

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the March 14, 2019 COTW Meeting

I.1.b.b 2708 Graham Street and 1050-1054 Hillside Avenue - Development Permit with Variances Application No. 00043 (Hillside/Quadra)

Moved By Councillor Isitt
Seconded By Councillor Alto

That, subject to the preparation and execution of a Statutory Right-of-Way for 3.57m off Hillside Avenue and a Housing Agreement to ensure a future strata cannot restrict the rental of the units, to the satisfaction of the City Solicitor and Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00043 for 2708 Graham Street and 1050-1054 Hillside Avenue, in accordance with:

1. Plans date stamped December 17, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the number of buildings from one to two
 - ii. decrease the site area from 920.0m² to 911.93m²
 - iii. decrease the rear (north) yard setback from 4.57m to 2.31m
 - iv. decrease the side (east) yard setback from the building from 4.57m to 2.42m
 - v. decrease the side (east) yard setback from the stairs from 3.0m to 0.0m
 - vi. increase the site coverage from 40.0% to 48.4%
 - vii. decrease the open site space from 60.0% to 51.6%.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, to add canopies above the townhouse front doors, change the horizontal metal siding to wood, amend the landscape plan bicycle parking to be consistent with site plan, and change the garage door to wood.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 2708 Graham Road and 1050-1054 Hillside Avenue - Development Permit with Variances Application No. 00043 (Hillside/Quadra)

Committee received a report dated February 28, 2019 from the Acting Director of Sustainable Planning and Community Development proposing to consolidate two properties, demolish an existing single-family dwelling, and construct a new four-unit townhouse building.

Moved By Councillor Isitt
Seconded By Councillor Potts

That, subject to the preparation and execution of a Statutory Right-of-Way for 3.57m off Hillside Avenue and a Housing Agreement to ensure a future strata cannot restrict the rental of the units, to the satisfaction of the City Solicitor and Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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 - iii. decrease the rear (north) yard setback from 4.57m to 2.31m
 - iv. decrease the side (east) yard setback from the building from 4.57m to 2.42m
 - v. decrease the side (east) yard setback from the stairs from 3.0m to 0.0m
 - vi. increase the site coverage from 40.0% to 48.4%
 - vii. decrease the open site space from 60.0% to 51.6%.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, to add canopies above the townhouse front doors, change the horizontal metal siding to wood, amend the landscape plan bicycle parking to be consistent with site plan, and change the garage door to wood.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of March 14, 2019

To: Committee of the Whole **Date:** February 28, 2019

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

Subject: **Development Permit with Variances Application No. 00043 for 2708 Graham Street and 1050-1054 Hillside Avenue**

RECOMMENDATION

That, subject to the preparation and execution of a Statutory Right-of-Way for 3.57m off Hillside Avenue and a Housing Agreement to ensure a future strata cannot restrict the rental of the units, to the satisfaction of the City Solicitor and Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00043 for 2708 Graham Street and 1050-1054 Hillside Avenue, in accordance with:

1. Plans date stamped December 17, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
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 - v. decrease the side (east) yard setback from the stairs from 3.0m to 0.0m
 - vi. increase the site coverage from 40.0% to 48.4%
 - vii. decrease the open site space from 60.0% to 51.6%.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, to add canopies above the townhouse front doors, change the horizontal metal siding to wood, amend the landscape plan bicycle parking to be consistent with site plan, and change the garage door to wood.
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 2708 Graham Street and 1050-1054 Hillside Avenue. The proposal is to consolidate two properties, demolish an existing single-family dwelling, and construct a new four-unit townhouse building. The variances are related to reducing the minimum site area, increasing the maximum number of buildings, reducing the rear and side yard setbacks, increasing the maximum site coverage and decreasing the minimum open site space.

The following points were considered in assessing this application:

- the proposed townhouses are generally consistent with the relevant design guidelines as the townhouses provide a sensitive transition to the lower-density buildings and create a positive street relationship through strong residential entrances
- the proposal is consistent with the Hillside-Quadra Neighbourhood Plan in providing gradual change through infill development
- the variances are to:
 - increase the number of buildings, which is supportable as it creates two distinct building masses
 - decrease the site area, which is supportable as it is a minimal variance
 - decrease the rear (north) yard setback, which is supportable as this setback acts as a side yard
 - decrease the side (east) yard setback from the building and from the stairs, which is supportable as it helps create an interesting relationship with the street
 - increase the maximum site coverage and decrease the minimum open site space, which is supportable as the proposal is well-landscaped with permeable paving utilized on all new construction.
- the applicant is providing a sizeable Statutory Right-of-Way.

BACKGROUND

Description of Proposal

The proposal is to consolidate two properties, demolish an existing single-family dwelling, and construct a new four-unit townhouse building.

Building and site design elements include:

- low-rise building form consisting of contemporary architectural features
- retention of an existing duplex fronting onto Hillside Avenue
- enclosed parking area
- individual raised entrances facing Graham Street
- private amenity space in the form of patios rear and side.

Building materials include:

- hardy lap siding and hardy panels
- horizontal metal siding
- brick veneer.

Landscaping elements include:

- permeable pavers for all driveway, patio and walkway surfaces
- aluminum fencing and wooden lattice fencing
- retention of existing pink horse chestnut trees
- planting of seven new trees, including vine maples and dogwoods.

The proposed variances are related to:

- increase the number of buildings from one to two
- decrease the site area from 920.0m² to 911.93m²
- decrease the rear (north) yard setback from 4.57m to 2.31m
- decrease the side (east) yard setback from the building from 4.57m to 2.42m
- decrease the side (east) yard setback from the stairs from 3.0m to 0.0m
- increase the site coverage from 40.0% to 48.4%
- decrease the open site space from 60.0% to 51.6%.

Affordable Housing Impacts

The applicant proposes the creation of four new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. The applicant has noted that extended family would be living in the newly created units and therefore cannot secure affordability on-site.

The applicant has voluntarily offered to contribute \$20,000 to the Victoria Housing Reserve Fund; however, this is not a relevant consideration for a Development Permit, and therefore, has not been factored into staff's consideration or assessment of the application.

Tenant Assistance Policy

The proposal is to demolish an existing single-family dwelling with secondary suite which would result in a loss of two existing residential rental units. Tenant Assistance Plans are not required for Development Permit applications; however, the proposal also retains an existing rental duplex with five bedrooms in each unit which is currently being rented to students.

Sustainability Features

As indicated in the applicant's letter dated February 20, 2019, the following sustainability features are associated with this application:

- building to be constructed to Step 2 of the BC Energy Step Code
- retention of the existing duplex on-site
- water conservation measures including low-flow faucets and dual-flush toilets
- permeable hardscape surfaces.

Active Transportation Impacts

A six-stall bicycle rack will be installed on the property, which provides benefits to active transportation.

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 duplex on the southern lot and a single-family dwelling with basement suite on the northern lot. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed as a multi-unit residential building at a density of up to 1.6:1 floor space ratio (FSR).

Data Table

The following data table compares the proposal with the R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone
Site area (m ²) - minimum	911.93*	920.0
Number of buildings - maximum	2*	1
Density (Floor Space Ratio) - maximum	0.80	1.20
Total floor area (m ²) - maximum	725.76	820.73
Lot width (m) - minimum	20.57	N/A
Height (m) - maximum	9.14	18.50
Storeys - maximum	3	N/A
Site coverage % - maximum	48.4*	40.0
Open site space % - minimum	51.60*	60.0
Setbacks (m) – minimum:		
Front (Hillside Avenue)	7.58m	7.50
Rear (north)	2.31*	4.57
Side (west)	5.04 (building) 4.16 (stairs)	4.57 (building) 3.0 (stairs)
Side (east)	2.42* (building) 0.0* (stairs)	4.57 (building) 3.0 (stairs)
Parking - minimum	6	6

Zoning Criteria	Proposal	Existing R3-2 Zone
Visitor parking (minimum) included in the overall units	0	0
Bicycle parking stalls (minimum)		
Class 1	6	5
Class 2	12	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on November 29, 2017, the application was referred for a 30-day comment period to the Hillside-Quadra CALUC. A letter dated December 29, 2017 is attached to this report. The revised application was subsequently referred to the CALUC on December 19, 2018; however, at the time of writing this report, a revised letter from the CALUC had not been received.

