CITY OF VICTORIA

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:

<u>Development Permit with Variance Application No. 000115</u>

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 often 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
tel 250 384.2400
web fdarc.ca

Re-issued for Development Permit
July 16, 2019

Site Plan + Landscape Plan Upades 29, 2019

VICTORIA
Revisions
Received Date:
July 18, 2019

Contacts

Registered Owner

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250 727 2214
Carl Wilkinson - cwilkinson@jeanderson.com

Surveyor

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Victoria, B.C. V8Z 1T3
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Architectural

A0.1	Survey Plan
A0.2	Average Grade Calculations - updated 2019.10.29
A0.3	Sketch Views
A0.4	Context 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 Main 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	Context 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

Site Servicing Concept Plan

SITE PLAN OF LOT 16, 17, 18, 19, 20, 21, LOT 22 EXCEPT THE WESTERLY 10 FEET, THE WESTERLY 10 FEET OF LOT 22, AND LOT 23, ALL IN SECTION 4, VICTORIA DISTRICT, PLAN 358.

SCALE=1:400 All distances are in metres

0 10 20 30 40

NOTE: Lot dimensions and areas shown may vary upon completion of a comprehensive Legal Survey. Elevations shown are based upon geodetic datum.

LEGEND

- Denotes utility pole
- Denotes anchor
- WM Denotes water meter
- Denotes water valve
- Denotes fire hydrant
- Denotes catch basin
- Denotes storm drain manhole
- Denotes sewer manhole
- Denotes sign
- D/W Denotes driveway
- 0.25 Birch Denotes tree location, diameter and species
- Denotes ground elevation

Field survey dated September 24 and 29, 2010

Lot 16 is subject to charges
- Covenant P101490 & R24969

Lot 18 is subject to charge
- Easement 110669G

Lot 23 is subject to charge
- Right of Way 108241G

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

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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: July 18, 2019

rev no	description	date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.06.17
0	D.P. Application	19.03.15

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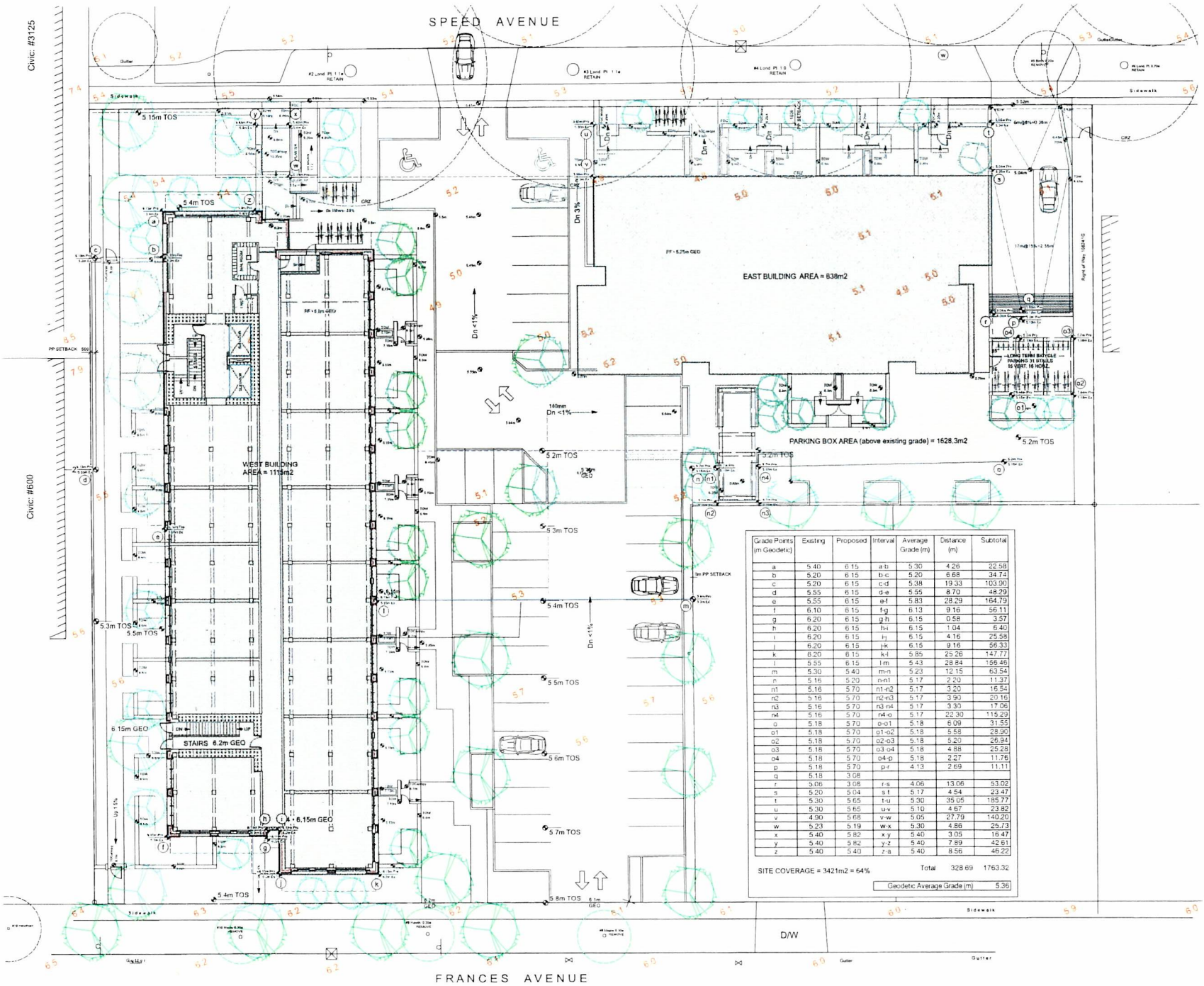
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Survey Plan

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	as shown
drawn by	-
checked by	ES
revision no	2
sheet no	A0.1



Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
a	5.40	6.15	a-b	5.30	4.26	22.58
b	5.20	6.15	b-c	5.20	6.68	34.74
c	5.20	6.15	c-d	5.38	19.33	103.90
d	5.55	6.15	d-e	5.55	8.70	48.29
e	5.55	6.15	e-f	5.83	28.29	164.79
f	6.10	6.15	f-g	6.13	9.16	56.11
g	6.20	6.15	g-h	6.15	0.58	3.57
h	6.20	6.15	h-i	6.15	1.04	6.40
i	6.20	6.15	i-j	6.15	4.16	25.58
j	6.20	6.15	j-k	6.15	9.16	56.33
k	6.20	6.15	k-l	5.85	25.26	147.77
l	5.55	6.15	l-m	5.43	28.84	156.46
m	5.30	5.40	m-n	5.23	12.15	63.54
n	5.16	5.20	n-n1	5.17	2.20	11.37
n1	5.16	5.70	n1-n2	5.17	3.20	16.54
n2	5.16	5.70	n2-n3	5.17	3.90	20.16
n3	5.16	5.70	n3-n4	5.17	3.30	17.06
n4	5.16	5.70	n4-o	5.17	22.30	115.29
o	5.18	5.70	o-o1	5.18	6.09	31.55
o1	5.18	5.70	o1-o2	5.18	5.58	28.90
o2	5.18	5.70	o2-o3	5.18	5.20	26.94
o3	5.18	5.70	o3-o4	5.18	4.88	25.28
o4	5.18	5.70	o4-p	5.18	2.27	11.76
p	5.18	5.70	p-r	4.13	2.69	11.11
q	5.18	3.08				
r	5.06	3.08	r-s	4.06	13.06	53.02
s	5.20	5.04	s-t	5.17	4.54	23.47
t	5.30	5.65	t-u	5.30	35.05	185.77
u	5.30	5.65	u-v	5.10	4.67	23.82
v	4.90	5.68	v-w	5.05	27.79	140.20
w	5.23	5.19	w-x	5.30	4.86	25.73
x	5.40	5.82	x-y	5.40	3.05	16.47
y	5.40	5.82	y-z	5.40	7.89	42.61
z	5.40	5.40	z-a	5.40	8.56	46.22
			Total		328.69	1763.32

SITE COVERAGE = 3421m2 = 64%

Geodetic Average Grade (m) 5.36

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Average grade calculations based on survey provided by Island Land Surveying. Existing grades noted in red text

Revisions
Received Date: July 18, 2019

scale in metres

rev no	description	date
3	DP Application Resubmission	19.10.29
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	19.03.15

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Average Grade Calcs.

project no	1832
drawing file	1832 Speed Base Plan
date	19.10.29
scale	1:150
drawn by	-
checked by	ES
revision no	3
sheet no	A0.2

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1 Sketch View of West Building Entrance
A0.3

2 Sketch View of West Building Frances Frontage
A0.3

6 Sketch View of Driveway Entrance on Speed Ave
A0.3

4 Sketch View of East Building Entrance
A0.3

5 Sketch View Up Speed Avenue
A0.3

3 Sketch View Up Frances Avenue
A0.3

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Sketch Views

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:150
drawn by	-
checked by	ES
revision no	2
sheet no	A0.3

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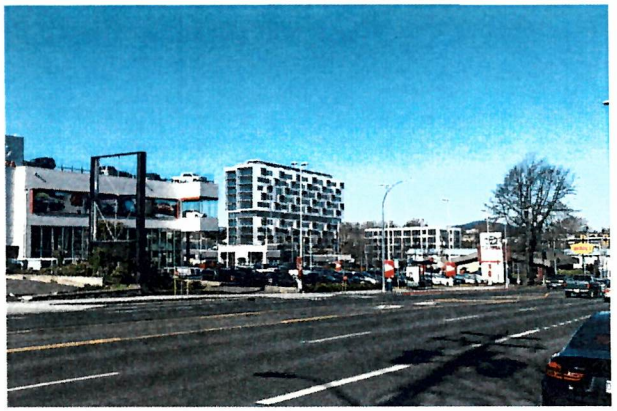
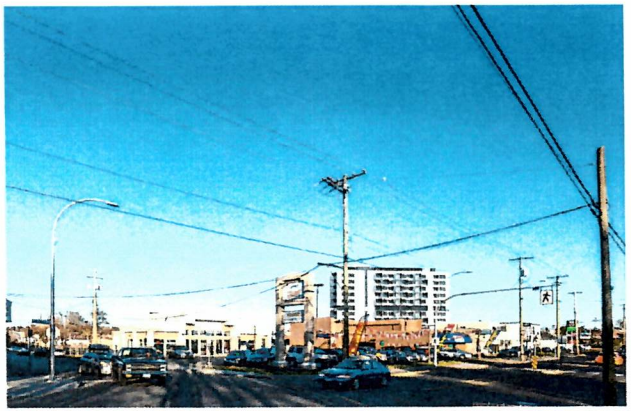
1 Sketch View South-West Across Douglas From Mayfair Mall
A0.4

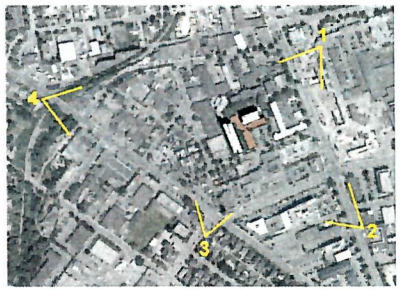
2 View North-east across Burnside at Julliard Road
A0.4



3 View North-west across Douglas Street
A0.4



4 View South-east down Burnside Road
A0.4



5 Sketch View Key Plan
A0.4

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CITY OF VICTORIA
Revisions
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July 18, 2019

issue no	description	date
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0	D.P. Application	19.03.15

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
Context Sketch Views

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	N/A
drawn by	-
checked by	ES
revision no	2
sheet no	A0.4

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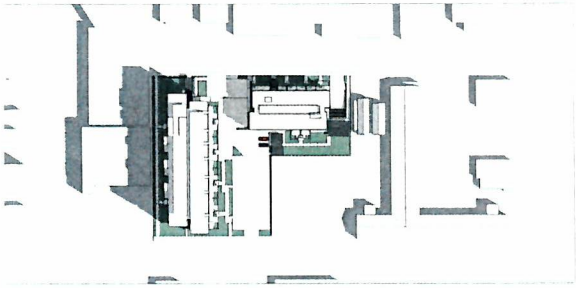
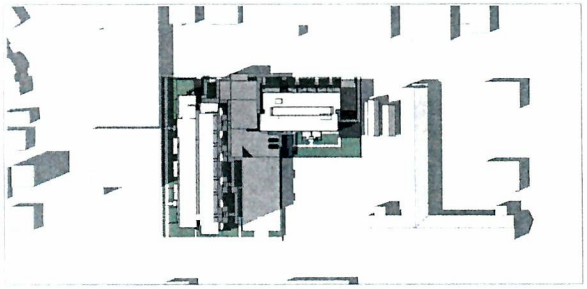
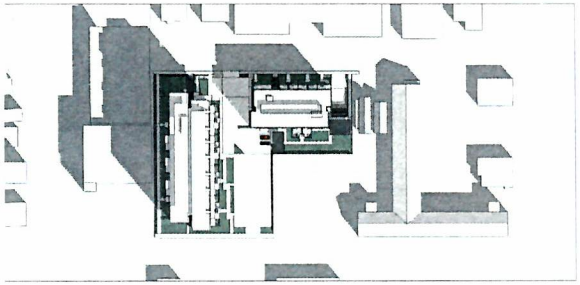


JUNE 20 - 10 A.M.

