

L. BYLAWS

**L.2 Bylaw for 605-629 Speed Avenue and 606-618 Frances Avenue:
Development Permit with Variances Application No. 00115**

Moved By Councillor Alto

Seconded By Councillor Potts

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (605-629 Speed Avenue and 606-618 Frances Avenue)
Bylaw (2019) No. 19-109

CARRIED UNANIMOUSLY



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.

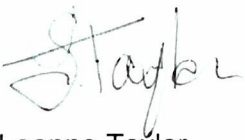
Opportunity for Public Comment

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
tel 250 384 2400
web fdarc.ca

Re-issued for Development Permit July 16, 2019

Site Plan + Landscape Plan Updated July 29, 2019

Revisions

Received Date:
July 16, 2019

Contacts

Registered Owner

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4320 West Saanich Road
Victoria, BC
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Architect

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Landscape

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Victoria, BC
V8S 5H9
250 689 7872
Keith Grant - kgrant@kna.net

Civil

J.E. Anderson Inc.
4212 Granford Avenue
Victoria, B.C. V8Z 4B7
250 727 2214
Carl Wikstrom - cwikstrom@jeanderson.com

Surveyor

Ward Land Surveying Ltd.
1-15 Canfield Avenue
Victoria, B.C. V8Z 1T3
250 475 1515
Peter Bussiere - peter@wardsurveying.ca

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

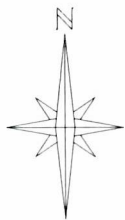
NOTE: Lot dimensions and areas shown may vary upon completion of a comprehensive Legal Survey. Elevations shown are based upon geodetic datum.

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
- ⊕ Denotes driveway
- ⊕ 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

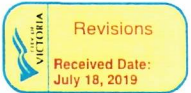


STEEL STREET

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



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



rev no	description	date
2	EXP Application Resubmission	18/07/16
1	EXP Application Resubmission	18/06/17
0	D.P. Approval	18/03/15

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project name
Speed/Francis 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
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Geodetic Average Grade (m)	5.3
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revision no.	page no.
A	1

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



1 Sketch View of West Building Entrance
A0.1



2 Sketch View of West Building Frances Frontage
A0.1



3 Sketch View of Driveway Entrance on Speed Ave
A0.1



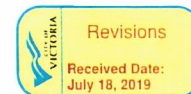
4 Sketch View of East Building Entrance
A0.1



5 Sketch View Up Speed Avenue
A0.1



6 Sketch View Up Frances Avenue
A0.1



Rev No	Description	Date
2	DP Application Resubmission	19.07.16
1	DP Application Resubmission	19.05.17
0	DP Application	19.02.15

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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

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



1 Sketch View South West Across Douglas From Maylar Mall
A1 x 1



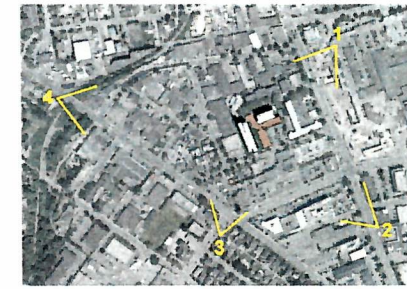
2 View North-east across Burnside at Jutland Road
A1 x 1



3 View North-west across Douglas Street
A1 x 1



4 View South-east down Burnside Road
A1 x 1



5 Sketch View Key Plan
A1 x 1

Revisions
Received Date:
July 18, 2019

issue no	description	date
2	DP Application Re-submission	19.07.16
1	DP Application Re-submission	19.06.17
0	DP Application	19.03.15

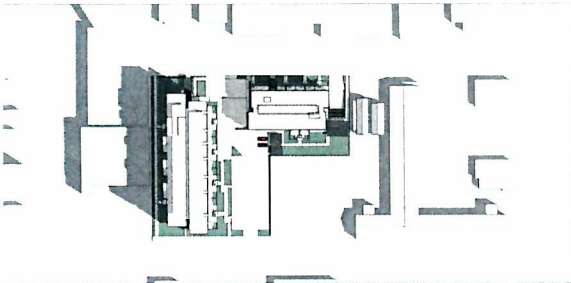
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project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

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

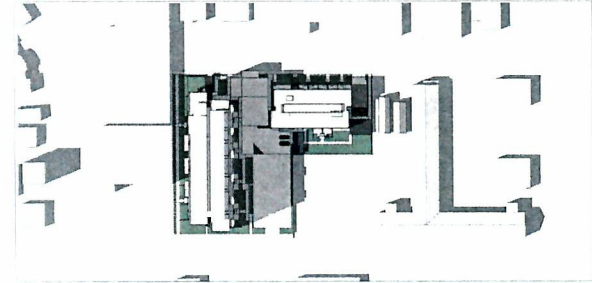
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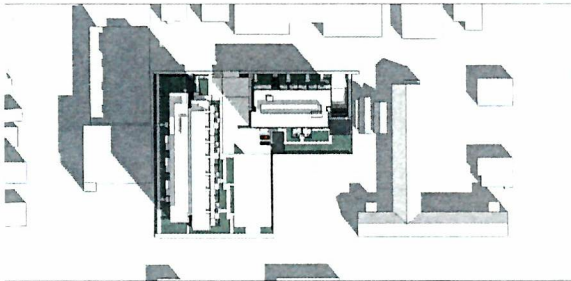
JUNE 20 - 10 A.M.



JUNE 20 - 12 P.M.



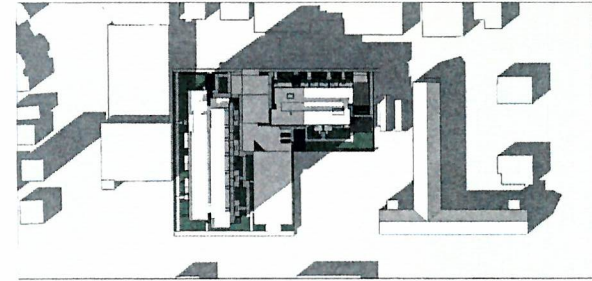
JUNE 20 - 3 P.M.



SEPTEMBER 20 - 10 A.M.



SEPTEMBER 20 - 12 P.M.



SEPTEMBER 20 - 3 P.M.

Revisions
Received Date:
July 18, 2019

issue no.	description	date
2	DP Application Resubmission	19.07.18
1	DP Application Resubmission	19.05.17
0	DP Application	18.03.15

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

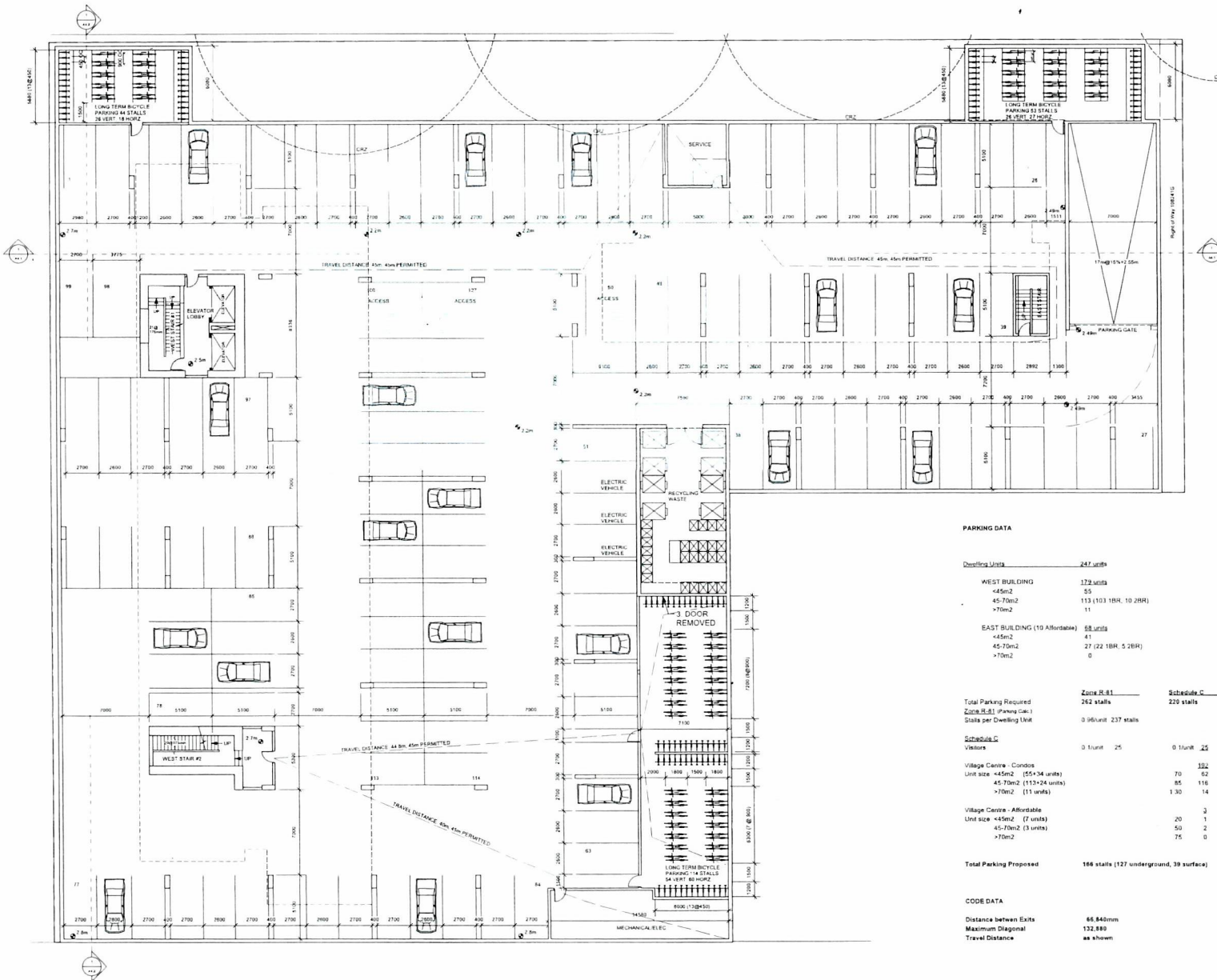
sheet title
Shadow Studies

project no. 183
drawing file 1832 Shadow Studie
date 19.07.1
scale NT
drawn by M
checked by FD

