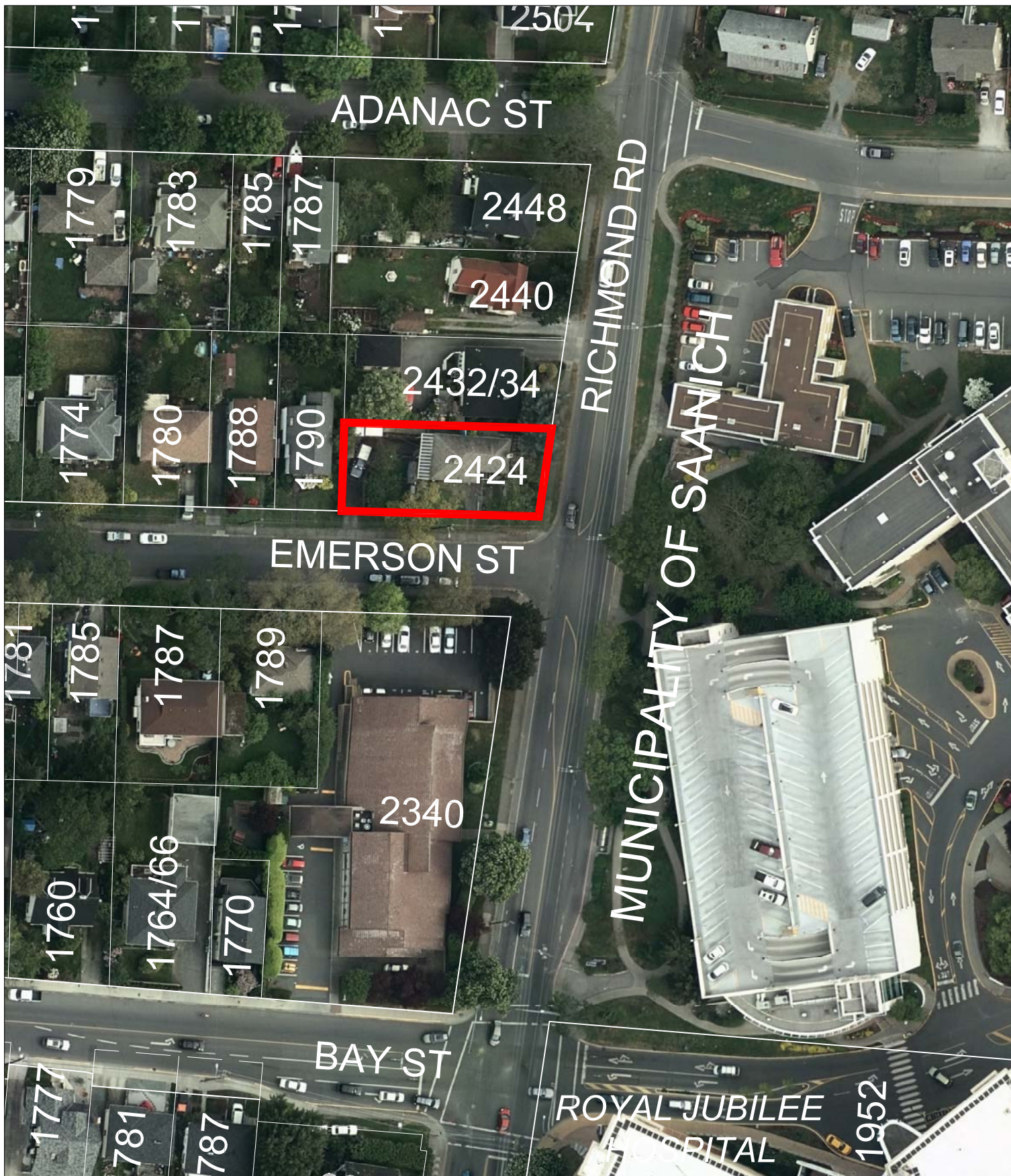
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 2, 2018
- Attachment D: Letter from applicant to Mayor and Council dated December 10, 2018
- Attachment E: Community Association Land Use Committee Comments dated July 14, 2018
- Attachment F: Applicants Neighbourhood Petition Map and Petitions



2424 Richmond Road
Rezoning No.00649

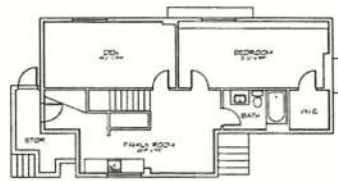




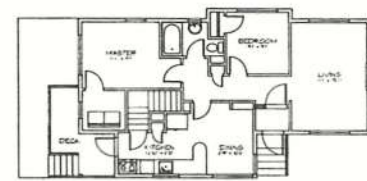
2424 Richmond Road
Rezoning No.00649

Air Photo

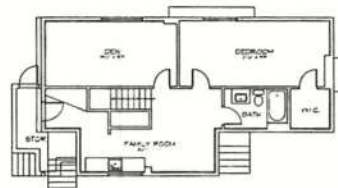




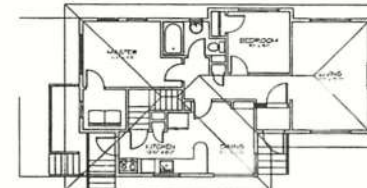
Existing Lower Floor Plan - Existing House
SCALE 1:100