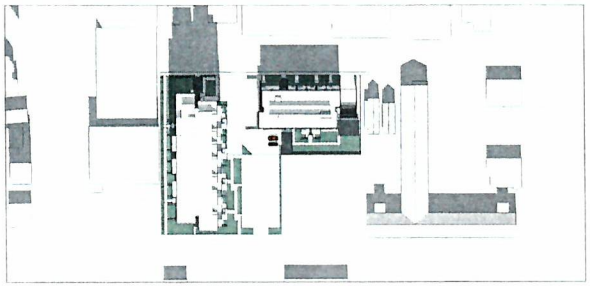
JUNE 20 - 12 P.M.



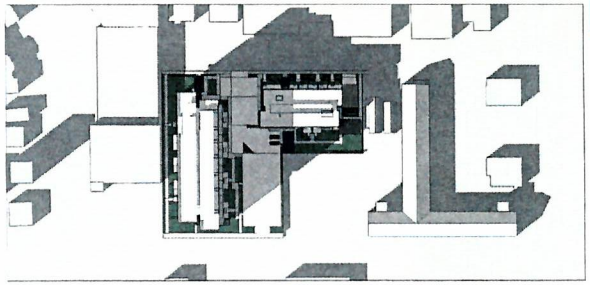
JUNE 20 - 3 P.M.



SEPTEMBER 20 - 10 A.M.



SEPTEMBER 20 - 12 P.M.



SEPTEMBER 20 - 3 P.M.

VICTORIA

Revisions

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July 18, 2019

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2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	19.03.15

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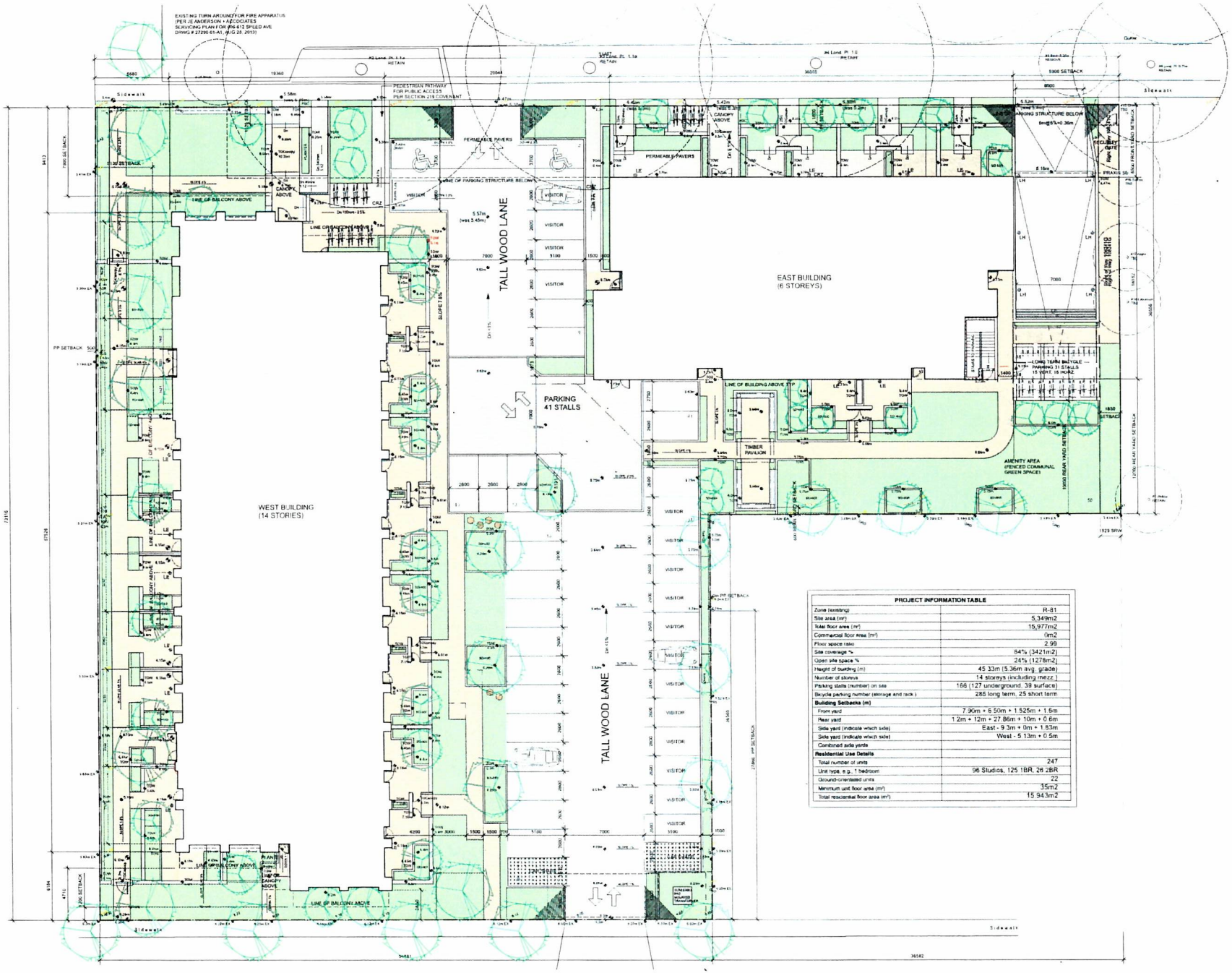
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
Shadow Studies

project no	183
drawing file	1832 Shadow Studie
date	19.07.1
scale	NT
drawn by	M
checked by	FD
revision no	2
sheet no.	A0.5



PROJECT INFORMATION TABLE	
Zone (existing)	R-81
Site area (m²)	5,349m2
Total floor area (m²)	15,977m2
Commercial floor Area (m²)	0m2
Floor space ratio	2.99
Site coverage %	64% (3421m2)
Open site space %	24% (1278m2)
Height of building (m)	45.33m (5.36m avg. grade)
Number of storeys	14 storeys (excluding mezz.)
Parking stalls (number) on site	166 (127 underground, 39 surface)
Bicycle parking number (storage and rack.)	285 long term, 25 short term
Building Setbacks (m)	
Front yard	7.90m + 6.50m + 1.525m + 1.6m
Rear yard	1.2m + 12m + 27.86m + 10m + 0.6m
Side yard (indicate which side)	East - 9.3m + 0m + 1.83m
Side yard (indicate which side)	West - 5.13m + 0.5m
Combined side yards	
Residential Use Details	
Total number of units	247
Unit type, e.g., 1 bedroom	96 Studios, 125 1BR, 26 2BR
Ground-oriented units	22
Minimum unit floor area (m²)	35m2
Total residential floor area (m²)	15,943m2

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

PERMEABLE PAVERS

CONCRETE UNIT PAVER

CLASSIC STANDARD - 4
CONCRETE UNIT PAVER
FOR L1 PATIOS

rev no	description	date
3	DP Application Resubmission	19.10.29
2	DP Application Resubmission	19.07.18
1	DP Application Resubmission	19.06.17
0	DP Application	19.03.15

project name
Speed/Frances Redevelopmer
605 & 615 Speed Ave, Victoria

sheet title
Site Plan

project no.	183
drawing file	1832 Speed Base Plan
date	19.10.2
scale	1:15
drawn by	B
checked by	E
revision no.	3
sheet no.	A1.

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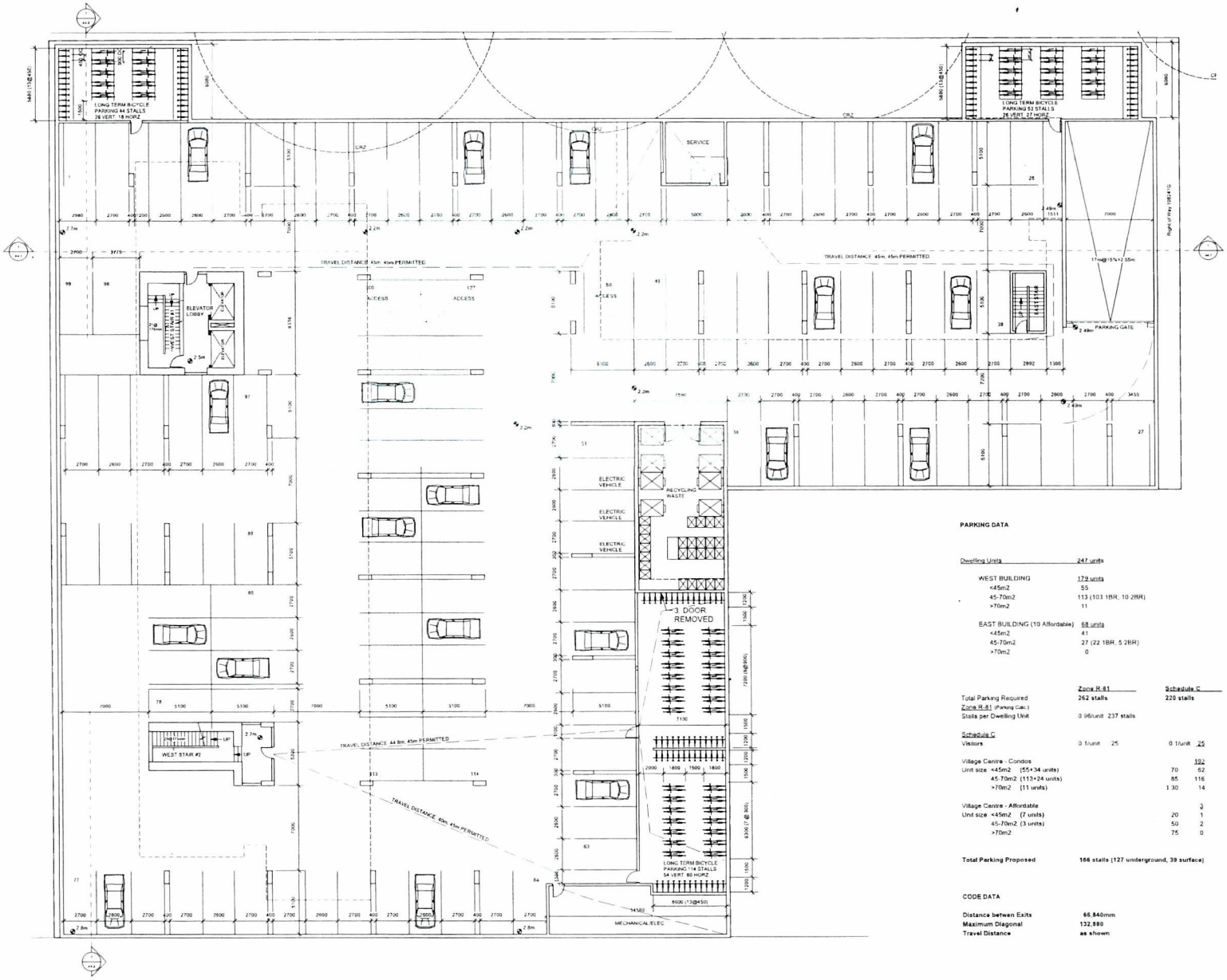

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PARKING DATA

Dwelling Units	247 units				
WEST BUILDING	179 units				
<45m2	55				
45-70m2	113 (103 1BR, 10 2BR)				
>70m2	11				
EAST BUILDING (10 Affordable)	68 units				
<45m2	41				
45-70m2	27 (22 1BR, 5 2BR)				
>70m2	0				

	Zone R-81		Schedule C		Bike Parking	
Total Parking Required	262 stalls		220 stalls		285	
Zone R-81 (Parking Calc.)					210 - West Bldg	
Stalls per Dwelling Unit	0.96/unit 237 stalls				75 - East Bldg	
Schedule C						
Visitors	0.1/unit	25	0.1/unit	25		
				192		274
Village Centre - Condos						
Unit size <45m2 (55+34 units)			70	62	1.0	89
45-70m2 (113+24 units)			85	116	1.25	171
>70m2 (11 units)			1.30	14	1.25	14
				3		11
Village Centre - Affordable						
Unit size <45m2 (7 units)			20	1	1.0	7
45-70m2 (3 units)			50	2	1.25	4
>70m2			75	0	1.25	0
Total Parking Proposed	**166 stalls (127 underground, 39 surface)**				**211 underground**	
					75 East Bldg Level 1	

CODE DATA

Distance between Exits	**66,840mm**
Maximum Diagonal	**132,880**
Travel Distance	**as shown**