revision no. sheet no.
2 A0.1

PROJECT INFORMATION TABLE	
Zone (setting)	R-1
Site area (ac)	5.34(ac)
Total floor area (sq ft)	15,977(sq ft)
Commercial floor area (sq ft)	0(m ²)
Floor space ratio	2.99
Site coverage %	64% (3421m ²)
Open space (sq ft)	245,127(m ²)
Height of building (ft)	45 13m (53m imp. grade)
Number of stories	14 stories (including mezz.)
Parking stalls (number) on site	166 (127 underground, 39 surface)
Building setbacks (front, side and rear)	285 long term, 25 short term
Building Parameters Floor area Floor area Side yard (indicate which sides) Side yard (indicate which sides) Combined side yards	7.00m x 5.00m x 1.50m : 1 ft 1.2m x 1.2m x 27.86m x 10m x 0.6m East - 9.3m x 3.1m x 1.85m West - 5.13m x 0.6m
Residential Use Details	
Total number of units	247
Unit type, e.g., 1 bedroom	96 Studio, 125 1BR, 26 2BR
Units per residential floor area	22
Minimum unit floor area (m ²)	35m ²
Total residential floor area (m ²)	15,943m ²

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



PARKING DATA

Dwelling Units 247 units

WEST BUILDING	172 units
<45m2	55
45-70m2	113 (101 1BR, 10 2BR)
>70m2	11
EAST BUILDING (10 Affordable)	68 units
<45m2	41
45-70m2	27 (22 1BR, 5 2BR)
>70m2	0

Total Parking Required	262 stalls
Zone R.8.1 (Parking Cntr)	0 96unit 237 stalls
Stalls per Dwelling Unit	

Schedule C

Visitors	0 1unit 25
Village Centre - Condos	122
Unit size <45m2 (55+34 units)	70 62
45-70m2 (113+24 units)	85 116
>70m2 (11 units)	130 14
Village Centre - Affordable	3
Unit size <45m2 (7 units)	20 1
45-70m2 (3 units)	50 2
>70m2	75 0

Total Parking Proposed 166 stalls (127 underground, 39 surface)

CODE DATA

Distance between Exits	66.840mm
Maximum Diagonal	132.880
Travel Distance	as shown

Zone R.8.1

262 stalls

Schedule C

220 stalls

Rike Parking

265

210 - West Bldg

75 - East Bldg

Revisions

Received Date:
July 18, 2019



rev no	description	date
2	D.P. Application/Redevelopment	19.07.18
1	D.P. Application/Redevelopment	18.05.17
0	D.P. Application	18.03.15

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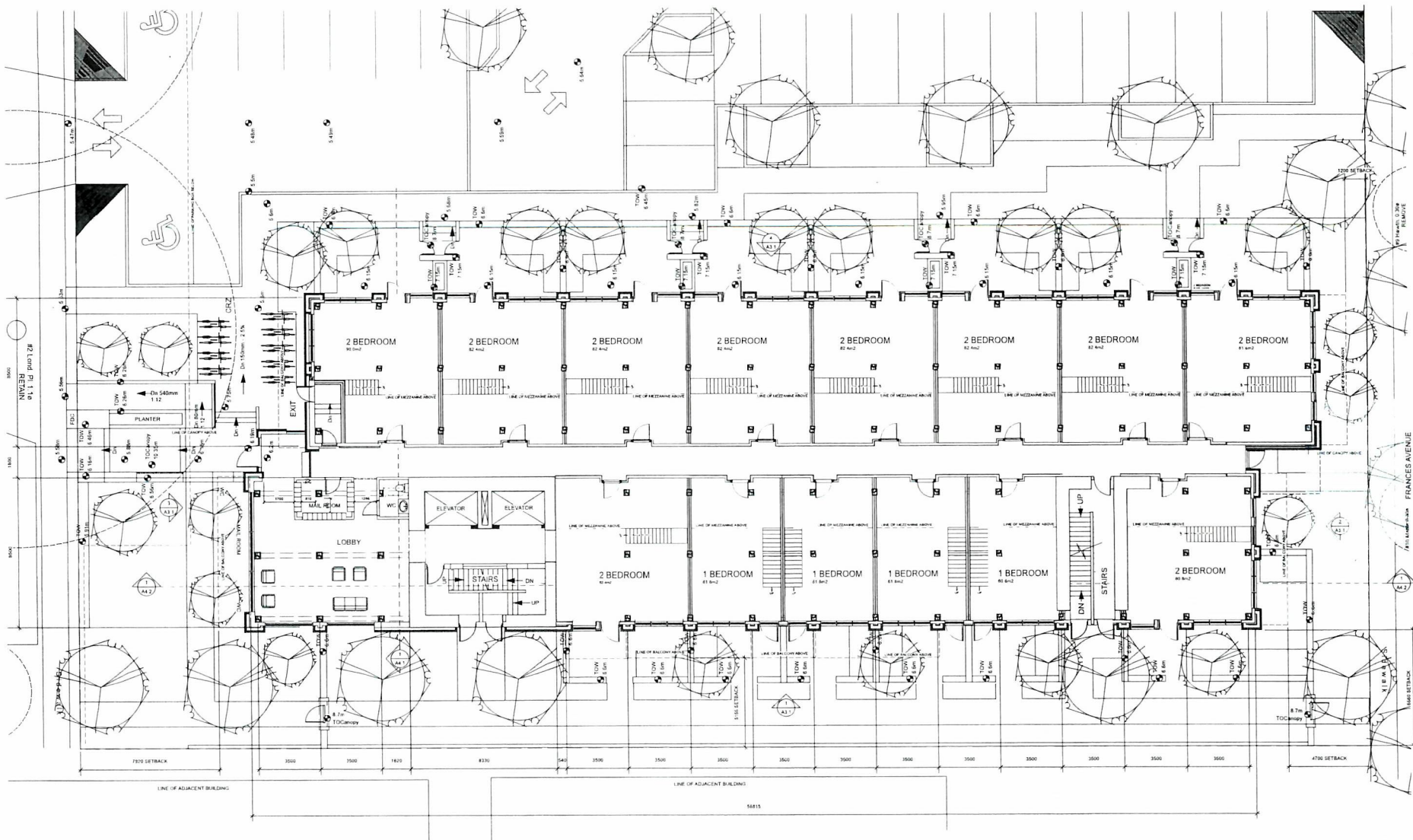
project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

sheet title
P1 - Underground
Parking Plan

project no	1832
drawing file	1832 Speed Base Plan
date	19.07.18
scale	1:150
drawn by	-
checked by	ES
revision no	2
sheet no	A2.0

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



West Building Area Calculations - Unit Count

Unit Type	Area (sqm)	Area (sqft)	Count
1 Bedroom	10.00	107.64	1
2 Bedroom	12.00	129.17	1
3 Bedroom	15.00	162.29	1
4 Bedroom	18.00	194.41	1
5 Bedroom	21.00	226.53	1
6 Bedroom	24.00	258.65	1
7 Bedroom	27.00	290.77	1
8 Bedroom	30.00	322.89	1
9 Bedroom	33.00	355.01	1
10 Bedroom	36.00	387.13	1
11 Bedroom	39.00	419.25	1
12 Bedroom	42.00	451.37	1
13 Bedroom	45.00	483.49	1
14 Bedroom	48.00	515.61	1
TOTAL	132.779	1428	14

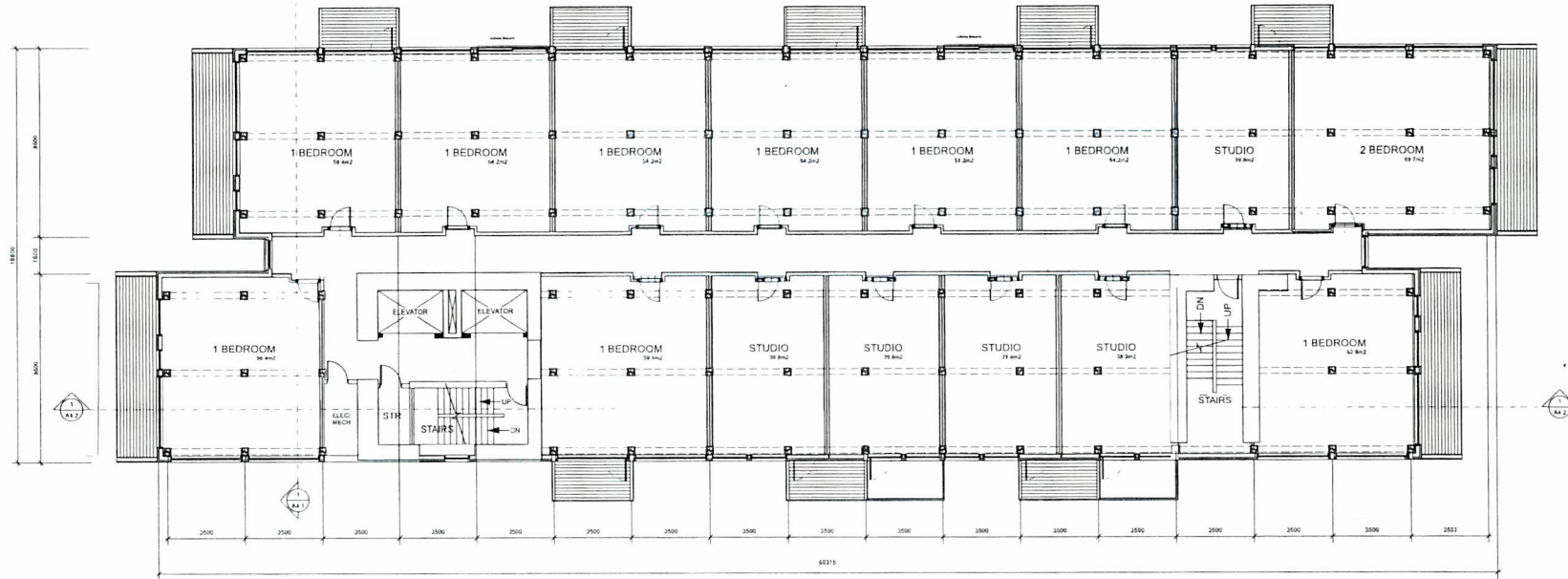
Speed/Francis Redevelopment	0.7	0.81	0.23	0.3
1832 Speed Base Plan	28.5	30.8	9.5	14.3
Total Schedule C	1.5	10.3	1	1.1
Total Schedule C Parking	187			