Existing Main Floor Plan - Existing House
SCALE 1:100



Proposed Lower Floor Plan - Existing House
SCALE 1:100



Proposed Main Floor Plan - Existing House
SCALE 1:100



Existing Elevations - Existing House
SCALE 1:100



Proposed Elevations - Existing House
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.51 M (5.10')
EXPOSED BUILDING FACE AREA	14.30 M ² (201.94 SF)
GLAZING AREA	0.38 M ² (6.00 SF)
PERCENTAGE	2.40% (ALLOWED 14.20%)

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE A	
DISTANCE TO PROPERTY LINE	2.33 M (7.64')
EXPOSED BUILDING FACE AREA	4.10 M ² (104.64 SF)
GLAZING AREA	2.12 M ² (22.86 SF)
PERCENTAGE	21.89% (ALLOWED 16.40%)
** EXISTING NON CONFORMING CONDITION **	

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE B	
DISTANCE TO PROPERTY LINE	2.54 M (8.33')
EXPOSED BUILDING FACE AREA	31.30 M ² (401.31 SF)
GLAZING AREA	5.07 M ² (54.62 SF)
PERCENTAGE	13.61% (ALLOWED 14.20%)

RE-ISSUED FOR
REZONING
SEPTEMBER 4, 2018

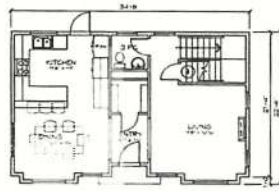


1161 NEWPORT AVE
VICTORIA, B.C. V8S 5E6
PHONE: (250) 360-2144
FAX: (250) 360-2115
Drawn BY: L. HORVAT
Date: Nov. 20, 2017
Scale: AS NOTED
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

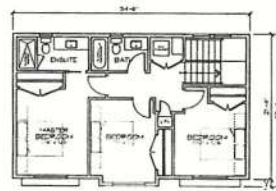
Title:
EXISTING & PROPOSED
PLANS, EXISTING &
PROPOSED
ELEVATIONS

Revision:
REV 1/17
REV 2/17
REV 3/17
Sheet:
DP-3
Proj. No.:

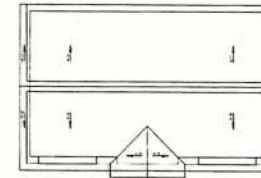
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City of Victoria
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Planning & Development Department
Development Services Division



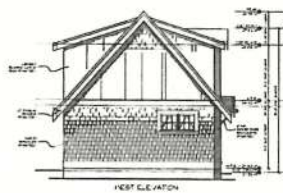
Proposed Main Floor Plan - Proposed House
SCALE 1:100



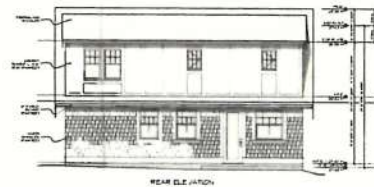
Proposed Upper Floor Plan - Proposed House
SCALE 1:100



Proposed Roof Plan - Proposed House
SCALE 1:100



MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	15.2 M (50.0')
EXPOSED BUILDING FACE AREA	40.70 M ² (435.11 SF)
GLAZING AREA	0.81 M ² (8.65 SF)
PERCENTAGE	2.00% (ALLOWED 0.12%)



MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (EAST)	
DISTANCE TO PROPERTY LINE	13.71 M (45.0')
EXPOSED BUILDING FACE AREA	26.70 M ² (288.33 SF)
GLAZING AREA	0.81 M ² (8.65 SF)
PERCENTAGE	2.30% (ALLOWED 0.42%)

Proposed Elevations - Proposed House
SCALE 1:100



Streetscape - Emerson Street
SCALE 1:100

Received
City of Victoria
NOV 02 2018
Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING
SEPTEMBER 4, 2018

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2118
Drawn By: L.HORVAT
Date: Nov. 20, 2017
Scale: AS NOTED
Project: PROPOSED STRATA
SUBDIVISION # 2424
RICHMOND ROAD
Title: PROPOSED NEW
HOUSE PLANS &
ELEVATIONS;
STREETSCAPE
Revision: Sheet:
REV 1: 10/11/18
REV 2: 10/11/18
REV 3: 10/11/18
DP-4
Proj. No. -

**MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES**



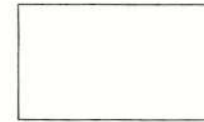
CLOVERDALE PAINT
"BUMMIT" GA019
CEMENT BOARD PANELS, FASCIA
BOARDS, WINDOW AND DOOR
TRIM, BASE TRIM