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 this property in Development Permit Area 16: General Form and Character (DPA 16). Design guidelines that apply to DPA 16 are the *Guidelines for Fences, Gates and Shutters* (2010), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012).

The proposed development is generally consistent with the objectives of DPA 16 which seek to integrate multi-unit residential buildings in a manner that is complementary to an established neighbourhood. The roofline of the proposed townhouses steps down on the north and south to provide a transition in height to the adjacent buildings. The stairs help to give the residential entrances more prominence and provide a transition from the public realm of the sidewalk to the private residential realm. Enclosing the parking under the building minimizes the number of driveway crossings and allows for additional amenity space for residents.

Staff believe further improvements can be made to the proposal. Revising both the horizontal metal siding and the glass garage door to wood would soften the appearance of the proposal and de-emphasize the prominence of the vehicle entrance. Adding canopies to the residential entrances would further increase the prominence. Additionally, the bicycle parking is shown differently on the site plan and the landscape plan; the landscape plan should be revised to match the site plan. These proposed changes have been added to the staff-recommended Council motion.

Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* identifies this property within the Maintain Current Zoning designation. The housing policies note that gradual change through infill will be acceptable in some locations, with family-oriented townhouses being preferred to apartments.

Tree Preservation Bylaw and Urban Forest Master Plan

There is one public Birch tree and one Cherry Plum tree on Hillside Avenue, and two public Horse Chestnut trees on Graham Street that will be retained with this application.

All public trees to be retained will be protected during construction. No significant private trees are to be removed. No new trees are being proposed on the portion of the property with the existing duplex and nine new trees are proposed to be planted on the townhouse portion of the property. There are no bylaw protected trees impacted by this application.

Regulatory Considerations

There are seven proposed variances. The first variance is to increase the number of buildings on site from one to two; staff consider this supportable as it breaks up the massing of the proposal into two distinct building forms. The second variance is to decrease the site area from 920m² to 911.93m²; staff support this variance as it is minimal in nature. The third variance is to increase the site coverage from 40% to 48.4% and the fourth variance is to reduce the open site space from 60% to 51.6%; these variances are considered supportable as new hardscaping is permeable, and the proposal represents a unique solution to infill housing.

The final variances relate to decreasing the setbacks. The variance to decrease the rear (north) yard setback from 4.57m to 2.31m is supportable as this setback acts as a side yard and represents an increase in distance over the building currently on-site. There are two variances to decrease the side (east) yard; one measured from the building, decreasing the side yard 4.57m to 2.42m; and one from the stairs, decreasing the side yard 3.0m to 0.0m. These variances are considered supportable as they help create an interesting relationship with the street by distinguishing the public realm from the private residential entrances.

Finally, the applicant has agreed to register a 3.57m Statutory Right-of-Way off Hillside Avenue. This Right-of-Way will be used to help fulfill Council approved Official Community Plan objectives such as enhanced facilities for walking, cycling, and boulevards. Should the application proceed, Staff recommend executing this document prior to the Opportunity for Public Comment.

Other Considerations

A previous version of the application was brought to the Advisory Design Panel (ADP) on April 11, 2018, as it represents an uncommon form of infill development. The ADP discussed a lack of green space and decreased liveability, which was caused from the driveway, at that time, being located in between the proposed townhouses and the duplex. The ADP recommended that the application be declined.

Since the ADP meeting, the applicant has significantly revised the proposal to provide parking access in the middle of the townhouses. This maintains rear yards for the duplex units, allows for units 1 and 4 to have basements, and creates more useable open space at the rear of the townhouses.

CONCLUSIONS

The proposal for infill townhouses is a unique solution to increase the density on the property while retaining an existing rental duplex. While there are a large number of variances, the overall design of the townhouses provides for a sensitive transition to the lower-density buildings and its contemporary architectural style with pronounced front entrances is consistent with the relevant guidelines. Staff, therefore, recommend that Council consider supporting this application.

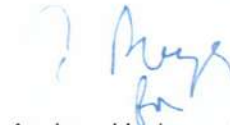
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00043 for the property located at 2708 Graham Street and 1050-1054 Hillside Avenue.

Respectfully submitted,




Michael Angrove
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

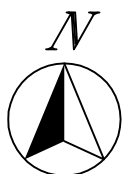


Date:

March 8, 2019

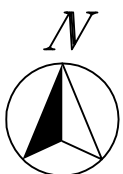
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 20, 2019
- Attachment E: Community Association Land Use Committee Comments dated December 29, 2017
- Attachment F: Advisory Design Panel Minutes from the April 11, 2018 Meeting.



1050-1054 Hillside Ave. & 2708 Graham St.
Development Permit with Variances #00043



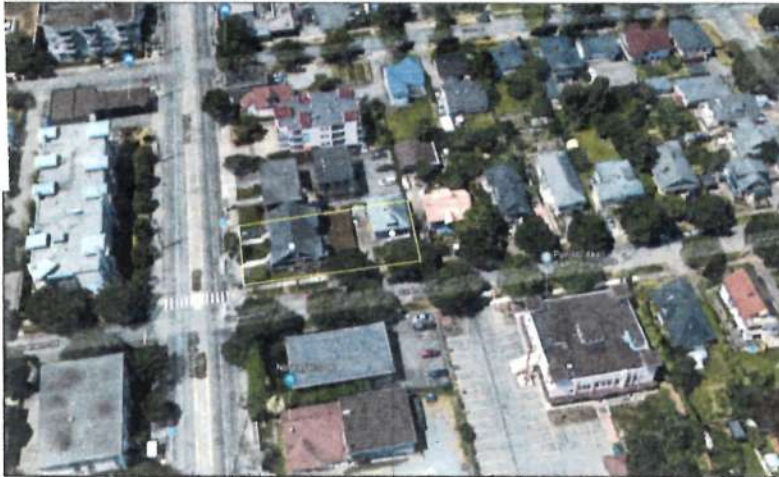


1050-1054 Hillside Ave. & 2708 Graham St.
Development Permit with Variances #00043



LOCATION PLAN
PROPOSED 4 UNITS TOWNHOUSE
2708 GRAHAM STREET

PROPOSED TOWNHOMES
FOR ANDREW MILLS
2708 GRAHAM STREET
VICTORIA, BC



DUPLEX
1050 HILLSIDE AVE
TO REMAIN

DWELLING
2708 GRAHAM STREET
TO BE REMOVED

DWELLING
2718 GRAHAM ST
(INCLUDED IN
STREETSCAPE)



PROPOSED MATERIALS & COLORS

Colour Legend

- Hardy Lap Siding
- Langdon House 2128-35
- Horizontal Ply-wooded Shale Siding
- Langdon House 2144-35
- Hardy Plywood
- Langdon House 2111-75
- Black Vinyl Windows
- Trim, Barge Boards
- Langdon House 2125-35
- Roofs
- Langdon House 2128-35



- P1 - Location & Context
- P2 - Site Plan
- P3 - Elevations
- P4 - First Floor
- P5 - Second Floor
- P6 - Third Floor
- P7 - Section & Duplex Elevations
- P8 - Existing Duplex Floor Plans

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8103 - 89141222 AVENUE
VICTORIA, B.C.
V8V 6A1

2708 GRAHAM STREET

DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION

Date: 2018 Dec 14

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The Northerly 50 feet of Lot 4, Block 1,
Section 4, Victoria District, Plan 299
&