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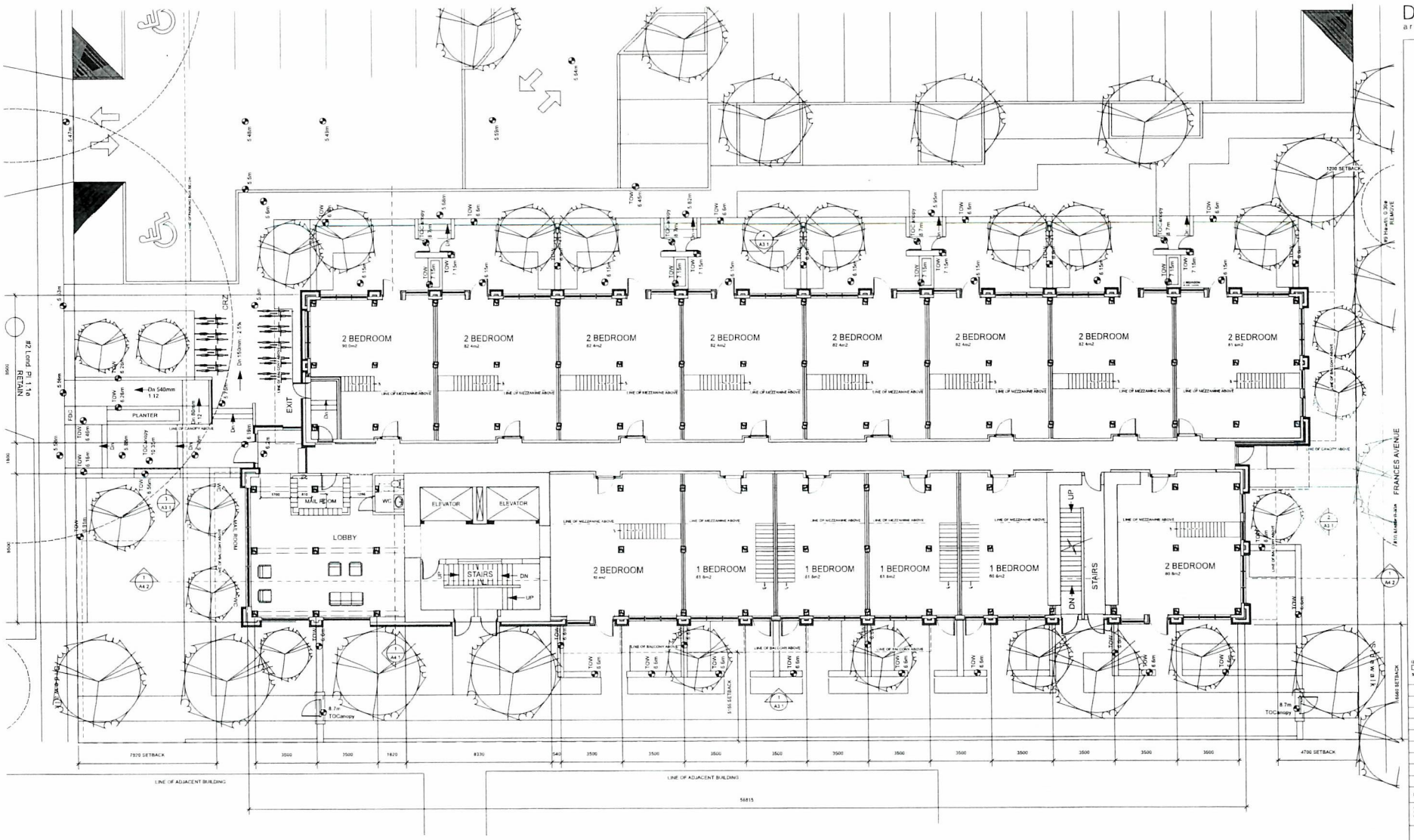
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
P1 - Underground Parking Plan

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:150
drawn by	-
checked by	ES
revision no	2
sheet no	A2.0



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Deemed Date: July 18/19

scale in metres

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1	DP Application Resubmission	19.05.17
0	D.P. Application	18.03.15

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

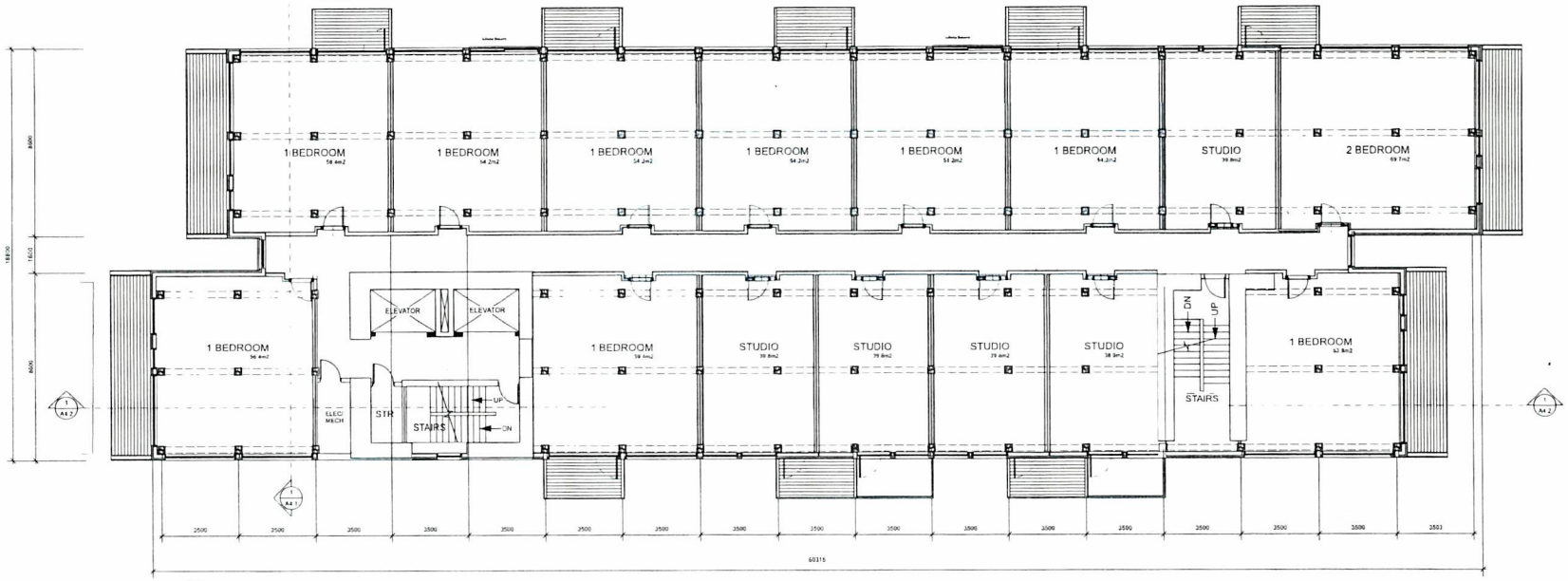
sheet title
West Building
L1 - Main Floor Plan

project no	1832
drawing file	1832 Speed Base Plan
date	19.10.29
scale	1:100
drawn by	-
checked by	ES
revision no	3
sheet no	A2.1

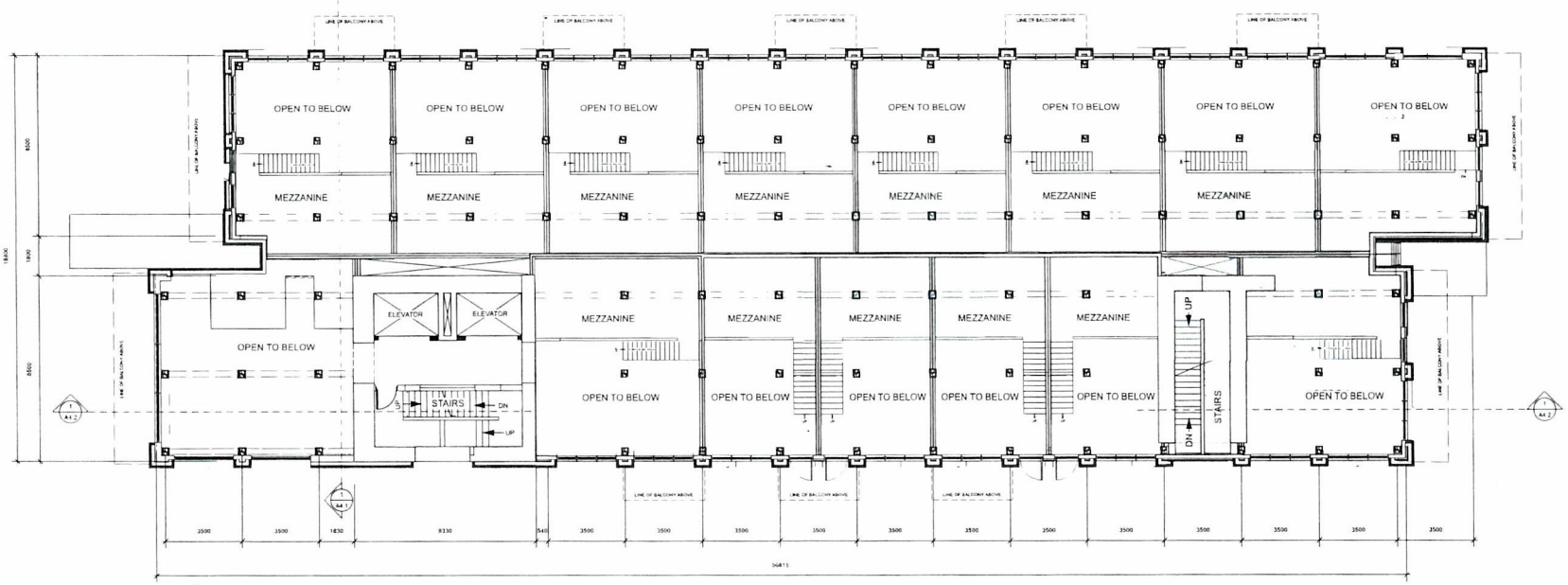
West Building - Area Calculations + Unit Count

	GFA by Floor Level sq.	GFA by Floor Level m²	STUDIOS (under 45m2)	1 BEDRMS (45 -70m2)	2 BEDRMS (65 -90m2)	2 BEDRMS (over 90m2)
Level 1	10,611	1,004		4		10
Level 2 - Mezzanine	9,287	930				
Level 2	10,614	963	5	5	1	
Level 4	10,614	963	5	5	1	
Level 5	10,614	963	5	5	1	
Level 6	10,614	963	5	5	1	
Level 7	10,614	963	5	5	1	
Level 8	10,296	933	5	5	1	
Level 9	10,614	963	5	5	1	
Level 10	10,614	963	5	5	1	
Level 11	10,614	963	5	5	1	
Level 12	10,614	963	5	5	1	
Level 13	10,614	963	5	5	1	
Level 14 - Roof	469	40				
TOTAL	133,779	12,428	55	103	10	11
				Total Units		179

Schedule C Parking Ratio	0.7	0.85	0.95	1.3
Schedule C x Stalls	38.5	87.6	9.5	14.3
			Total Schedule C	149
Schedule C Visitor	5.5	10.3	1	1.1
			Total Schedule C Visitor	18
			Total Schedule C Parking	167



1 West Building - L3 + L9
1:100



2 West Building - L2 Mezz
1:100

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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: July 18, 2019

scale in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	19.06.17
0	D.P. Application	18.03.15

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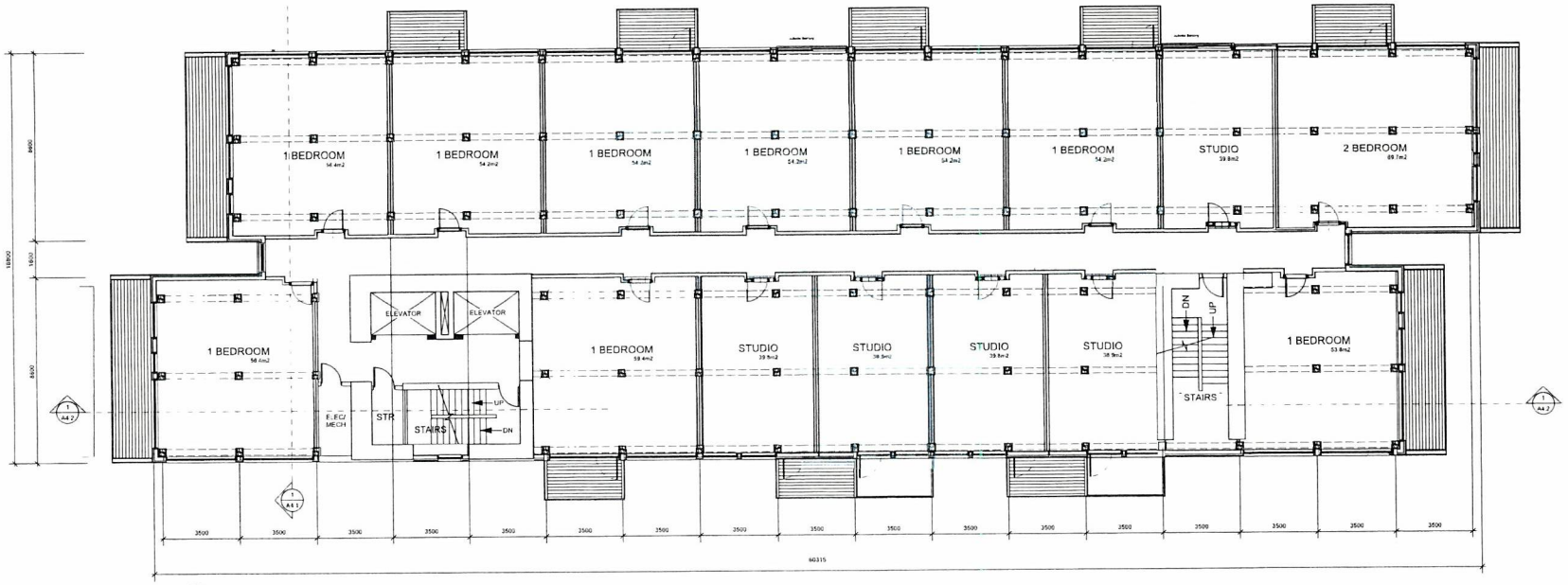
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