MATCH PAINT TO : CLOVERDALE PAINT -
SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14
HARDI SHINGLES



Front Elevation - Proposed Building
SCALE 1:50



VINYL
WHITE
HANDS, GUTTERS AND
DOWNSPOUTS



CLOVERDALE PAINT
"IRON" CA201
KNEE BRACKETS, DOORS



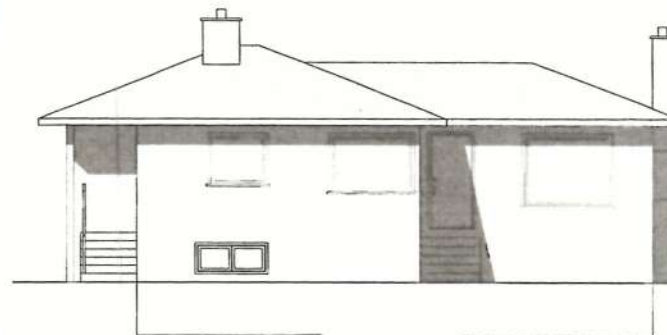
MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



CLOVERDALE PANT
"SUMMIT" GA019
FASCIA BOARDS



CLOVERDALE PANT
"SAND SCULPTURE" CA014
STUCCO PANT



Front Elevation - Existing Building
SCALE 1:50



CLOVERDALE PAINT
"IRON" CA201
KINDOM TRIM



VINYL
"WHITE"
PAINTS, BUTTERS AND
DOWNSPUTS



MATCH PAINT TO : CLOVERDALE PAINT -
SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14

DOORS

 Proposed Fence
SCALE 1:50

UNTREATED FISH NATURAL
CEDAR FENCE

Received
City of Victoria

NOV 02 2018

Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING
SEPTEMBER 4, 2018

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L. HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
COLOUR AND
FINISH SELECTIONS

Revision:	Sheet:
1ST EXTENSION	
REV 1	
SEPT 4/16	
REV 2	
NOV 2/16	

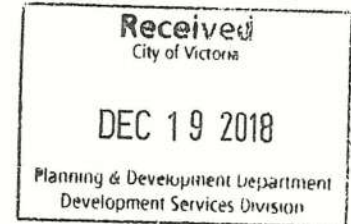
DP-5

DP-5

Pro]. No. -

December 10, 2018

Mayor and Council
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Introduction

In creating this plan, I reviewed the various government policies and am presenting an application that support its goals and objectives. The impetus for this plan comes from the City's need to address housing demand pressures by maximizing the use of available land with creative harmonious developments.

The property at 2424 Richmond is a corner lot and as such provides greater opportunity to support the City's intention to utilize land more creatively and build additional housing in an area where there is an acute shortage. More importantly, this property is directly across the street for the Royal Jubilee, and the new house could provide an additional home for a family whose workplace is a stone's throw away.

The proposal is to create a strata development which retains the existing house and adds one additional home on the property. The new house is an open design concept on the main floor with a powder room, as well as 3 bedrooms and 2 bathrooms on the upper floor.

Saving the existing house is important to the neighbourhood and in-keeping with the City's policy to upgrade rather than demolish them. The house is structurally very sound but needs exterior refurbishment. The process will include:

- New roof
- New gutters and downspouts
- Removal of the back porch and reconfiguring the backdoor stairs
- Painting house and trim
- New thermal windows, where required
- New natural gas heating system
- New fencing
- Upgraded landscaping

Neighbour Engagement

The Royal Jubilee Hospital is directly across the street from this property, on the north side of Richmond Road. CNIB is across Emerson Street on the south-west corner of Richmond. I have visited every neighbour on Emerson as well as those on Richmond to the north. Of the 32 people canvassed, only 1 neighbour is against (and that neighbour is a **renter**). All other contiguous and adjacent neighbours are in support. That is **97% support** for my proposal.

Rezoning Application: 2424 Richmond Ave.

Government Policies

This application supports government policies by accommodating housing growth that is gradual and small scale. I am integrating residential development in an area that is supported through policy in a manner that is respectful to the character of the neighbourhood and considers privacy for my neighbours.

Regional Growth Strategy

Two main objectives of the Regional Growth Strategy are supported with this proposal.

- **Keep Urban Settlements Compact**
 - o Increase the amount of detached and ground access housing within the urban containment and servicing area in the core municipalities (i.e. Victoria)
 - o Locate a minimum of 90% of the region's cumulative new dwelling units to 2026 within the Regional Urban Containment and Servicing area.
- **Build Complete Communities**
 - o Support the development of communities that offer a variety of housing types and tenures in close proximity to places of work, schools, shopping, recreation, parks and green space.

Official Community Plan

Creativity is the key when retro-fitting a built-out City and the Official Community Plan (OCP) recognizes this in one of its Land Management and Development objectives:

Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan.

Additionally, the OCP highlights other Land Management and Development objectives to address housing demand pressures and the following are consistent with my proposal:

- Compact development patterns that use land efficiently.
- Additional housing needed to satisfy widespread demand.
- Urban development to focus on building coherent, livable places of character, where the goods and services people need are close to home.