The Southerly 103 feet of Lot 4, Block 1,
Section 4, Victoria District, Plan 299
except the southerly 7.5 feet thereof taken for road
purposes as shown on said plan

Prop. Grade Calculation (See Elevations)

Pts A+B ((16.55+16.46)/2) x 17.68 = 291.81
Pts B+C ((16.46+16.70)/2) x 11.10 = 184.04
Pts CL+DL ((15.85+15.85)/2) x 2.87 = 45.49
Pts D+E ((16.80+16.80)/2) x 6.99 = 117.84
Pts EL+FL ((16.67+16.67)/2) x 3.71 = 61.85
Pts F+G ((16.88+16.90)/2) x 6.99 = 117.99
Pts GL+HL ((15.85+15.85)/2) x 2.87 = 45.49
Pts H+A ((16.83+16.55)/2) x 11.10 = 185.26

Total: 1049.57

1049.57/63.31(Perimeter) = 16.58 (Average Grade)

PARKING SCHEDULE	SCHEDULE C	PROPOSED
PARKING STALLS	45 / UNIT = 9	4*
LONG TERM BICYCLE	1 / UNIT = 4	4
SHORT TERM BICYCLE	6 / BUILDING = 12	12

* - VARIANCE REQUIRED

Area of the Northerly 50 feet of Lot 4 +/- 313.5 square metres
Area of the Southerly Part of Lot 4 +/- 608.4 square metres
total site area (both sites) +/- 911.9 square metres

HILLSIDE AVENUE

Strata Plan VIS7052

Existing Duplex
1050 & 1054 Hillside Ave

Proposed Townhouses

Existing Dwelling
2718 Graham Street

Received
City of Victoria

DEC 17 2018

Planning & Development Department
Development Services Division

SITE DATA		83-2
ITEMS	PROPOSED	
LOT AREA	911.93 SQ.M.	
SITE COVERAGE EX. DW. +	48.41% (205 SQ.M. + 234 SQ.M.)	
+ PROP. TH. 1	38.81% (668 SQ.M.)	51.6%
OPEN SPACE		
SETBACKS		
- FRONT (SOUTH)	7.58 M.	
- REAR (NORTH)	3.31 M.	
- LEFT (WEST)	1.40 M. ** / 4.19 M.	
- RIGHT (EAST)	2.42 M. ** / 7.42 M. *	
EX. DUPLEX FLOOR AREA	255.9 SQ.M.	
PROP. TH. FLOOR AREA	469.84 SQ.M.	
TOTAL FLOOR AREA	725.74 SQ.M.	
F.S.R.	0.80 TO 1.0	
PARKING	4*	

* - VARIANCE REQUIRED

** - EXISTING NONCONFORMING

Civ. address: 2708 Graham Street (northerly 50 feet of Lot 4)
Victoria, B.C.

Parcel Identifier Number 000-420-155

Civ. address: 1050 & 1054 Hillside Avenue (Southerly Part of Lot 4)
Victoria, B.C.

Parcel Identifier Number 000-420-244

1 Site Plan
P2 Scale: 1:100

1102 - 801 LATTER AVENUE
VICTORIA, B.C.
V8M 1A1

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2708 GRAHAM STREET

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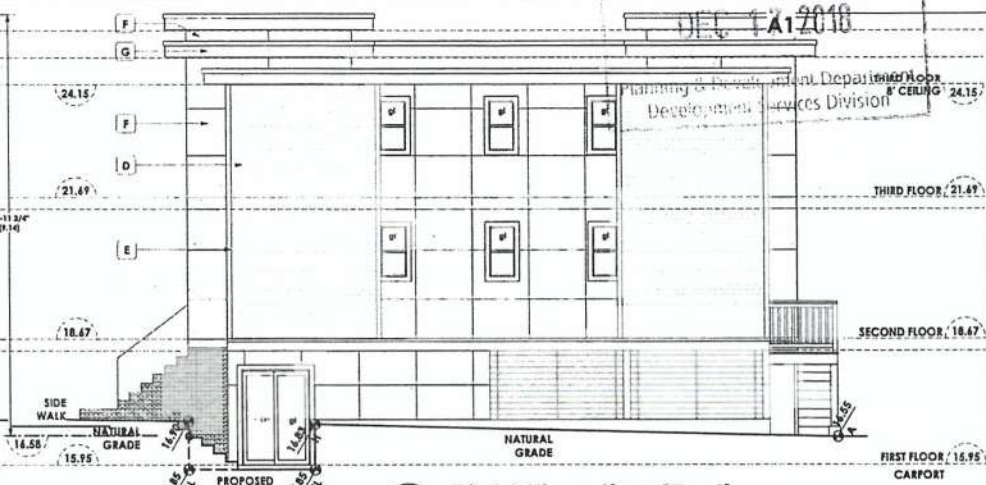
1 Front Elevation (South)

Scale: 1/4" = 1'-0"



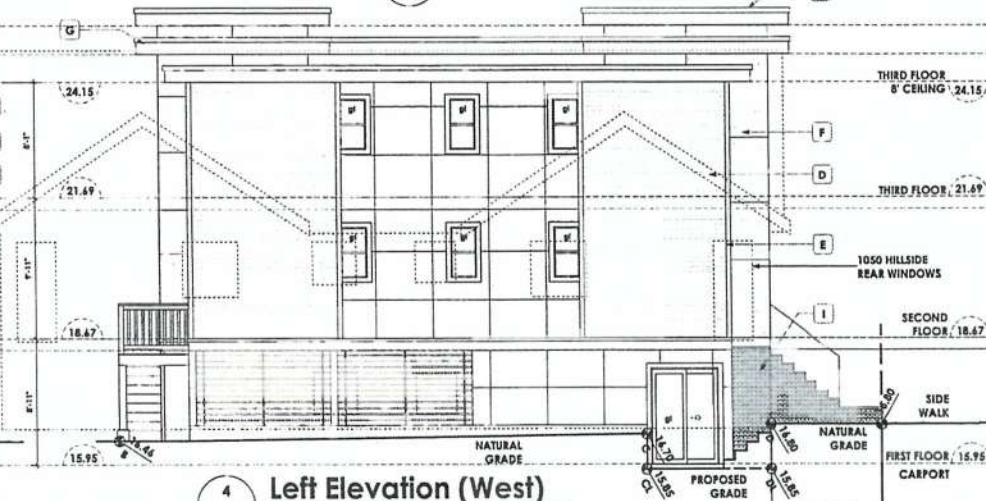
3 Rear Side Elevation (North)

Scale: 1/4" = 1'-0"



2 Right Elevation (East)

Scale: 1/4" = 1'-0"



4 Left Elevation (West)

Scale: 1/4" = 1'-0"

EXTERIOR APPLICATION

- | | | | | |
|--------------------------------------|------------------------------------|--|--|----------------|
| A TORCH ON ROOFING | C VERTICAL WOOD SIDING | E 1"x4" WINDOW & DOOR TRIM (metal flashing where req.) | G 1"x4" TRIM BOARD ON 2"x10" BARGE BOARD | I BRICK VENEER |
| B 1"x4" FASCIA BOARD ON 2"x10" BOARD | D HORIZONTAL PRE-FIN. METAL SIDING | F CONC. FIBRE PANELS | H 42" FIN. HT. GUARD C/W 5.7' GLAZING PANEL TO COMPLY W/ BC BLDG CODE 2004 9.8.8 | |

5105 - 5111 LAUREL AVENUE
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DOOR SCHEDULE

