



Council Report

For the Meeting of November 14, 2019

To: Council **Date:** October 31, 2019

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

Subject: **Update on Development Permit with Variances Application No. 00115 for 605-629 Speed Avenue and 606-618 Frances Avenue**

RECOMMENDATION

That Council give first, second and third readings to Housing Agreement (605-629 Speed Avenue and 606-618 Frances Avenue) Bylaw No. 19-109 and advance this application to an Opportunity for Public Comment.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variances Application No. 00115 for 605-629 Speed Avenue and 606-618 Frances Avenue. The proposal is to construct a 14-storey and 6-storey multi-unit residential building. The requested variances are associated with height, setbacks, parking and the accessory buildings.

In accordance with Council's motion of August 8, 2019 included below, the necessary conditions that would authorize the approval of the Development Permit with Variances for the subject properties have been fulfilled. The motion from the August 8, 2019 Council meeting is as follows:

Development Permit with Variance Application No. 000115

1. *That prior to giving notice and giving an opportunity for public comment at a meeting of Council:*
 - a. *That Council instruct staff to work with the applicant to provide a functional road design and appropriate cross-sections to demonstrate that the proposed buildings, installation of underground utilities, driveway crossings and ramp grades will accommodate the existing London Plane trees located on Speed Avenue.*
 - b. *That Council instruct staff to prepare and execute a housing agreement that secures ten dwelling units (seven studios, two 1-bedroom and one 2-bedroom) in the six-storey building as rental in perpetuity and affordable as per the City's definition of Affordable Housing for a period of ten years.*

2. 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 Variances Application No. 00115 for 605-629 Speed Avenue and 606-618 Frances Avenue, in accordance with:

- a. Plans date stamped July 18, 2019.*
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. increase the height of building from 37m to 45.34m;*
 - ii. reduce the front yard setback of the 14-storey portion of the building from 6m to 1.60m to allow for a canopy projection only;*
 - iii. reduce the front yard setback of the six-storey portion of the building from 6m to 1.52m to allow for a canopy projection only;*
 - iv. reduce the side yard (east) setback from 5.90m to 0.00m for a parkade projection only;*
 - v. reduce the required number of residential parking spaces from 237 to 151;*
 - vi. reduce the required number of visitor parking space from 25 to 17;*
 - vii. reduce the separation space between an accessory building (timber pavilion) and the principal building from 2.40m to 1.30m; and*
 - viii. reduce the separation space between an accessory building (bicycle storage building) and the principal building from 2.40m to 1.40m and locate the accessory building in the side yard.*
- c. The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Pad-Mounted Transformer

A pad-mounted transformer (PMT) for BC Hydro services is required directly above the mechanical room in the underground parkade. The PMT structure was not shown on the original site plan. In response to BC Hydro's requirement, the applicant is proposing to locate the PMT structure in the location where there is currently a proposed car share parking space. The applicant has shifted the car share parking space and introduced substantial screening to buffer the appearance of this structure along the streetscape. An additional parking space was added in the underground parkade in order to compensate for the loss of one surface parking stall. The plans have been updated accordingly.

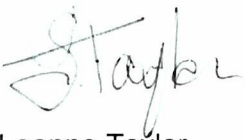
Opportunity for Public Comment

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

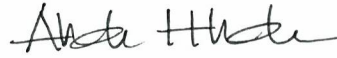
- the applicant provided a functional road design and appropriate cross-sections to demonstrate that the proposed buildings, installation of underground utilities, driveway crossings and ramp grades will accommodate the existing London plane trees located on Speed Avenue to the satisfaction of staff
- the applicant provided an executed housing agreement that secures ten dwelling units (seven studios, two 1-bedroom and one 2-bedroom) in the six-storey building as rental in perpetuity and affordable as per the City's definition of Affordable Housing, for a period of ten years, to the satisfaction of the Director of Sustainable Planning and Community Development.

The recommendation provided for Council's consideration contains the appropriate language to advance this application to an Opportunity for Public Comment.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 6, 2019

List of Attachments

- Attachment A: Updated plans received October 29, 2019 and deemed July 18, 2019
- Attachment B: Council minutes dated August 8, 2019.

ATTACHMENT A.

Speed / Frances Redevelopment Victoria, B.C.

D'AMBROSIO
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T 5K2
t +1 250 384 2400
web darc.ca

Re-issued for Development Permit July 16, 2019

Site Plan + Landscape Plan Update



Contacts

Registered Owner

Max Gric Construction
4420 West Saanich Road
Victoria BC V8L 3A4
t +1 250 384 2400
info@maxgric.com
Greg Gric - greg@maxgric.com

Architect

D'AMBROSIO architecture + urbanism
2960 Jutland Road
Victoria BC V8T 5K2
t +1 250 384 2400
info@darcs.ca
Darc Sargent - dsargent@darcs.ca

Landscape

Jeff Anderson Inc.
301-2405 Westside Road
Victoria BC V8L 3A4
t +1 250 384 2400
info@jeffanderson.net

Civil

JE Anderson Inc.
4212 Gordon Avenue
Victoria BC V8L 4K7
t +1 250 727 2144
info@jeanderson.com

Surveyor

West Coast Surveying Ltd
1111 Douglas Street
Victoria, B.C. V8L 1T1
t +1 250 476 1515
info@westcoastsurveying.ca

Architectural

A0.1 Survey Plan
A0.2 Average Grade Calculations - updated 2019 10 29
A0.3 Sketch Views
A0.4 Content Sketch Views
A0.5 Shadow Studies

A1.1 Site Plan + Project Information - updated 2019 10 29

A2.0 P1 Underground Parking Plan
A2.1 West Building - L1 Men Floor Plan - updated 2019 10 29
A2.2 West Building - L2 Mezzanine + L3/L9 Floor Plans
A2.3 West Building - L4/L10 + L5/L11 Floor Plans
A2.4 West Building - L7 + L6/L12 Floor Plans
A2.5 West Building - L8 + L13 Floor Plans
A2.6 West Building - L14 Roof Deck Plan
A2.10 East Building - L1 Floor Plan - updated 2019 10 29
A2.11 East Building - Typical Upper Floor Plan
A2.12 East Building - Roof Plan

A3.0 Content Elevations +
Wood Pavilion + Bike Storage Bldg. Detail Elevations
A3.1 West Building - Elevations
A3.2 East Building - Elevations

A4.1 NS Building Section
A4.2 EW Building Section

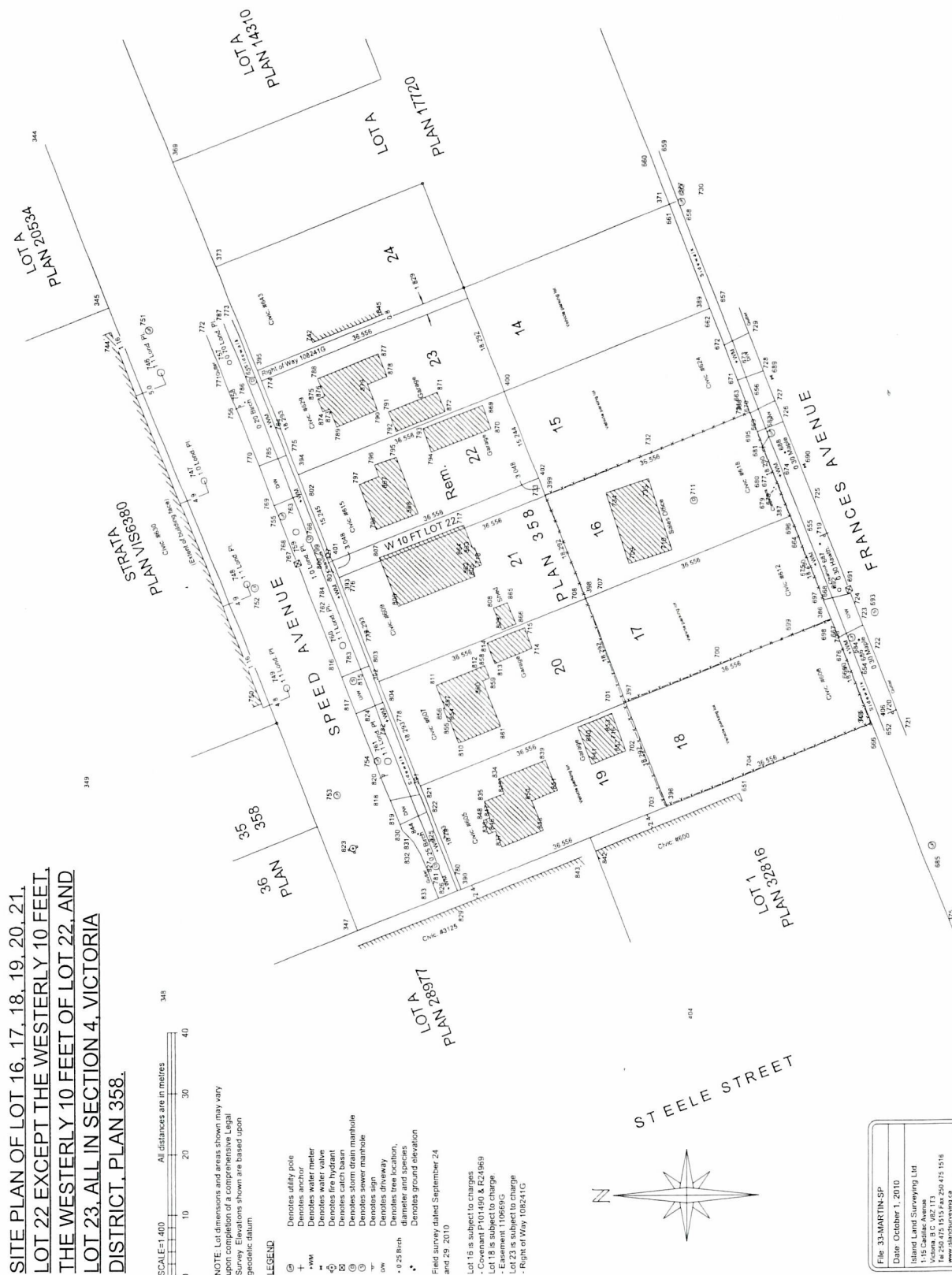
Landscape

L1 Landscape Plan - updated 2019 10 29

Civil

S1a Servicing Concept Plan





File 33-MARTIN-SP
Date: October 1, 2010
Island Land Surveying Ltd
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
Tel 250 475 1515 Fax 250 475 1516
www.islandsurveying.ca

General information, descriptions and
specifications of the proposed works
are provided in the accompanying
schedule. The proposed works are to be
carried out in accordance with the
relevant standards and specifications.
The proposed works are to be carried out
in accordance with the relevant standards
and specifications. Existing grades noted as
100.00.