This is a flat corner site situated along a major corridor close to public transit, amenities, jobs and services - an ideal location for in-fill. The goal is to maximize the use of this land but remain sensitive to the SFD character.

Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan highlights support for this type of development by *permitting sensitive, small scale in-fill development*. It asks that we ensure *new residential development fits into the character of the existing neighbourhood and street through a design that respects the scale and form of housing*. This proposal supports both these initiatives.

Rezoning Application: 2424 Richmond Ave.

Design Guidelines

We are willing to enter into a design covenant guarantee the design to be constructed as proposed.

Building

Design elements are incorporated in the proposal that are sensitive to the siting, massing and visual character of these homes. The new home meets the following Design Guidelines:

- Support growth through small, adaptive and gradual change.
- Revitalize neighbourhoods by allowing new infill construction.
- Make (optimal) use of neighbourhood infrastructure (schools, water and sewer).
- Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles).

Zebra Design has applied their expertise to the new home design to meet the objectives of these guidelines. The proposal includes:

- A streetscape that is sensitive to the character and rhythm of the neighbourhood.
- Roof detail, pattern changes and proportional windows for visual character.
- Colors and material finishes to harmonize with the area.
- Repetition of similar finishes and materials for visual continuity.
- A design that responds on both the front and flanking streets of the development without adversely affecting adjoining properties.
- A principal entry that is visible from the street.

Landscape

All the existing fencing will be removed and replaced. Consultation with neighbours will ensure compatibility with them. As well, chain link fencing, sheds and exterior structures will be removed, including the porch on the existing house, and yard spaces will be tidied and landscaped.

The plant selection is environmentally appropriate for the climate and zone, and takes into consideration sun and shade, size and shape, along with colour and seasonal interest. It also considers where screening would be required and where low planting for visibility is necessary. No invasive species have been included.

Parking

The proposed parking configuration provides 1 parking stall for each home, which meets the bylaw requirement. The parking has been placed outside the homes, so valuable square footage normally allocated to a garage could be utilized as living space. There is ample adjacent street parking for visitors.

Green Building Features for New Home

- Retaining existing home.
- Drought tolerant, native plantings.
- Energy Star Windows.
- Energy Star Appliances.

Rezoning Application: 2424 Richmond Ave.

- Use of non HCFC expanding foam around window and door openings.
- Fibreglass Exterior Doors.
- Natural Hardi Exterior Siding.
- Minimum 30 year warranty of roofing material.
- MDF casing and baseboard trim (reducing reliance on old growth forest products).
- Installation of hardwired carbon monoxide detector to ensure air quality.
- Low Formaldehyde insulation, subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry.
- Low VOC Interior paints.
- Gas Radiant Heat System.
- Energy Star ventilation fans.
- Toilets CSA approved, 4.8L flush volume or less.
- Low flow faucets and shower valves.

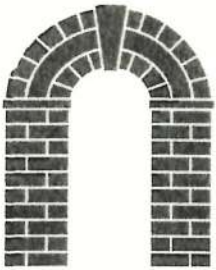
Summary

I respectfully request Mayor and Council to approve this application. Here is why:

1. Victoria is a built-out City with little land left to create additional housing to meet the demands of population growth.
2. The minor variances are not precedent setting and do not negatively impact the design, siting, massing and character of the new home and have no impact on the neighbouring houses.
3. The proposal is a creative solution to available land in an area where the OCP supports this.
4. It is a centrally located property with a very high walk score.
5. The Royal Jubilee hospital has a desperate need for 'close by' housing for its workers.
6. You have approved applications of this type in the past.
7. The City will have a beautiful new home to welcome another family into its community.

Sincerely,

Li Xin (Lisa) Wang, Applicant



North Jubilee Neighbourhood Association

North Jubilee Neighbourhood
Association
1766 Haultain Street
Victoria, BC V8R 2L2

July 14, 2018

Mayor Lisa Helps and City Councillors
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Victoria City Councillors,

Re: REZ 00649, 2424 Richmond Road



North Jubilee Land Use Committee hosted a CALUC meeting on May 29th at the RJH campus, PCC S150, for the above-mentioned proposal. The meeting was co-chaired by Sheena Bellingham and Pat May and the note-taker was Wilma Peters. Earl Large represented the applicant Li Xin (Lisa) Wang. Also in attendance were 7 neighbouring residents as well as 3 members of the North Jubilee Neighbourhood Association and Land Use Committee.

The proposal, located at the corner of Richmond and Emerson, is to change the existing R1-B single-family residential zoning to site-specific zoning allowing strata subdivision. The approximately 7,000 square foot lot would be divided into two lots sharing a common driveway. The applicant wishes to keep and renovate the existing 900 square foot home while building a new two-storey 750 square foot house on slab with 3 bedrooms and 3 bathrooms.

Mr. Large indicated he had canvassed the neighbourhood and received generally positive support for the proposal.