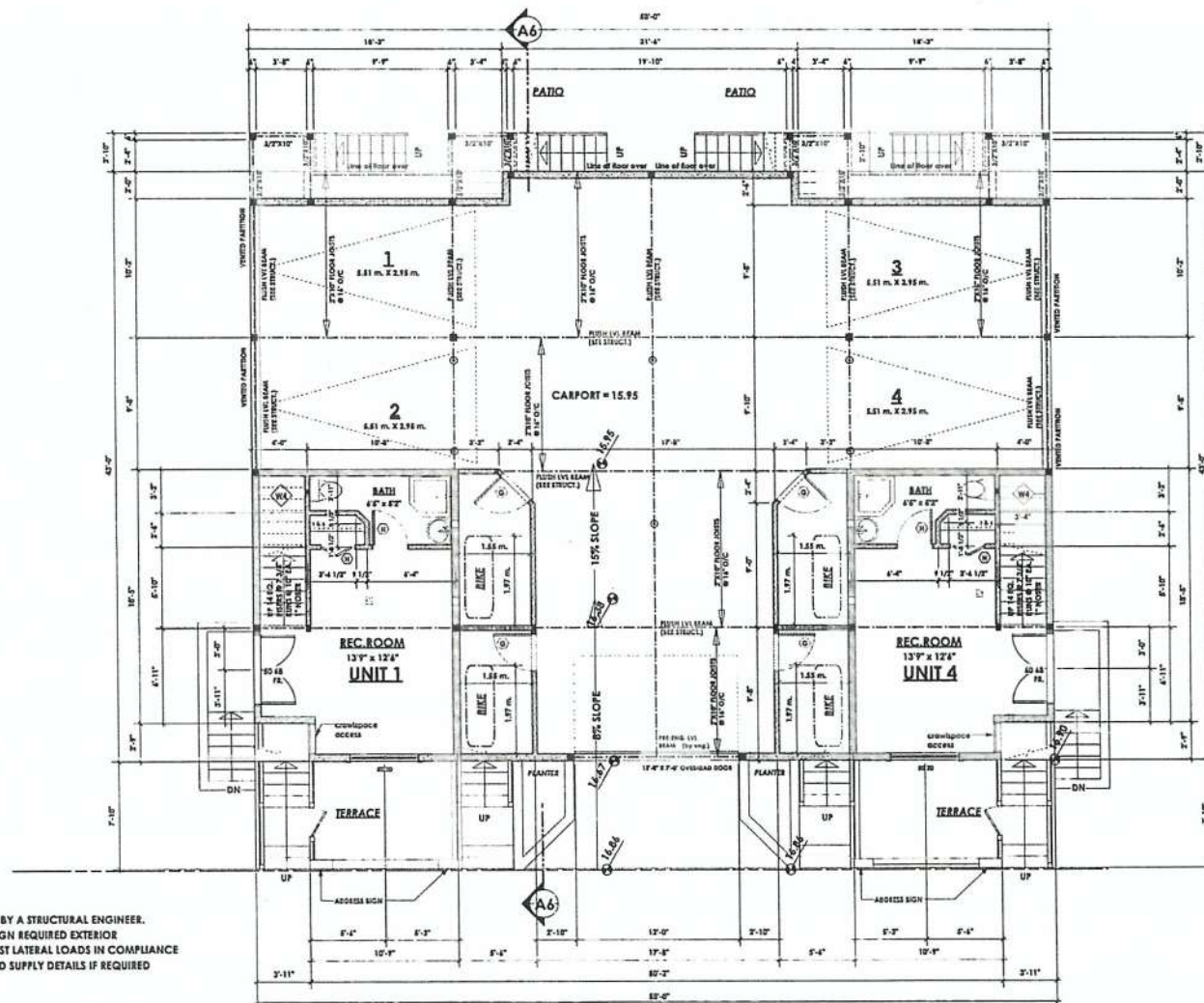
A	8'0" X 6'8" (2438 X 2032)
B	4'0" X 6'8" (1219 X 2032)
C	5'0" X 6'8" (1524 X 2032)
D	4'0" X 6'8" (1219 X 2032)
E	3'0" X 6'8" (914 X 2032)
F	2'10" X 6'8" (654 X 2032)
G	2'8" X 6'8" (813 X 2032)
H	2'6" X 6'8" (792 X 2032)
J	2'4" X 6'8" (711 X 2032)
K	2'0" X 6'8" (610 X 2032)
L	1'8" X 6'8" (508 X 2032)

FRAMING WALL LEGEND (SEE SECTION FOR COMPLETE ASSEMBLIES)

- W1 8" CONC. FOUNDATION WALL (SEE STRUCT.)
- W2 INTERIOR PARTITION 2X4 STUDS @ 16" O/C
- W3 INTERIOR PARTITION 2X4 STUDS @ 16" O/C
- W4 1 HL. F.B.R. (12 STC) PARTY WALL 8 C.S.C. 2012 W16 3 ROWS STAGGERED 2X4 STUDS @ 16" O/C ON COMMON 2X4 PLATE
- W5 1 HL. F.B.R. EXTERIOR WALL 8 C.S.C. 2012 W16 2X4 STUDS @ 16" O/C
- W6 EXTERIOR WALL 2X4 STUDS @ 16" O/C
- W7 EXTERIOR WALL 2X4 STUDS @ 16" O/C (EXTERIOR FINISHED BOTH SIDES)
- W8 1 HL. RATED INTERIOR PARTITION 8 C.S.C. 2012 W16 2X4 STUDS @ 16" O/C

STRUCTURAL ENGINEER TO VERIFY EXIST OF ALL REQUIRED INTERIOR & EXTERIOR BRACINGS.
B.C. BLDG. CODE 2012 9.23.13.3.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



1 First Floor Plan
Scale: 1/4" = 1'-0"

Unit 1: 287.17 sq.ft. (26.70 sq.m.)
Unit 4: 287.17 sq.ft. (26.70 sq.m.)
Total Units Floor Area: 574.34 sq.ft. (53.40 sq.m.)
Carport: 1725.05 sq.ft. (160.26 sq.m.)

Received
City of Victoria
DEC 17 2018
Planning & Development Department
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12/13/2018

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NCT/LIS
page: 4/8

Date: 2018 Dec 14

DOOR SCHEDULE

A	6/0 X 4/8 (1438 X 2032)
B	6/0 X 4/8 (1829 X 2032)
C	5/0 X 4/8 (1524 X 2032)
D	4/6 X 4/8 (1219 X 2032)
E	3/0 X 4/8 (914 X 2032)
F	2/10 X 4/8 (854 X 2032)
G	2/0 X 4/8 (813 X 2032)
H	2/4 X 4/8 (742 X 2032)
J	2/4 X 4/8 (711 X 2032)
K	2/0 X 4/8 (610 X 2032)
L	1/4 X 4/8 (308 X 2032)