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

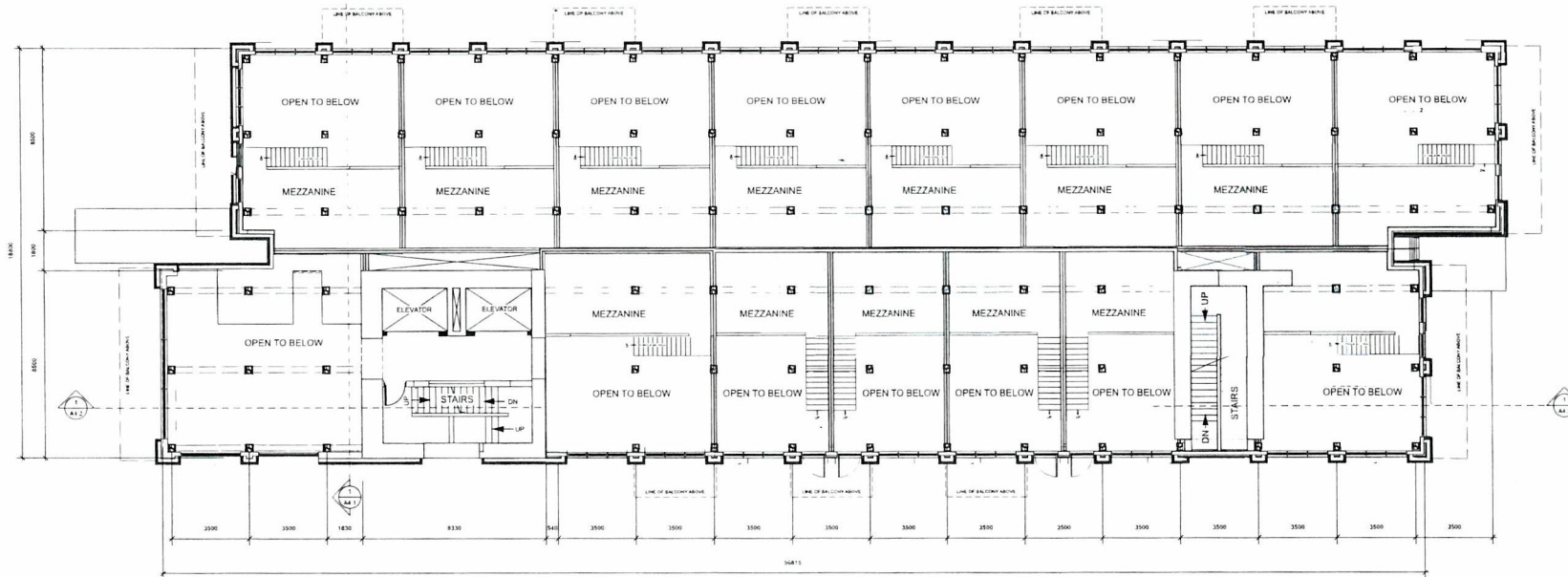
sheet title
West Building
L1 - Main Floor Plan

project no. 1832
drawing title 1832 Speed Base Plan
date 19/10/2019
scale 1:100
drawn by
checked by ES
revision no. sheet no. A2.1

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1 West Building - L3 + L9
1:100



2 West Building - L2 Mezz
1:100

Revisions
Received Date:
July 18, 2019



rev no	description	date
2	D.P. Application Resubmission	19.07.16
1	D.P. Application Resubmission	18.05.17
0	D.P. Application	18.03.15

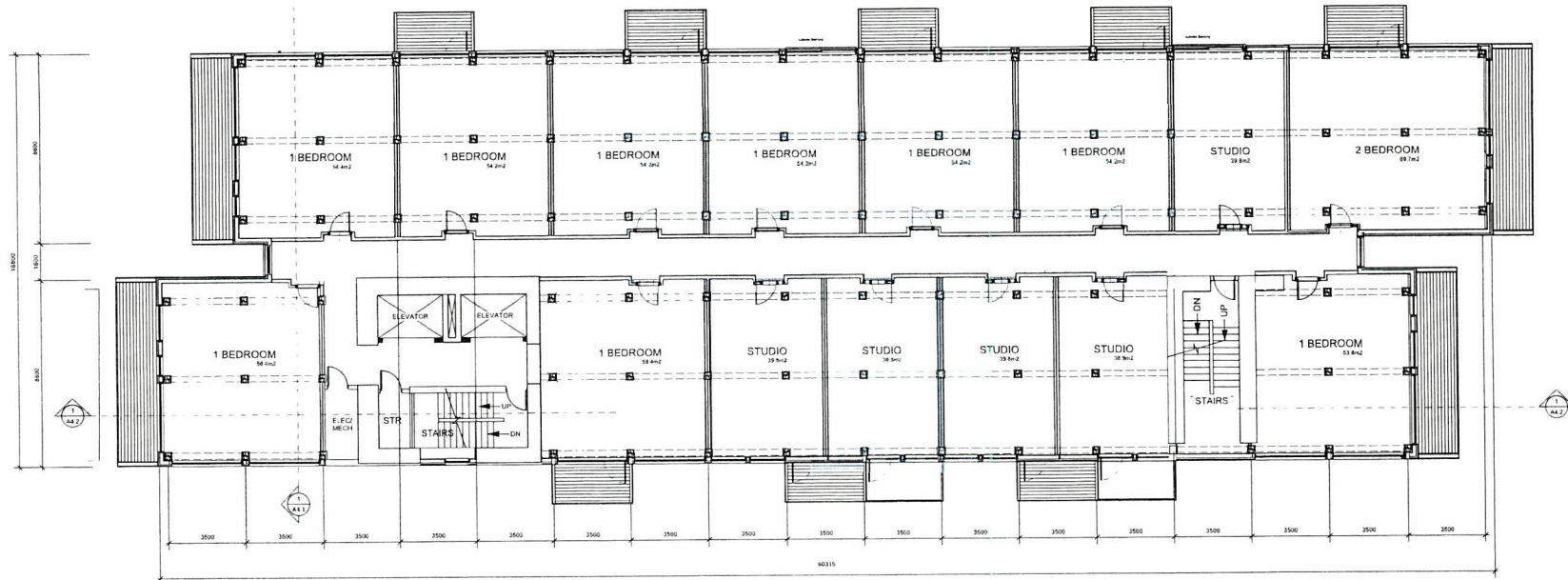
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project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

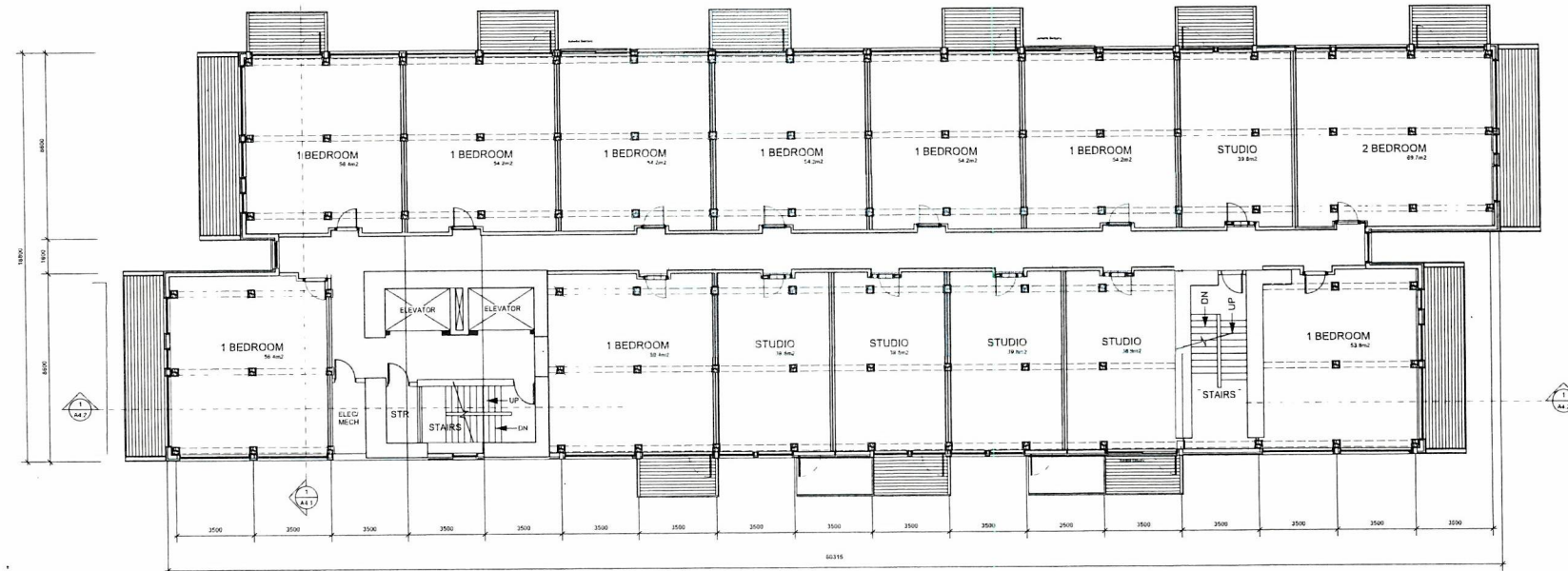
sheet title
West Building
L2 Mezzanine + L3/L9
Floor Plans

project no. 1832
drawing file 1832 Speed Base Plan
date 19.07.16
scale 1:100
drawn by
checked by ES

revision no. sheet no.
2 A2.2



1 West Building - L5 + L11
1:100



2 West Building - L4 + L10
1:100

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Revisions

Received Date:
July 18, 2019



rev no	description	date
2	QIP Application-Redevelopment	19 07 16
1	QIP Application-Redevelopment	19 05 17
0	D.P. Application	18 03 15