Revisions
Received Date:
July 18, 2019

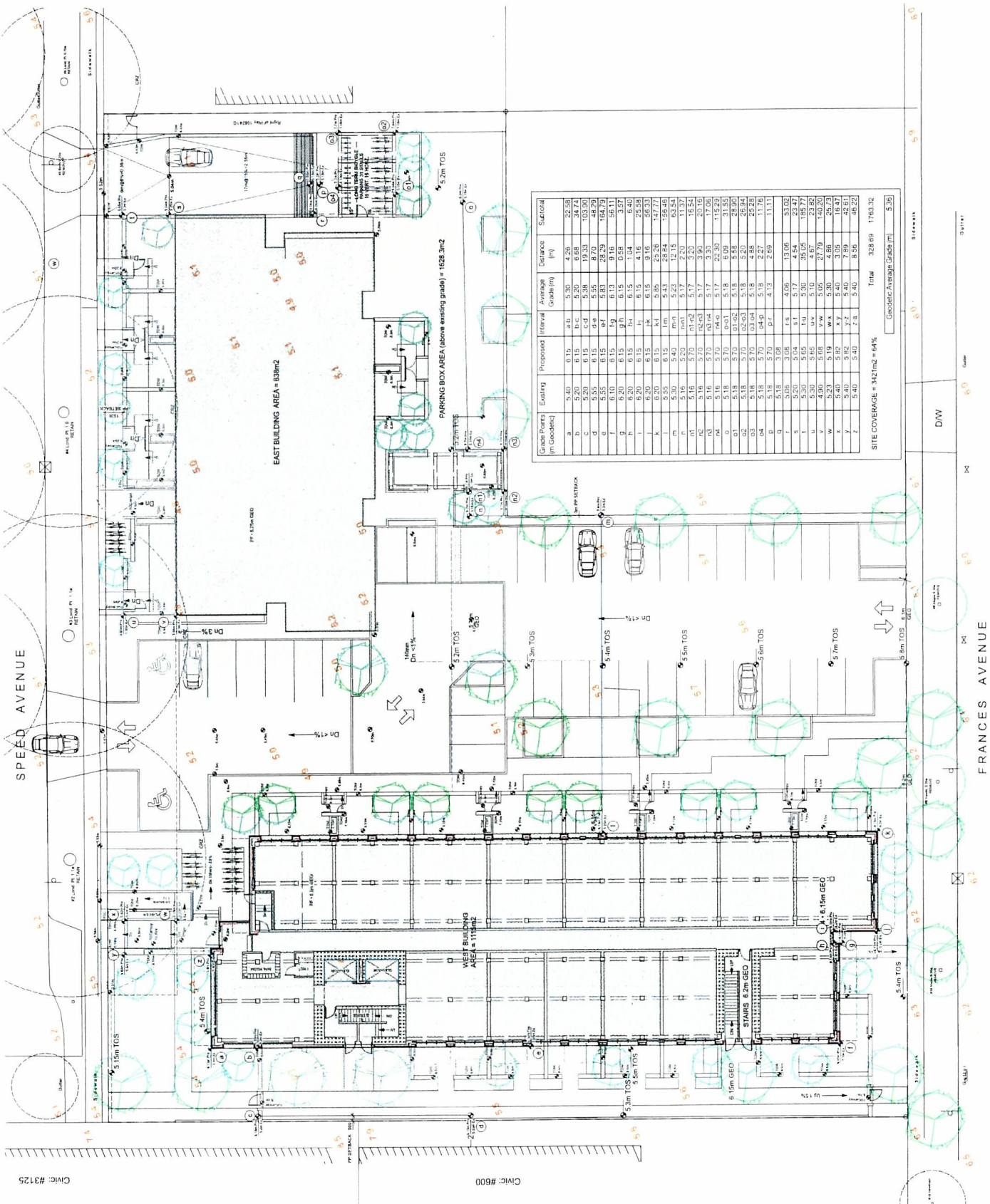


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1	FOR APPROVAL PRESENTATION	18.07.18
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10	FOR APPROVAL PRESENTATION	18.07.18

Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

Sheet Title
Average Grade Calcs.

Project No	1832
Drawing No	1832 Speed Base Plan
Date	19.10.20
Scale	1:150
Drawn by	ES
Checked by	ES
Revision No	3
Sheet No	A0.2



Grade Points (m Coordinates)	Existing	Proposed	Interval	Average Grade (m)	Balance (%)	Subtotal
a	5.40	6.15	a-b	5.30	4.26	32.36
b	5.20	6.15	b-c	5.68	1.98	15.42
c	5.20	6.15	c-d	5.68	1.98	15.42
d	5.55	6.15	d-e	5.85	8.70	67.20
e	5.55	6.15	e-f	5.85	28.29	104.79
f	6.10	6.15	f-g	6.13	9.16	70.31
g	5.20	6.15	g-h	5.68	1.98	15.42
h	5.20	6.15	h-i	5.68	1.98	15.42
i	5.20	6.15	i-j	5.68	1.98	15.42
j	5.20	6.15	j-k	5.68	1.98	15.42
k	5.20	6.15	k-l	5.68	1.98	15.42
l	5.20	6.15	l-m	5.68	1.98	15.42
m	5.20	6.15	m-n	5.68	1.98	15.42
n	5.15	5.20	n-o	5.18	2.20	11.37
o	5.15	5.20	o-p	5.18	2.20	11.37
p	5.15	5.20	p-q	5.18	2.20	11.37
q	5.15	5.20	q-r	5.18	2.20	11.37
r	5.15	5.20	r-s	5.18	2.20	11.37
s	5.15	5.20	s-t	5.18	2.20	11.37
t	5.15	5.20	t-u	5.18	2.20	11.37
u	5.15	5.20	u-v	5.18	2.20	11.37
v	4.90	5.05	v-w	4.98	27.79	140.20
w	5.23	5.19	w-x	5.21	4.88	37.44
x	5.23	5.19	x-y	5.21	4.88	37.44
y	5.40	5.15	y-z	5.28	7.89	61.11
z	5.40	5.15	z-a	5.28	8.56	66.22
Total					328.69	1763.32

SITE COVERAGE = 342m2 = 64%

Gravimetric Average Grade (m) 5.36

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General information, dimensions and
indications on these drawings are to
be used as part of construction
and/or construction.



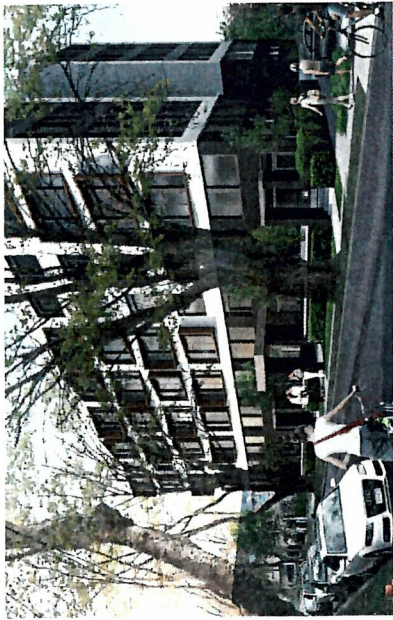
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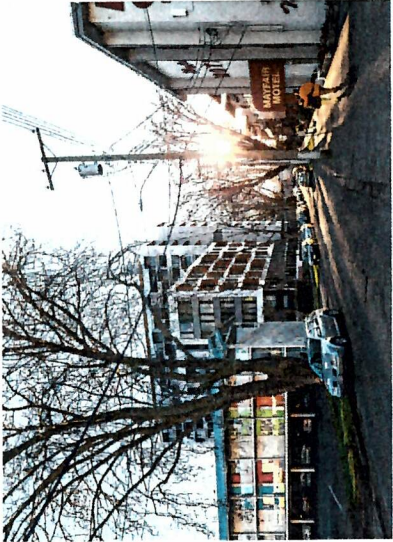
2. Sketch View of West Building Frontage



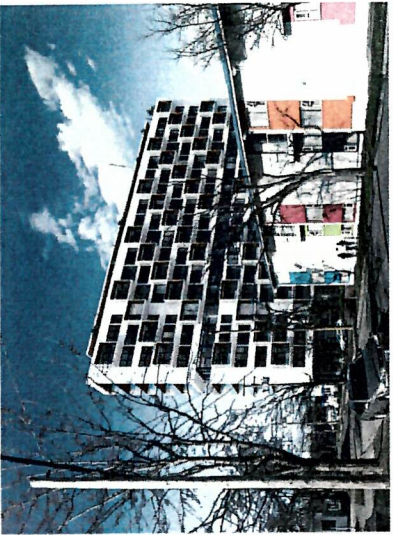
3. Sketch View of Driveway Entrance on Speed Ave



4. Sketch View of East Building Entrance



5. Sketch View of Speed Avenue



6. Sketch View of Frances Avenue

Revisions
Received Date:
July 18, 2019

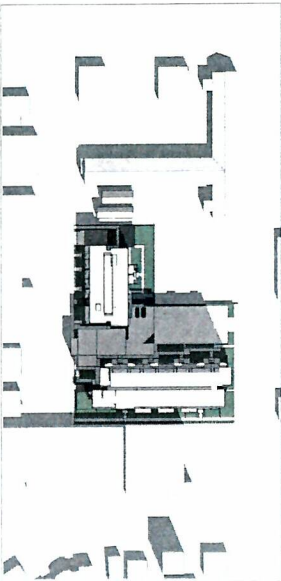
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Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

Sketch Views

Project No	1832
Drawing No	1832 Speed Base Plan
Date	19.07.18
Scale	1:150
Drawn By	ES
Checked By	ES
Project No	1832
Sheet No	A0.3

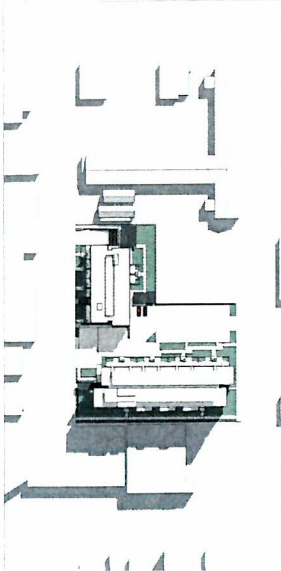
General information: All dimensions and
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be scaled. All dimensions are in millimetres
unless otherwise stated.