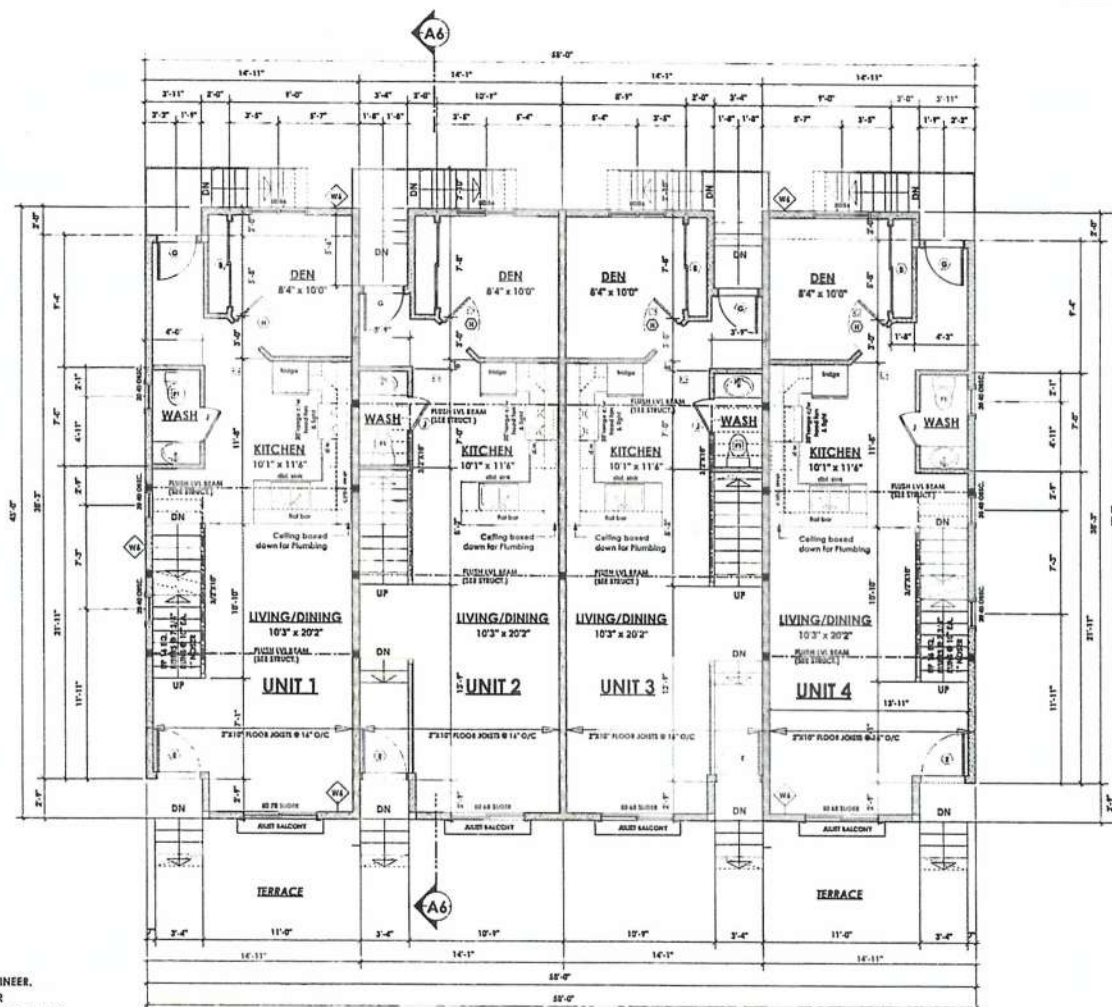
FRAMING WALL LEGEND

(SEE SECTION FOR COMPLETE ASSEMBLIES)

- W1. 8" CONC. FOUNDATION WALL (SEE STRUCT.)
- W2. INTERIOR PARTITION 2X4 STUDS @ 14" O/C
- W3. INTERIOR PARTITION 2X4 STUDS @ 14" O/C
- W4. 1 HE. P.B.L. (30 STC) PARTY WALL S.C.I.C. 2012 W16 2 ROWS STAGGERED 2X4 STUDS @ 14" O/C ON COMMON 2X4 PLATE
- W5. 1 HE. P.B.L. EXTERIOR WALL S.C.I.C. 2012 W16 2X4 STUDS @ 14" O/C
- W6. EXTERIOR WALL 2X4 STUDS @ 14" O/C
- W7. EXTERIOR WALL 2X4 STUDS @ 14" O/C
- W8. 1 HE. BATED INTERIOR PARTITION S.C.I.C. 2012 W16 2X4 STUDS @ 14" O/C

STRUCTURAL ENGINEER TO VERIFY EXTENT OF ALL REQUIRED INTERIOR & EXTERIOR BRACINGS. S.C.I.C. CODE 2012 9.23.13.2.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



1 Second Floor Plan
Scale: 1/4" = 1'-0"

Unit 1: 575.21 sq.ft. (53.44 sq.m.)
Unit 2: 582.60 sq.ft. (54.13 sq.m.)
Unit 3: 582.60 sq.ft. (54.13 sq.m.)
Unit 4: 575.21 sq.ft. (53.44 sq.m.)
Total Units Floor Area: 2315.62 sq.ft. (216.14 sq.m.)

Received
City of Victoria
DEC 17 2018
Planning & Development Department
Development Services Division

2102 - 201 LAITHE AVENUE
VICTORIA, B.C.
V8N 5A4

PH: 250.337.7334
FAX: 250.337.7334

2708 GRAHAM STREET

DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION

VICTORIA
DESIGN
GROUP
drawing#
7898
drawn by
NCT/LIS
page: 5/8

Date: 2018 Dec 14

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DOOR SCHEDULE

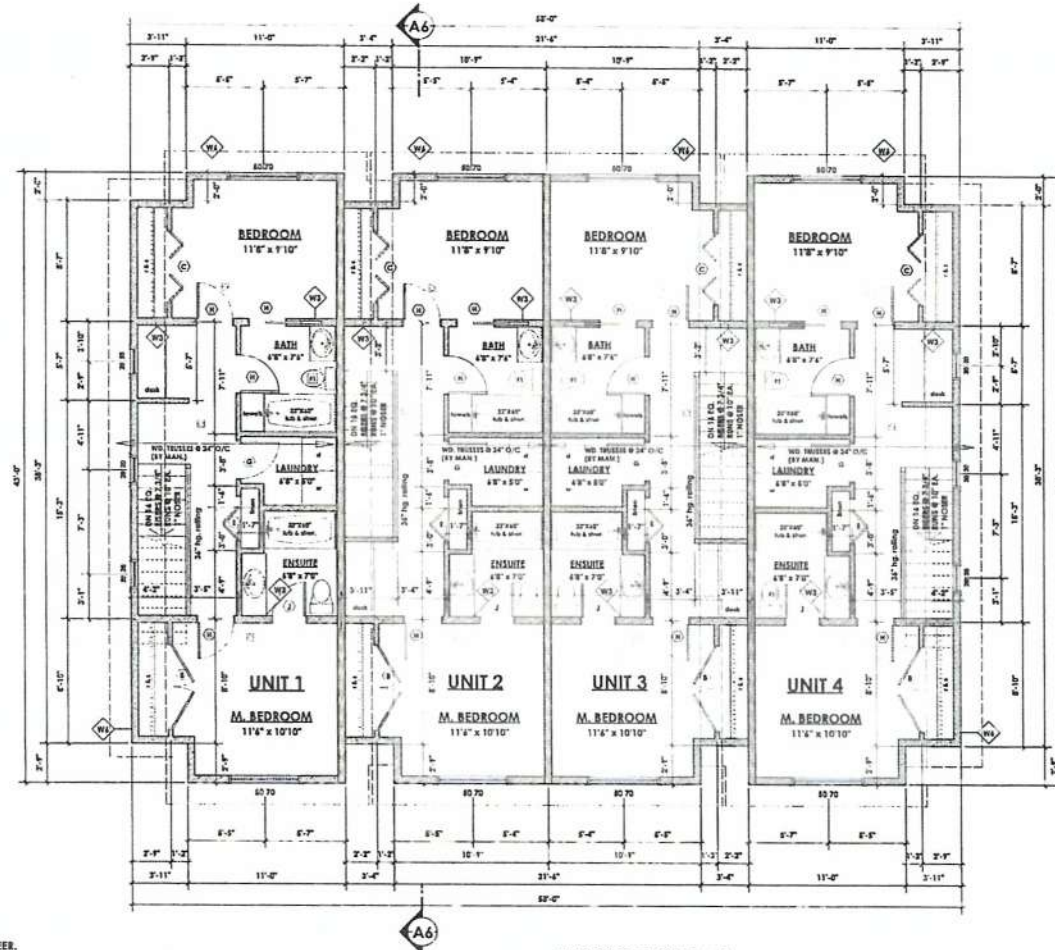
A	6/0 X 6/8 (1023 X 2032)
B	6/0 X 6/8 (1029 X 2032)
C	5/0 X 6/8 (1024 X 2032)
D	4/0 X 6/8 (1019 X 2032)
E	3/0 X 6/8 (914 X 2032)
F	2/10 X 6/8 (854 X 2032)
G	2/8 X 6/8 (813 X 2032)
H	2/4 X 6/8 (762 X 2032)
J	2/4 X 6/8 (711 X 2032)
K	2/0 X 6/8 (610 X 2032)
L	1/6 X 6/8 (308 X 2032)