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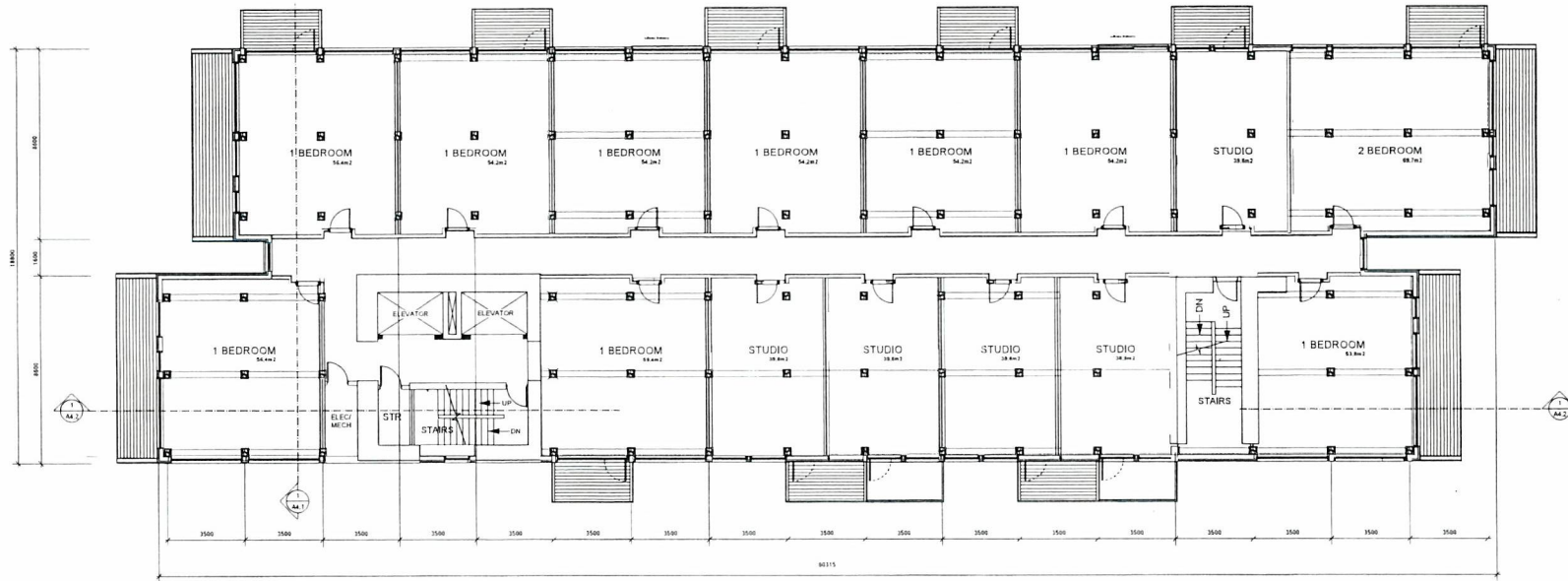
project name
Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

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

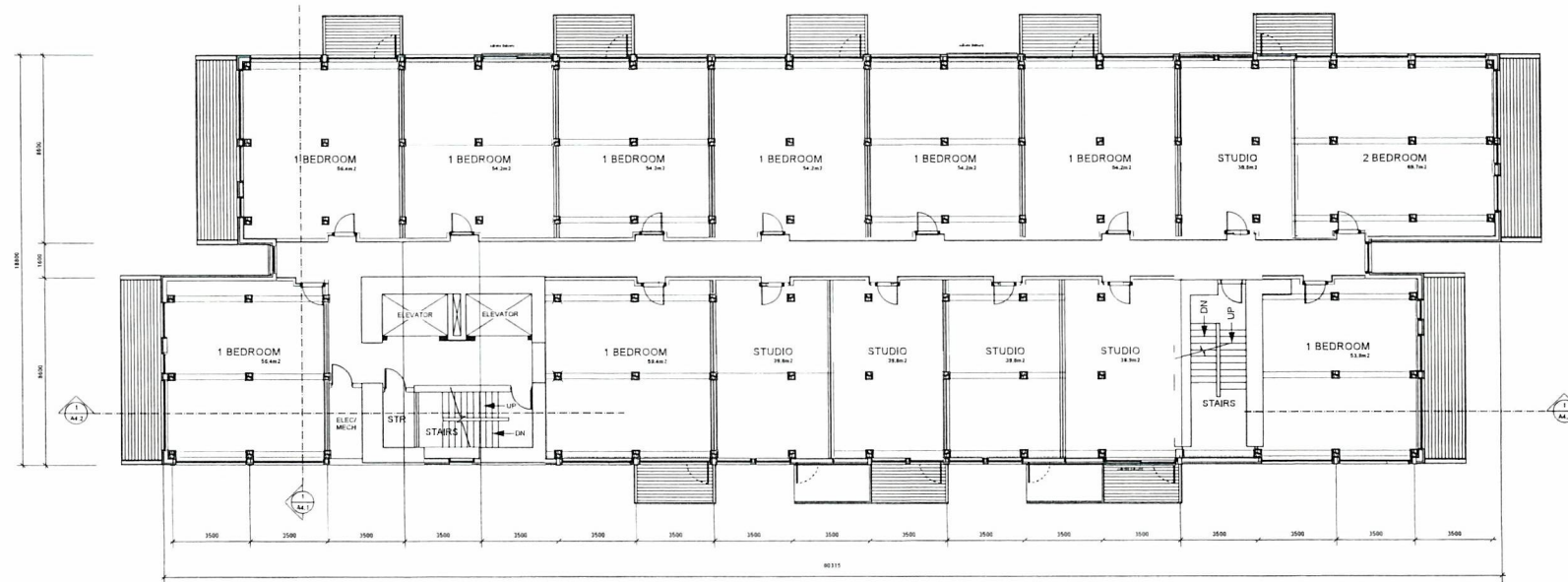
project no. 1832
drawing file 1832 Speed Base Plan
date 19 07 16
scale 1:100
drawn by
checked by ES
revision no. sheet no.

2 A2.3

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



1 West Building - L7
1:100



2 West Building - L6 + L12
1:100

Revisions
Received Date:
July 18, 2019



rev no	description	date
2	2/1/ Application Re-submission	19.07.18
1	1/1/ Application Re-submission	19.05.17
0	0/1/ Application	19.05.17

project name
Speed/Francis 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

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

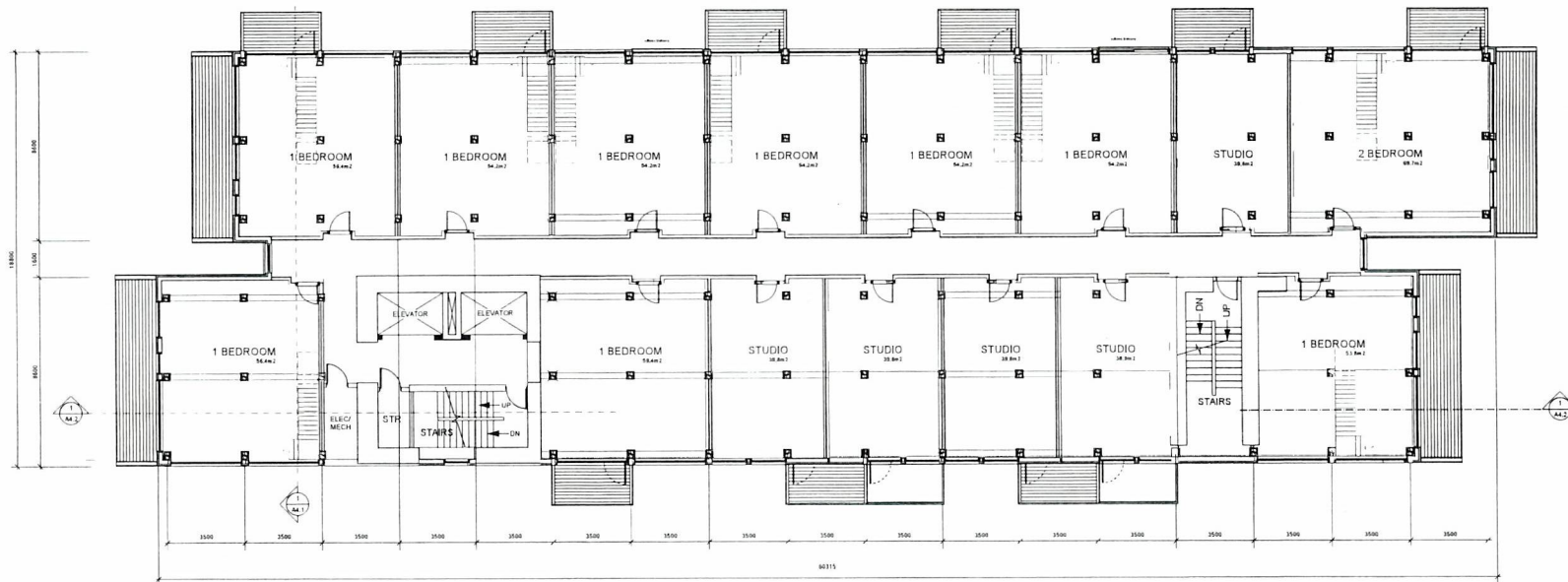
rev no.	description	date
2	CP Application/Reassessment	18.07.18
1	CP Application/Reassessment	18.05.17
0	CP Application	18.03.15