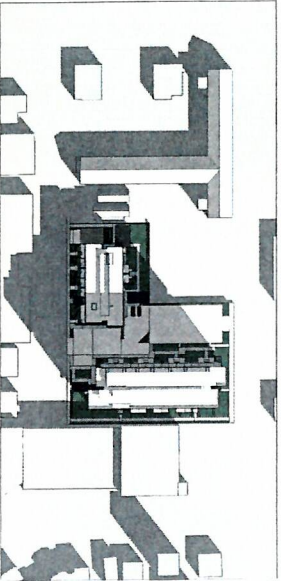
JUNE 20 - 3 P M



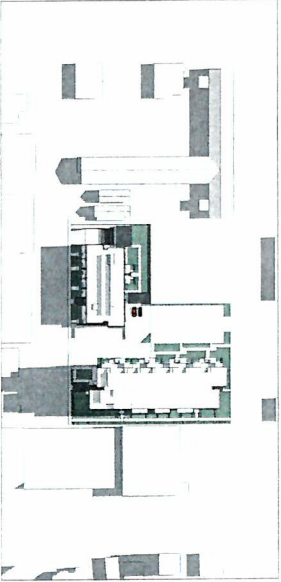
JUNE 20 - 12 P M



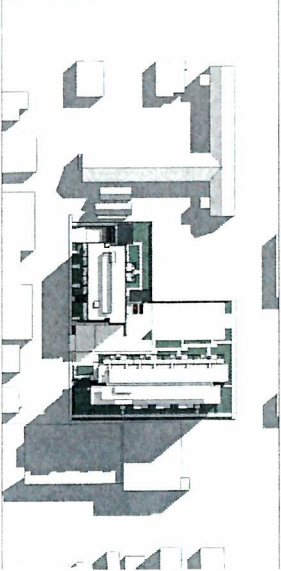
JUNE 20 - 10 A M



SEPTEMBER 20 - 3 P M



SEPTEMBER 20 - 12 P M



SEPTEMBER 20 - 10 A M

Revisions
Received Date:
July 18, 2019



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100	DP Application Revisions	18.03.18

Project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

Project no.
1803

Drawing file
1803 Shadow Study

Date
18.07.18

Scale
NT

Drawn by
M

Checked by
FD

Revision no.
Sheet no.

Sheet no.
A0.1

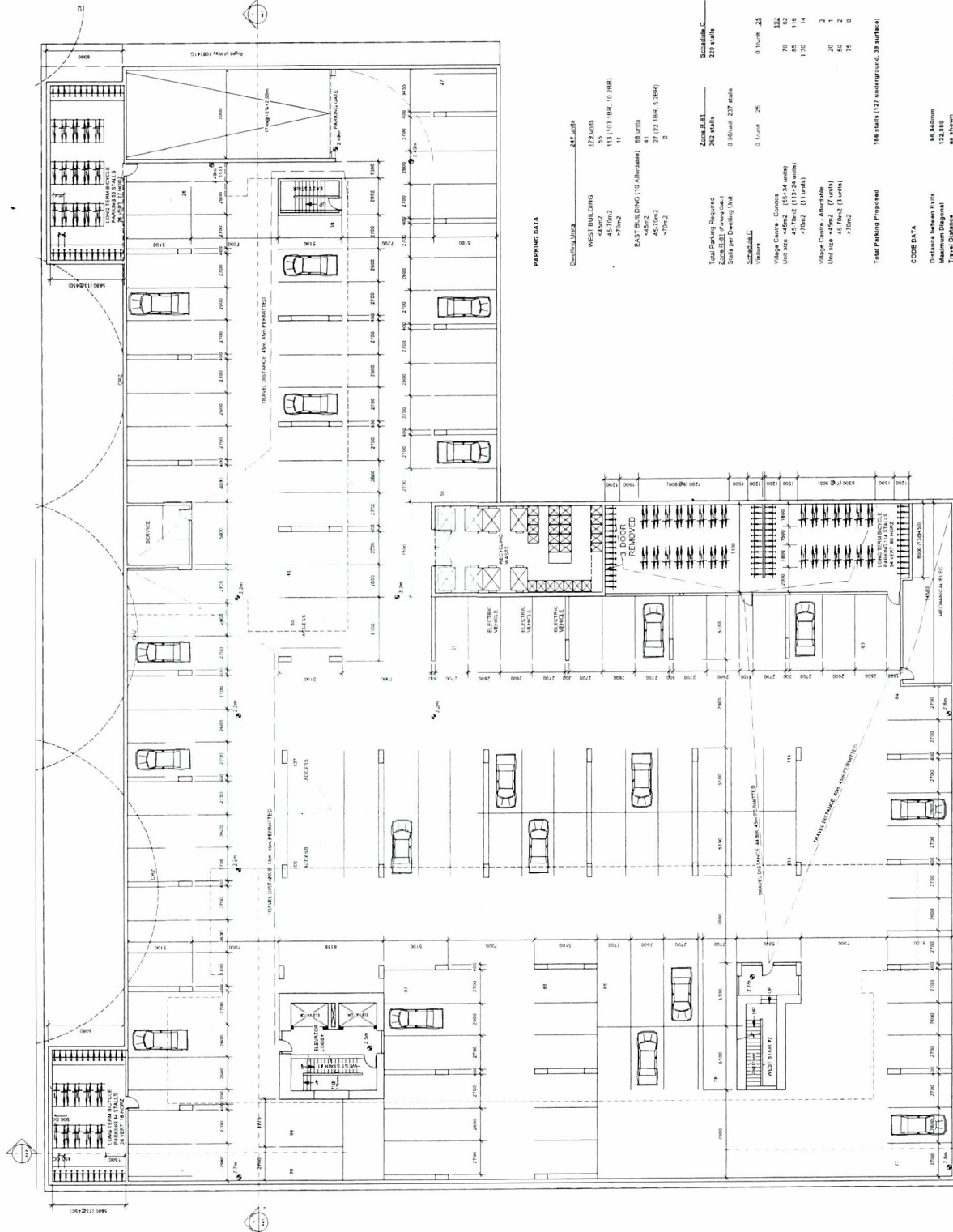


Rev. No.	Description	Date
1	1st Approximation	10/17/18
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3	3rd Approximation	10/17/18
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40	40th Approximation	10/17/18
41	41st Approximation	10/17/18
42	42nd Approximation	10/17/18
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99	99th Approximation	10/17/18
100	100th Approximation	10/17/18

Project Name
Speed/Francis Redevelopment
605 & 616 Speed Ave. Victoria

Sheet Title
P1 - Underground
Parking Plan

Project No.	1832
Drawing No.	1832 Speed Base Plan
Date	19/07/18
Scale	1:150
Drawn By	-
Checked By	-
Revision No.	ES
Sheet No.	A2.0



PARKING DATA

Quantity	Unit	24' Length
WEST BUILDING		132 stalls
45' x 70' x 2'		113 (103 BIK, 10.2BH)
45' x 70' x 2'		11
EAST BUILDING (10' x 10' x 2')		58 stalls
45' x 70' x 2'		41
45' x 70' x 2'		17 (12 BIK, 5.2BH)
45' x 70' x 2'		0

Zone	Area	Stalls
Zone A	132 stalls	132
Zone B	262 stalls	262
Zone C	228 stalls	228
Zone D	25 stalls	25
Zone E	25 stalls	25
Zone F	25 stalls	25
Zone G	25 stalls	25
Zone H	25 stalls	25
Zone I	25 stalls	25
Zone J	25 stalls	25
Zone K	25 stalls	25
Zone L	25 stalls	25
Zone M	25 stalls	25
Zone N	25 stalls	25
Zone O	25 stalls	25
Zone P	25 stalls	25
Zone Q	25 stalls	25
Zone R	25 stalls	25
Zone S	25 stalls	25
Zone T	25 stalls	25
Zone U	25 stalls	25
Zone V	25 stalls	25
Zone W	25 stalls	25
Zone X	25 stalls	25
Zone Y	25 stalls	25
Zone Z	25 stalls	25

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Zone A	132 stalls	132
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Zone M	25 stalls	25
Zone N	25 stalls	25
Zone O	25 stalls	25
Zone P	25 stalls	25
Zone Q	25 stalls	25
Zone R	25 stalls	25
Zone S	25 stalls	25
Zone T	25 stalls	25
Zone U	25 stalls	25
Zone V	25 stalls	25
Zone W	25 stalls	25
Zone X	25 stalls	25
Zone Y	25 stalls	25
Zone Z	25 stalls	25

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Zone P	25 stalls	25
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Zone S	25 stalls	25
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Zone S	25 stalls	25
Zone T	25 stalls	25
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Zone S	25 stalls	25
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Zone S	25 stalls	25
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Zone S	25 stalls	25
Zone T	25 stalls	25
Zone U	25 stalls	25
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Zone M	25 stalls	25
Zone N	25 stalls	25
Zone O	25 stalls	25
Zone P	25 stalls	25
Zone Q	25 stalls	25
Zone R	25 stalls	25
Zone S	25 stalls	25
Zone T	25 stalls	25
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Zone S	25 stalls	25
Zone T	25 stalls	25
Zone U	25 stalls	25
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Zone M	25 stalls	25
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Zone O	25 stalls	25
Zone P	25 stalls	25
Zone Q	25 stalls	25
Zone R	25 stalls	25

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Revisions
Received Date:
October 2019
October 2019
July 18/19



NO.	DESCRIPTION	DATE
1	Initial Design	10/18/19
2	Revised Design	10/18/19
3	Final Design	10/18/19
4	Final Design	10/18/19
5	Final Design	10/18/19