Comments from residents gathered at the community meeting are summarized as follows:

1. Plans presented by Zebra Design were met with approval. Concern about previous problem renters. Neighbour supported home ownership.
2. Improvement to neighbourhood. Concern about previous problem renters in house. Concern regarding noise and length of time for construction.
3. Concern related to height of structure, setback from road, fencing on Richmond.
4. Consider implementation of permeable paving for driveway and/or patio pavers.

CALUC observations: The meeting was short in duration as there were not a great number of attendees other than immediate neighbours who all seemed generally in favour of the proposal. This may be a result of the fact that the applicant intends to retain the original house while adding density in the form of a new home that is respectful of its surroundings. There shouldn't be a significant increase in traffic, an obstruction of someone's view or an invasion of privacy. In addition, these two modest-sized homes will be relatively 'affordable' to young families compared with many other options being considered in our area. The 16 townhomes proposed at the corner of Kings and Richmond (Saanich/Victoria border,

zoning #9486, 11 variances) will not only impact traffic, neighbours' privacy and greenspace, but does nothing to alleviate affordability and thus has resulted in a contentious response from our neighbouring Saanich residents.

Ms. Wang's application at 2424 Richmond Road increases density yet manages to retain a reasonable amount of privately-owned green space, is relatively sympathetic to its adjacent neighbours and should not have a major impact on affordability in our area.

Respectfully submitted,



Sheena Bellingham, Co-Chair
NJNA Land Use Association



Jean Johnson, Co-Chair
NJNA Land Use Association

Cc: Sustainable Planning and Community Development Department of the City of Victoria
City of Victoria Councilor Pam Madoff

[illegible]

35 in FAVOR. (100%)

(5 UNAVAILABLE)

470 TOTAL CANVASED

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

Aisha Rod

1715 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

Donna 1715 Emerson St.

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road -- Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

A. M. N. [Signature]

1719 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

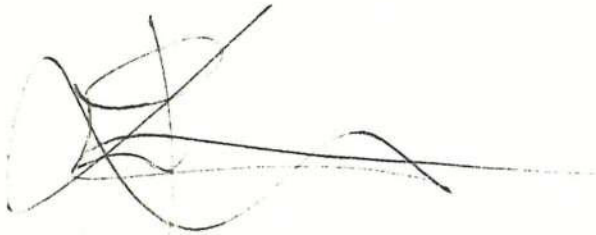
1720 Emerson St
Robert P. Chiu

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at
2424 Richmond Road, we the undersigned have no objections.



E KRAMCZAN



1723 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

David Cole

1724 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8V 1P6

Re: 2424 Richmond Road - strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1727 Emerson

No decision - advisory planning Corp

Patrick May

1727 Emerson Street
Victoria B.C. V8R 2C2

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1728 Emerson St, Victoria BC

Kirstie Lauder

K. Lauder

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1731 Emerson St Victoria, BC V8A 2C2 *Christine Hume*

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1732 Emerson

Five calls to this home
either answer or don't
answer the door

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 3P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1735 Luter

Tenant friend will notify tenant
and landlord

Three visits to see if owner
notified - no contact by owner.

Tenant had no opinion

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.


1736 Emerson St

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1737 B Emerson
Plumb

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V5W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at
2424 Richmond Road, we the undersigned have no objection.

1745 Emerson

Delaney

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at
2424 Richmond Road, we the undersigned have no objections.

1743 Emerson

To busy to talk

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

David Clapp
1744 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

Jennifer Helle 1747 Emerson Str.

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V6W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1748 Emerson

Five calls to the home

They are either away or
don't come to the door

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1751 EMERSON Ack:

Jon Taylor

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

W. Campbell
1752 Emerson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1755 EMERSON

Dale Siv

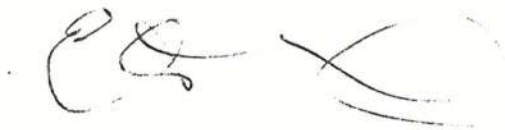
July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1759 Emerson

A handwritten signature in dark ink, appearing to be 'EG' followed by a stylized flourish or 'X'.

HOLD

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1760 Emerson St.

W. H. D. -

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

Wm C. Ben.

1763 Emerson St
Victoria, BC V8R2C2

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at
2424 Richmond Road we the undersigned have no objections


1764 Emerson - J.A. Pickard

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1767 EMERSON ST. 

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1Y6

Re: 2424 Richmond Road - Private Development

After review of the plans and elevations for the proposed sign development at
2424 Richmond Road, we have the following comments:

1768 Emerson

Geri Dickson
Sharon Dickson

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

A handwritten signature in black ink, appearing to be 'TV' followed by a stylized flourish.

1774 Emerson St.

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

Ken Gower
1780 Emerson St.

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1781 Emerson

Against

~~No reason given~~

~~THIS A RENTER~~

Confusion on Renters

Owner contacted & he
is 100% in favor

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1785 Emerson

A handwritten signature in blue ink, appearing to read "J. H. H. H.", is written below the address.

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections

1787 Emerson

Dale Spurr

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at
2424 Richmond Road, we the undersigned have no objection.