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

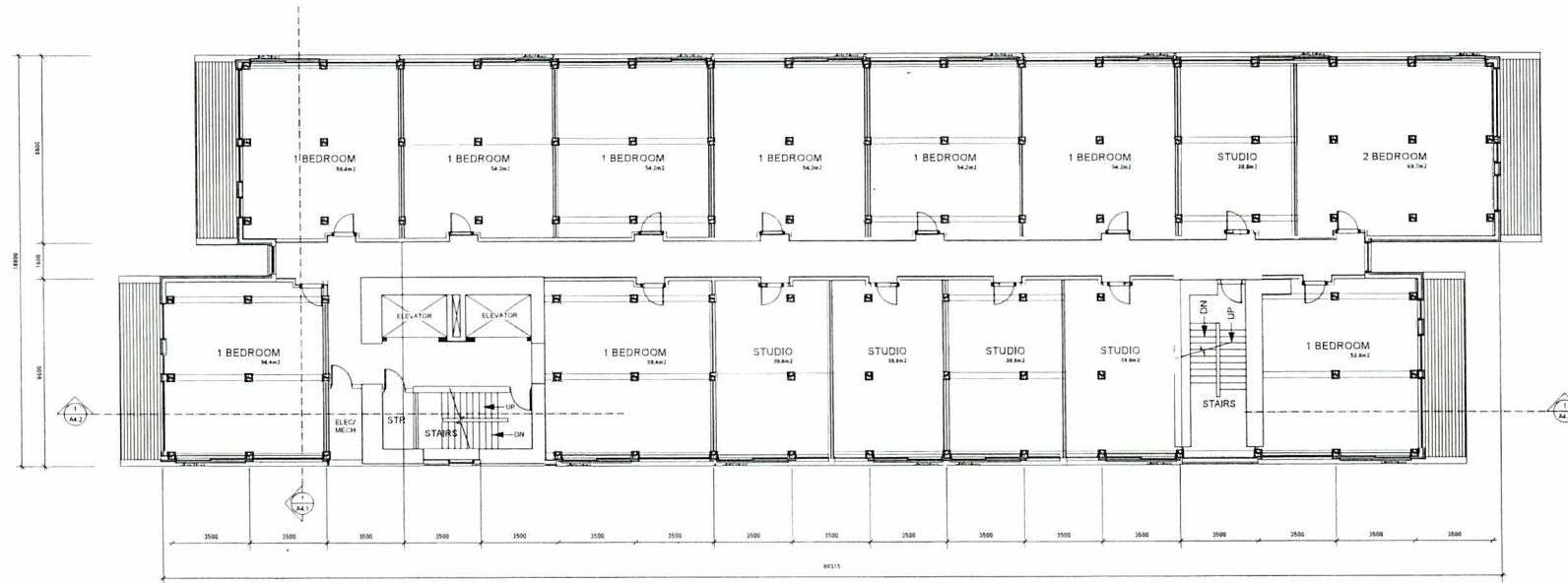
sheet title
West Building
L13 + L8
Floor Plans

project no. 1832
drawing title 1832 Speed Base Plan
date 19.07.18
scale 1:100
drawn by
checked by ES
revision no. sheet no.

A2.5

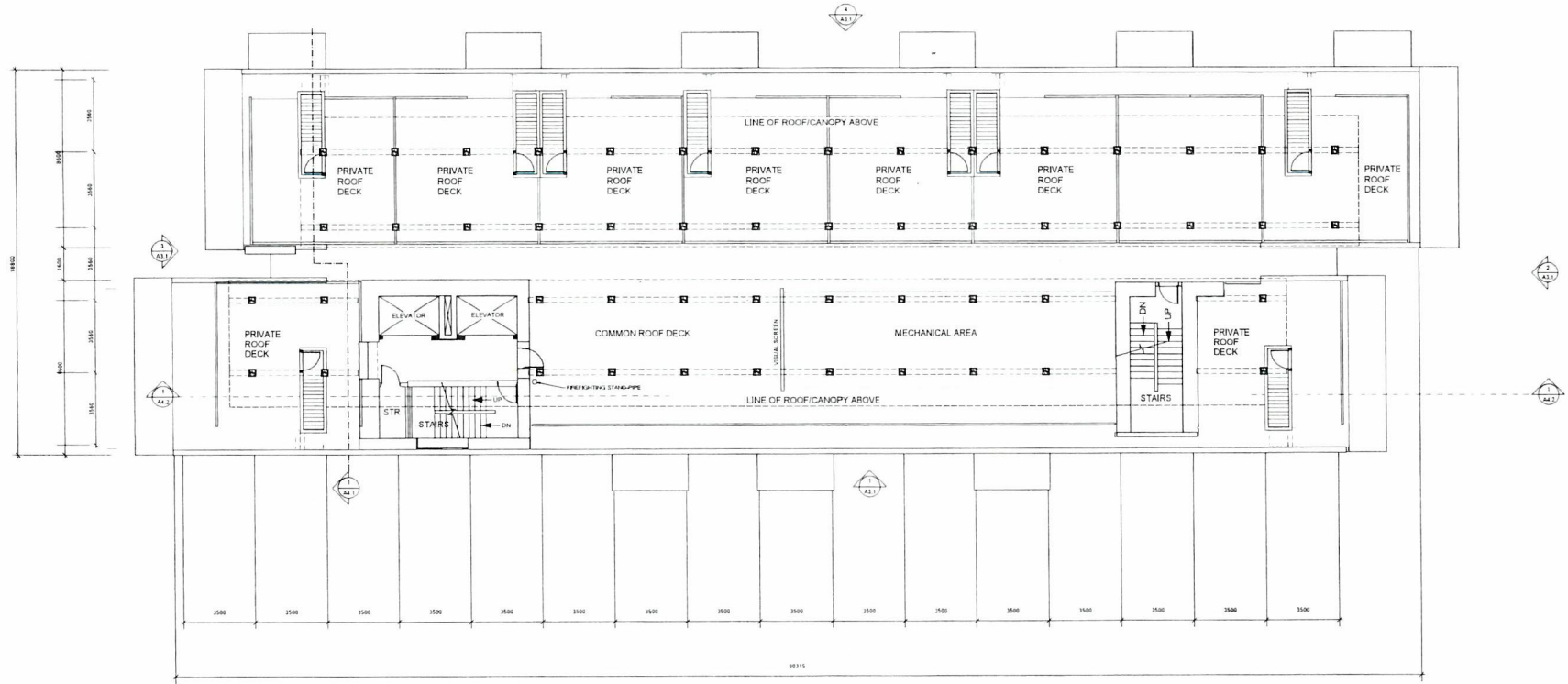


1 West Building - L13
1:100



2 West Building - L8
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.



1 West Building - L14 Roof Plan
1188

Revisions

Received Date:
July 18, 2019



rev no	description	date
2	D.P. Application/Revisions	18.07.18
1	D.P. Application/Revisions	18.05.17
0	D.P. Application	18.03.15

Use right column for Revisions and the left column for all other notes. When the project is completed, the notes in the left column should be removed and the project should be marked as completed.

project name

Speed/Francis Redevelopment

605 & 615 Speed Ave, Victoria

sheet title

West Building

L14 Roof Plan

project no.

1832

drawing file

1832 Speed Base Plan

date

19.07.18

scale

1:100

drawn by

-

checked by

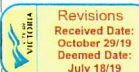
ES

revision no.

sheet no.

2

A2.6



0
scale in centimeters

3	GP Application Resubmission	13
2	GP Application Resubmission	13
1	GP Application Resubmission	13
0	GP Application	13

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project name	Speed / Frances Residential
location	605 & 615 Speed Ave. Vic