Project Name
Speedifrances Redevelopment
605 & 615 Speed Ave, Victoria

Project No.
1832

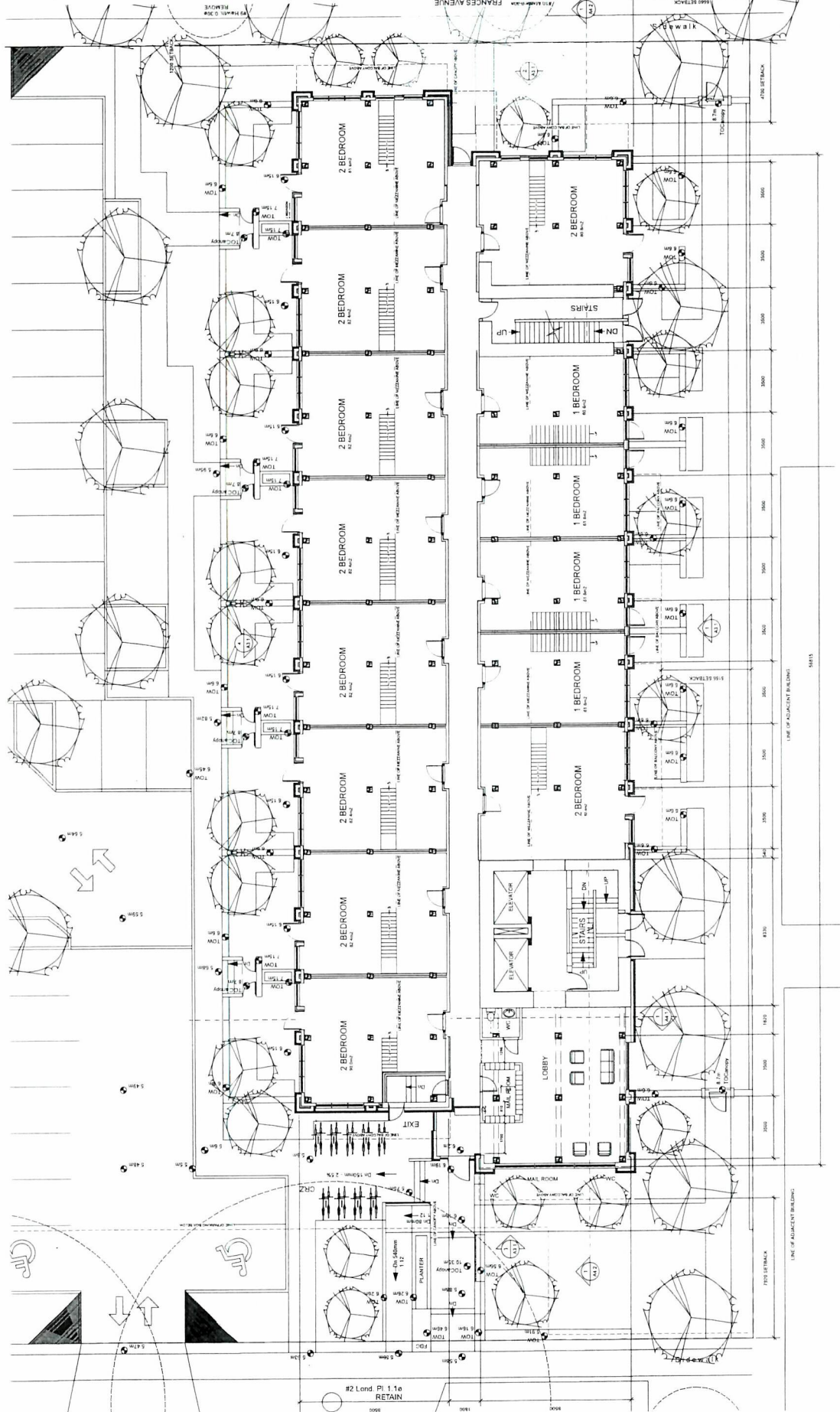
Drawing No.
1832 Speedifrances Plan

Scale
1:100

checked by
ES

revision no

A2.1



West Building L1 Area Calculations - Unit Count

Unit Type	Area (sqm)	Area (sqft)	Count
1 Bedroom	10.00	107.64	10
2 Bedroom	15.00	161.46	15
3 Bedroom	20.00	214.91	10
TOTAL	45.00	484.01	35

West Building L1 Area Calculations - Parking

Unit Type	Area (sqm)	Area (sqft)	Count
1 Bedroom	10.00	107.64	10
2 Bedroom	15.00	161.46	15
3 Bedroom	20.00	214.91	10
TOTAL	45.00	484.01	35

West Building L1 Area Calculations - Stairs

Unit Type	Area (sqm)	Area (sqft)	Count
1 Bedroom	10.00	107.64	10
2 Bedroom	15.00	161.46	15
3 Bedroom	20.00	214.91	10
TOTAL	45.00	484.01	35

West Building L1 Area Calculations - Total

Unit Type	Area (sqm)	Area (sqft)	Count
1 Bedroom	10.00	107.64	10
2 Bedroom	15.00	161.46	15
3 Bedroom	20.00	214.91	10
TOTAL	45.00	484.01	35

General information, dimensions and
notes are provided for information and are not
to be used for construction or for any other
purpose without the written consent of the
architect.

Revisions
Received Date:
July 18, 2019



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ser no	description	date
2	GP Application-Registration	18.07.16
1	GP Application-Registration	18.05.17
0	GP Application	18.03.15

project name
Speed/Francis Redevelopment

605 & 615 Speed Ave., Victoria
sheet 610a
West Building
L4/L10 + L5/L11
Floor Plans

project no.	1832
drawing file	1832 Speed Base Plan
date	10.07.18

date	19.07.10
scale	1:100
drawn by	-

checked by	revision no.	sheet no.	A2.3
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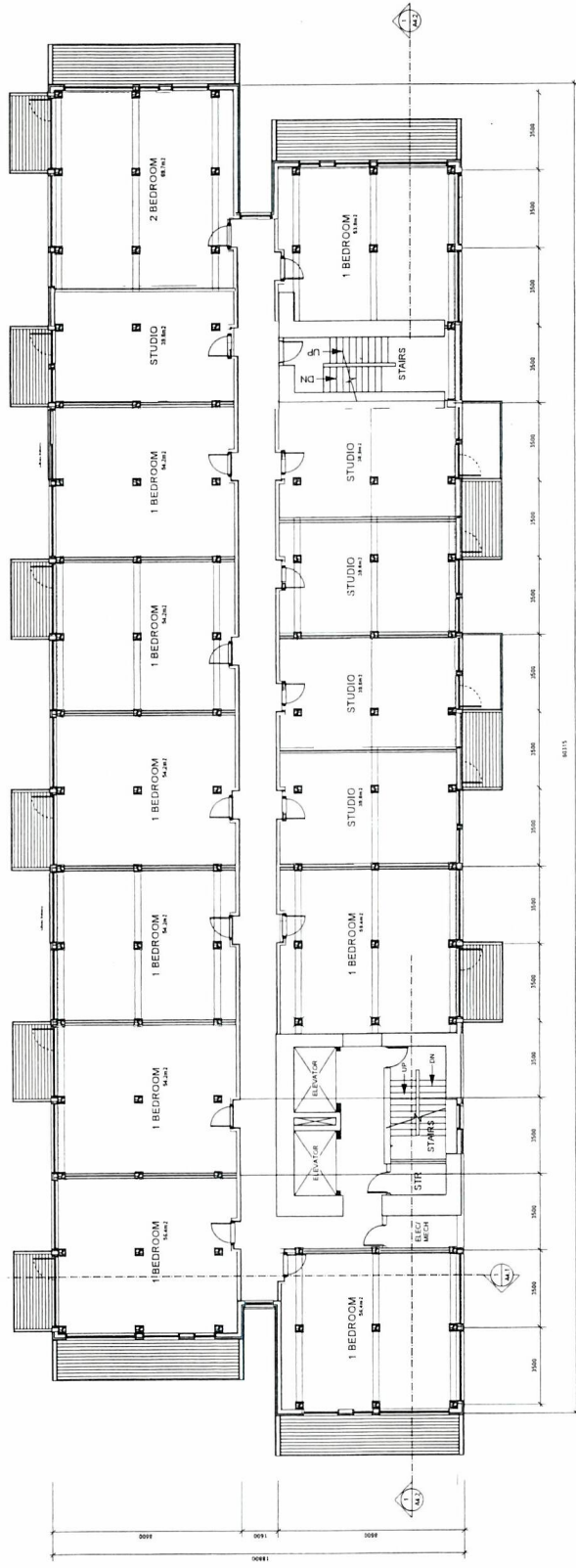


Client information, dimensions and
notes to be provided and used to
verify the accuracy of the
project documentation.

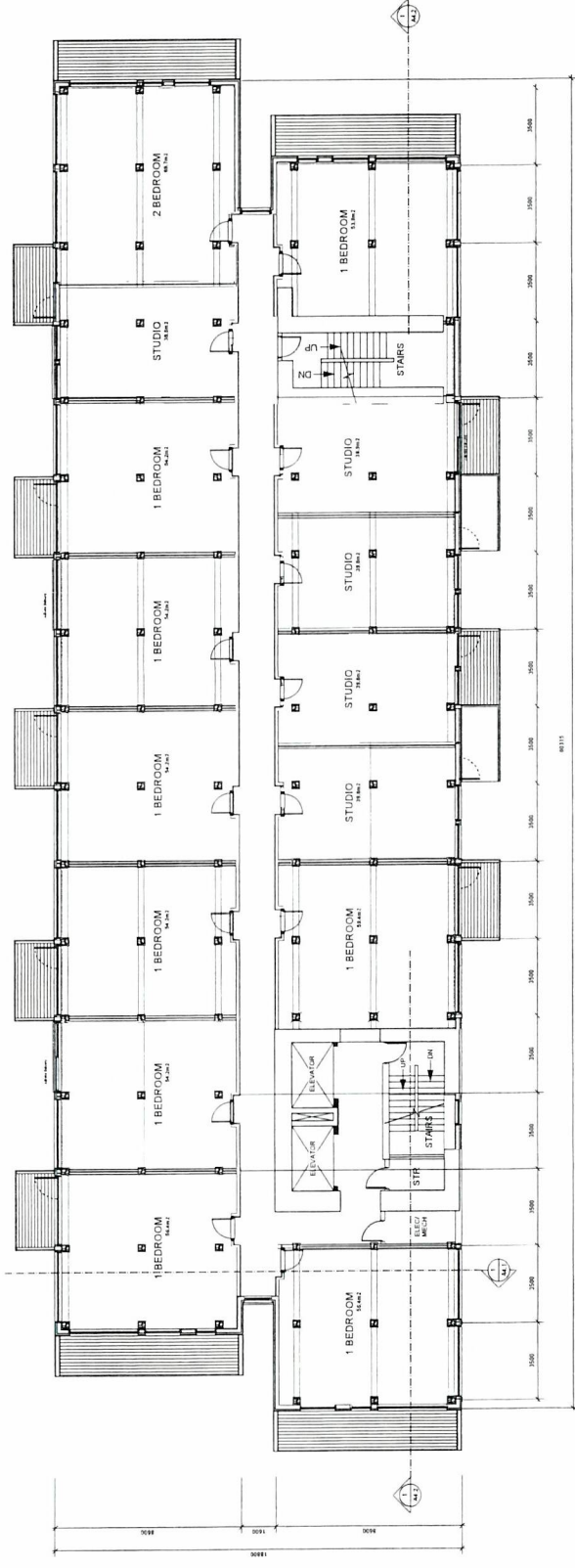
Revisions
Received Date:
July 18, 2019



2	SP Application to Subcontract	18.07.18
1	SP Application to Subcontract	18.06.17
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8	SP Application	18.06.17
7	SP Application	18.06.17
6	SP Application	18.06.17
5	SP Application	18.06.17
4	SP Application	18.06.17
3	SP Application	18.06.17
1	SP Application	18.06.17
Project Name		
Speed/Francis Redevelopment		
605 & 615 Speed Ave, Victoria		
Sheet Title		
West Building		
L7 + L8/L12		
Floor Plans		
Project No.		
1832		
Drawing File		
1832 Speed Stair Plan		
Date		
18.07.18		
Scale		
1:100		
Drawn By		
-		
Checked By		
-		
Revision No.		
ES		
Sheet No.		
A2.4		