1788 Emerson

Totally in Favour

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

1789 Emerson

Jim Wong

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road we the undersigned have no objections.

1790 Emerson

To belly in favour.

Contiguous

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

2340 RICHMOND

CNIB.

Spoke to manager - Has no problem with our plans

Also sent info to owner's Email

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road – Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

2434 Richmond Rd

Khulgi S. Homar

July 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2432 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at
2432 Richmond Road, we the undersigned have no objections.

2432 Richmond

Owner lives out of province
uses this house for daughter who
is a university student.

Daughter has no problem but deferred
to father. Father provided full
info via email. No response yet

July 2017

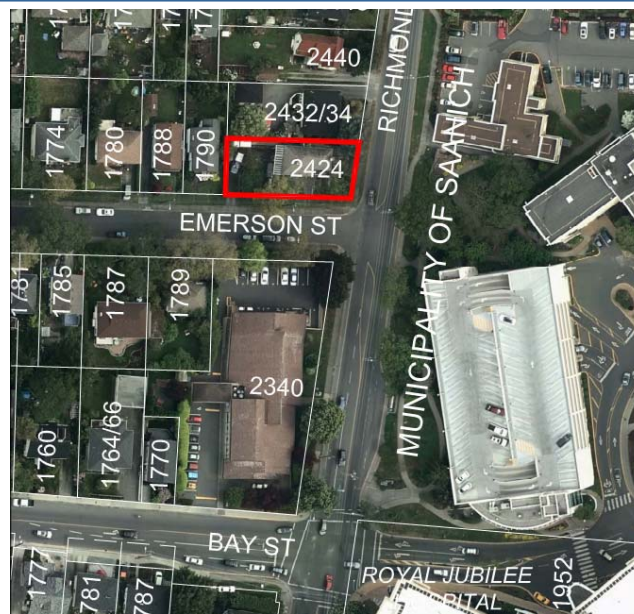
City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2424 Richmond Road - Strata development

After reviewing the plans and elevations for the proposed strata development at 2424 Richmond Road, we the undersigned have no objections.

h. C. C. C.
have kind
24 40 K. C. C. C. C.

Rezoning Application for 2424 Richmond Road



Subject Property (Emerson)



Subject Property (Richmond)



1780, 1788, and 1790 Emerson Street
(West)



2432/2434 Richmond Road (North)

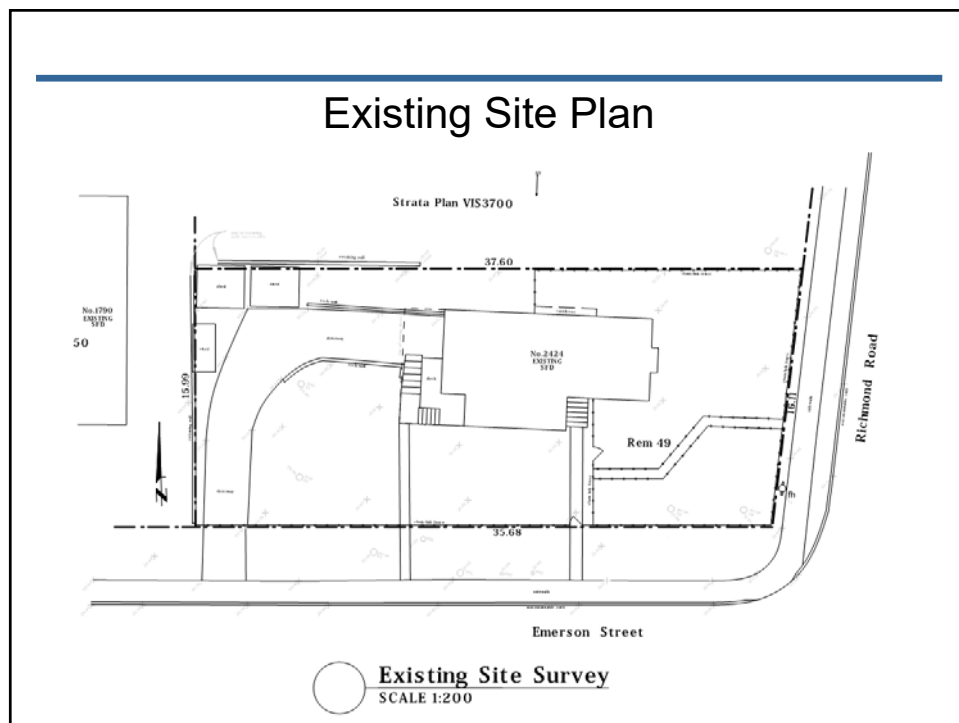
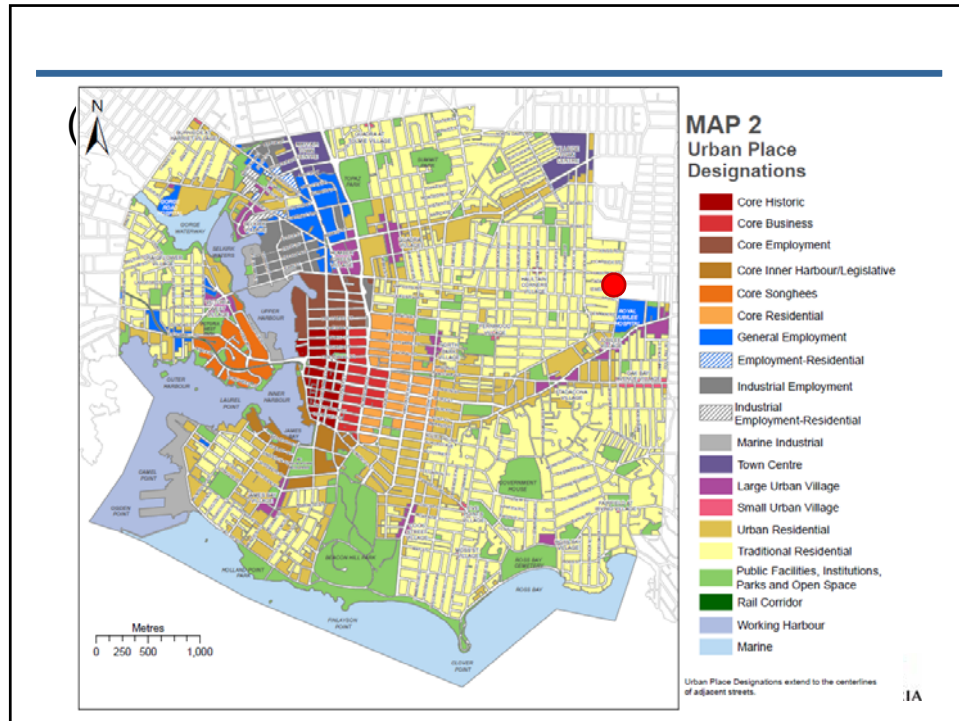