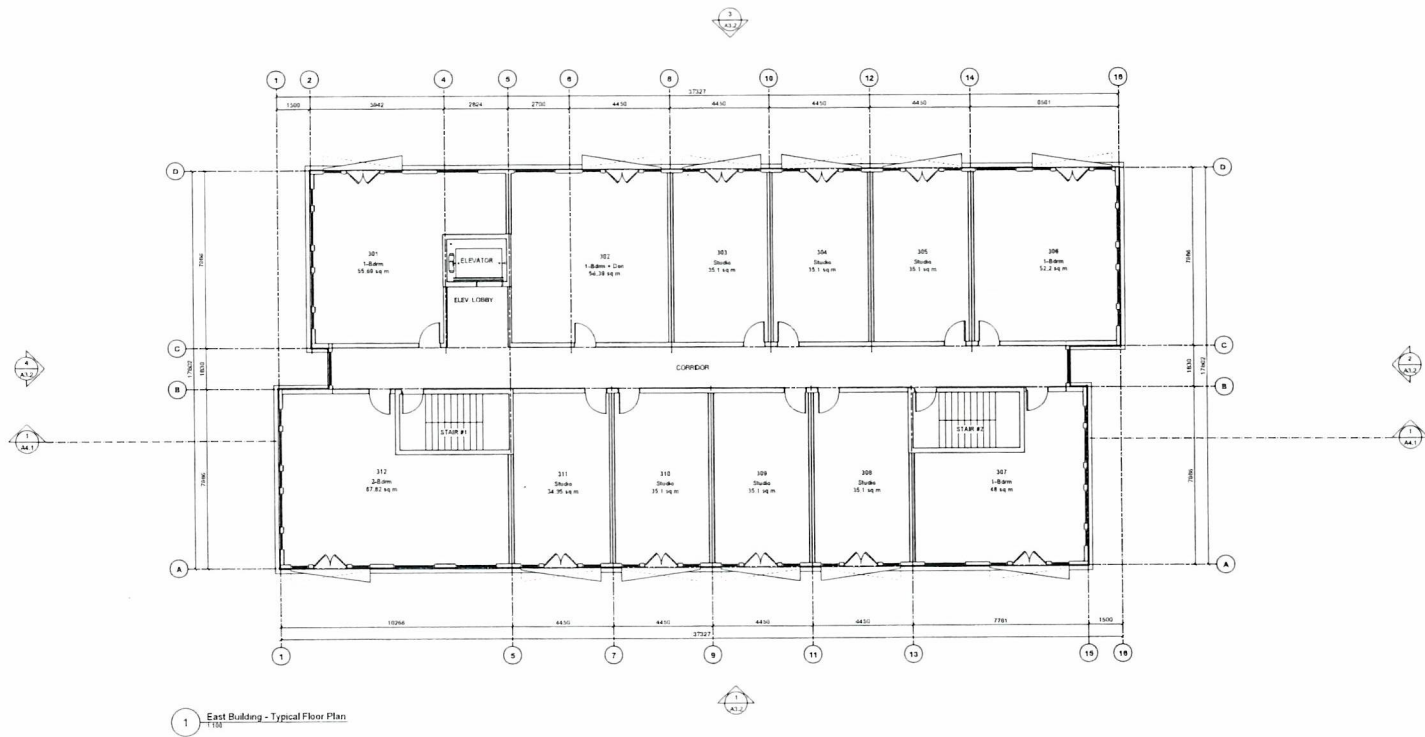
sheet title

East Building

Level 1 Floor Plan

project no.	
drawing file	1832 East Building
date	19
scale	
drawn by	
checked by	
revision no	sheet no.

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contract documentation.



Revisions
Received Date:
July 18, 2019

0 5m
scale in metres

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

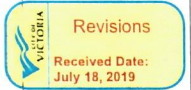
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project name
Speed / Frances Residential
605 & 615 Speed Ave, Victoria

street 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



0 5m
scale in metres

2	GP Application Resubmission	19.07.16
1	GP Application Resubmission	19.05.17
8	GP Application	19.03.15
rev no	description	date

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

sheet title
East Building
Roof Plan

project no.	1832
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project no.	1832
drawing file	1832 AHOP Base Plans

drawing file	1832 AHOP Base Plans
date	19.07.16

date	19.07.18
scale	1:100

scale	1:100
drawn by	-

drawn by	*
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checked by		ES
revision no.	sheet no.	

revision no.	sheet no.
A	A2 12

	A2.12
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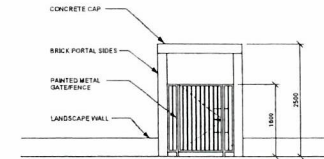
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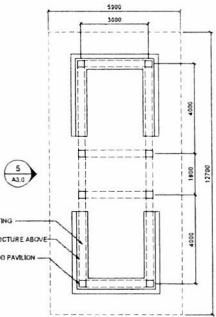
1 Frances Avenue Context Elevation
A3.05 T 140



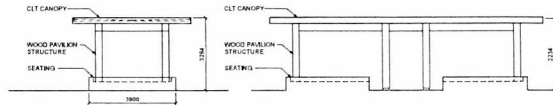
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A3.05 T 140



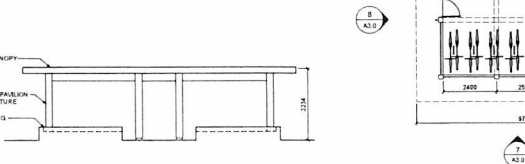
9 Typical Gate Elevation
A3.05 T 150



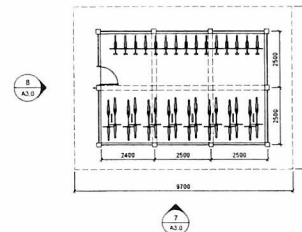
3 Wood Pavilion Plan
A3.05 T 1100



4 Wood Pavilion South Elevation
A3.05 T 1100

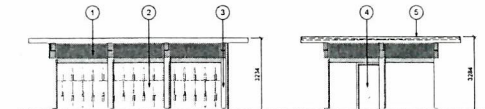


5 Wood Pavilion West Elevation
A3.05 T 1100



6 Bike Storage Bldg. South Elevation
A3.05 T 1100

- ELEVATION MATERIALS KEY
- 1 Clear Glazing
 - 2 Translucent Glazing
 - 3 Clean-finished Wood (Columns + CLT Gable)
 - 4 Wood Door
 - 5 Prefinished Metal Flashing, Charcoal Grey



7 Bike Storage Bldg. West Elevation
A3.05 T 1100

8 Bike Storage Bldg. East Elevation
A3.05 T 1100

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	DP Application	19.03.15

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project name

Speed/Francis 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

GKMZ/TX

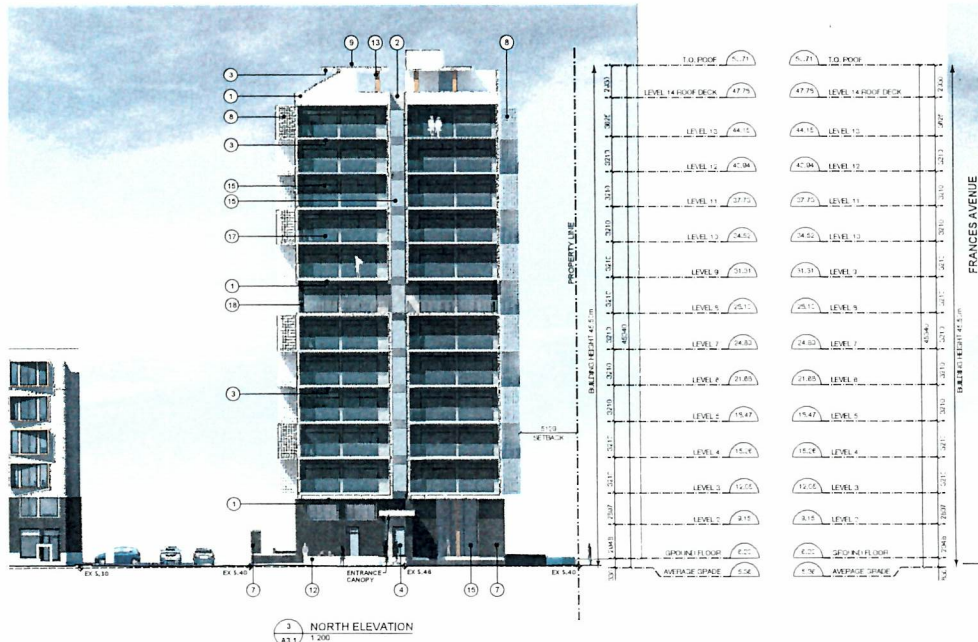
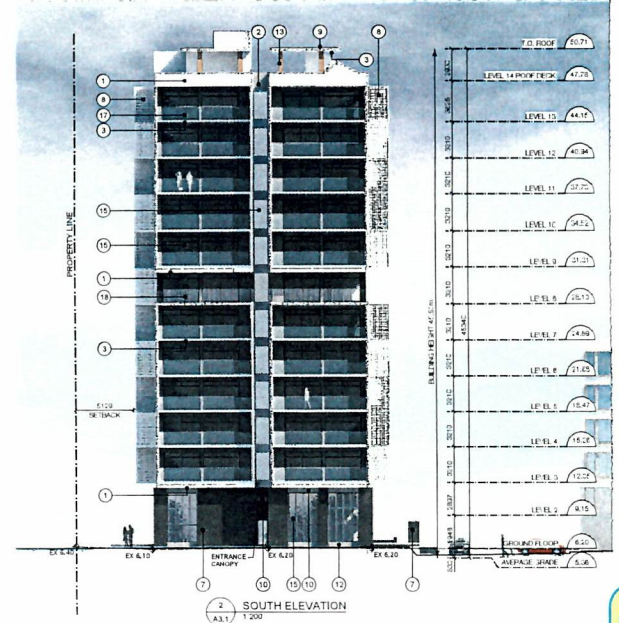
checked by

ES

revision no.

sheet no.