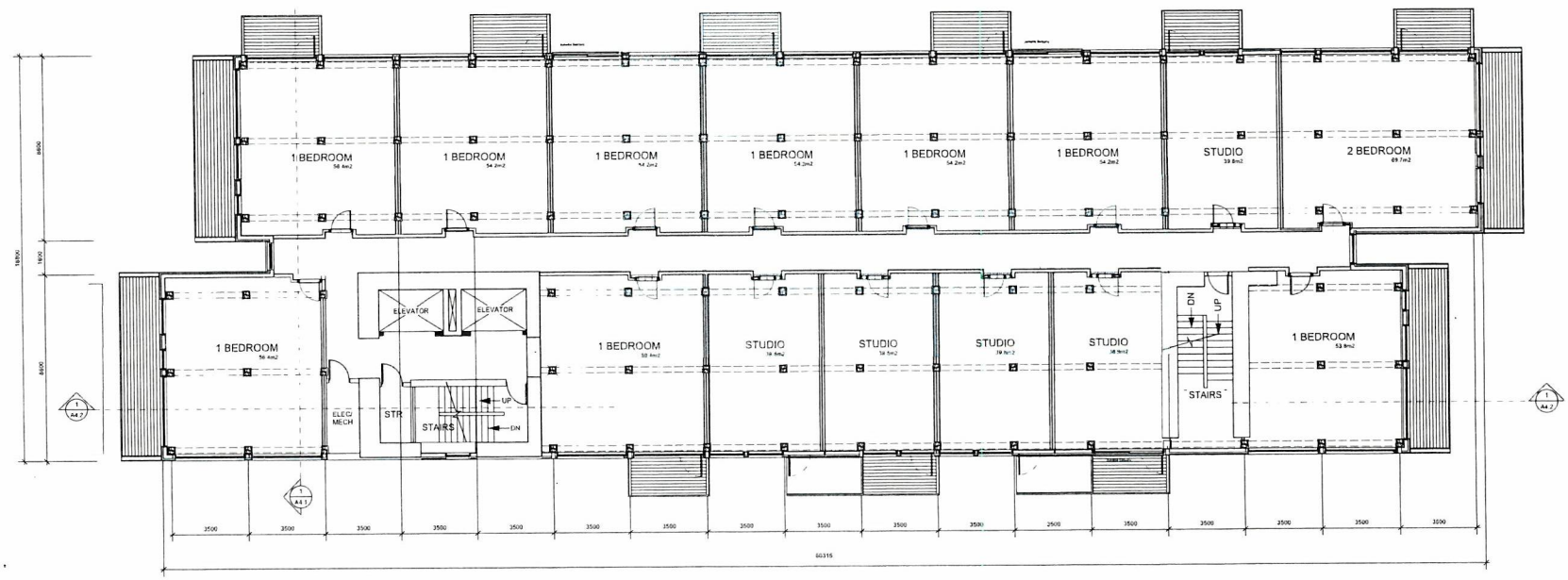
sheet title
West Building
L2 Mezzanine + L3/L9
Floor Plans

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no	2
sheet no	A2.2

D'AMBROSIC
architecture + urbanism



1 West Building - L5 + L11
1:100



2 West Building - L4 + L10
1:100

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

CITY OF VICTORIA
Revisions
Received Date: July 18, 2019

scale in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	19.05.17
0	D.P. Application	18.03.15

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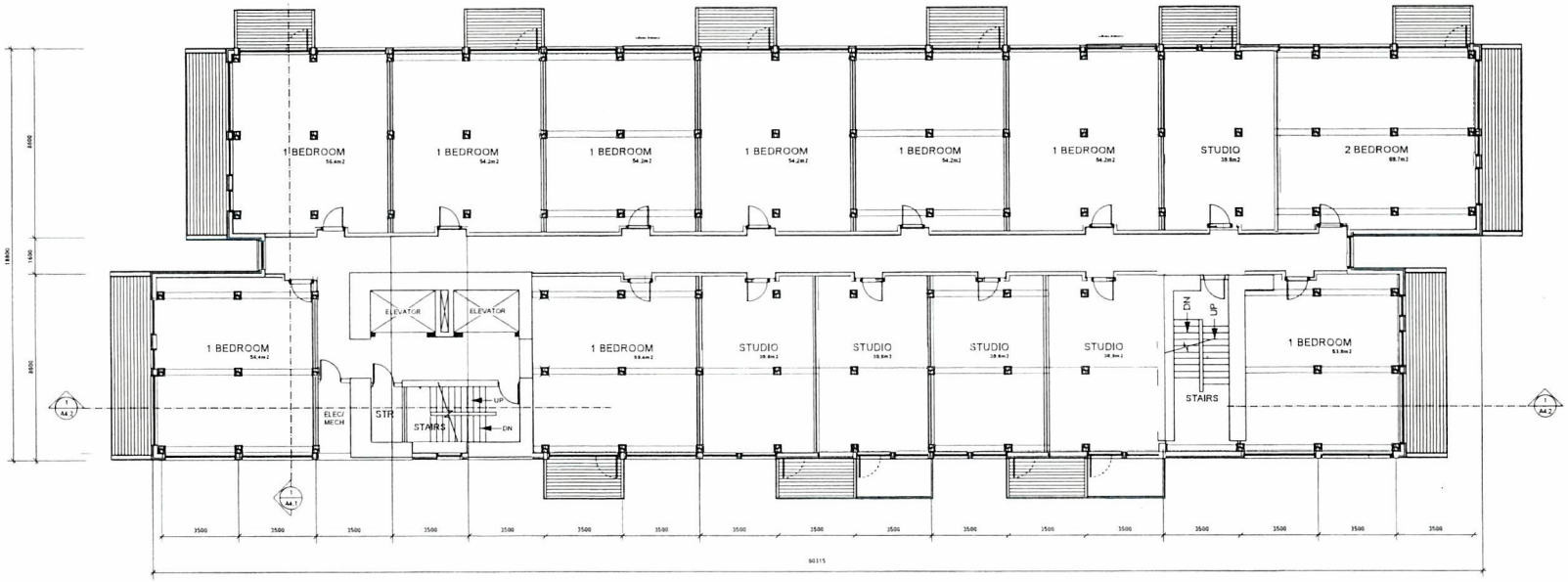
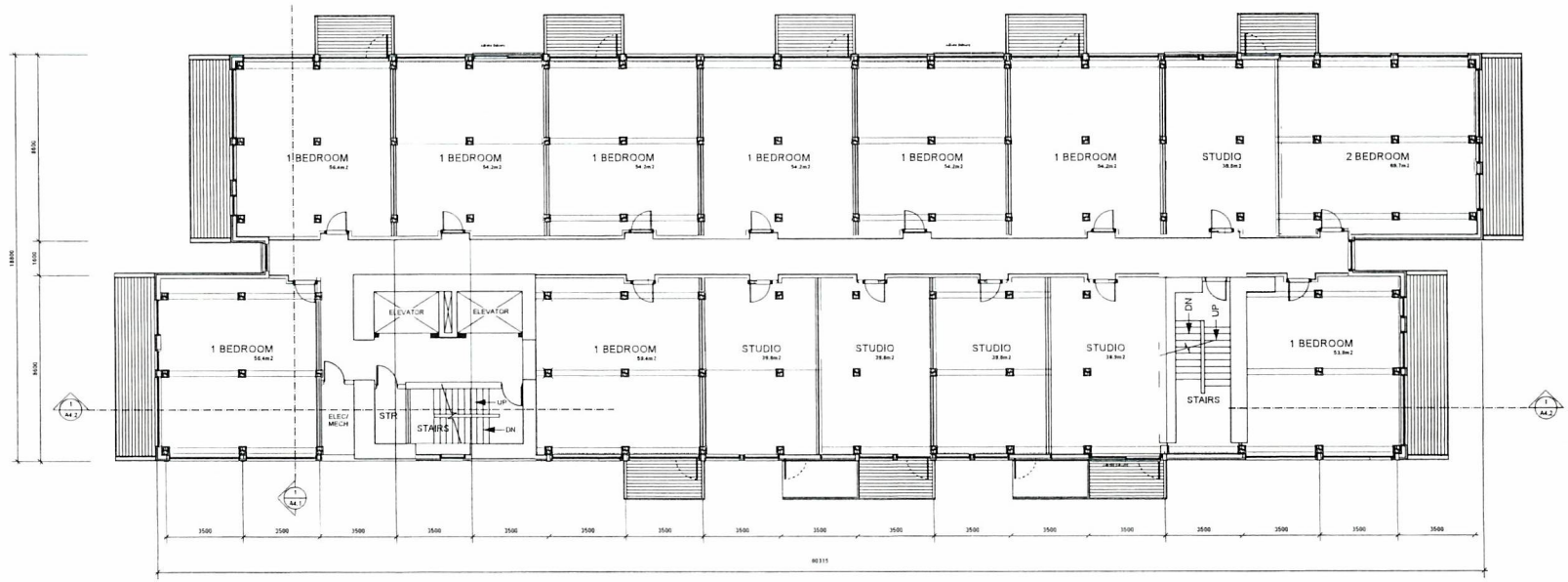
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L4/L10 + L5/L11
Floor Plans

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A2.3



1 West Building - L7
1:100



2 West Building - L6 + L12
1:100

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Revisions
Received Date: July 18, 2019

scale in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	19.05.17
0	D.P. Application	19.05.17

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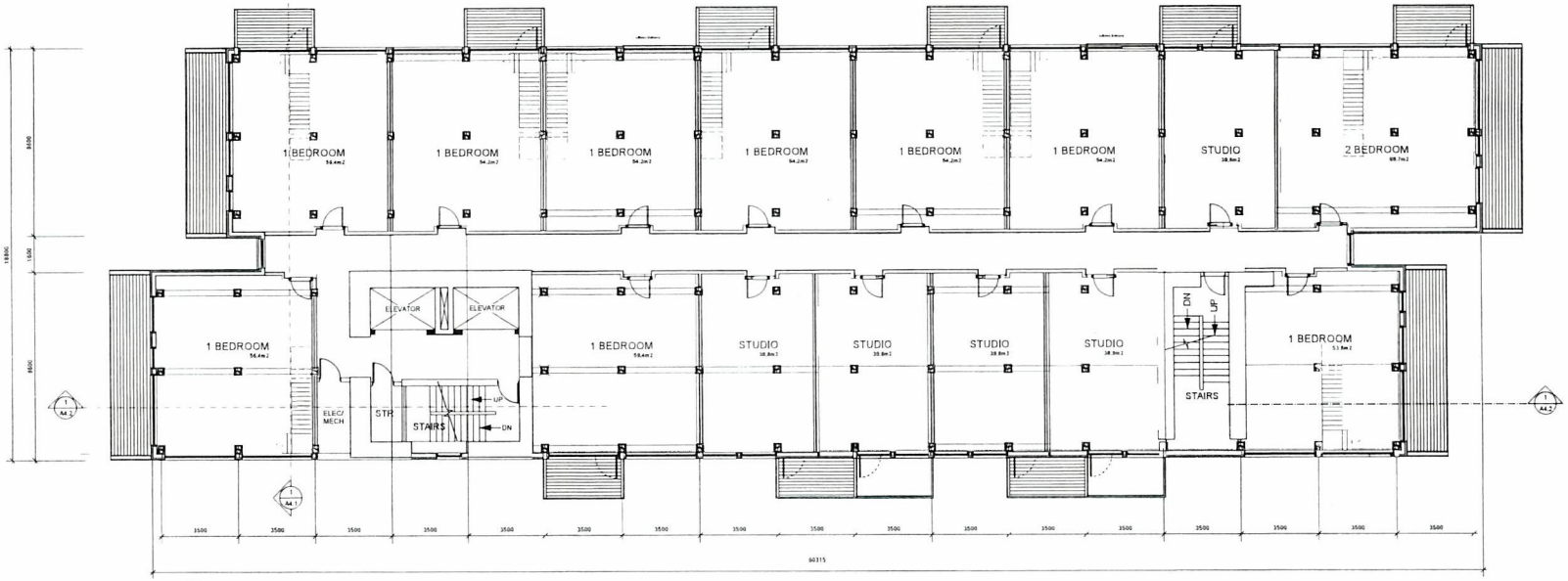
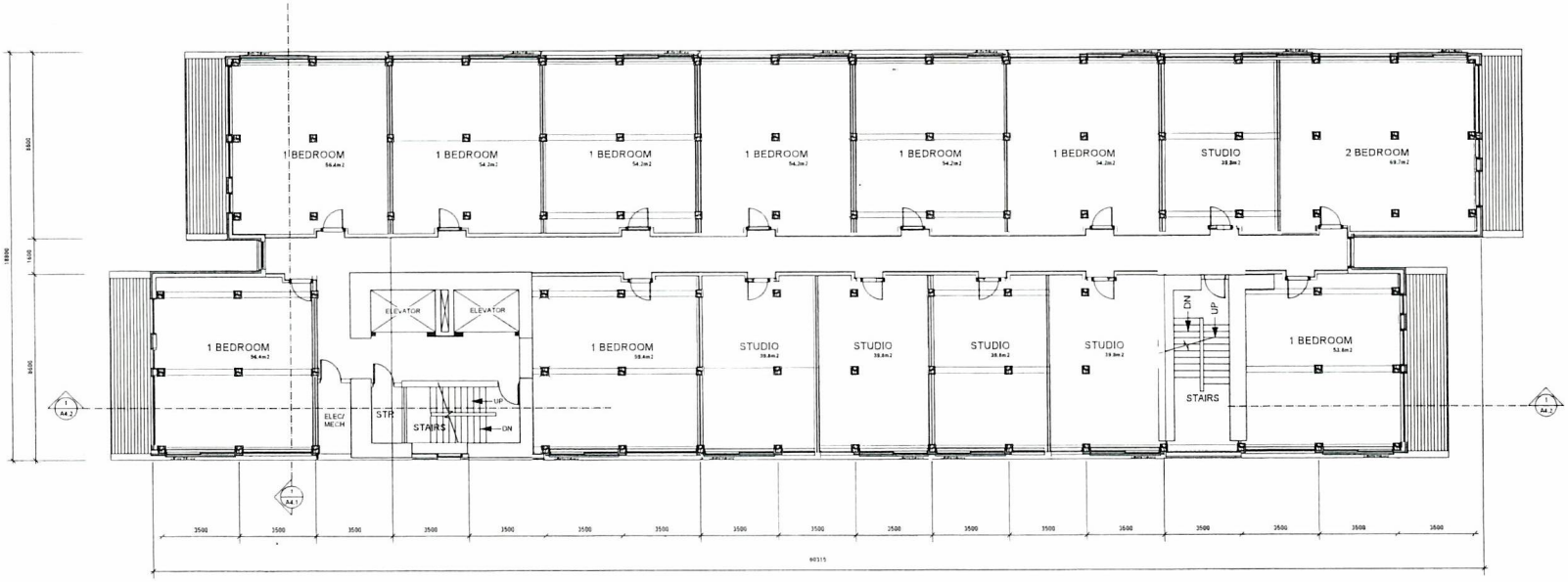
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L7 + L6/L12
Floor Plans