FRAMING WALL LEGEND (SEE SECTION FOR COMPLETE ASSEMBLIES)

- W1. 8" CONC. FOUNDATION WALL (SEE STRUCT.)
- W2. INTERIOR PARTITION 2X4 STUDS @ 14" O/C
- W3. INTERIOR PARTITION 2X4 STUDS @ 14" O/C
- W4. 1 HL. P.S.L. (10 STC) PARTY WALL 8" C.I.C. 2013 W10 2 ROWS STAGGERED 2X4 STUDS @ 14" O/C ON COMMON 2X4 PLATE
- W5. 1 HL. P.S.L. EXTERIOR WALL 8" C.I.C. 2013 W10 2X4 STUDS @ 14" O/C
- W6. EXTERIOR WALL 2X4 STUDS @ 14" O/C
- W7. EXTERIOR WALL 2X4 STUDS @ 14" O/C (EXTERIOR FINISHES BOTH SIDES)
- W8. 1 HL. BATED INTERIOR PARTITION 8" C.I.C. 2013 W10 2X4 STUDS @ 14" O/C

STRUCTURAL ENGINEER TO VERIFY EXIST OF ALL REQUIRED INTERIOR & EXTERIOR BRACED WALLS, S.C. B.C. CODE 2012 9.23.13.2.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



1 Third Floor
Scale: 1/4" = 1'-0"

Unit 1: 540.00 sq.ft. (50.17 sq.m.)
Unit 2: 543.47 sq.ft. (50.49 sq.m.)
Unit 3: 543.47 sq.ft. (50.49 sq.m.)
Unit 4: 540.00 sq.ft. (50.17 sq.m.)
Total Units Floor Area: 2166.94 sq.ft. (201.32 sq.m.)

Received
City of Victoria
DEC 17 2013
Planning & Development Department
Development Services Division

2105 - BRISTOL AVENUE
VICTORIA, B.C.

PH: 250-380-7334
FAX: 250-380-7334

2708 GRAHAM STREET

DEVELOPMENT PERMIT WITH VARIANCE PRESENTATION

VICTORIA DESIGN GROUP
drawing# 7898
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EXIST. BRIDGE REMOVED
AND TO BE REPLACED W/
LARGER OPENING



F1. DAMPROOFING (where required) ON
8" THICK CONC. FOUNDATION WALL
C/F 1/8" UNGLAZED SCR. (SIC BEARING)

F2. 1/2" 8" CONC. FOOTINGS
C/F 3/4 4" 8" CONC. 2 IN. FROM BOT.
ON UNGLAZED SCR. (SIC BEARING)

F3. 4" FEMORATE DRAIN
3" DRAIN PIPE FOR ENCL.
DRAIN ROCK

F4. ANCHOR BOLTS 3/4" DIA. P. 6" MAX
C/F 5" SILL GASKETS

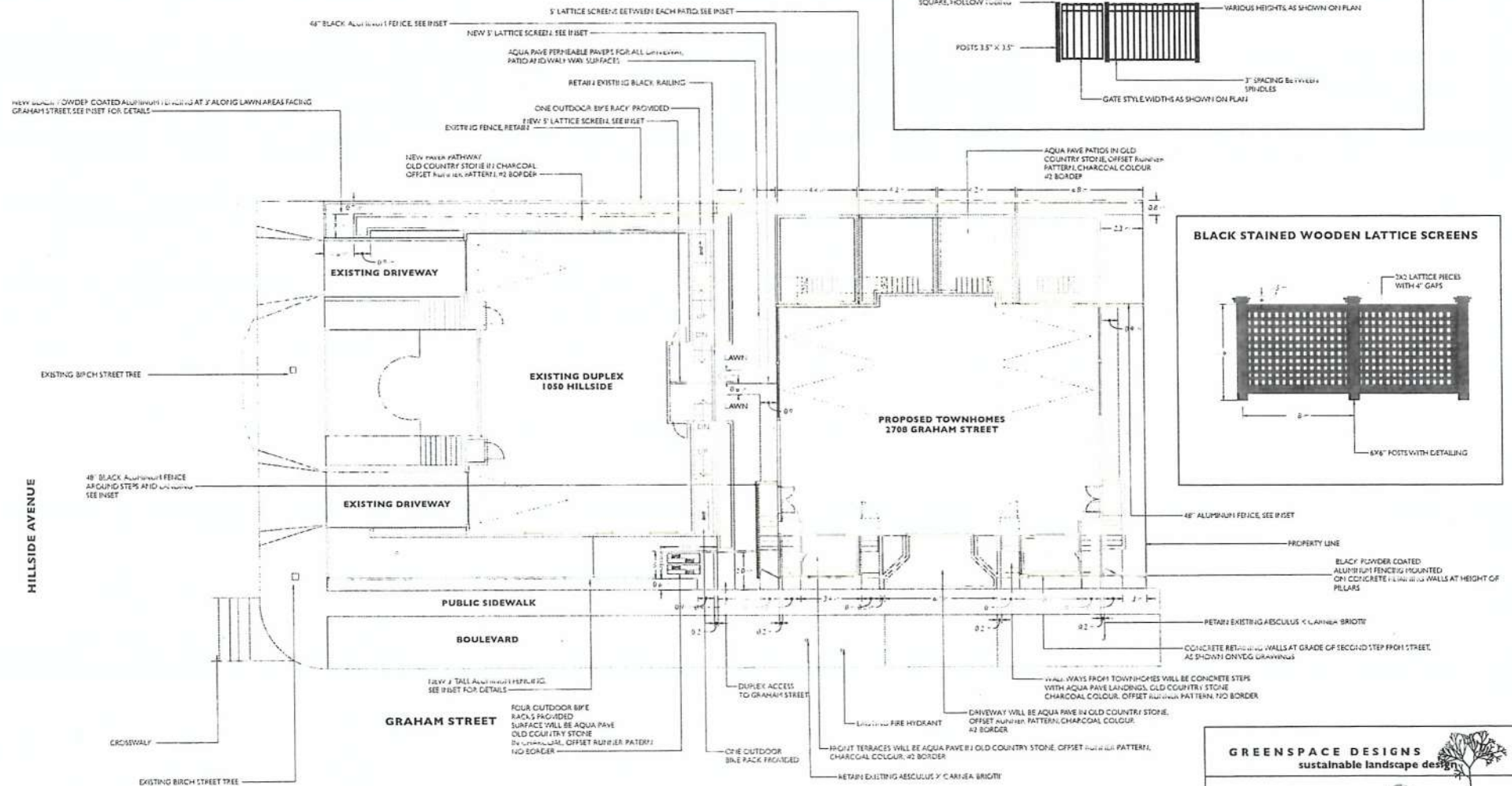
F5. UNDER SLAB INSULATION
1/2" (2" MIN) EXTRUDED POLYSTYRENE
INSULATION C/F 1" (2" MIN)
CONC. FEMORATE UNDER
SLAB INSTALLED HORIZONTALLY OR
VERTICALLY FOR SLABS ABOVE GROUND LINE.
(verify with municipality depth of frost line)

F6. STEP DOWN TO GARAGE SLAB
MAY VARY, VERIFY EXTENT ON
SITE



Date: 2018 Dec 14

SITE AND DETAIL PLAN



GREENSPACE DESIGNS
sustainable landscape design

PROJECT TITLE :
PROPOSED SITE PLAN for
ANDREW MILLS
1050 HILLSIDE AVE and 2708 GRAHAM STREET, VICTORIA, B.C.