A3.0



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

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 Stone Bond Iron Mountain
- 8 Prefinished Metal Panel Cambridge White
- 9 Prefinished Metal Flushing Cambridge White
- 10 Prefinished Metal Panel Charcoal Grey
- 11 Prefinished Metal Flushing 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

Revisions

Received Date: July 18, 2019

Revised By: [Signature]

Scale: 1:200

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

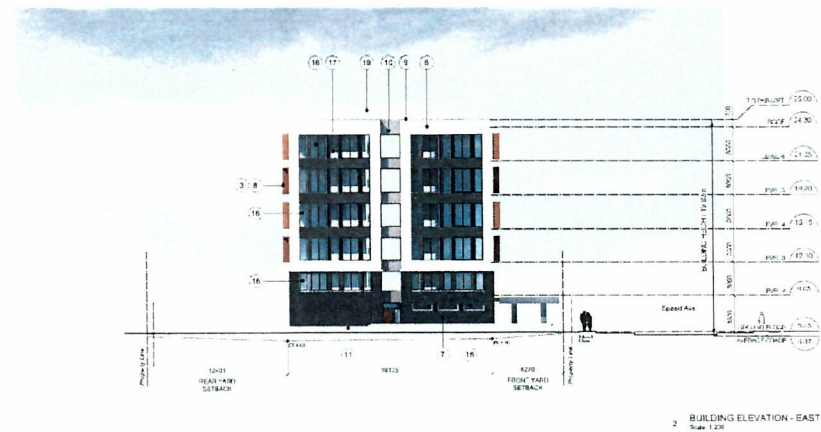
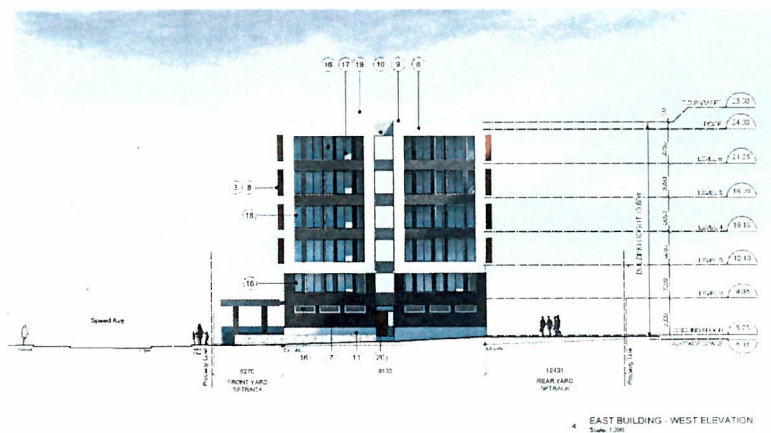
project name
Speed / Frances Residential - West Building
605 & 615 Speed Avenue

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.

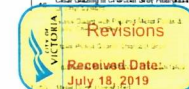
A3.1



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ELEVATION MATERIALS KEY:

- 1 Metal or Composite Panel Warm White
- 2 Metal or Composite Panel Charcoal Grey
- 3 Composite Panel White
- 4 Wood Door
- 5 Metal Door Charcoal Grey
- 6 Conventional Panel Warm White
- 7 Brick, Sand, Stone, Iron Mountings
- 8 Prefinished Metal Panel Composite White
- 9 Prefinished Metal Flushing Cambridge White
- 10 Prefinished Metal Panel Charcoal Grey
- 11 Prefinished Metal Flushing Charcoal Grey
- 12 Architectural Concrete Clear Stained
- 13 Glazed Structure, Clear Panels
- 14 Wood Grain, Clear Finish
- 15 Clear Clipping or Charcoal Grey Aluminium System
- 16 Clear Glazing in Charcoal Grey Fibreglass



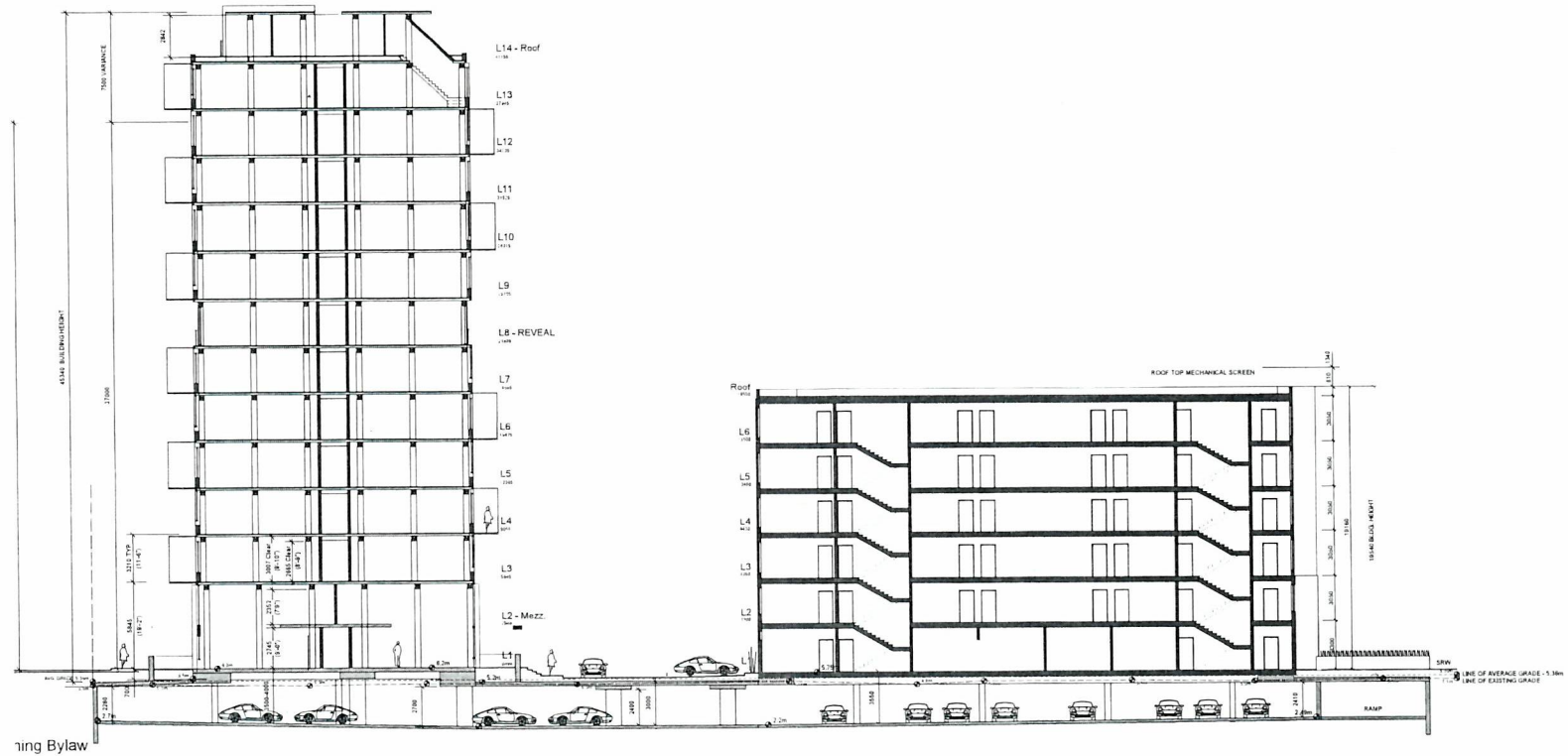
3	DP Application Presentation	18 GF 18
4	DP Application Response	18 GF 20
5	DP Application	18 GF 22

[illegible]

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.

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



1 East-West Section
1:100

Revisions
Received Date:
July 18, 2019

0 5m 10m
Scale in metres

rev no	description	date
2	DP Application-Resubmission	19.07.16
1	DP Application-Resubmission	18.05.17
0	DP Application	18.03.15

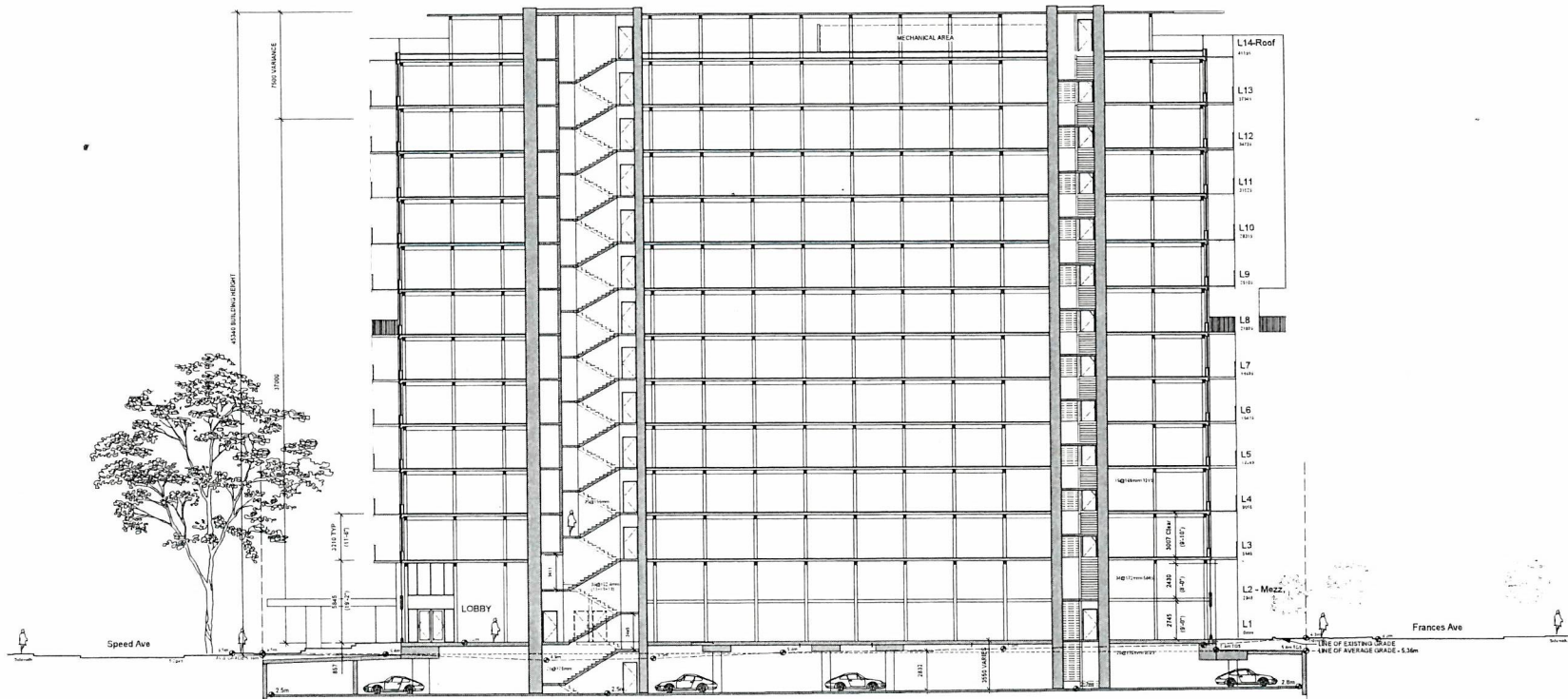
project name
Speed/Francis Redevelopment
605 & 615 Speed Ave. Victoria