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no	2
sheet no.	A2.4



1 West Building - L13
1:100



2 West Building - L8
1:100

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VICTORIA
Revisions
Received Date:
July 18, 2019

scale in metres

rev no.	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	18.05.17
0	D.P. Application	19.03.15

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project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L13 + L8
Floor Plans

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A2.5

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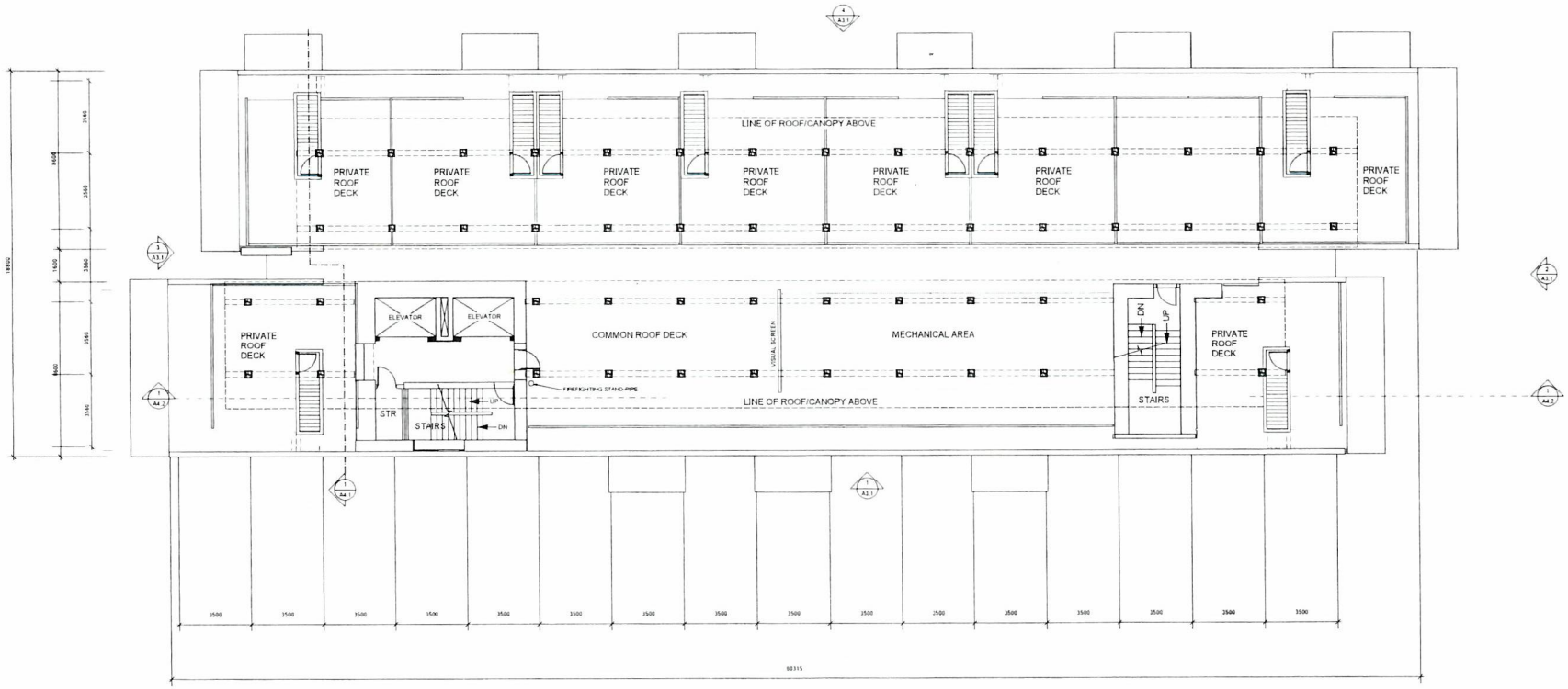

1 West Building - L14 Roof Plan
1:100

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Revisions
Received Date: July 18, 2019

scale in metres

rev no	description	date
2	D.P. Application-Resubmission	19.07.18
1	DP Application-Resubmission	19.05.17
0	D.P. Application	19.03.15

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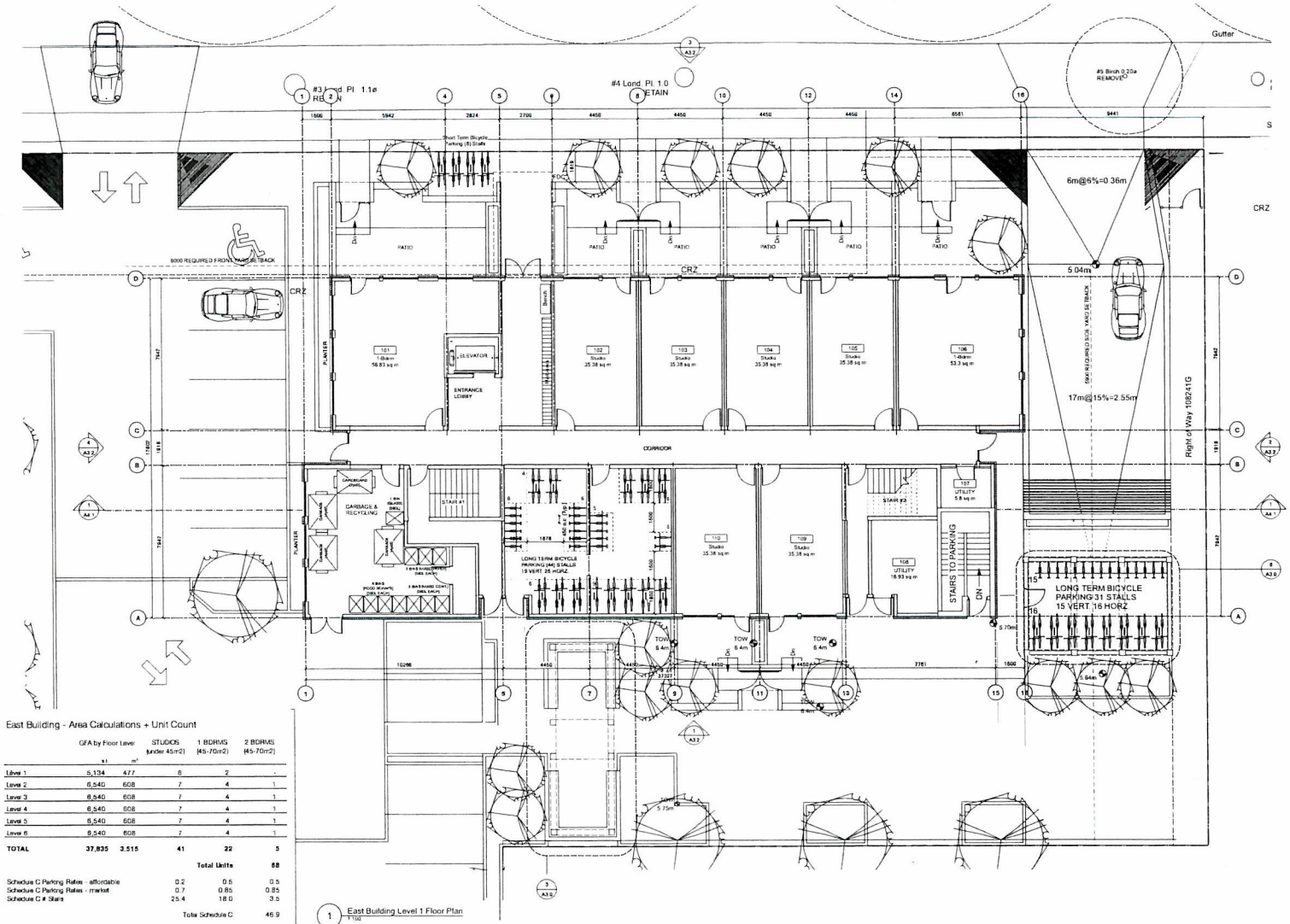
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
L14 Roof Plan

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.15
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A2.6



1 East Building Level 1 Floor Plan
1:100

East Building - Area Calculations + Unit Count

	GFA by Floor Level		STUDIOS (under 45m2)	1 BDRMS (45-70m2)	2 BDRMS (45-70m2)
	s.f	m²			
Level 1	5,134	477	6	2	-
Level 2	6,540	608	7	4	1
Level 3	6,540	608	7	4	1
Level 4	6,540	608	7	4	1
Level 5	6,540	608	7	4	1
Level 6	6,540	608	7	4	1
TOTAL	**37,835**	**3,515**	**41**	**22**	**5**
				Total Units	**68**
Schedule C Parking Rates - affordable			0.2	0.5	0.5
Schedule C Parking Rates - market			0.7	0.85	0.85
Schedule C # Stalls			25.4	18.0	3.5
				Total Schedule C	46.9
Schedule C Visitor			4.1	2.2	0.5
				Total Schedule C Visitor	6.8
				Total Schedule C Parking	**54**

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

0 5m
scale in metres

rev no	description	date
3	DP Application Resubmission	19.10.29
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	19.03.15