1 West Building - L7
1:100



2 West Building - L8 + L12
1:100

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Revisions
Received Date:
July 18, 2019



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Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave. Victoria

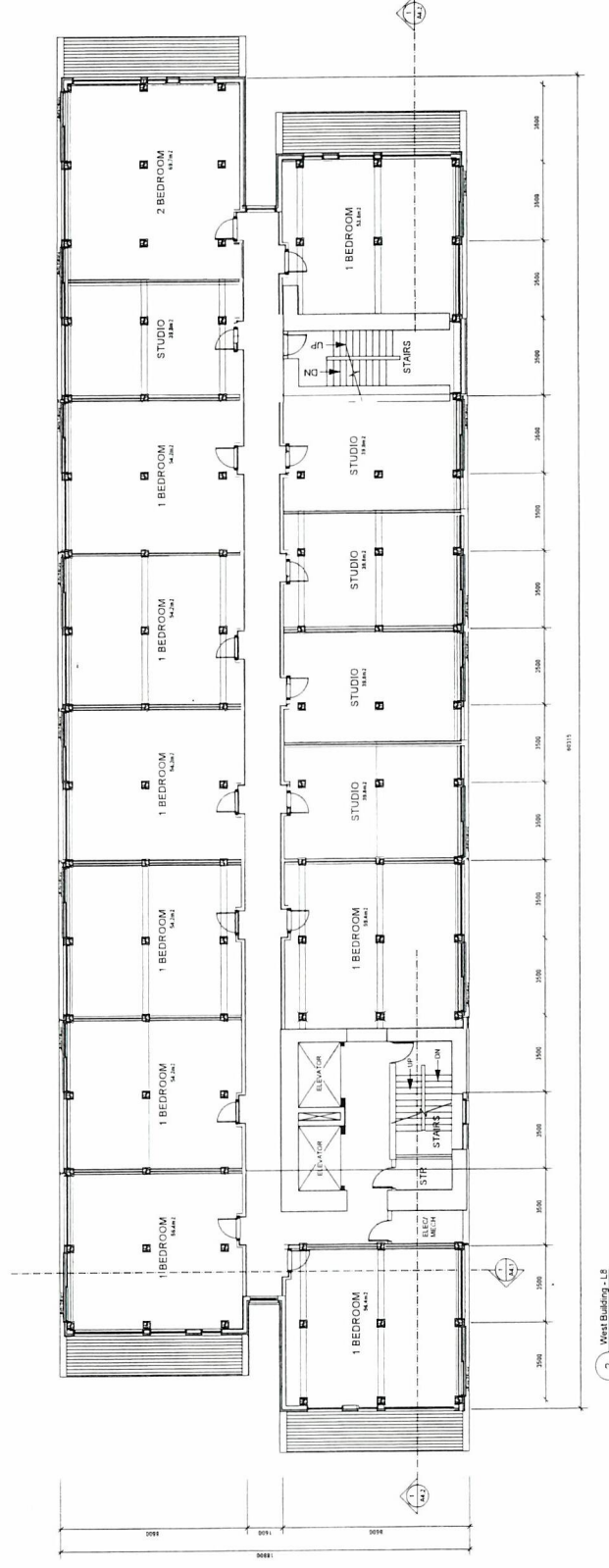
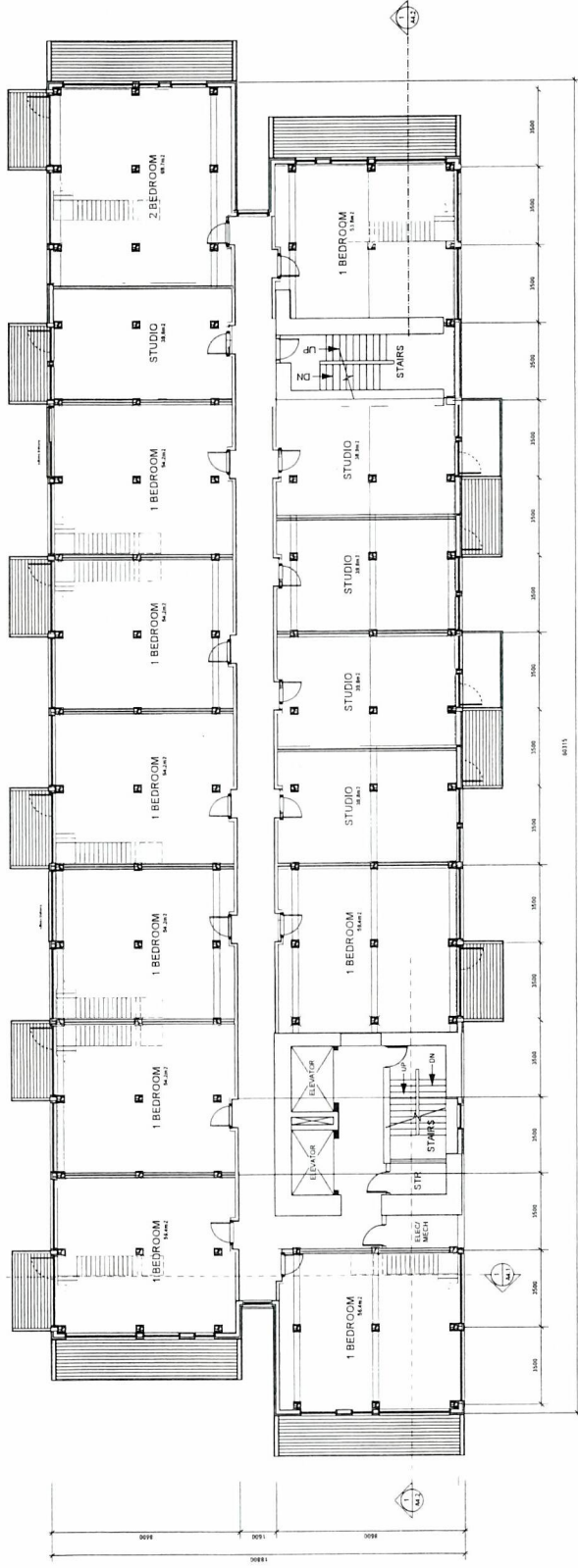
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1532
Drawing No.
1532 Speed/Francis
Scale
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Date
19/07/19
Drawn by
ES
Checked by
ES
Revision No.
A2.5

Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave. Victoria

Project No.
1532
Drawing No.
1532 Speed/Francis
Scale
1:100
Date
19/07/19
Drawn by
ES
Checked by
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Revision No.
A2.5

Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave. Victoria

Project No.
1532
Drawing No.
1532 Speed/Francis
Scale
1:100
Date
19/07/19
Drawn by
ES
Checked by
ES
Revision No.
A2.5



no	description	date
	D.P. Apple, 100 g	18.07.18
	D.P. Apple, 100 g	18.05.17
	D.P. Apple, 100 g	18.03.15

Products: The products are PVC film and low temp. foams used for agricultural, construction, food packaging and interior applications.

Project name: Speed/Frances Redevelopment
5 & 615 Speed Ave, Victoria

off to

West Building
14 Roof Plan

Project no.	1832
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1032 Speed Base Plan	19.07.16
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	by	-	100

checked by	sheet no.	ES
	revision no.	

A2.6



General information, dimensions and specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation

Revisions
Received Date:
October 29/19
Deemed Date:
July 18/19

[illegible]