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

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



1 West Building - North-South Section
1105

Revisions
Received Date:
July 18, 2019

0 5m 10m
Scale: 1:100

rev no.	description	date
2	DP Application Amendment	18.07.18
1	DP Application Amendment	18.05.17
0	DP Application	18.03.15

Client: Speed/Francis Redevelopment
605 & 615 Speed Ave, Victoria

Project Name

Speed/Francis 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

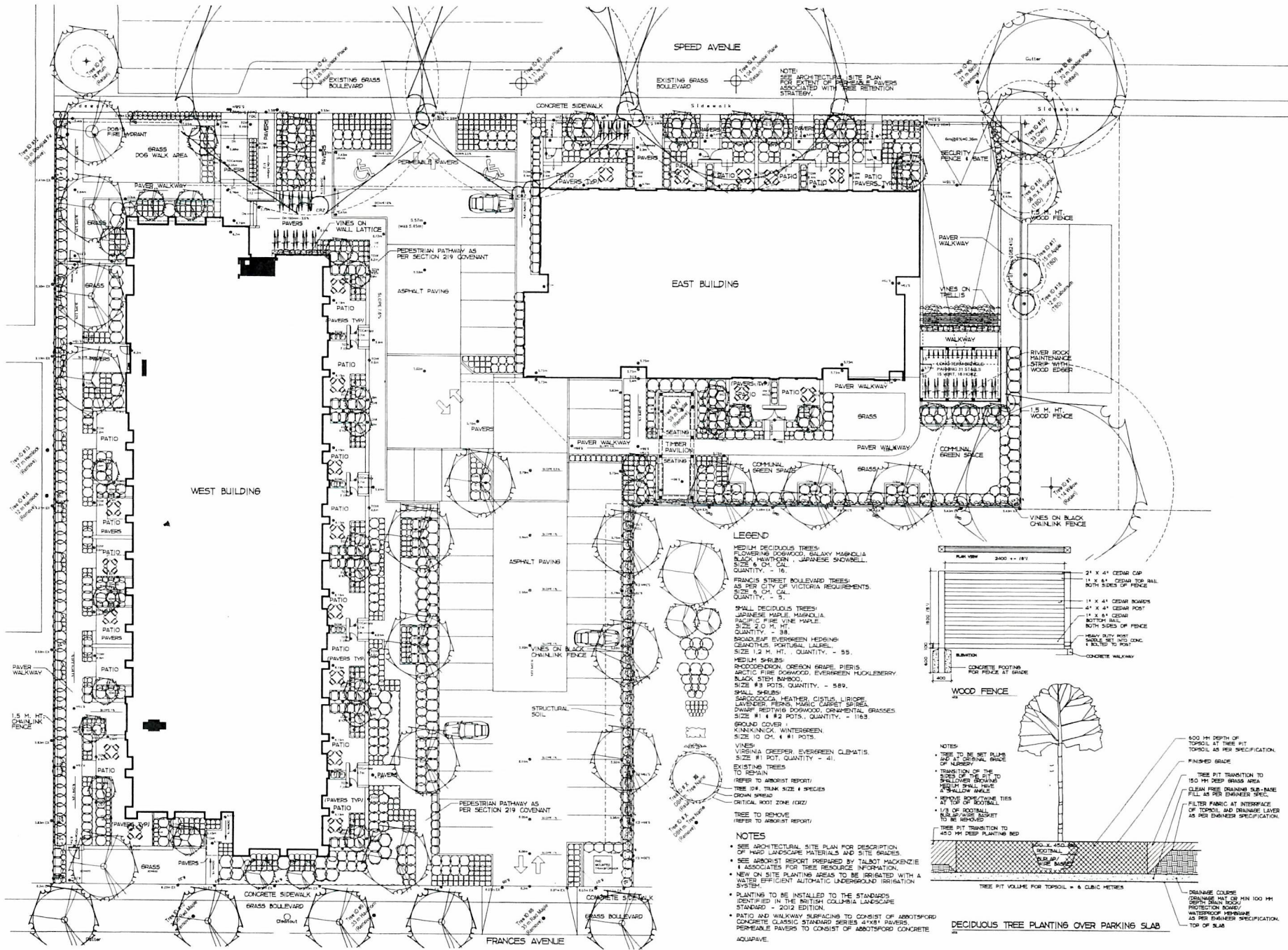
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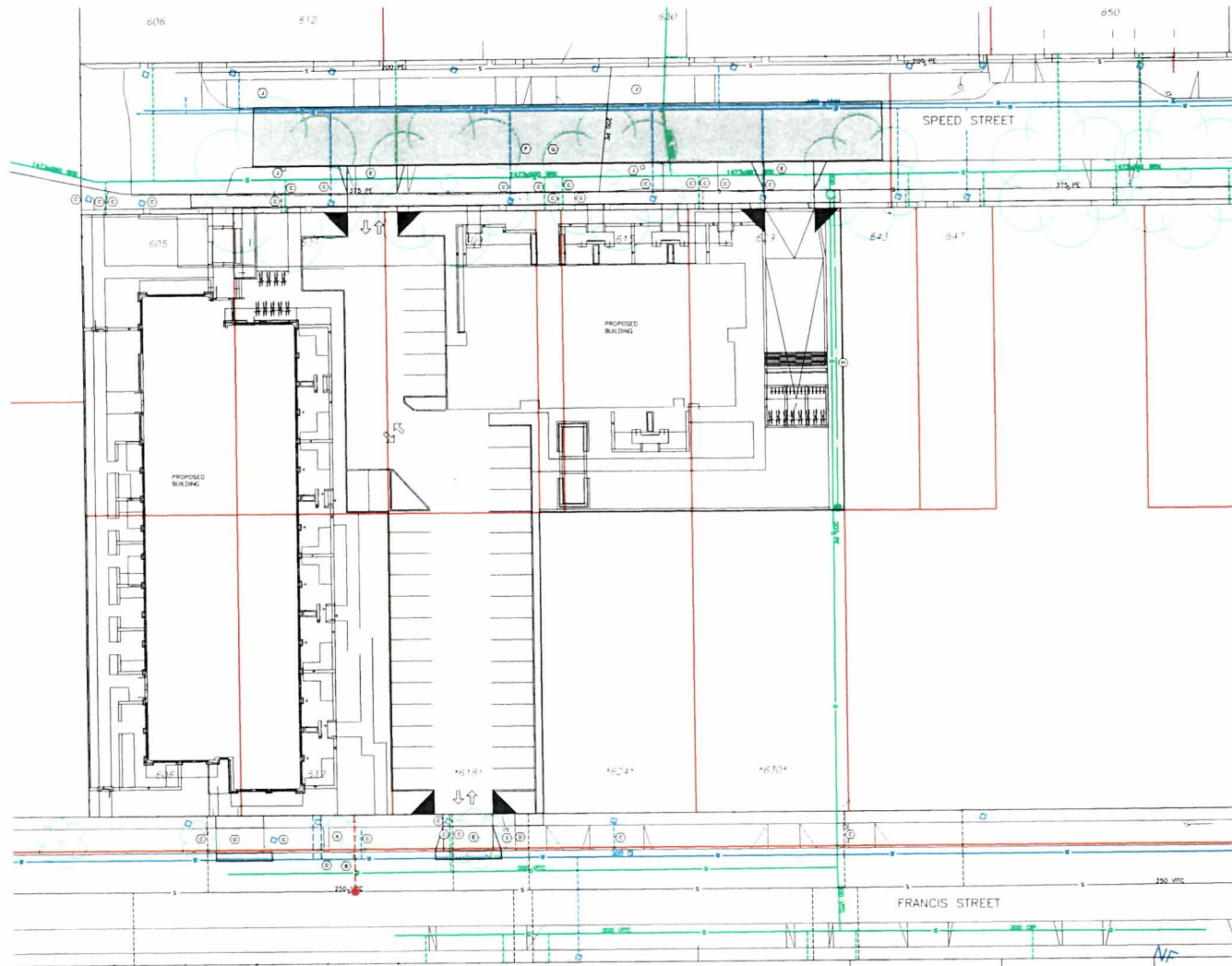
Checked by ES

Revision no. sheet no.

2

A4.2





- CONCEPTUAL WORKS AND SERVICING PLAN NOTES:**
- ① CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE. SIZES TO BE CONFIRMED.
 - ② CITY OF VICTORIA TO INSTALL 200mm SEWER SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
 - ③ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPER'S EXPENSE.
 - ④ CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REHABILITATE BOULEVARD.
 - ⑤ CONTRACTOR TO RECONSTRUCT ENTIRE FRONTAGE OF SPEED STREET PAVING TO NORTH CURB, CURB AND GUTTER, BOULEVARD AND SIDEWALKS.
 - ⑥ 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.
 - ⑦ STORM MAIN IN SPW TO BE PROTECTED DURING CONSTRUCTION. POTENTIAL REPLACEMENT REQUIRED TO BE DETERMINED DURING DETAILED DESIGN. IF POSSIBLE, EXISTING STORM PIPE TO REMAIN AT CAP REQUEST.
 - ⑧ BC HYDRO POLE TO BE RELOCATED OUT OF POTENTIAL CONFLICT WITH DRIVEWAY. PREFERRED LOCATION FOR HTC SERVICE ENTRANCE.
 - ⑨ EXISTING HTC POLE TO BE COME REDUNDANT AND REMOVED.

Revisions

Received Date:
July 18, 2019

JULY 18 2019
**APPROVAL
SUBMISSION**

**SPEED STREET / FRANCIS STREET
REDEVELOPMENT SERVICING
CONCEPT**

Scale: 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

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