2340 Richmond Road (South)

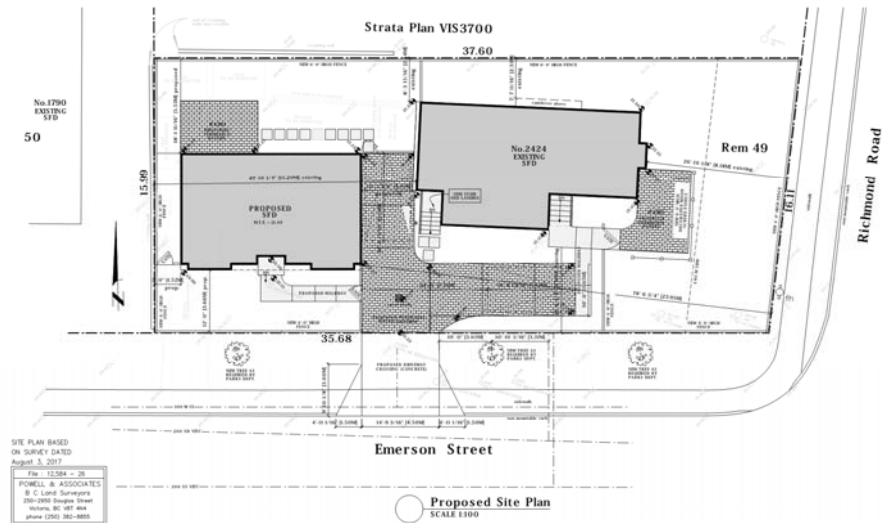


Royal Jubilee Hospital (District of Saanich)

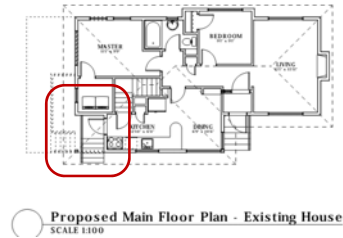
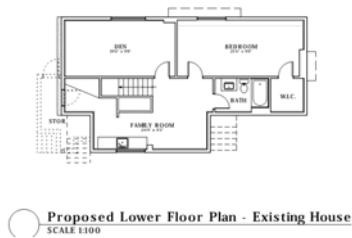
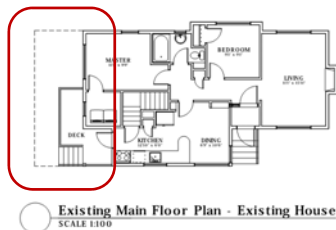
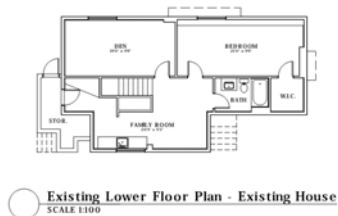