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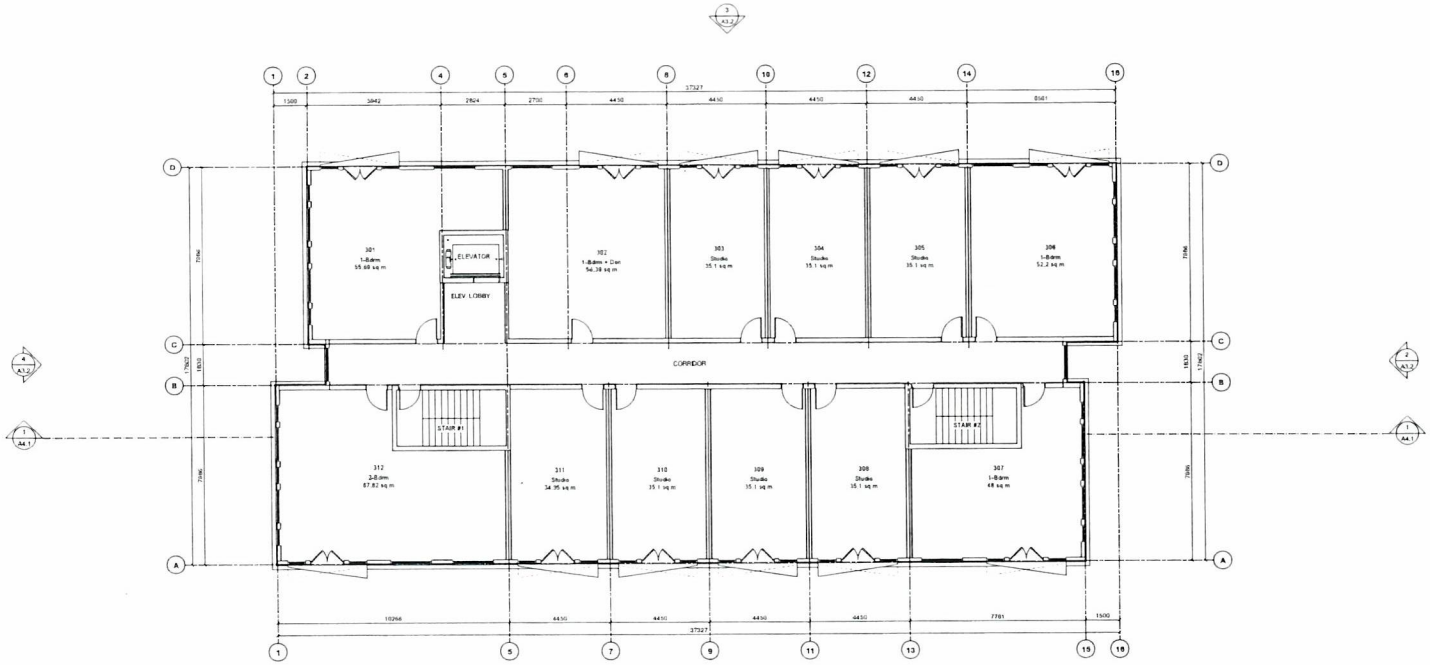
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building
Level 1 Floor Plan

project no.	1832
drawing file	1832 East Building Plans
date	19.10.29
scale	1:100
drawn by	MZ
checked by	ES
revision no.	3
sheet no.	A2.10



1 East Building - Typical Floor Plan
1:100

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Revisions
Received Date: July 18, 2019

scale in metres

rev no	description	date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	19.03.15

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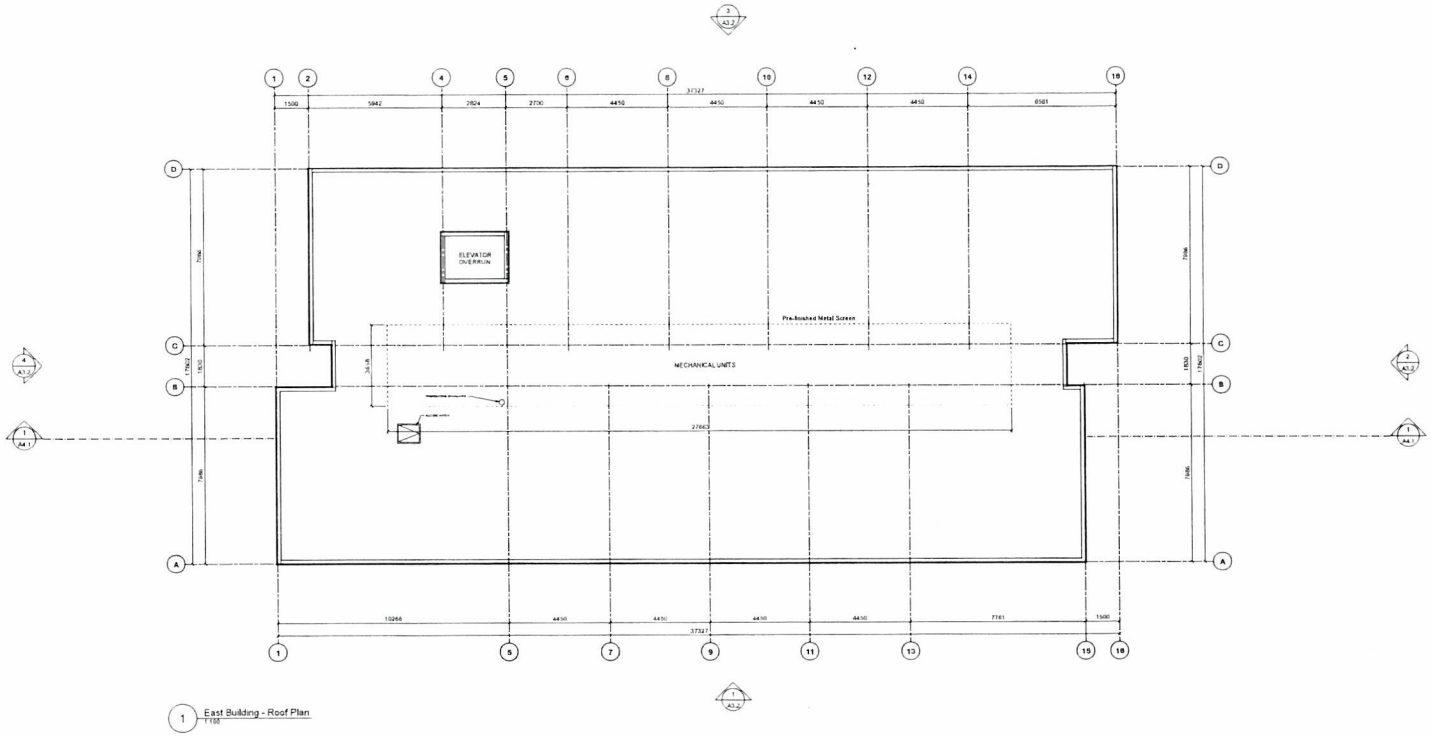
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building
Typical Floor Plan

project no.	1832
drawing file	1832 East Building Plans
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A2.11



1 East Building - Roof Plan
1:100

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Revisions
Received Date:
July 18, 2019

scale in metres

rev no	description	date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P. Application	19.03.15

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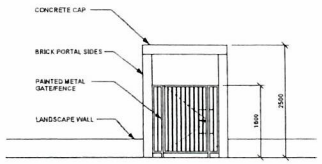
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building
Roof Plan

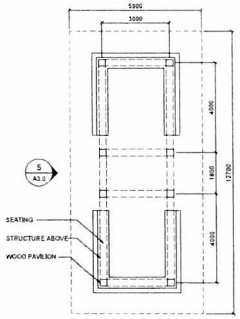
project no.	1832
drawing file	1832 AHOP Base Plans
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A2.12

1 A3.0b Frances Avenue Context Elevation
1:400

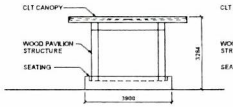
2 A3.0b Speed Avenue Context Elevation
1:400



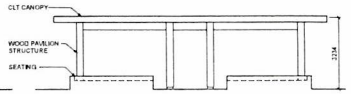
9 A3.0b Typical Gate Elevation
1:50



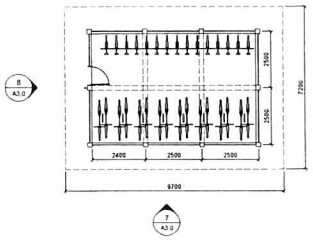
3 A3.0b Wood Pavilion Plan
1:100



4 A3.0b Wood Pavilion South Elevation
1:100



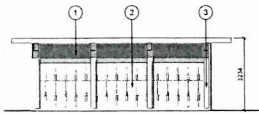
5 A3.0b Wood Pavilion West Elevation
1:100



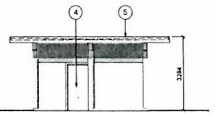
6 A3.0b Bike Storage Bldg.
1:100

ELEVATION MATERIALS KEY

1. Clear Glazing
2. Translucent Glazing
3. Clear-finished Wood (Columns + CLT Soffit)
4. Wood Door
5. Prefinished Metal Flashing: Charcoal Grey



7 A3.0b Bike Storage Bldg. South Elevation
1:100



8 A3.0b Bike Storage Bldg. West Elevation
1:100

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CITY OF VICTORIA
Revisions
Received Date:
July 18, 2019

0 10 20m
scale in metres

rev no	description	date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	D.P.A. Application	19.03.15

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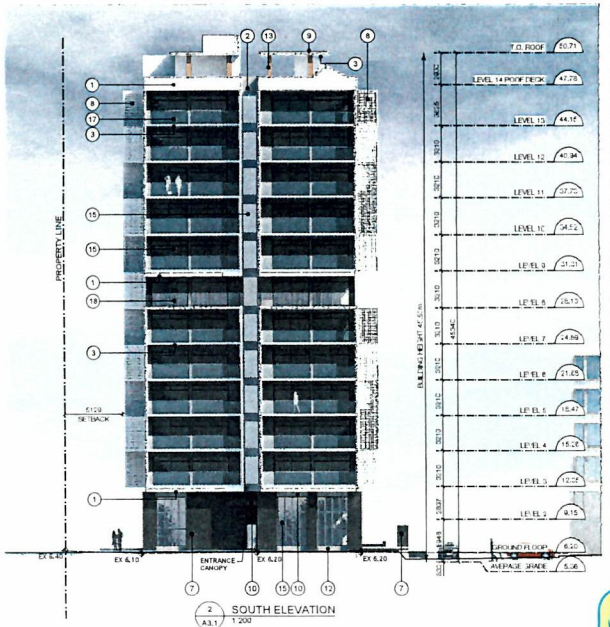
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

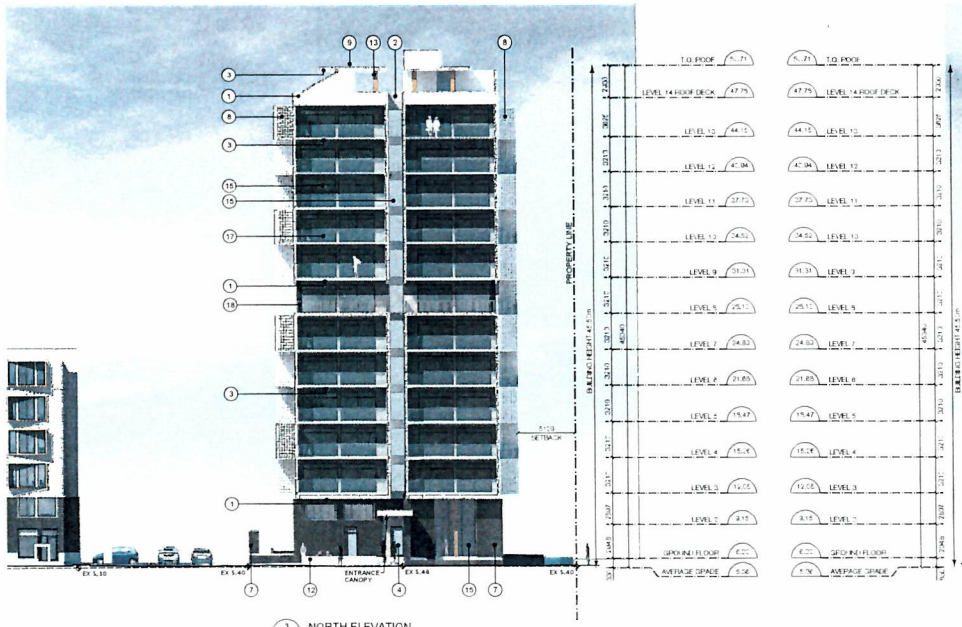
sheet title
Context Elevations, Timber Pavilion and Bike Storage Bldg.

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	As Noted
drawn by	GK/MZ/TK
checked by	ES
revision no.	2
sheet no.	A3.0

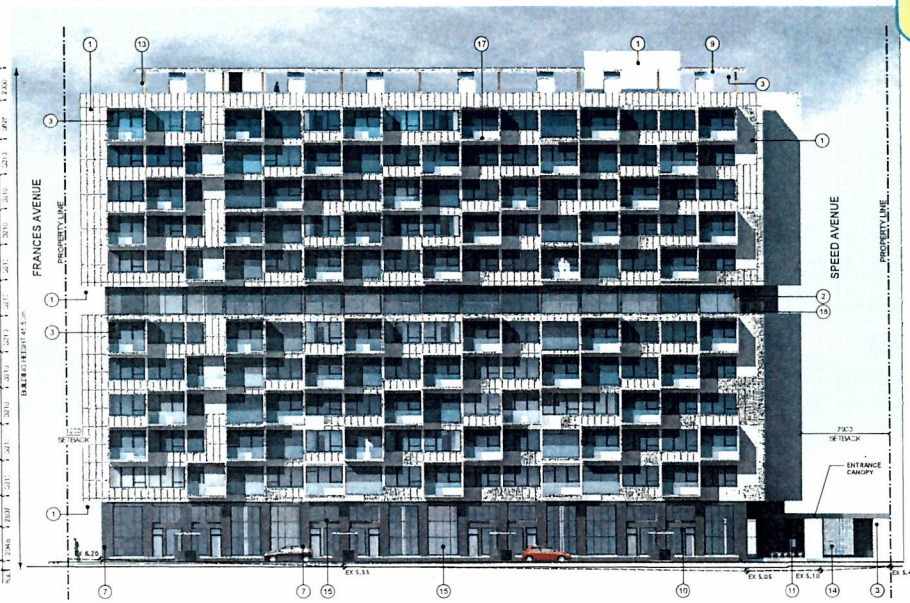
1 A3.1 WEST ELEVATION 1:200



2 A3.1 SOUTH ELEVATION 1:200



3 A3.1 NORTH ELEVATION 1:200



4 A3.1 EAST ELEVATION 1:200

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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. Cementitious Panel: Warm White
7. Brick: Stack Bond, Iron Mountain
8. Prefinished Metal Panel: Cambridge White
9. Prefinished Metal Flashing: Cambridge White
10. Prefinished Metal Panel: Charcoal Grey
11. Prefinished Metal Flashing: Charcoal Grey
12. Architectural Concrete: Clear Sealed
13. Glulam Structure: Clear Finish
14. Wood Grille: Clear Finish
15. Clear Glazing in Charcoal Grey Aluminum System
16. Clear Glazing in Charcoal Grey Fiberglass Grid System
17. Glass Guardrail with Painted Metal Posts & Cable
18. Metal Picket Guard: Charcoal Grey
19. Metal Sun Shade Rail