about 100

East Building

Level 1 Floor Plan

project no.	1832
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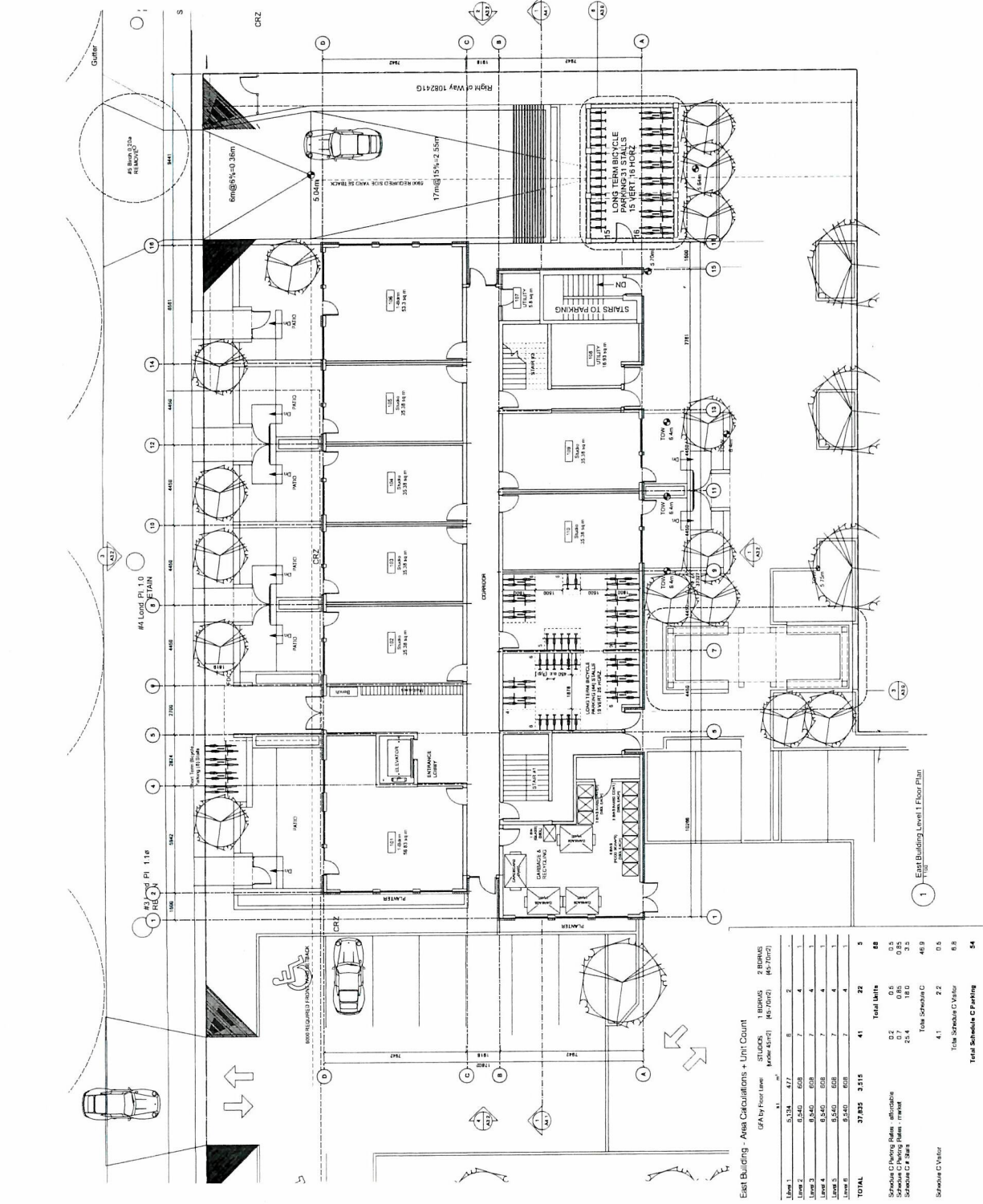
drawing file	1832 East Building Plans
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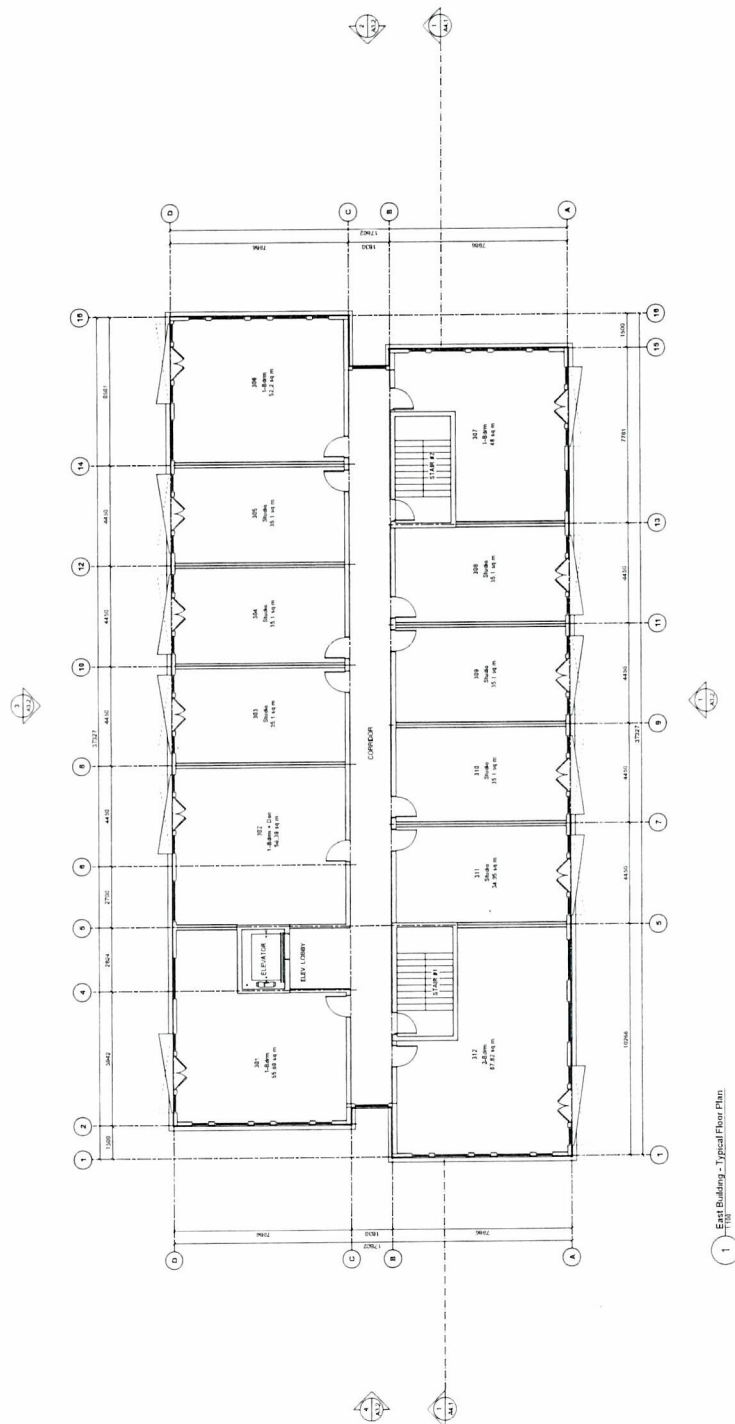
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A2.10



East Building Level 1 Floor Plan

East Building - Area Calculations - Unit Count				
	Grassy Floor Area (sq ft)	Staircase (sq ft)	Staircase (sq ft)	Staircase (sq ft)
Level 1	9,334	477	8	1
Level 2	9,540	658	7	4
Level 3	9,540	658	7	4
Level 4	9,540	658	7	4
Level 5	9,540	658	7	4
Level 6	9,540	658	7	4
TOTAL	57,835	3,515	41	22
			Total Bents	88
Schedule C Parking Rates	0.2	0.6		
Schedule C Parking Rates	0.7	0.85		0.85
Schedule C Rates	25.4	18.5		18.5
			Total Schedule C	46.9
			Total Schedule C Parking	54



East Building - Typical Floor Plan

row no	description	date
2	UP Application Resubmission	18.03.18
1	UP Application Resubmission	18.03.17
0	UP Application	18.03.15

project name

Speed / Frances Residential
605 & 615 Speed Ave, Victoria

street title
East Building

project no.	1832
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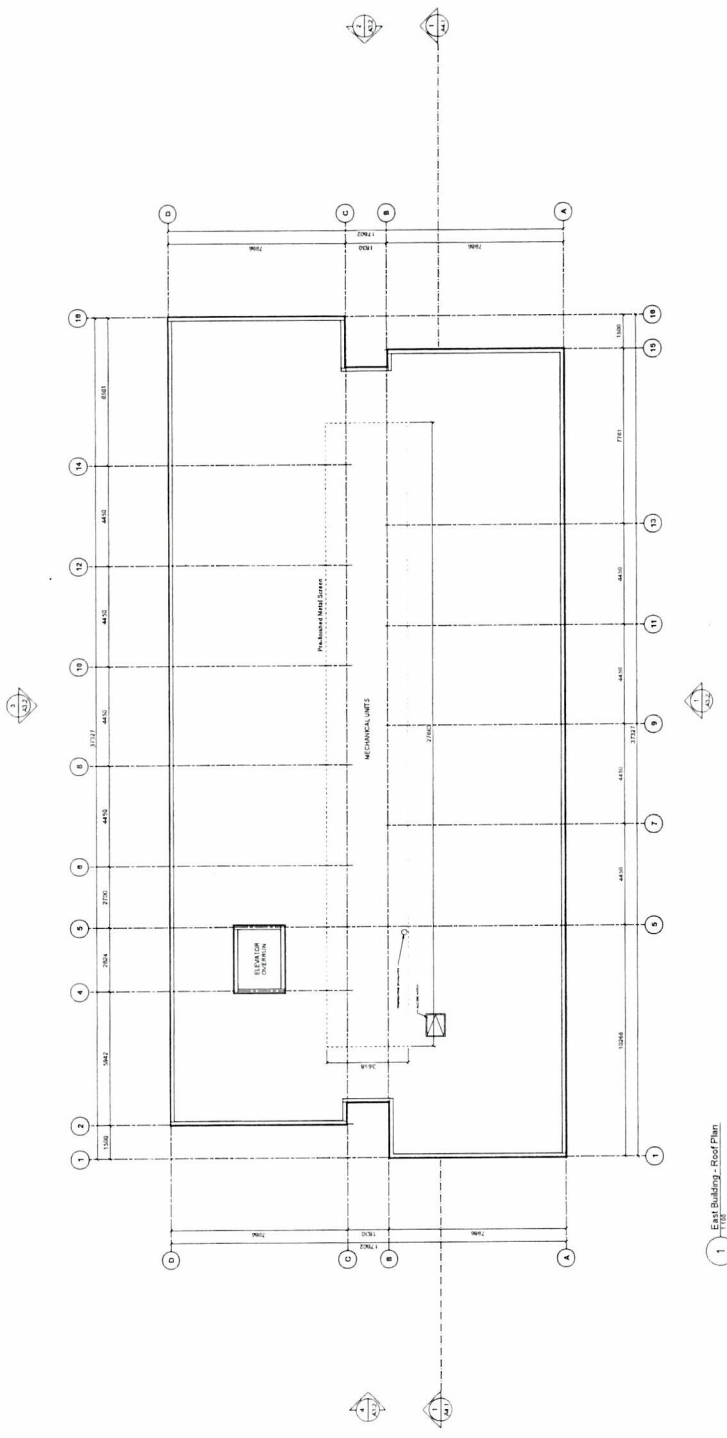
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checked by	ES
revision no.	sheet no.

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General information, dimensions and
notes to be coordinated with the
contract documents and the
contract documents.

Revisions
Received Date:
July 18, 2019



1 East Building - Roof Plan

Project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

Sheet title
East Building
Roof Plan

Project no.	1832
Drawing title	1832 A/C/P/18/18
Date	18/07/18
Scale	1:100
Drawn by	-
Checked by	ES
Revision no.	A2.12

General information, dimensions and materials are provided for information only. All dimensions are in millimeters unless otherwise stated. All materials are to be confirmed and approved by the relevant authorities.