Proposed Site Plan



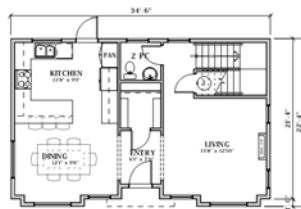
Existing House Floor Plans



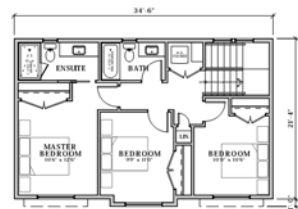
Existing House Elevations



Proposed Floor Plan



Proposed Main Floor Plan - Proposed House
SCALE 1:100



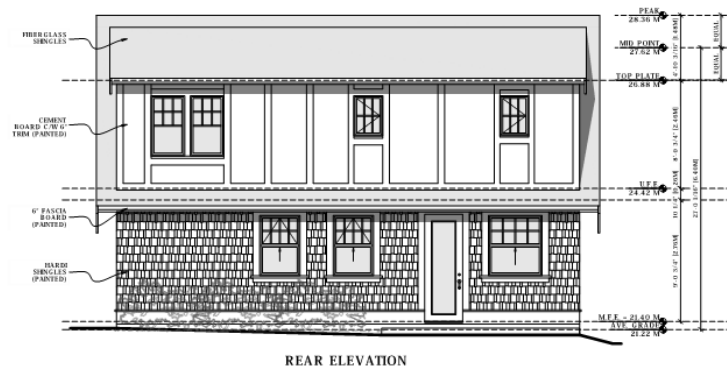
Proposed Upper Floor Plan - Proposed House
SCALE 1:100



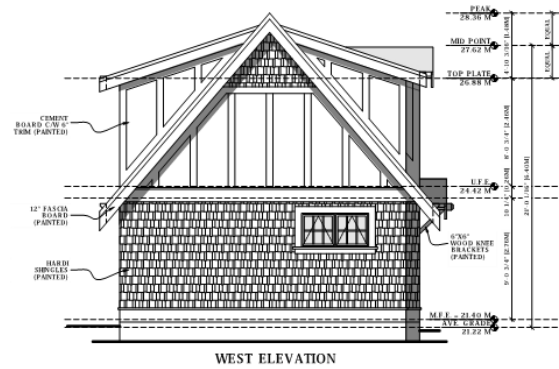
Front Elevation



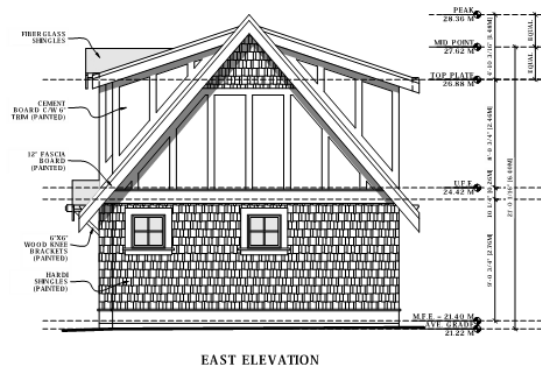
Rear Elevation



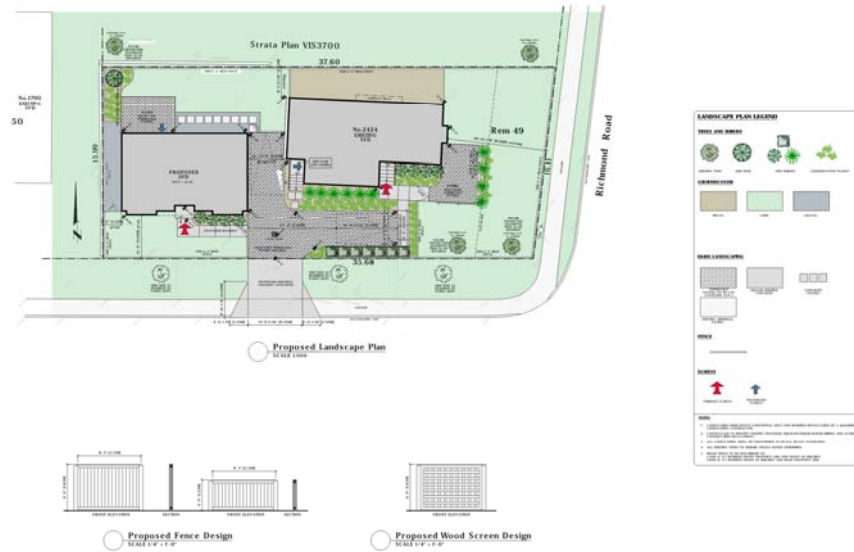
Side Elevation (West)



Side Elevation (East)



Landscape Plan



Streetscape



Material Board

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

Front Elevation - Proposed Building

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

Front Elevation - Existing Building

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

Proposed Fence

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

PLAIN
WHITE

TEXTURED, SLIGHTLY
REFLECTIVE
BLACK SURFACE

DESIGNED FOR
STRENGTH & DUR
ZERRADISEN
1000 WILSON AVENUE
ANN ARBOR, MI 48106
Phone: (734) 769-1000
Fax: (734) 769-1001
Email: info@zerradise.com
Burlington, VT, USA
Project: PROPOSED STRAITS
RECONSTRUCTION & FENCE
RECONSTRUCTION
COLOR AND
FINISH COLLECTION

Material: Metal
DP-5
Project No.