VICTORIA
Revisions
Received Date:
July 18, 2019

scale in metres: 0 – 10m

rev no	description	date
2	DP Appl. Resubmission	19.05.17
1	D.P. Application	19.03.15

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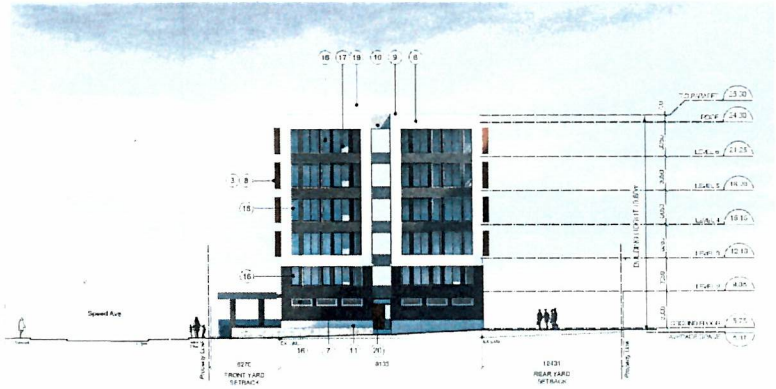
project name
Speed / Frances Residential - West Building
605 & 615 Speed Avenue

sheet title
West Building
Elevations

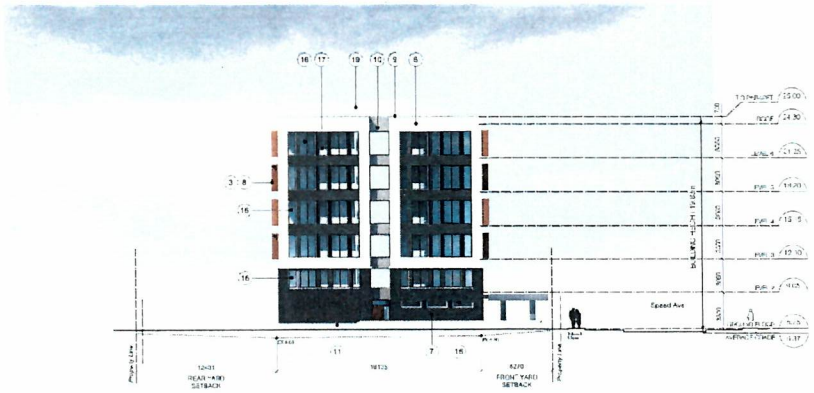
project no.	1832
drawing file	1832 Speed Elevations
date	19.05.17
scale	1:200
drawn by	-
checked by	ES
revision no.	-
sheet no.	A3.1

3 EAST BUILDING - NORTH ELEVATION (Speed Avenue)
Scale 1:200

1 EAST BUILDING - SOUTH ELEVATION
Scale 1:200



4 EAST BUILDING - WEST ELEVATION
Scale 1:200



2 BUILDING ELEVATION - EAST
Scale 1:200

5 EAST BUILDING - WEST ELEVATION WINDOW OVERLAY
Scale 1:200

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

ELEVATION MATERIALS KEY:

1 Metal or Composite Panel: Warm White
2 Metal or Composite Panel: Charcoal Grey
3 Composite Panel: Walnut
4 Wood Door
5 Metal Door: Charcoal Grey
6 Cementitious Panel: Warm White
7 Brick: Black Sand, Iron Mountain
8 Prefinished Metal Panel: Cambridge White
9 Prefinished Metal Flashing: Cambridge White
10 Prefinished Metal Panel: Charcoal Grey
11 Prefinished Metal Flashing: Charcoal Grey
12 Architectural Concrete: Clear Sealed
13 Bollard Structure: Clear Finish
14 Wood Grille: Clear Finish
15 Clear Glazing in Charcoal Grey Aluminum System
16 Clear Glazing in Charcoal Grey Fiberglass

Revisions
Received Date:
July 18, 2019

rev no	description	date
3	DP Application Resubmission	19.07.18
2	D.P. Application Resubmission	19.04.26
	D.P. Application	18.05.15

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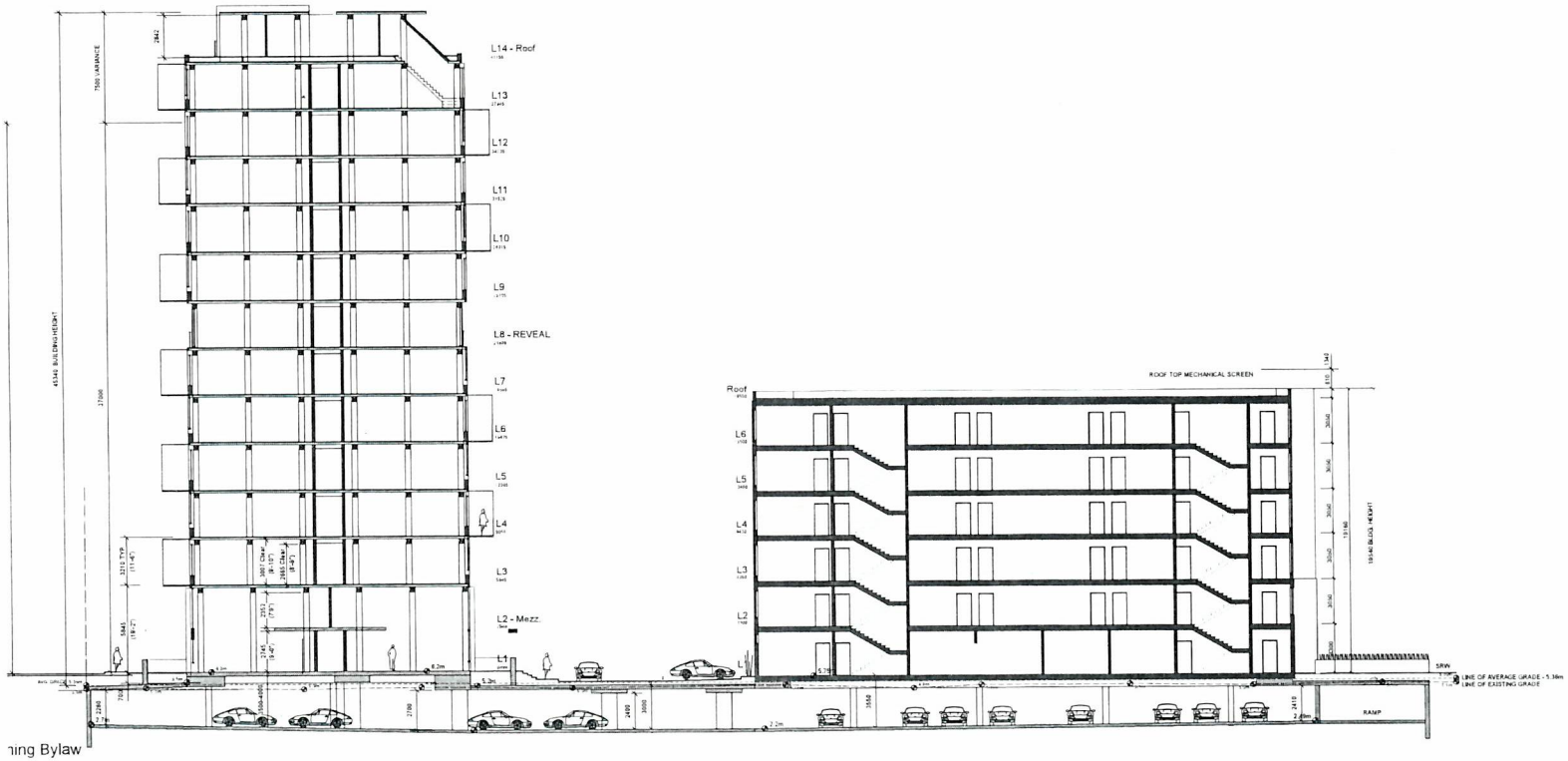
project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

sheet title
East Building Elevations

project no	1832
drawing file	AHOP DP Elevations
date	19.03.15
scale	1:200
drawn by	
checked by	ES
revision no.	sheet no. A3.2



1 East-West Section
1:150

D'AMBROSIO
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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: July 18, 2019

scale in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	19.05.17
0	D.P. Application	19.03.15

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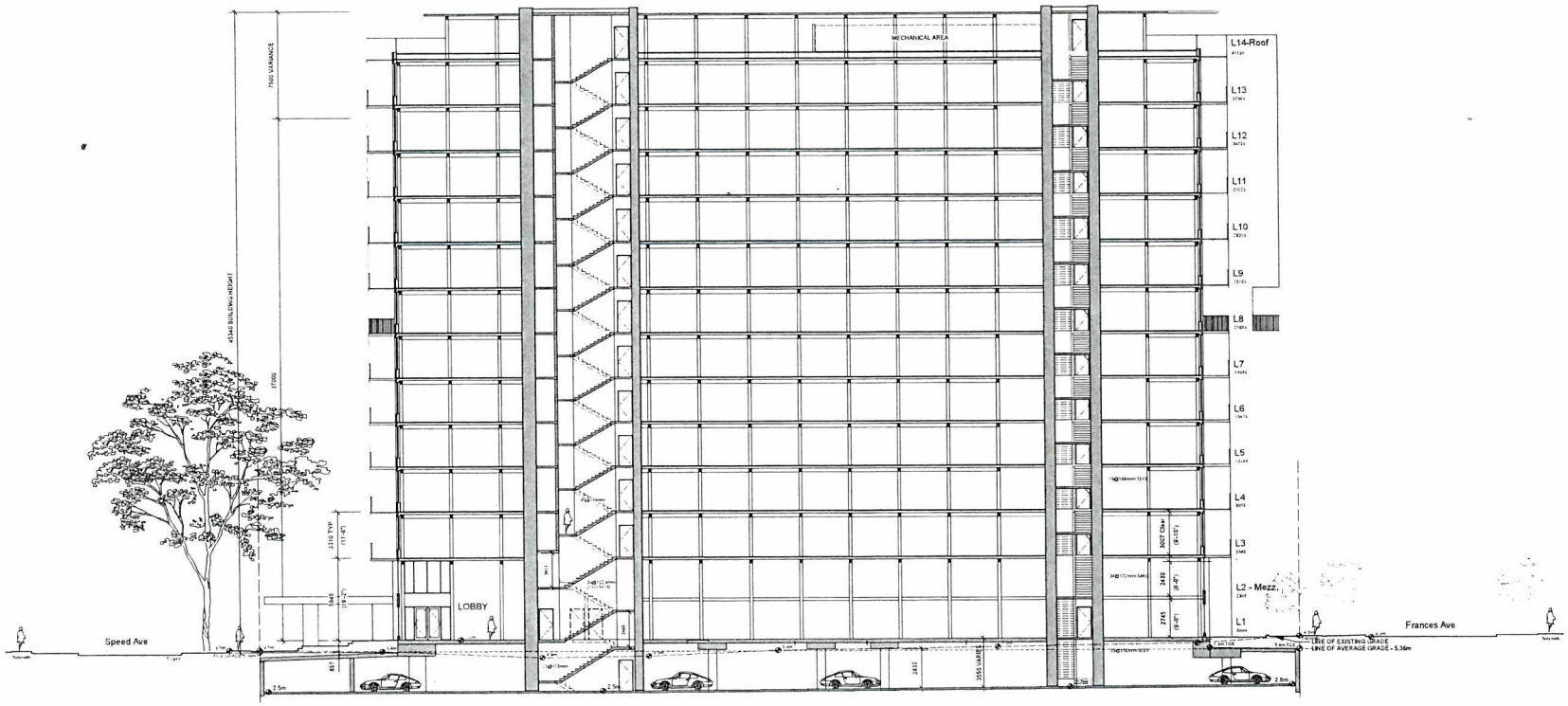
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
East-West Section

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	-
checked by	ES
revision no.	2
sheet no.	A4.1



1 West Building - North-South Section
1:100

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Revisions
Received Date: July 18, 2019

scale - made in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	19.05.17
0	D.P. Application	19.03.15