Revisions
Received Date:
July 18, 2019

Project Name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

Project Title
Context Elevations, Timber
Pavilion and Bike Storage Bldg.

Project No.
1832 Speed Bldg Plan

Date
19.07.16

Scale
As Indicated

Drawn by
GKANZIK

Checked by
ES

Revision no.
A3.0

Sheet no.
A3.0

Sheet no.
A3.0

Sheet no.
A3.0

Sheet no.
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General information, dimensions and specifications of these drawings are included in the contract documents. The drawings are not to be used as a part of contract documents.

ELEVATION MATERIALS KEY

- | | |
|----|--|
| 1 | Metal Panel Warm White |
| 2 | Metal Panel Charcoal Grey |
| 3 | Composite Panel Walnut |
| 4 | Wood Door |
| 5 | Metal Door Charcoal Grey |
| 6 | Composites Panel Warm White |
| 7 | Black Steel Band Iron Mountain |
| 8 | Prefinished Metal Flashing Cambridge MK |
| 9 | Prefinished Metal Flashing Cambridge MK |
| 10 | Prefinished Metal Panel Charcoal Grey |
| 11 | Prefinished Metal Flashing Charcoal Grey |
| 12 | Architectural Concrete Clear Sealed |
| 13 | Gulam Structure Clear Finish |
| 14 | Wood Gullie Clear Finish |
| 15 | Clear Glazing in Charcoal Grey Aluminum |



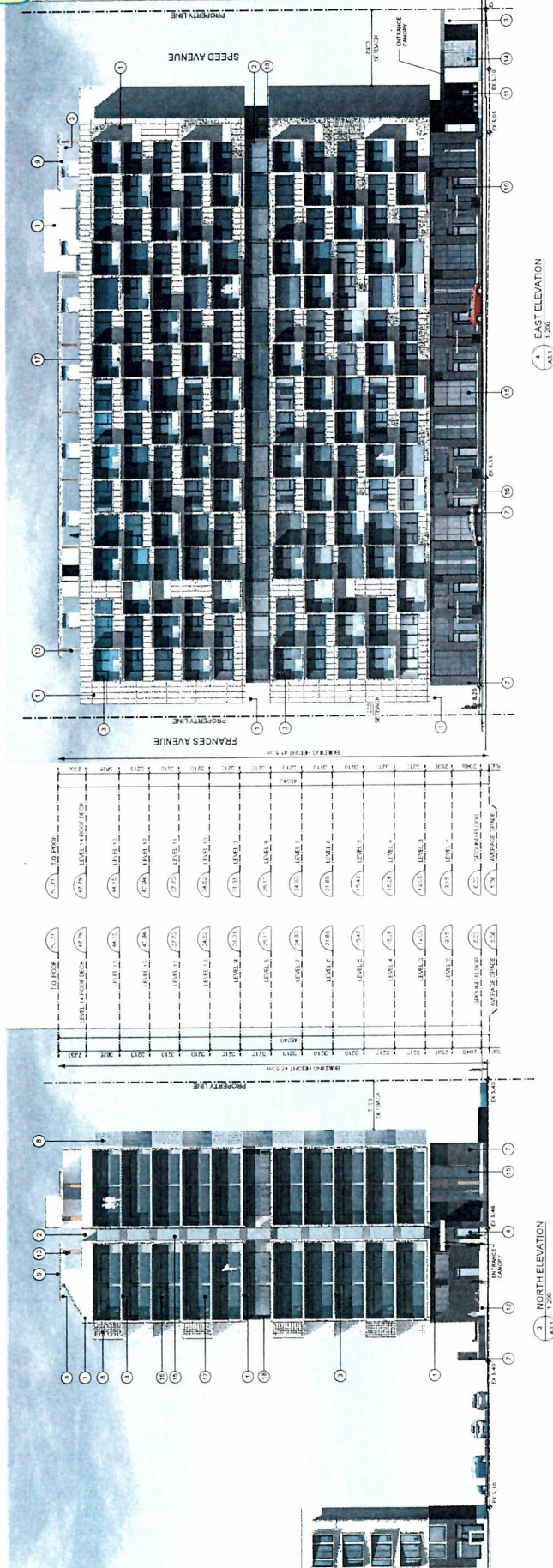
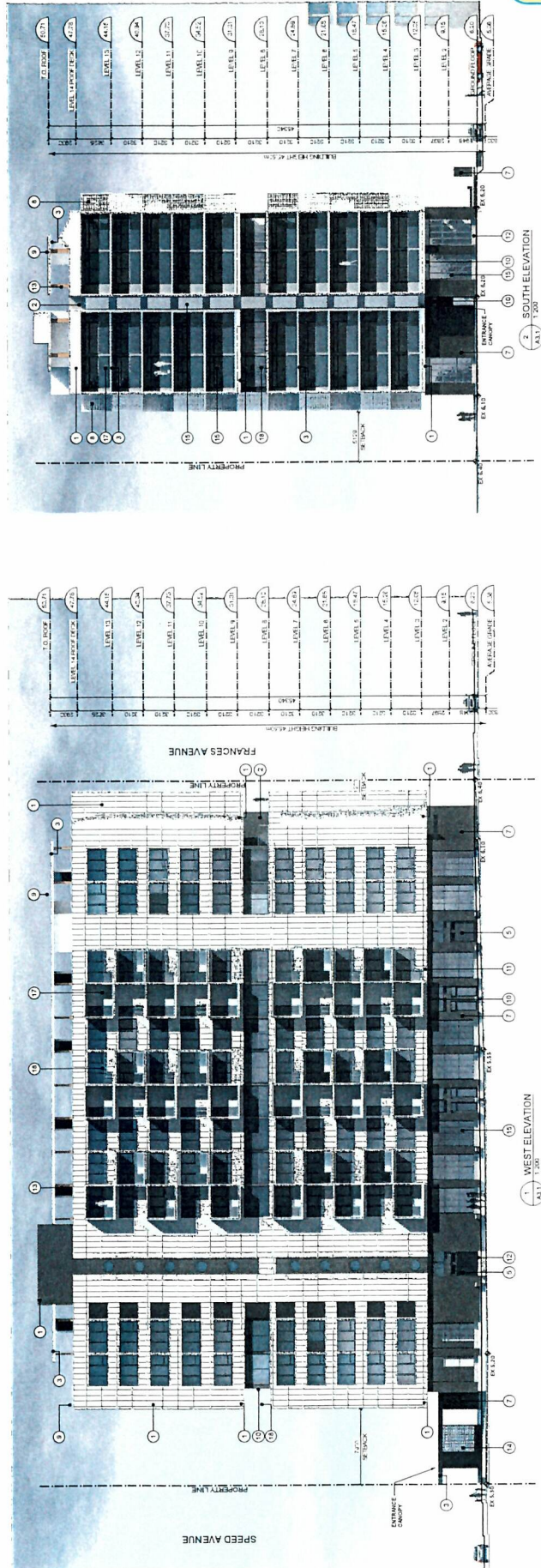
rev	no	description	date
2	1	UP Application	19.08.17
1	1	UP Application	19.03.15

All documents returned from Planning and Highways will be
 held for a period of 12 months. If a document is not to be
 used, it must be returned to the Planning and Highways
 Department.

Project name
 Speed / Frances Residential - West Building
 105 & 615 Speed Avenue

Project no.	1832
Drawn by	1832 Speed Elevations
Date	19.05.17
Scale	1:200
Drawn by	-
Checked by	ES
Revision no.	Sheet no.

A3.1



Client: 616 Speed Avenue, Victoria
Project: 616 Speed Avenue, Victoria
Scale: 1:200
Date: 19.03.15

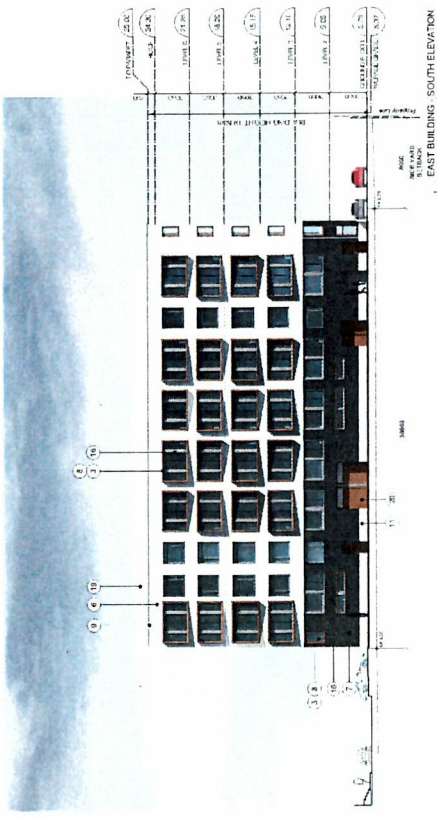
ELEVATION MATERIALS KEY:

1. Material of Composite Panel - White Timber
2. Material of Composite Panel - Charcoal Grey
3. Composite Panel - White
4. Wood Deck
5. Metal Floor - Aluminium Grey
6. Greenhouse Panel - White Timber
7. Brick - Dark, Sand, Iron Mortar
8. Industrial Metal Panel - Charcoal Grey
9. Industrial Metal Panel - White
10. Industrial Metal Panel - Charcoal Grey
11. Industrial Metal Panel - White
12. Industrial Metal Panel - Charcoal Grey
13. Industrial Metal Panel - White
14. Industrial Metal Panel - Charcoal Grey
15. Industrial Metal Panel - White