PAGE TITLE :
SITE AND DETAIL PLAN, PAGE TWO OF TWO

DATE :
JUNE 5, 2017
revised AUGUST 16, 2017
revised JANUARY 31, 2018
revised DECEMBER 1, 2018

SCALE :
1:56

Andrew Mills

4-771 Central Spur Road

Victoria BC V9A 0E9

February 20th, 2019

Re: 1050/2708 Development Permit Application

Dear Mayor and Council,

Thank you for considering my development permit application for 1050 Hillside Avenue/2708 Graham Street.

The proposed development would see consolidation of 2708 Graham Street with 1050/54 Hillside Ave; two R3-2 zoned lots. Currently, there is a single family home at 2708 Graham Street and a duplex at 1050 Hillside Ave. With this proposal, the duplex at 1050 Hillside, which is in excellent condition, would be retained while the proposed 4 row style townhouses would replace the single family home.

The proposed development fits with the Official Community Plan (OCP) for these parcels. The OCP calls for urban residential class buildings and specifically calls for townhouses. The existing neighborhood is urban residential consisting of apartment style buildings along Hillside Avenue corridor with a transition to traditional residential, single family homes up the adjoining streets including Graham Street. In the immediate vicinity there is a mix of traditional peaked roofs as well as flat roofed, more modern looking buildings to the rear of the property as well as directly across the street.

Each unit would be very livable. Each would include private outdoor areas, secure storage, the requisite one parking space per unit, and private long term as well as short term bicycle storage.

Each unit would be constructed conforming to step 2 of the BC energy step code. This is a step higher than is currently required. There are also a number of green benefits associated with this proposal. A list is attached as Appendix A.

I am also cognizant of the current affordable housing situation in Victoria. In consultation with the planning department I have attempted to propose a development which could provide benefits to affordable housing. Specific benefits include:

1. Maintenance of two 5-bedroom side by side units in the existing duplex. These are rented to students and younger members of the workforce. They have been rented for the past 7 years.
2. Creation of four ground oriented, 3-bedroom townhouse units which would, if completed, be suitable for family occupation. The current plan is for members of my immediate family to live in some or all of the new units. However, if the units were to be rented given their size and location they would naturally situate themselves as moderate income rental units likely renting in and around the \$2000/month mark. It will be noted this is within an "affordable rent" level as defined by the city of Victoria. Also, if the units were to be sold, they would fill the so called "missing middle" of housing and could be marketed to moderate income families looking for ownership but not able to afford in the single family home market.
3. Contribution of \$20,000 to the Victoria housing reserve fund which would fund city grants for one two bedroom affordable housing unit contingent on approval.

I am proposing this development with variances. These include:

Number of Buildings - This was the preferred option suggested by city staff. This allows there to be outdoor space for all units and leads to a more preferable streetscape.

Site Coverage - I am asking for an increase in site coverage from the zone standard 40% to 48.4% I believe this increase is justified given the difficulty attaining the increased density called for in the official community plan while being mindful of the benefits of retaining the existing duplex. This difficulty is especially visible when one

considers the existing duplex would account for over half the zone standard site coverage.

Open Site Space – Along with a variance in site coverage comes a corresponding variance in open site space. This proposal is for 51.6% open site space down from the zone standard of 60%

Setbacks- I am requesting two setback variances: One at the rear (north) of the proposed building which would see a setback of 2.31 meters down from the zone standard 4.5 meters. The second is along the east of the proposed building (Graham frontage). This is a continuation of the existing duplex's non-conforming setback. This setback would be 2.42 meters down from the zone standard of 4.5 meters. Stairs setback would be 1.1 meters down from the zone standard 3 meters.

To conclude, this is a proposal for infill development in which an existing duplex is to be retained and 4 new townhouses are to be constructed. This design has gone through numerous iterations. The planning department and I have worked hard to consider all options for this site. The proposal's current form I believe is the best possible for the site and I believe is a good project for the area. The owners of this project, my immediate family, intend to occupy some or all of proposed units. As such we have designed spaces we would like to occupy. The variances requested reflect the challenges of infill development. However, I would respectfully suggest the benefits of this proposal justify approval of these requests.

Sincerely,

Andrew Mills

Applicant

Appendix A: List of Green Building Features

Retention of existing duplex:

Development proposal is infill development that will ensure retention of the existing duplex.

Transportation:

The proposed development meets schedule C car and bicycle parking requirements. This will discourage multiple cars per family and encourage walking, bicycling, and transit use.

Proposed development is on an existing bicycle route and is located within easy walking distance of many amenities including recreation, groceries, restaurants. It is also on major bus routes.

Energy Efficiency:

The proposed building will be constructed in compliance with step 2 of the BC energy step code

This proposal will employ water conservation measures including low flow faucets and showerheads, dual flush toilets, and drought resistant landscape features to minimize irrigation needs.

Site Permeability:

New construction will utilize permeable surfaces on drive aisles and pathways.

Landscaping and Urban Forest:

Design ensures boulevard trees will be maintained.

Hillside Quadra Neighbourhood Action Committee

Via email to: mangrove@victoria.ca and mayorandcouncil@victoria.ca

December 29, 2017

Mayor and Council,
Michael Angrove, Planner
City of Victoria
1 Centennial Square
Victoria, BC
Re: Folder DPV00043 2708 Graham Street and 1050-1054 Hillside Avenue

Dear Mayor and Council:

The Neighbourhood Action Committee would like to offer the following comments based on the plans dated received November 15, 2017.

Prior to specific comments it needs to be noted that the development tracker tool on the city's web site in no way assisted the assessment of the application and interpretation of the specific zone, the Zoning Bylaw, the Official Community Plan, or the applicable Development Permit Guidelines. At a minimum, a table of requirements (based on a written interpretation), requested variances and resulting differences, better than the one provided below, needs to be provided for lay people to understand and intelligently comment on the application. In addition, there at least needs to be hyperlinks to all pertinent bylaw sections and guidelines and preferably a guideline checklist.

The committee requests to clarify the question of density. A density requirement can't be varied, so why can the number of buildings per lot, a density measure, be the subject of a variance? With respect to Floor Area Ratio (FSR), the zone permits an increasing FSR per building storey, and increases FSR provisions with an enclosed parking space—one that is **entirely within** the structure. The proposed below grade parking labelled "carport" is open on two sides, so it is not entirely within the structure.

To determine FSR by building storey, one must note that the Zoning Bylaw definition of "storey" does not include vehicle parking. Units 1 – 3 are two-storey units and unit 4 is a four-storey unit, so is the FSR required 0.6 or 0.9? Is there a provision to determine FSR in cases such as this, or is the building determined to have two storeys because $\frac{3}{4}$ of the building has two storeys, or three storeys because $\frac{1}{4}$ of the building footprint has three storeys? **This needs to be spelled out by the applicant and the staff interpretation of the bylaw in the development tracker, as this would need to be done prior to acceptance of the application.** The applicant calculation of FSR is 0.8 which may or may not exceed the permitted density. In addition, it needs to be noted that unit 4 has a basement floor which includes two full bathrooms and two separate outside entrances, typical of a secondary suite conversion.

If the use and density for this proposal are considered as conforming to the zone, then the following comments pertain to requirements for a multiple dwelling with an under-building carport, not enclosed parking. The plans refer to a landscape plan which is not available on the development tracker, so further review of the application is needed.

Proposed new building in the R3 – 2 Zone

FSR required: 0.6 – 2 storeys, 0.9 – 3 storeys; requested 0.8

No.	Variances	Requirement	Request	Difference
1	Number of buildings (density?)	1/lot	2	1
2	Site area,	920 m ²	911.93 m ²	8.07 m ²
	Open site space	30%	38.8%	8.8%
3	TH setbacks, street (East), North non-conforming	7.5m	2.42m	5.08m
	TH setbacks, rear (South)		2.31	
	Setbacks, interior side (W)		4.03, 5.04	
	Building separation		3.51	
4	Site coverage	30%	48.4%	18.4%
5	Parking for vehicles and	9 (1.5 x 6 units?)	6	3?
6	Bicycle requirements.	1/unit + 6 sp rack	6, 6 sp rack?	6 sp rack?

The committee agrees in general that attached dwellings in this context between apartment buildings and single houses can be appropriate. The width, size, siting and design of the proposed attached dwellings, shoehorned into consolidated lot at the rear of an existing duplex, does not fit the context. If proposed prior to duplex renovations a few years ago, it might have been reasonable to replace the existing buildings with one or more new buildings which could better respond to the site conditions. It is reasonable to retain the duplex because it provides good recently renovated affordable housing for families with children. Children and most humans need usable open space adjacent to dwellings, particularly ground-oriented dwellings. This open space is replaced by the parking access driveway.

As noted above, the proposal is shoehorned into the site, falling below the minimum site area and required yard setbacks, and exceeding the maximum site coverage. The lack of a landscape plan makes it difficult to determine if the open space is usable by residents.

There are several reasons why the proposed multiple/ attached unit building does not fit into the neighbourhood. Development Permit Area 16: Design Guidelines For: Multi-Unit Residential, Commercial and Industrial areas applies, and largely addresses the characteristics of a good fit. The approximately 100 applicable guidelines are divided into 10 sections. The applicant's letter does not mention any design related to following guidelines.

1.0 Context and Transition. The missing-middle transition of the built form from apartment to single house that proposal attempts to fill, does not reflect design or function of the single house neighbours in terms of usable open space and materials used. The transition of scale is uneven from duplex to attached to single house forms. Privacy at the south could be maintained even if parking access was moved south and the duplex open space largely retained. A combination of screening and collaborating with the southern neighbour in driveway design could do the trick.

2.0 Streetscape and Street Orientation. The proposal does have ground-oriented pedestrian only front entrances like most neighbourhood houses. The setback difference between the attached housing proposed and the existing single houses is significant, so it does not follow the guidelines. More horse chestnut trees are needed for a green transition.

- 3.0 Human Scale, Massing and Height. The proposal is built at a human scale. Treatment of 'back-of-house' functions such as parking, recycling and utility boxes is unclear. The porches are minimal, provide a poor transition between public and private spaces, and there are no sheltering overhangs.
- 4.0 Exterior Finishes. The proposed brick and stucco facing reflects few if any nearby houses..The building design is basic and unremarkable.
- 5.0 Open Spaces and Landscaping. Due to the lack of a landscape plan, there is no way to determine if there is any usable private open space. The usable private open space for the duplex (child-friendly housing) has been eliminated. Native species and multiple horse chestnut street trees would help make a good fit.
- 6.0 Lighting. There is no indication of lighting. Energy efficient full cut-off lights to minimize light pollution would be neighbor-friendly.
- 7.0 Universal Design and Safety. There is no indication that any of the units are accessible for people with any disability or that crime prevention has been taken into account.
- 8.0 Parking. Under-building vehicle parking and bicycle storage is noted, but no design details are provided for comment.
- 9.0 Access and Circulation. It is unclear what function or utility the rear attached housing stairs provide.
- 10.0 Loading, Service and Unenclosed Storage. It is unclear if this is applicable.

Sincerely,

Hillside-Quadra Neighbourhood Action Committee.

3.3 Development Permit with Variances Application No. 00043 for 1050-1054 Hillside Avenue and 2708 Graham Street

The City is considering a Rezoning and Development Permit Application to allow for a new four-unit townhouse development within one building.

Applicant meeting attendees:

WIL PEEREBOOM
ERIN RENWICK

VICTORIA DESIGN GROUP
GREENSPACE DESIGNS

Mr. Angrove provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- north, south and west elevations
- transition to the single-family dwelling to the north
- site coverage.

Wil Peereboom provided the Panel with a detailed presentation of the site and context of the proposal, and Erin Renwick provided the Panel with details of the proposed landscape plan.

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

- what in this application triggers the ADP's review?
 - Mr. Angrove clarified that while the ADP is typically requested to review proposals for townhouses with 5 or more units, this application's unique characteristics would benefit from the ADP's knowledge and would also benefit future applications
- what private outdoor space is proposed for the existing duplex?
 - small balconies off the rear of the existing duplex, as well as converting part of the lawn into two small gardens
- does the existing building have a garden?
 - no, but there is a yard
- what is proposed for the patio shown behind the existing duplex?
 - the sunken patio will remain up against the driveway, separated by a 3 ft. retaining wall
- is the patio above the driveway?
 - yes, there are two steps up to the patio from the driveway
- are there windows overlooking the existing building?
 - there are two windows at the basement and another two at the second level
- what is the difference in elevation between the duplex patio and the driveway?
 - 0.38m difference
- how does the patio access work?
 - there will be access from inside by going down the stairs or walking up the steps from the driveway
- is the parking area open to the back yards?
 - yes
- is the opening to the parking area at the south for air circulation?
 - yes
- are there guards or railings for the sunken patio?

- there is a fence, railing and gate on the street side
- is a variance required for the proposed setback to the rear of the new townhouses?
 - yes
- have the neighbours been consulted?
 - yes, they were clear in not wanting an adjacent parking lot
- will trees be planted behind the new townhouses?
 - yes
- has the invasiveness of Salal been considered?
 - it will be contained between the side and retaining walls
- is there any landscape buffer proposed around the parkade area to the south of the new townhouses?
 - this area is under the stairs and the building overhang, so it would not be an ideal planting location
 - there is planting proposed against the fence, but not against the stairs
- would planting be possible in this location?
 - this is not a very hospitable place for plants
- has the City's Engineering department reviewed the proposed parking design, and does it meet bylaw requirements?
 - it has been shared with Engineering and the proposal does comply with bylaws, although the bylaw doesn't consider the turning radius
 - the parking stalls are almost 10 ft. wide, as some cars will need more space to manoeuvre
 - the bicycle stalls are shown as one stall but are large enough for two bicycles
- has the existing tree on Graham Street been surveyed?
 - yes
- why is the lattice on the south elevation not used elsewhere as well?
 - this can be changed.

Panel members discussed:

- the application would benefit from including all required elevations as well as more views from the street and surrounding areas
- apprehension for use of Salal due to its invasiveness
- opportunity to improve shading issues arising from overplanting around the patio area of unit 4
- problematic proximity of existing tree on Graham Street
- opportunity to resolve many components including ramp and patio access
- desire for a reconsideration of the stair connection to the back decks
- opportunity to increase north-facing outdoor space at ground level
- concern for the proposal's impact on existing suites, especially the elimination of green space for the shared, sloped driveway
- desire for all units to have equal amounts of green space
- the functionality of the parking area could be improved by reducing the driveway slope and relocating bicycle parking spaces
- concern for the proposed density creating unliveable spaces on such a small site
- opportunity to eliminate one or two units to create more usable indoor, outdoor and parking manoeuvring spaces.

Motion:

It was moved by Elizabeth Balderston, seconded by Justin Gammon, that the Advisory Design Panel recommend to Council that that Development Permit with Variances Application No. 00043 for 1050-1054 Hillside Avenue and 2708 Graham Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of April 11, 2018 was adjourned at 3:32 pm.

Jesse Garlick, Chair

Development Permit with
Variances Application
for 2708 Graham Street &
1050-1054 Hillside Avenue