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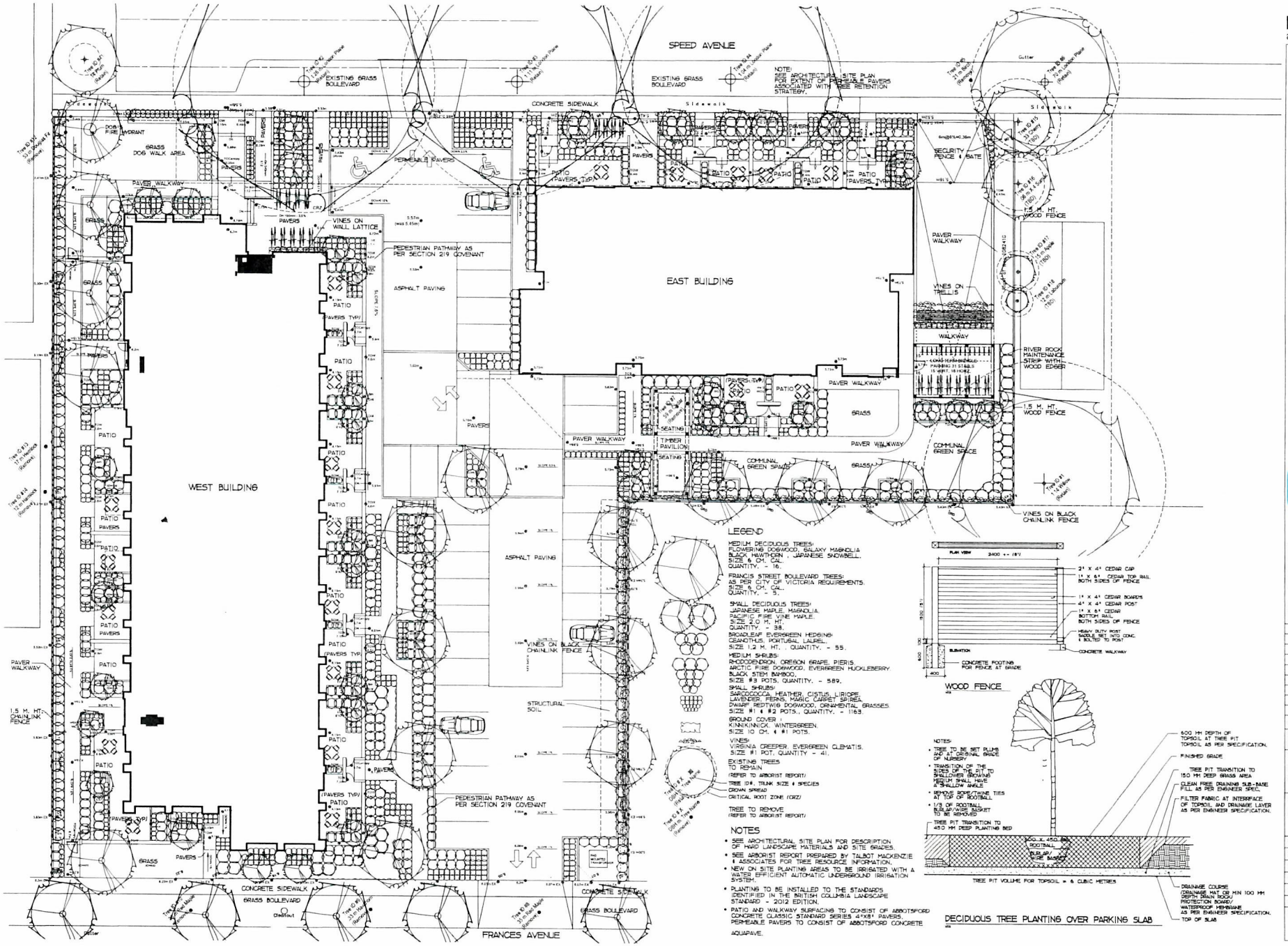
project name
Speed/Frances Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
West Building
North-South Section

project no.	1832
drawing file	1832 Speed Base Plan
date	19.07.16
scale	1:100
drawn by	tfk
checked by	ES
revision no.	2
sheet no.	A4.2



LEGEND

MEDIUM DECIDUOUS TREES:
FLOWERING DOGWOOD, GALAXY MAGNOLIA
BLACK HAWTHORN , JAPANESE SNOWBELL.
SIZE 6 CM. CAL.
QUANTITY. - 16.

FRANCIS STREET BOULEVARD TREES:
AS PER CITY OF VICTORIA REQUIREMENTS.
SIZE 5 CM. CAL.
QUANTITY. - 5.

SMALL DECIDUOUS TREES:
JAPANESE MAPLE, MAGNOLIA,
PACIFIC FIRE VINE MAPLE.
SIZE 2.0 M. HT.
QUANTITY. - 38.

BROADLEAF EVERGREEN HEDGING:
CEANOTHUS, PORTUGAL LAUREL.
SIZE 1.2 M. HT. , QUANTITY. - 55.

MEDIUM SHRUBS:
RHODODENDRON, OREGON GRAPE, PIERIS,
ARCTIC FIRE DOGWOOD, EVERGREEN HUCKLEBERRY,
BLACK STEM BAMBOO,
SIZE #3 POTS, QUANTITY. - 589.

SMALL SHRUBS:
SARCOCOCCA, HEATHER, CISTUS, LIRIOPE,
LAVENDER, FERNS, MAGIC CARPET SPIREA,
DWARF REDTWIG DOGWOOD, ORNAMENTAL GRASSES.
SIZE #1 & #2 POTS., QUANTITY. - 1163.

GROUND COVER :
KINNIKINNICK, WINTERGREEN.
SIZE 10 CM. & #1 POTS.

VINES:
VIRGINIA CREEPER, EVERGREEN CLEMATIS.
SIZE #1 POT, QUANTITY - 41.

EXISTING TREES TO REMAIN
(REFER TO ARBORIST REPORT)
TREE ID#, TRUNK SIZE & SPECIES
CROWN SPREAD
CRITICAL ROOT ZONE (CRZ)

TREE TO REMOVE
(REFER TO ARBORIST REPORT)

NOTES

- SEE ARCHITECTURAL SITE PLAN FOR DESCRIPTION OF HARD LANDSCAPE MATERIALS AND SITE GRADES.
- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES FOR TREE RESOURCE INFORMATION.
- NEW ON SITE PLANTING AREAS TO BE IRRIGATED WITH A WATER EFFICIENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- PLANTING TO BE INSTALLED TO THE STANDARDS IDENTIFIED IN THE BRITISH COLUMBIA LANDSCAPE STANDARD - 2012 EDITION.
- PATIO AND WALKWAY SURFACING TO CONSIST OF ABBOTSFORD CONCRETE CLASSIC STANDARD SERIES 47X81 PAVERS. PERMEABLE PAVERS TO CONSIST OF ABBOTSFORD CONCRETE AQUAPAVE.

WOOD FENCE

DECIDUOUS TREE PLANTING OVER PARKING SLAB

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

KEITH N. GRANT LANDSCAPE ARCHITECTURE LTD.

scale in metres 0 8m

rev no	description	date
4	D.P.A. Resubmission	19.10.29
3	D.P.A. Resubmission	19.07.18
2	D.P.A. Resubmission	19.05.17
1	D.P.A. Application	19.03.15

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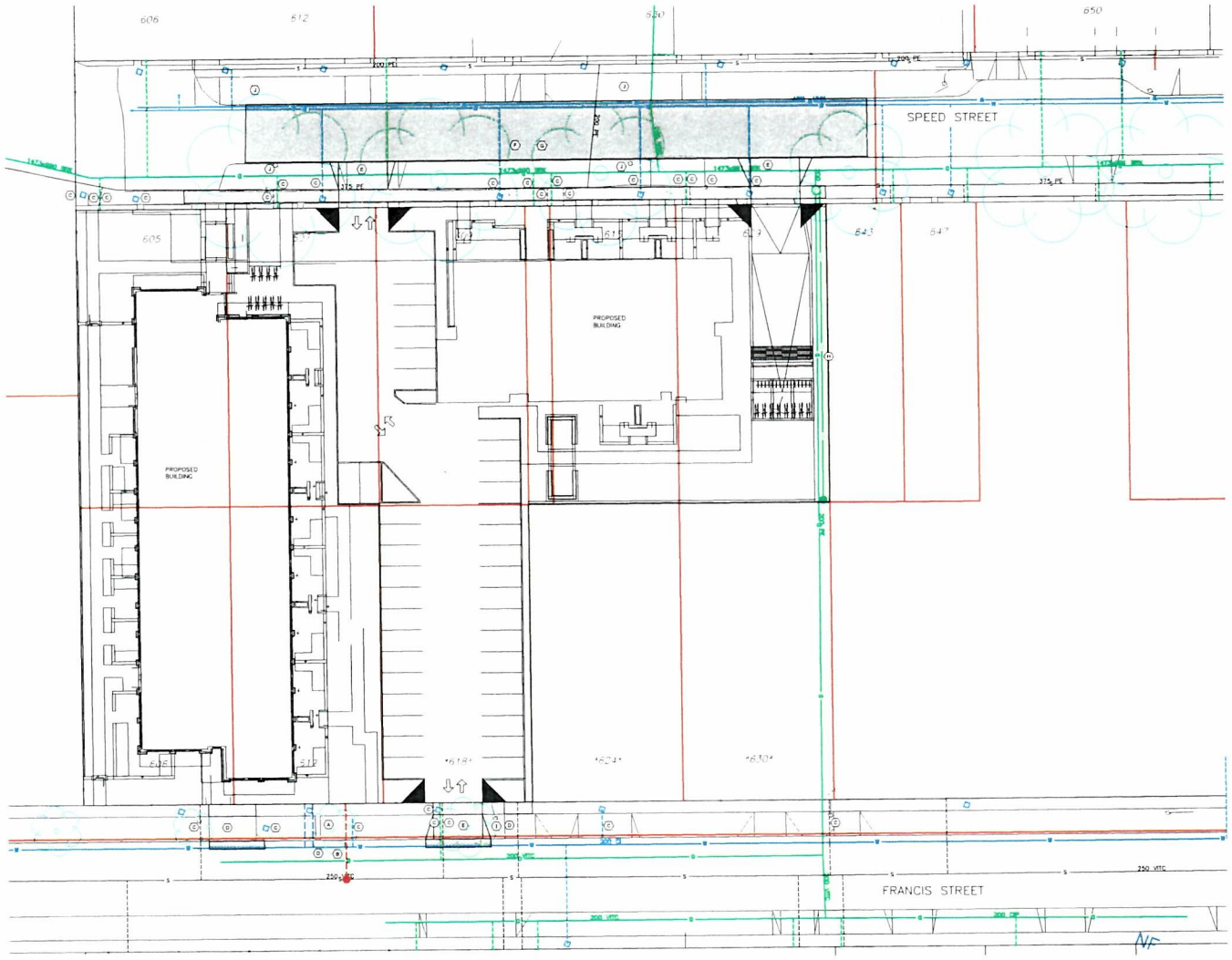
project name
Speed/Francis Redevelopment
607 & 629 Speed Ave, Victoria

sheet title
Landscape Plan

project no.	1832
drawing file	1832 Speed Base Plan
date	19.10.29
scale	1:150
drawn by	KNG
checked by	KNG
revision no.	sheet no. L1



CONCEPTUAL WORKS AND SERVICING PLAN NOTES:

(A) CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE. SIZES TO BE CONFIRMED.

(B) CITY OF VICTORIA TO INSTALL 200mm SEWER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.

(C) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.

(D) CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REINSTATE BOULEVARD.

(E) CONTRACTOR TO INSTALL DRIVEWAY IN ACCORDANCE WITH CoV SPECIFICATIONS.

(F) CONTRACTOR TO RECONSTRUCT ENTIRE FRONTAGE OF SPEED STREET PAVING TO NORTH CURB, CURB AND GUTTER, BOULEVARD AND SIDEWALKS.

(G) SPEED STREET ROAD CROWN TO BE REPLACED WITH FULL CROSS FALL TO NORTH SIDE. RE GRADING WILL ALLOW FOR MINIMAL IMPACT TO LARGE TREES ALONG FRONTAGE AND INCREASE COVER OVER HEAVING ROOT SYSTEMS THROUGHOUT THE ROAD CORRIDOR. 3m WIDE PAVING SHOWN.

(H) STORM MAIN IN SRW TO BE PROTECTED DURING CONSTRUCTION. POTENTIAL REPLACEMENT REQUIRED; TO BE DETERMINED DURING DETAILED DESIGN IF POSSIBLE. EXISTING STORM PIPE TO REMAIN AT CoV REQUEST

(I) BC HYDRO POLE TO BE RELOCATED OUT OF POTENTIAL CONFLICT WITH DRIVEWAY. PREFERRED LOCATION FOR HTC SERVICE ENTRANCE.

(J) EXISTING HTC POLE TO BE COME REDUNDANT AND REMOVED.

Revisions
Received Date:
July 18, 2019

JULY 16, 2019

APPROVAL SUBMISSION

SPEED STREET / FRANCIS STREET
REDEVELOPMENT SERVICING
CONCEPT

Scale horiz. 1:250
Sheet 1 of 1
Eng. Project No. 31734

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE 250-727-2214 FAX 250-727-3385

V:_Projects\31734 - Speed Street - Ayre\07 - Engineering\02 - Drawings & Sketches (Eng)\31734 - Design.dwg Plot Date: July 16, 2019

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 often 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