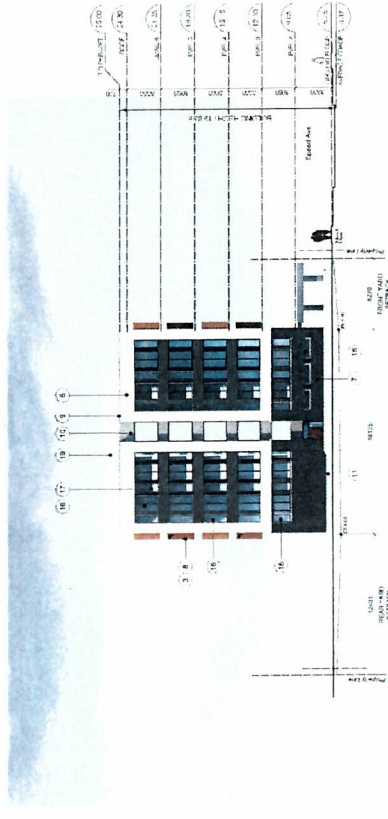


Scale: 1:200

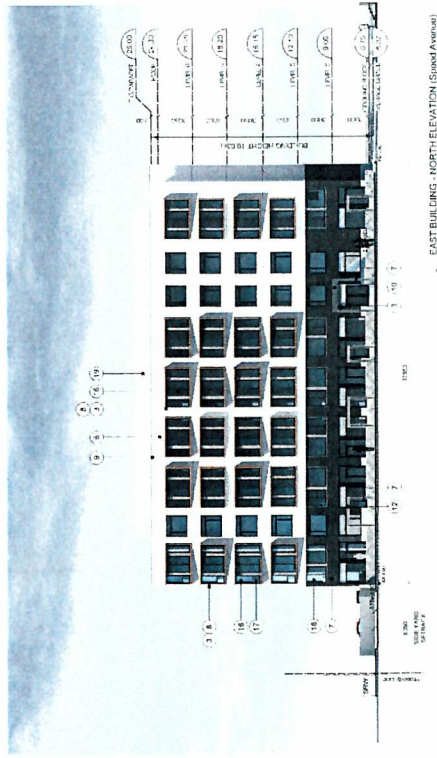
1 BUILDING - SOUTH ELEVATION



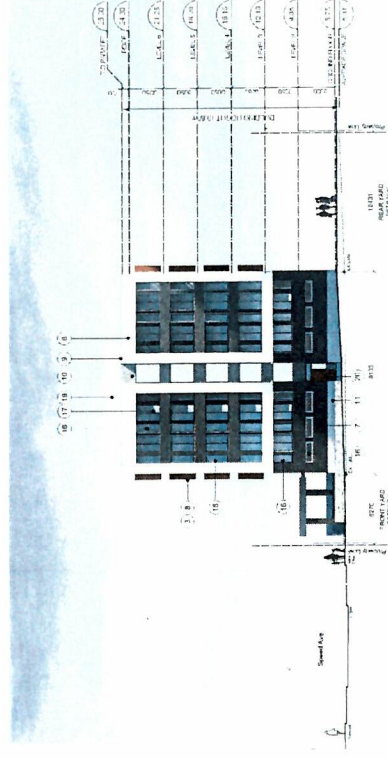
2 BUILDING - EAST ELEVATION



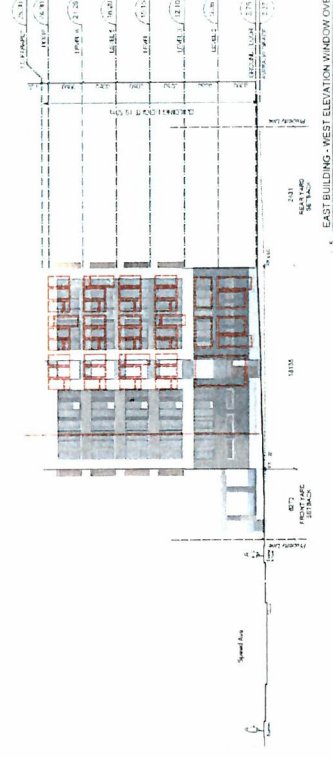
3 BUILDING - NORTH ELEVATION (Speed Avenue)



4 BUILDING - WEST ELEVATION



5 BUILDING - WEST ELEVATION WINDOW OVERLAY



Project No: 1802
Drawing No: A3.2
Date: 19.03.15
Scale: 1:200
Drawn by: ES
Checked by: ES
Revision No: 1

These drawings are preliminary and
subject to change without notice and
are not to be used for construction or
other purposes without the written
consent of the architect.

Revisions
Received Date:
July 18, 2019

0 2 4 6 8 10
Meters
0 2 4 6 8 10
Feet

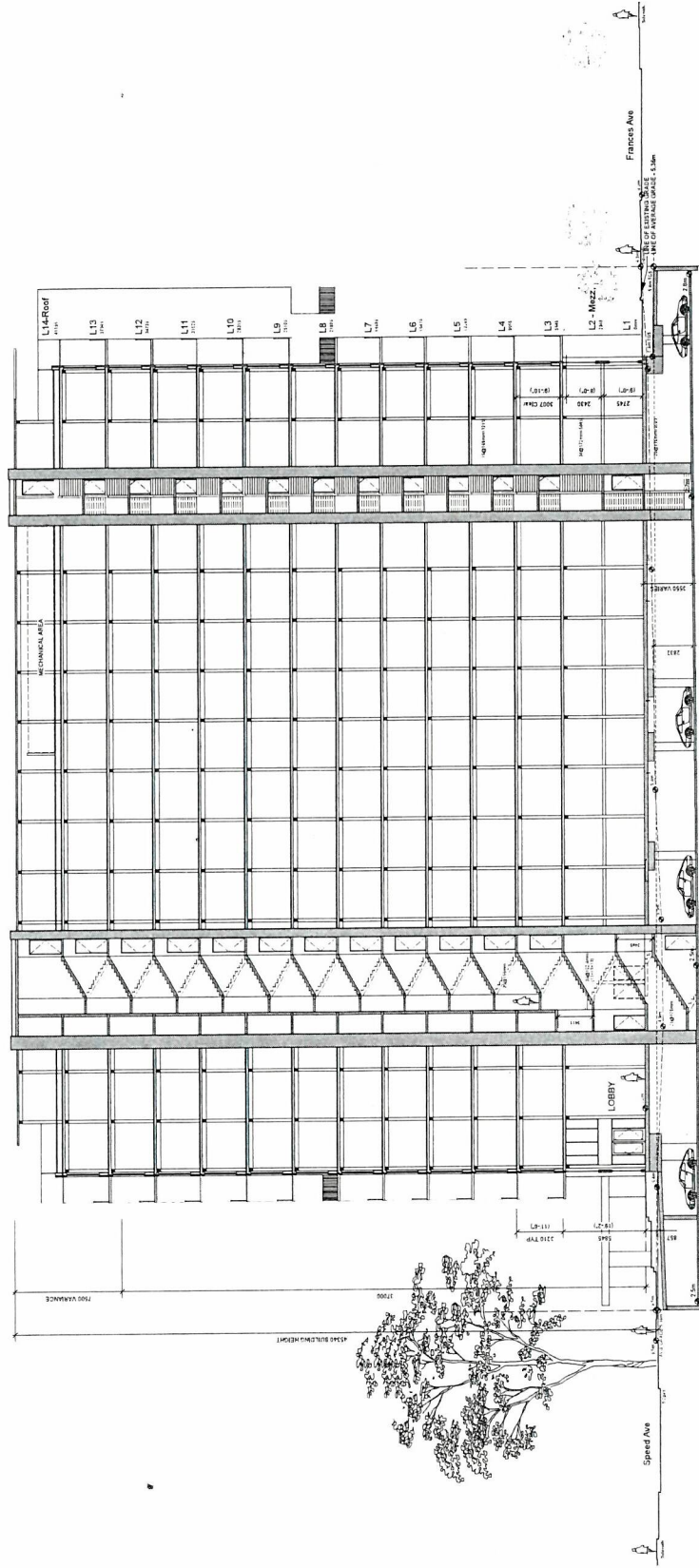
REV NO	DESCRIPTION	DATE
1	FOR APPROVAL/REVISIONS	18.07.18
2	FOR APPROVAL/REVISIONS	18.07.18
3	FOR APPROVAL/REVISIONS	18.07.18
4	FOR APPROVAL/REVISIONS	18.07.18
5	FOR APPROVAL/REVISIONS	18.07.18
6	FOR APPROVAL/REVISIONS	18.07.18
7	FOR APPROVAL/REVISIONS	18.07.18
8	FOR APPROVAL/REVISIONS	18.07.18
9	FOR APPROVAL/REVISIONS	18.07.18
10	FOR APPROVAL/REVISIONS	18.07.18
11	FOR APPROVAL/REVISIONS	18.07.18
12	FOR APPROVAL/REVISIONS	18.07.18
13	FOR APPROVAL/REVISIONS	18.07.18
14	FOR APPROVAL/REVISIONS	18.07.18
15	FOR APPROVAL/REVISIONS	18.07.18
16	FOR APPROVAL/REVISIONS	18.07.18
17	FOR APPROVAL/REVISIONS	18.07.18
18	FOR APPROVAL/REVISIONS	18.07.18
19	FOR APPROVAL/REVISIONS	18.07.18
20	FOR APPROVAL/REVISIONS	18.07.18

Project Name
Speedifrances Redevelopment
605 & 615 Speed Ave, Victoria

Sheet Title
West Building
North-South Section

Project No.	1832
Drawing No.	1832 Speed Block Plan
Date	18.07.18
Scale	1:100
Drawn by	W
Checked by	ES
Revised by	

Sheet No.
A4.2



1 West Building - North-South Section

I.1.b.h 605-629 Speed Avenue and 606-618 Frances Avenue - Development Permit with Variance Application No. 00115 (Burnside)

Moved By Councillor Alto

Seconded By Councillor Potts

1. That prior to giving notice and giving an opportunity for public comment at a meeting of Council:
 - a. That Council instruct staff to work with the applicant to provide a functional road design and appropriate cross-sections to demonstrate that the proposed buildings, installation of underground utilities, driveway crossings and ramp grades will accommodate the existing London Plane trees located on Speed Avenue.
 - b. That Council instruct staff to prepare and execute a housing agreement that secures ten dwelling units (seven studios, two 1-bedroom and one 2-bedroom) in the six-storey building as rental in perpetuity and affordable as per the City's definition of Affordable Housing for a period of ten years.
2. 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 Variances Application No. 00115 for 605-629 Speed Avenue and 606-618 Frances Avenue, in accordance with:

 - a. Plans date stamped July 18, 2019.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height of building from 37m to 45.34m;
 - ii. reduce the front yard setback of the 14-storey portion of the building from 6m to 1.60m to allow for a canopy projection only;
 - iii. reduce the front yard setback of the six-storey portion of the building from 6m to 1.52m to allow for a canopy projection only;
 - iv. reduce the side yard (east) setback from 5.90m to 0.00m for a parkade projection only;
 - v. reduce the required number of residential parking spaces from 237 to 151;
 - vi. reduce the required number of visitor parking space from 25 to 17;
 - vii. reduce the separation space between an accessory building (timber pavilion) and the principal building from 2.40m to 1.30m;
 - viii. reduce the separation space between an accessory building (bicycle storage building) and the principal building from 2.40m to 1.40m and locate the accessory building in the side yard.
 - c. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY