

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the July 25, 2019 COTW Meeting

I.1.b.e 1811 Oak Bay Avenue - Development Permit with Variance Application No. 00060 (Gonzales)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

1. a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development
2. a Section 219 covenant to secure a Statutory Right-of-Way of 3.35m along the Oak Bay Avenue frontage to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00060 for 1811 Oak Bay Avenue, in accordance with:

1. Plans date stamped April 5, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum lot size for multiple dwelling use from 920.0m² to 799m²;
 - ii. increase the maximum site coverage from 32 percent to 74.5 percent;
 - iii. reduce the minimum open site space from 60 percent to 23.4 percent;
 - iv. reduce the minimum front setback (east) from 12m to 2.63m (to privacy screen) and 3.58m (to building);
 - v. reduce the minimum rear setback (west) from 8.41m to 4.32m (to building) and 0.0m (to parkade structure);
 - vi. reduce the minimum side setback (north) from 8.41m to 1.99m;
 - vii. reduce the minimum side setback (south) from 8.41m to 3.12m (to building) and 0.0m (to parkade structure).
3. Development Permit lapsing two years from the date of this resolution.
4. That the applicant write a letter to the neighbourhood CALUC notifying a change from rental to strata."

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (3): Councillor Isitt, Councillor Loveday, and Councillor Young

CARRIED (5 to 3)

E.3 1811 Oak Bay Avenue - Development Permit with Variance Application No. 00060 (Gonzales)

Committee received a report dated July 11, 2019 from the Acting Director of Sustainable Planning and Community Development regarding the proposed Development Permit with Variance application No. 00060 for 1811 Oak Bay Avenue to construct a five-storey building with approximately 14 multiple dwelling units and recommending that it move forward to an opportunity for public comment.

Committee discussed:

- *The statutory right of ways for neighbouring properties*
- *A tree shared between properties*
- *The development's parking*

Motion to go into a Closed Committee of the Whole Meeting at 10:05 a.m.

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council close the Committee of the Whole meeting for the following reason: Community Charter Section 90(1)(i) – Legal Advice.

CARRIED UNANIMOUSLY

The open meeting reconvened at 10:21 a.m.

Moved By Councillor Potts

Seconded By Councillor Isitt

That the applicant be invited to address Council regarding a pertinent question.

CARRIED UNANIMOUSLY

The applicant responded to Committee's inquiry regarding the price of parking sites within the development and elaborated on the methodology used to calculate this cost.

Moved By Mayor Helps

Seconded By Councillor Alto

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development

- b. a Section 219 covenant to secure a Statutory Right-of-Way of 3.35m along the Oak Bay Avenue frontage to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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3. Development Permit lapsing two years from the date of this resolution."

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

- 4. That the applicant write a letter to the neighbourhood CALUC notifying a change from rental to strata."**

FOR (7): Councillor Alto, Councillor Collins, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Mayor Helps

CARRIED (7 to 1)

Main Motion as amended:

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development
- b. a Section 219 covenant to secure a Statutory Right-of-Way of 3.35m along the Oak Bay Avenue frontage to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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3. Development Permit lapsing two years from the date of this resolution.
4. That the applicant write a letter to the neighbourhood CALUC notifying a change from rental to strata."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe,

OPPOSED (2): Councillor Isitt and Councillor Young

CARRIED (6 to 2)



Committee of the Whole Report For the Meeting of July 25, 2019

To: Committee of the Whole **Date:** July 11, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: **Development Permit with Variances Application No. 00060 for 1811 Oak Bay Avenue**

RECOMMENDATION

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development
- b. a Section 219 covenant to secure a Statutory Right-of-Way of 3.35m along the Oak Bay Avenue frontage to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00060 for 1811 Oak Bay Avenue, in accordance with:

1. Plans date stamped April 5, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum lot size for multiple dwelling use from 920.0m² to 799m²;
 - ii. increase the maximum site coverage from 32 percent to 74.5 percent;
 - iii. reduce the minimum open site space from 60 percent to 23.4 percent;
 - iv. reduce the minimum front setback (east) from 12m to 2.63m (to privacy screen) and 3.58m (to building);
 - v. reduce the minimum rear setback (west) from 8.41m to 4.32m (to building) and 0.0m (to parkade structure);
 - vi. reduce the minimum side setback (north) from 8.41m to 1.99m;
 - vii. reduce the minimum side setback (south) from 8.41m to 3.12m (to building) and 0.0m (to parkade structure).
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1811 Oak Bay Avenue. The proposal is to construct a five-storey building with approximately 14 multiple dwelling units. The variances are related to reduced site size, setbacks and open space, and increased site coverage.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 7: Corridors, which encourage human-scaled development that contributes to an attractive streetscape
- the proposal to remove two mature trees, one of which is bylaw-protected, is inconsistent with the Gonzales Neighbourhood Community Plan which encourages the retention of trees that contribute to the green character of the neighbourhood; however, the provision of enhanced landscaping, replacement trees and new boulevard trees is consistent with the Plan's direction to enhance the neighbourhood's green character
- the applicant would provide a 3.35m Statutory Right-of-Way along Oak Bay Avenue to help achieve a standard arterial roadway
- the variance related to minimum lot size is considered supportable because the site is a corner property with limited opportunity for consolidation with adjacent properties
- the setback variances are considered supportable as the proposal provides a sensitive transition with adjacent properties and the most significant setback variances (west and south) are only for the projecting portion of the parkade structure while the habitable portions of the building are set further back from the property lines; compliance with the setback requirements would severely restrict the potential development of this site
- the variances related to site coverage and open site space are due to the projecting portion of the underground parkade and considered supportable because the roof of the parkade will be extensively landscaped to contribute to an attractive streetscape, provide outdoor amenity space for the residents and add privacy screening with adjacent properties
- the underground parking structure extends to the west property line which would result in the removal of one bylaw protected Bigleaf maple tree; an Arborist Report was provided with this application which indicates the tree is diseased and likely in poor structural condition and recommends its removal
- due to the possibility of shared ownership of the Bigleaf maple tree with the property located at 1807 Oak Bay Avenue, staff will ensure the notification associated with this Development Permit with Variances Application references the removal of this tree as an impact of the proposed setback and site coverage variances.

BACKGROUND

Description of Proposal

The proposal is for a five-storey residential building with multiple dwelling units. Specific details include:

- low-rise building form with massing close to Oak Bay Avenue terracing down to the south, where the site abuts lower density, traditional residential development
- one level of underground parking with 19 stalls accessed via Bank Street
- parkade roof projecting above grade with hard and soft landscaping
- two ground-oriented dwelling units fronting onto Bank Street
- a mix of 1,2 and 3 bedroom units
- prominent main entrance fronting Oak Bay Avenue
- exterior access and circulation space located along the west side of the building with decorative metal screening
- separate outdoor space for each unit in the form of either a patio, balcony or roof deck
- provision of a Statutory Right-of-Way (SRW) along Oak Bay Avenue to accommodate sidewalk realignment and to provide a boulevard and two new street trees
- two new boulevard trees along Bank Street within the existing boulevard.

Exterior materials include:

- white, grey and charcoal coloured stucco as the predominant exterior material
- light coloured brick applied to the ground level and portions of the second storey on the street-facing façades
- balconies consist of metal and glass guardrails with copper coloured perforated metal panels affixed to the front
- charcoal and green coloured vinyl framed windows
- stainless steel cable net with copper coloured perforated metal panels to screen the exterior access/circulation area
- stained cedar siding at the Oak Bay Avenue entrance to the building and above the parkade entrance on Bank Street.

Landscaping elements include:

- terraced planter beds along the Bank Street frontage
- a raised concrete planter along the Oak Bay Avenue frontage to soften the building edge
- common outdoor amenity space on the west side of the building
- perimeter beds with a mix of shrubs, ground covers, perennials, grasses and deciduous trees
- a perimeter evergreen hedge near the southwest corner of the site to provide privacy screening
- climbing vines along the west façade supported by steel cables and along the south property line on a metal mesh fence
- four bylaw replacement trees.

The proposed variances are related to:

- reduce the minimum lot size for multiple dwelling use from 920.0m² to 799m²;
- increase the maximum site coverage from 32 percent to 74.5 percent;
- reduce the minimum open site space from 60 percent to 21.75 percent;
- reduce the minimum front setback (east) from 12m to 2.63m (to privacy screen) and

- 3.58m (to building);
- reduce the minimum rear setback (west) from 8.41m to 4.32m (to building) and 0.0m (to parkade structure);
- reduce the minimum side setback (north) from 8.41m to 1.99m;
- reduce the minimum side setback (south) from 8.41m to 3.12m (to building) and 0.0m (to parkade structure).

Affordable Housing Impacts

The applicant proposes the creation of approximately 14 new residential units which would increase the overall supply of housing in the area. Given the new building would replace an existing five-unit rental building, staff encouraged the applicant to consider providing a rental Housing Agreement with this proposal. Although the applicant has not offered to secure the units as rental, a Housing Agreement is being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. The appropriate language has been added to the recommendation.

Tenant Assistance Policy

The proposal is to demolish an existing five-unit rental building. Only one of the units is currently occupied. Although it is not a requirement for Development Permit Applications, consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability Features

As indicated in the applicant's letter dated March 18, 2019, sustainability features associated with this application include construction to current Step Code Requirements, low VOC materials and finishes, water-conserving plumbing fixtures and storm water detention and pre-treatment facilities.

Active Transportation Impacts

The application proposes 21 long term bicycle parking stalls and six short term bicycle parking stalls, which support active transportation.

Public Realm Improvements

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

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site is presently developed as a two-storey residential building with five rental dwelling units.

The site is comprised of three legal lots. Under the current R3-2 Zone, Multiple Dwelling District, and subject to the provisions of the R1-B Zone, Single Family Dwelling District, each lot could

be developed with a single-family dwelling (with a secondary suite or garden suite) for a total of six dwelling units. Alternatively, the lots could be consolidated and developed as a duplex, subject to the provisions of the R-2 Zone, Two Family Dwelling District.

Data Table

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

Zoning Criteria	Proposal	Zone Standard	OCP Policy
Site area (m ²) – minimum	799.62 *	920.00	
Density (Floor Space Ratio) – maximum	1.6:1	1.6:1	1.2:1 up to approximately 2.0:1
Height (m) – maximum	16.90	18.50	
Storeys – maximum	5	N/A	Up to approximately 6 storeys
Site coverage (%) – maximum	74.24 *	32.00	
Open site space (%) – minimum	21.95 *	60.00	
Setbacks (m) – minimum			
Front (Bank Street)	3.58 * (to building) 2.63 * (to privacy screen Level 1)	12.00	Variable setbacks
Rear (west)	4.32 * (to building) 0.00 * (to parkade)	8.41 (half the building height)	
Side (Oak Bay Avenue)	1.99 * (to building)	8.41 (half the building height)	
Side (south)	3.12 * (to building) 0.00 * (to parkade)	8.41 (half the building height)	
Vehicle parking – minimum	19	17	
Bicycle parking stalls – minimum			
Class 1	21	18	
Class 2	6	6	

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on December 7, 2017 the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the request of the South Jubilee and Fairfield Gonzales CALUCs, the applicant attended a community meeting on January 4, 2018 to discuss the proposal. A summary of the meeting is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on November 28, 2018. The ADP was asked to comment on the overall building and landscape design, with particular attention to the following aspects of the proposal:

- exterior access location and screening
- the proposal's relationship to adjacent properties.

The ADP meeting minutes are attached for reference, and the following motion was carried:

"... that Development Permit with Variances Application No. 00060 for 1811 Oak Bay Avenue be approved subject to the following changes:

- simplify and resolve the cladding materials
- resolve the fenestration with regards to interior layouts and privacy
- reconsider the interior configuration of the ground floor unit 101 to remove bedrooms from proximity to the Oak Bay avenue frontage
- reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible."

The applicant provided a letter in response to the ADP motion, dated January 2, 2019, which is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The subject site is designated as Urban Residential in the Official Community Plan (OCP), which envisions attached and detached buildings up to three storeys as well as multi-unit buildings up to approximately six storeys. The Plan envisions variable setbacks with doors oriented to the street and front yard landscaping, boulevards and street trees. Off-street parking is also envisioned in the rear yard or underground.

The site is within Development Permit Area 7A: Corridors. The objectives for DPA 7A relevant to this site are:

- *To revitalize areas of commercial use along corridors through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use*
- *To enhance the function of Gorge Road East, Fort Street, Hillside Avenue, Oak Bay*

Avenue, Esquimalt Road and Shelbourne Street as frequent transit corridors through transit-oriented streetscaping, with the design of adjacent development to support and advance this objective

- *To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.*

The applicable design guidelines are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Guidelines for Fences, Gates and Shutters*.

The proposed building provides a prominent and inviting front entrance with a seating bench and pedestrian lighting facing Oak Bay Avenue. The ground level units have individual entrances and front patios facing Bank Street. Upper storey balconies on the east and north façades are oriented to face the street. These features contribute to an enhanced streetscape and pedestrian friendly residential environment on the edge of the Small Urban Village on Oak Bay Avenue.

Both frontages include front yard landscaping, although the landscaping on Oak Bay Avenue is minimal given the constraints of having the sidewalk realigned to the interior boundary of the 3.35m Statutory Right-of-Way (SRW). Provision of the SRW does allow for realignment of the sidewalk, creation of a grassed boulevard and two new street trees that contributes to a more attractive streetscape.

The building massing is located closer to the Oak Bay Avenue corridor and terraces down in height to the south to provide a more sensitive transition with the single-family dwellings along Bank Street. This design approach ensures the building is compatible with adjacent lower density residential development, consistent with the guidelines. The material palette for the building is complimentary to buildings found in the surrounding area, while the copper balcony panels and exterior stair screens provide visual interest and character.

For the reasons noted above, staff consider that the proposal generally complies with the OCP objectives and relevant design guidelines for the site.

Local Area Plans

The *Gonzales Neighbourhood Community Plan* (2002) encourages new development that minimizes the impact on the green character of the neighbourhood. The removal of bylaw protected and/or mature trees lacks consistency with this policy; however, the contribution of new street trees, green boulevard space and enhanced on-site landscaping is consistent with this policy. Staff recommend that the proposal is generally consistent with the *Gonzales Neighbourhood Community Plan* (2002).

Tree Preservation Bylaw and Urban Forest Master Plan

There are two bylaw-protected trees on the subject site. One is a 100cm diameter and breast height (DBH) Bigleaf maple that straddles the west property boundary. One is a 15cm DBH dead Dogwood Tree. Both are proposed for removal. Two arborist reports (attached) were submitted that ascertained the Bigleaf maple is in an unhealthy condition and would most likely not withstand the excavation impacts for the proposed underground parkade and building construction. This tree offers a significant buffer to the subject site from the neighbor's condominium building, and the applicant is proposing to replace the tree with a large Red maple tree. Several other trees are located along the neighbor's property to the west. They are non-

bylaw-protected trees (Ginkgos, Leylandi cypress, and hedging material) and are to be retained and protected during construction. A Leylandi hedge on the south property boundary would be removed and replaced with a fence screen with vine planting. Eight new trees are proposed on the landscape plan throughout this proposed development. Due to the potential shared ownership of the 100cm DBH Bigleaf maple, staff would include reference to this tree's potential removal in the notification associated with this Development Permit with Variances Application should Council choose to advance the proposal to an Opportunity for Public Comment.

There is a public 10cm DBH Flowering cherry tree in good health located on Bank Street. Four additional boulevard trees are proposed with this application on Oak Bay Avenue and Bank Street. Their species will be determined at building permit phase.

Statutory Right-of-Way

The standard right-of-way for a secondary arterial street, such as Oak Bay Avenue, is 25.0m. To help achieve this width, the applicant is offering a Statutory Right-of-Way (SRW) of 3.35m on the Oak Bay Avenue frontage. The recommended motion provided for Council's consideration includes the necessary language to secure the SRW.

Regulatory Considerations

The proposal seeks several variances to reduce minimum site size, setbacks and open space, and increase maximum site coverage.

Site Size

The R3-2 zone requires a minimum lot size of 920m² for multiple dwelling development. The site is approximately 799m²; therefore, the application seeks to reduce the minimum site size by approximately 121m². This variance is considered supportable because the site is a corner property with limited opportunity for consolidation with adjacent properties.

Setback Variances

Compliance with the setback requirements under the R3-2 Zone would severely restrict the potential development of this site; therefore, the proposal is seeking to vary the setback requirements to all property lines. While some of the variances are substantial, the proposal provides a sensitive transition with adjacent properties through stepping back of the upper storeys and building articulation. The most significant setback variances (west and south) are only for the projecting portion of the parkade structure; the habitable portions of the building, while still requiring a variance, are set further back from the property lines. Perimeter landscaping would also help with privacy screening to adjacent properties.

On the Oak Bay frontage, the ground floor would be setback approximately 3.9m and the fourth and fifth storeys would be setback approximately 4.2m. The minimum setback of 1.99m is measured to the second and third storeys which project over the realigned sidewalk. Staff consider these setbacks and projections as supportable as a 2.55m vertical distance is maintained above the sidewalk to provide sufficient clearances for pedestrians, the building setback is generally consistent with other newer buildings along Oak Bay Avenue and the reduced setback is appropriate given the site is in a transitional location along Oak Bay Avenue with primarily residential uses to the west and commercial retail properties to the east along Oak Bay Avenue.

Site Coverage & Open Site Space

The variances related to site coverage and open site space are primarily due to the projecting portion of the underground parkade and considered supportable because the roof of the parkade will be extensively landscaped to contribute to an attractive streetscape, provide outdoor amenity space for the residents and add privacy screening with adjacent properties.

CONCLUSIONS

The proposed development is generally consistent with the applicable Design Guidelines and includes high-quality building materials and landscape finishes. The contemporary design adds to the existing character of the Oak Bay corridor and the potential impact of the variances has been mitigated through building design and landscaping. Therefore, staff recommend for Council's consideration that Council advance the application to an Opportunity for Public Comment.

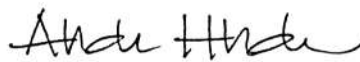
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00060 for the property located at 1811 Oak Bay Avenue.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

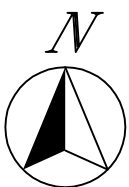
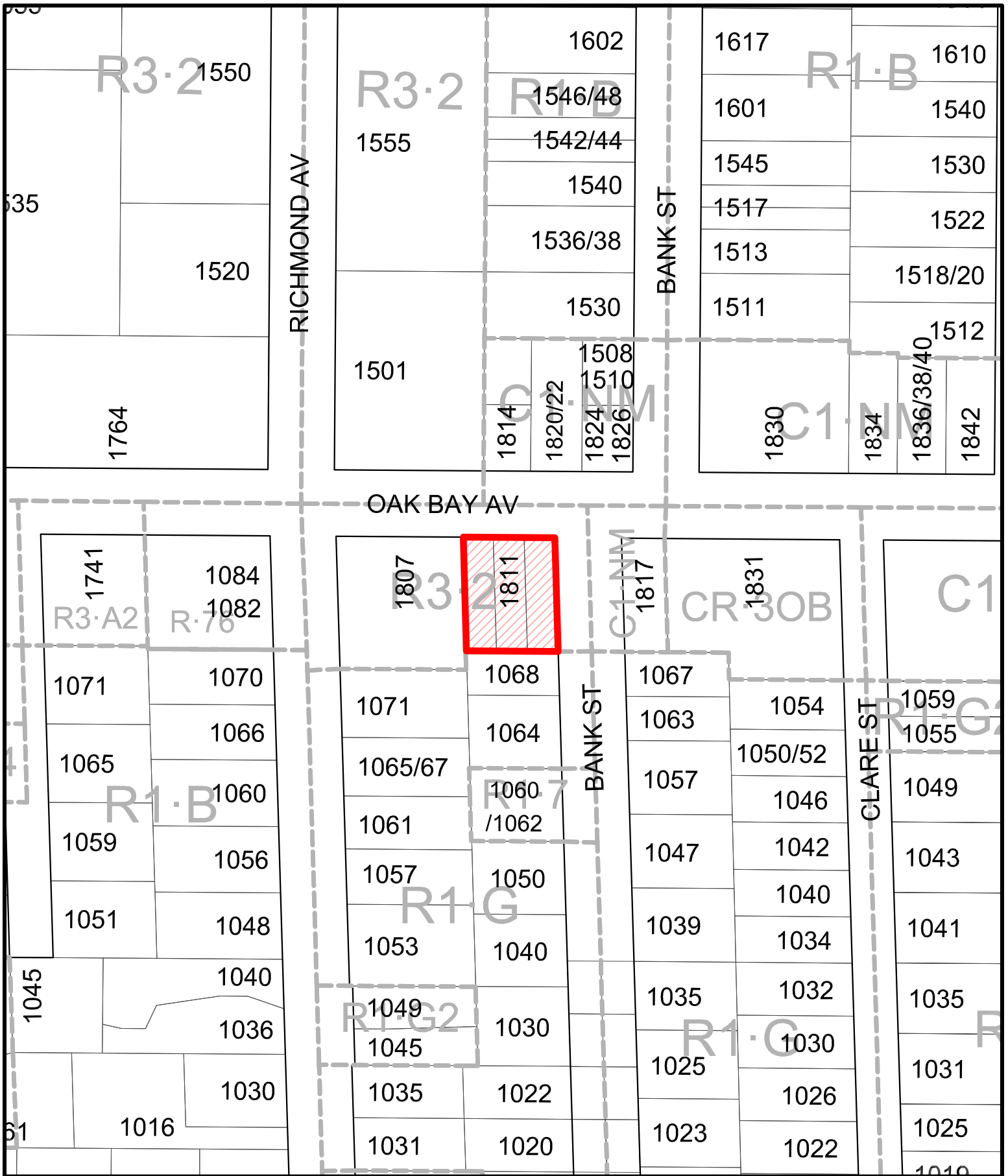


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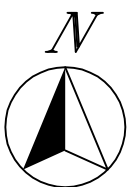
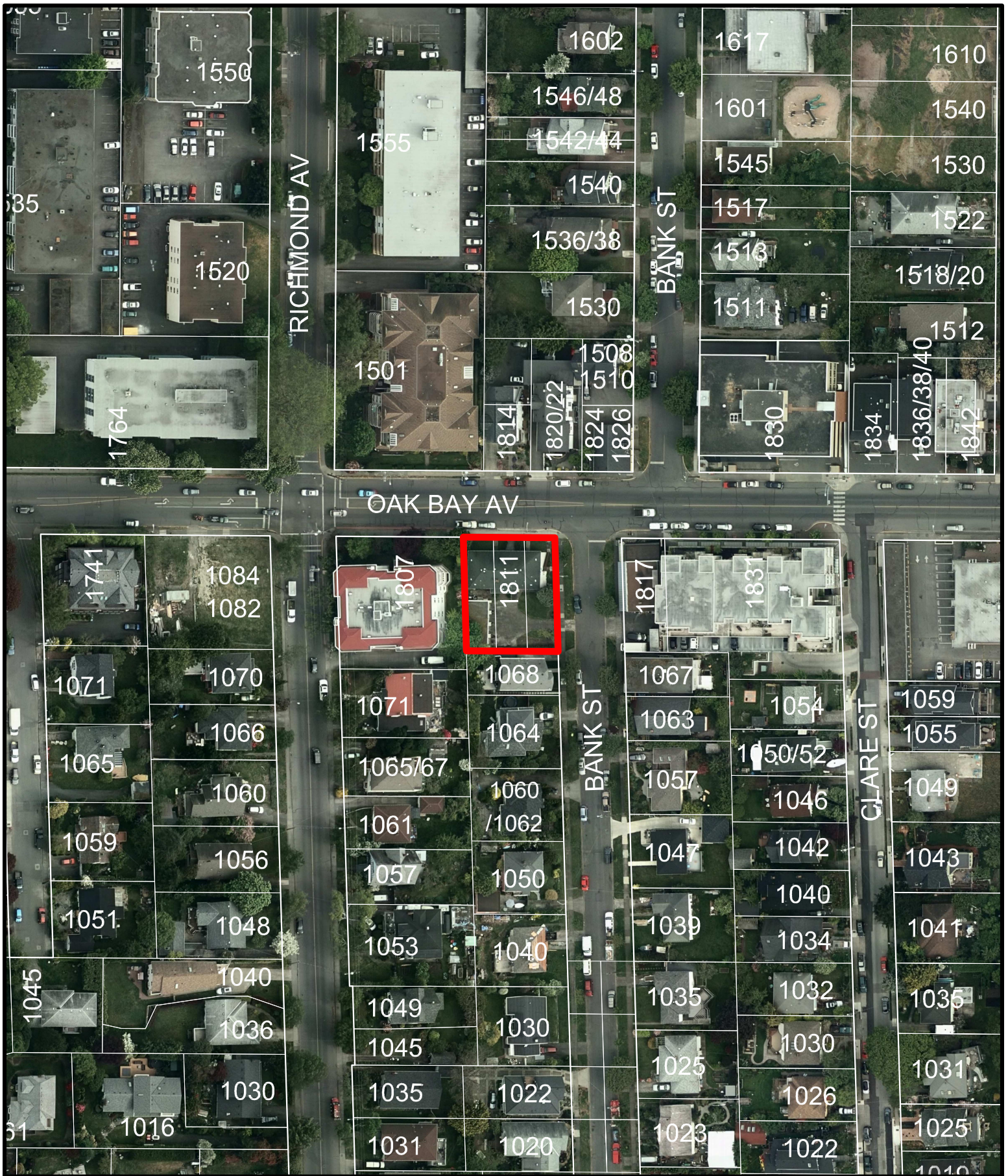
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 5, 2019
- Attachment D: Letter from applicant to Mayor and Council dated March 18, 2019
- Attachment E: Community Association Land Use Committee Comments dated January 4, 2018
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Reports dated March 13, 2019 and April 15, 2019
- Attachment H: Advisory Design Panel meeting minutes dated November 28, 2018
- Attachment I: Letter from the applicant in response to ADP motion, dated January 2, 2019
- Attachment J: Correspondence.



1811 Oak Bay Avenue
Development Permit with Variance No. 00060





1811 Oak Bay Avenue
Development Permit with Variance No. 00060





DRAWING LIST

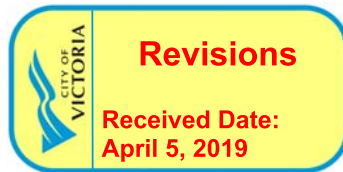
D01	LOCATION MAP & CONTEXT PHOTOS
D02	SITE SURVEY
D05.1	SITE PLAN
D05.2	SITE IN CONTEXT
D06	PARKADE & L1 FLOOR PLAN
D07	L2 & L3 FLOOR PLAN
D08	L4 & L5 FLOOR PLAN
D09	ROOF FLOOR PLAN
D10	BUILDING ELEVATIONS
D11	BUILDING ELEVATIONS
D12	BUILDING SECTIONS
D13	SUN STUDIES
D14	STREET ELEVATIONS
L01	LANDSCAPE PLAN

1811 OAK BAY AVENUE SUBMISSION FOR DEVELOPMENT PERMIT WITH VARIANCES 28 NOV 2018



LOW
HAMMOND
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ARCHITECTS

300 -1590 CEDAR HILL X ROAD VICTORIA, BC. V8P 2P5 | 250.472.8013





① EXISTING STRUCTURE ON
1811 OAK BAY AVE



② EXISTING STRUCTURE FROM
BANK STREET



③ BORDER CONDITION ON
BANK STREET



④ BORDERING STRUCTURE FROM
BANK STREET



⑤ OPPOSITE STRUCTURES ON
CORNER OAK BAY / BANK ST



⑥ BORDERING STRUCTURE ON
OAK BAY AVE



⑦ OPPOSITE STRUCTURES ON
OAK BAY AVE



⑧ OPPOSITE STRUCTURES ON
OAK BAY AVE



❖ PROJECT SITE
CONTEXT MAP
1: 3200



❖ PROJECT SITE
CONTEXT MAP
1: 1000



⑨ OPPOSITE STRUCTURE ON
CORNER OAK BAY / BANK ST

mail

consultants

project no.

Issued for: 699

☐ construction

☐ tender

☐ building permit YEAR_MO_DA

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file name 1811_OAK BAY AVE_CENTRAL.DWG

date 18/07/20

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

file

LOCATION MAP & CONTEXT PHOTOS

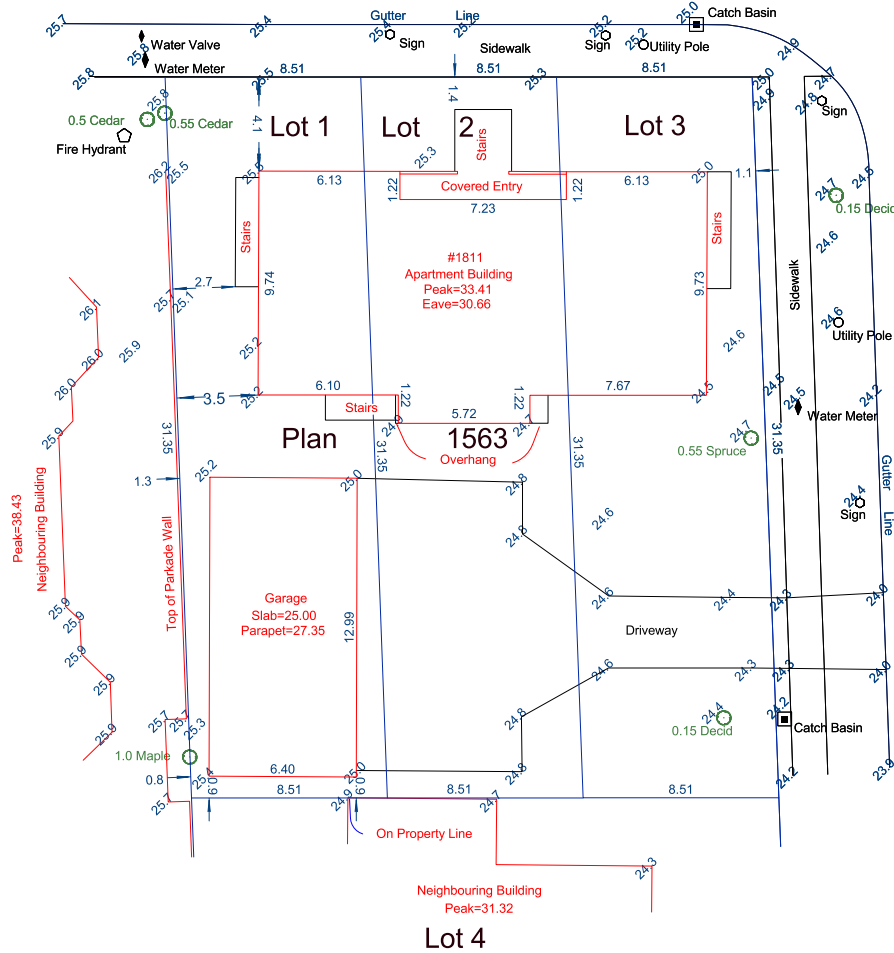
sheet no.

D01

revision no.

Oak Bay Avenue

Strata Plan VIS1700



Site Plan Of:
Lots 1 to 3, Block 1, Section 74,
Victoria District, Plan 1563.

Dated the 17th day of September, 2016.
Distances and elevations shown are in metres.
Elevations are geoidic and referenced to DGM 15-106.

Way Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Victoria, BC V8K 1G5
Telephone (250) 616-0155
Fax: (250) 616-0155

total

consultants

project no.



Issued for: 699

☐ construction
☐ tender
☐ building permit

YEAR_MO_DA

project no. 16.37 drawn JV

scale 1:100 checked CR

file name 1811_OAK_BAY_AVE_CENTRAL.RVT

date 18/07/20

project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

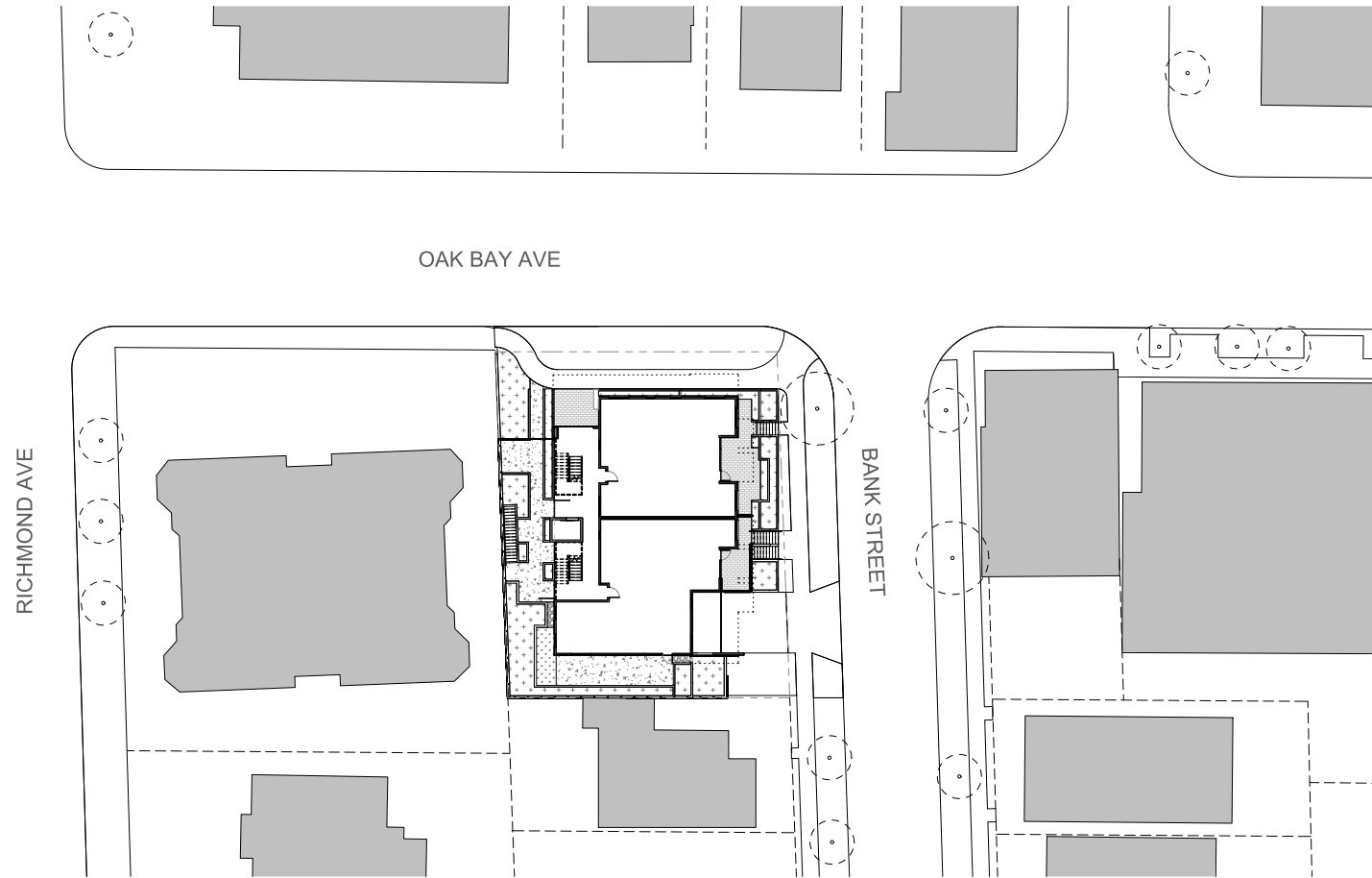
SITE SURVEY

sheet no.

D02

revision no.





1 SITE IN CONTEXT
D05.2
1 : 200

title

consultants

project no.



issued for

099

☐ construction

☐ tender

☐ building permit

YEAR_MO_DA

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project no.

16.37

drawn

JV

scale

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checked

CR

file name

1811_OAK_BAY_AVE_CENTRAL_RVT

date

18/07/20

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE

VICTORIA, BC

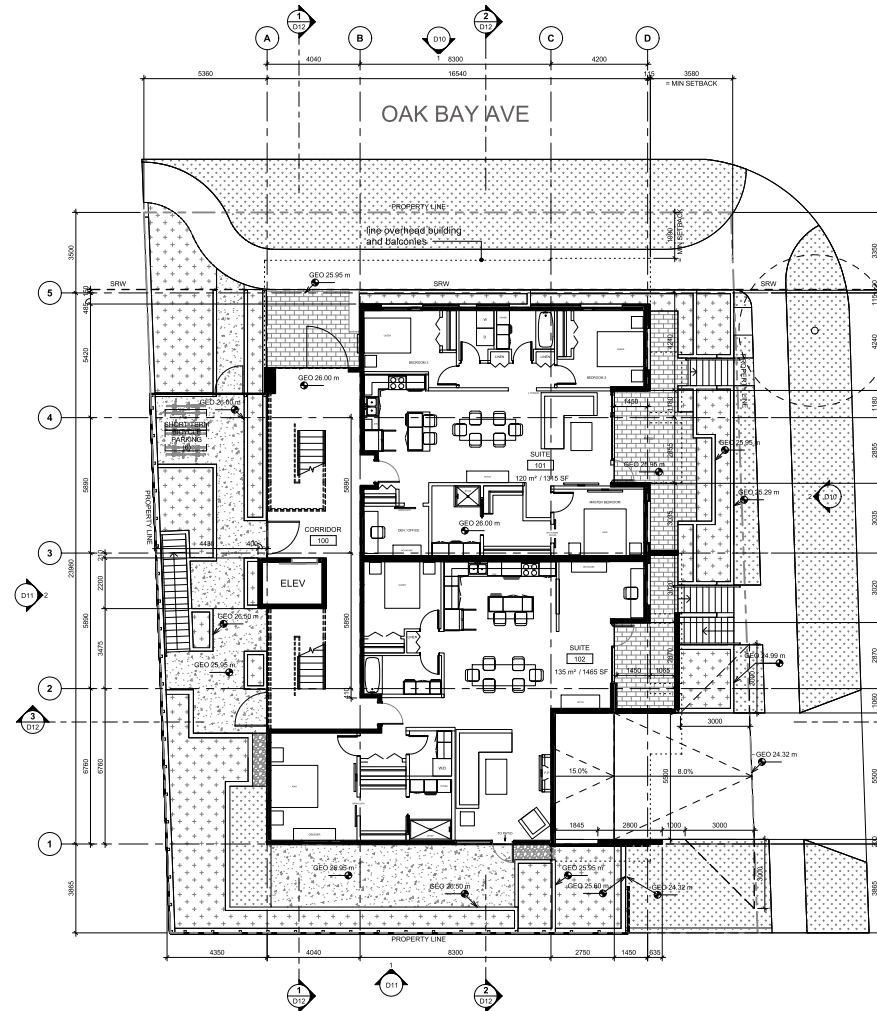
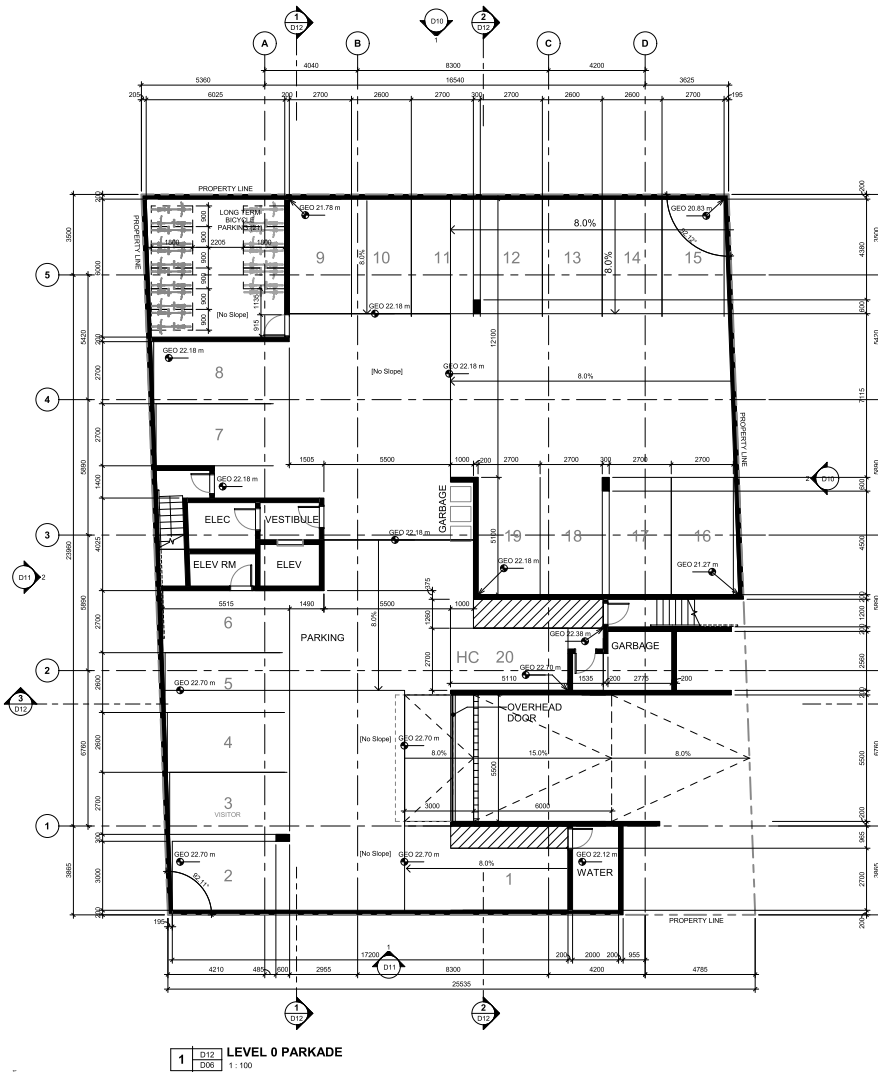
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SITE IN
CONTEXT

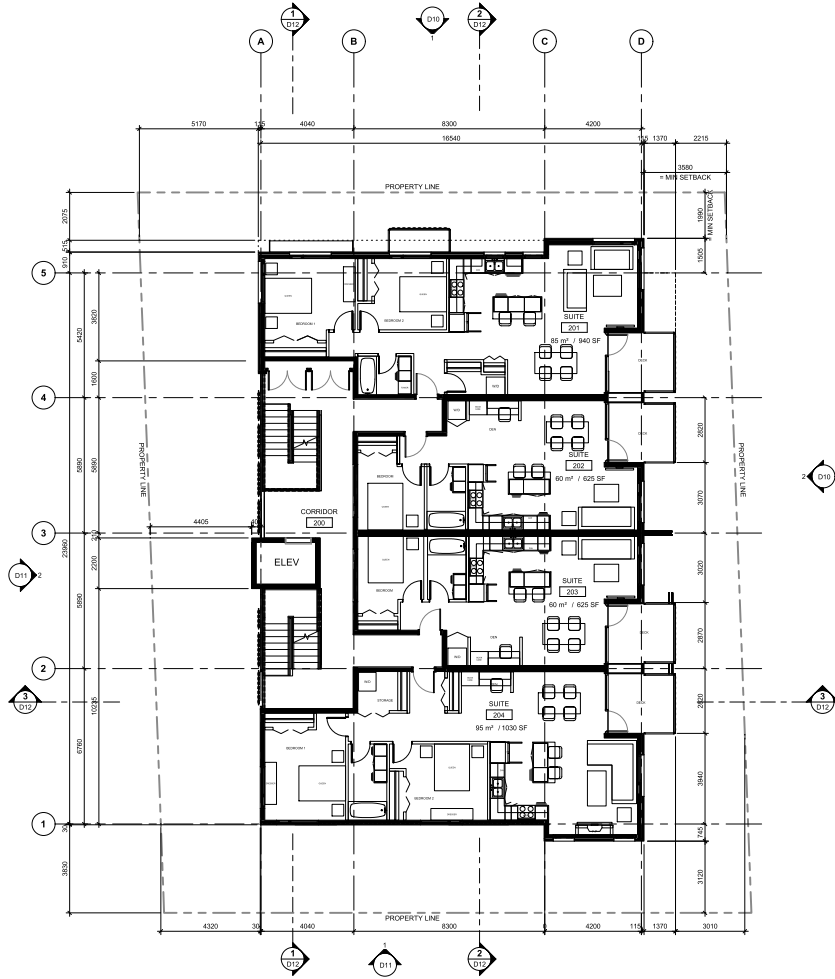
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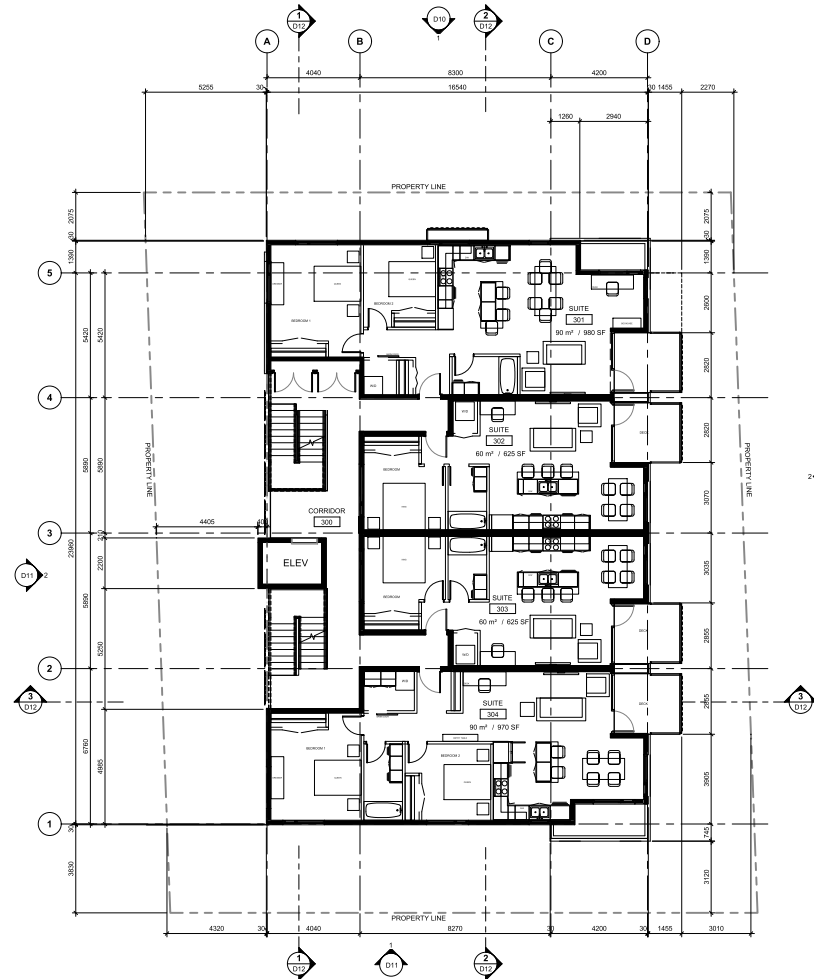
revision no.



 RAISED PLANTING BEDS
 GRASS
 RIVER ROCK / GRAVEL EDGE



1 LEVEL 2 FLOOR PLAN
D10
D07
1:100



2 LEVEL 3 FLOOR PLAN
D10
D07
1:100

lead

consultants

project no.

Issued for 699

☐ construction

☐ tender

☐ building permit YEAR_MO_DA

project no. 1637 drawn JV

scale 1:100 checked CR

file name 1811_OAK_BAY_AVE_CENTRAL_RVT

date 18/07/20

project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

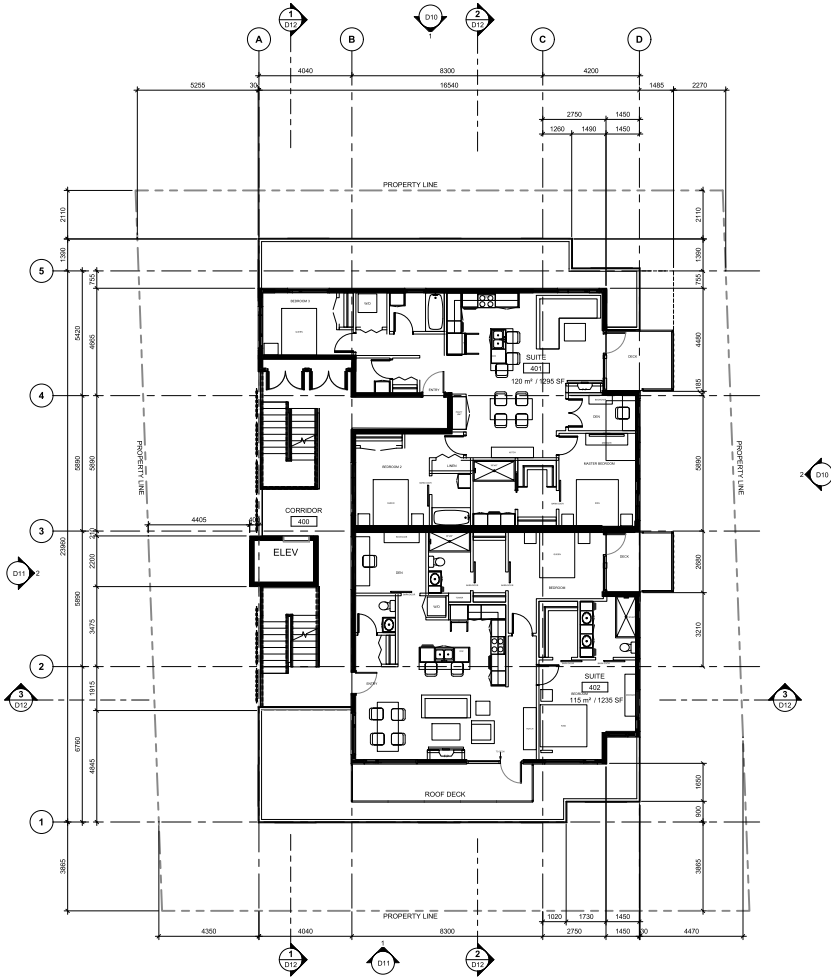
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**L2 & L3
FLOOR PLAN**

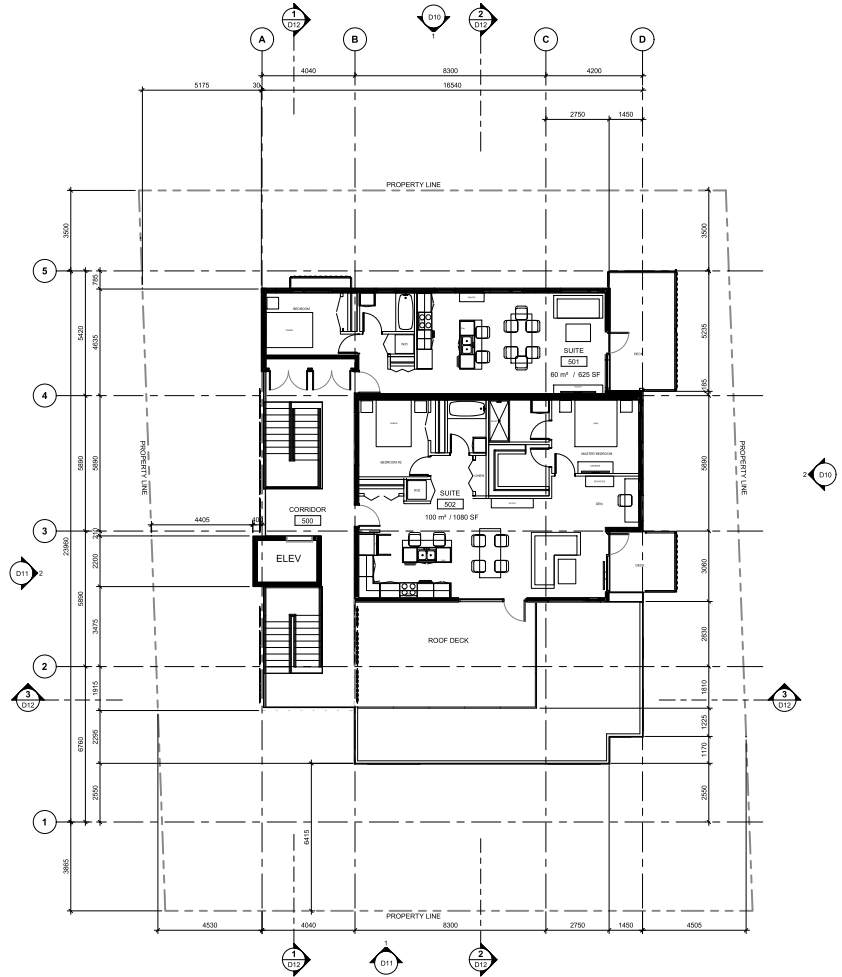
sheet no.

D07

revision no.



2 D10
D08 **LEVEL 4 FLOOR PLAN**
1 : 100



1 D10
D08 **LEVEL 5 FLOOR PLAN**
1 : 100

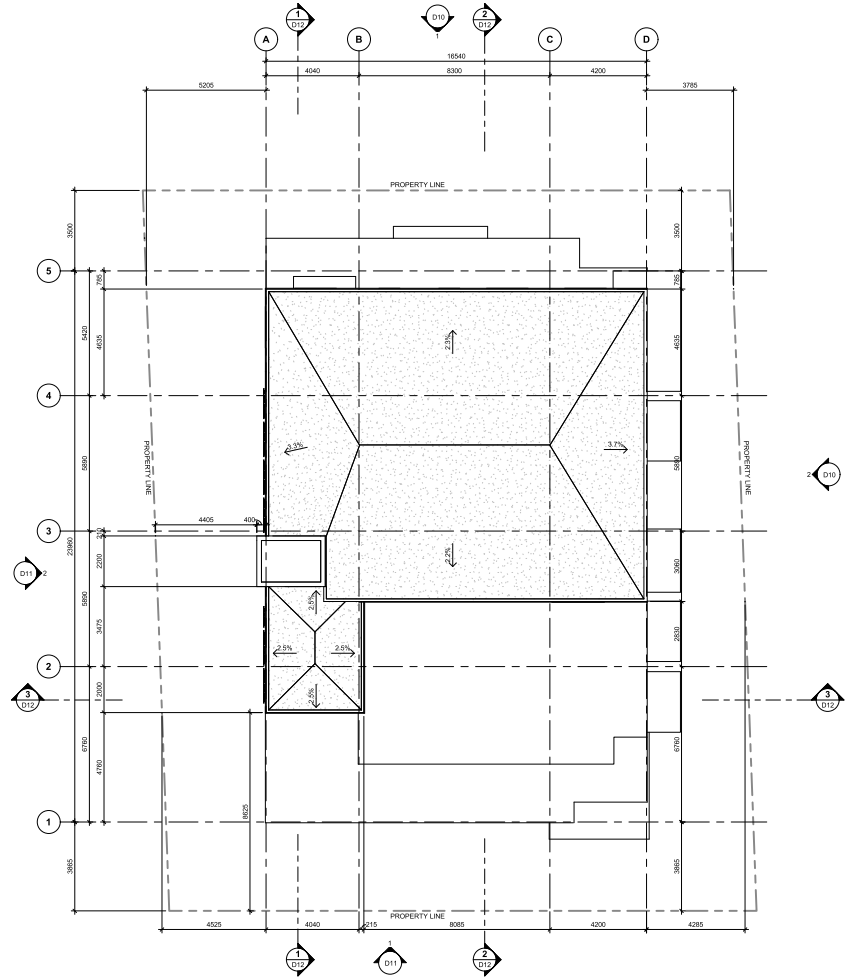
1811 OAK BAY AVENUE

1811 OAK BAY AVENUE

VICTORIA, BC

**L4 & L5
FLOOR PLAN**

D08



1 D10 D09 LEVEL 6 ROOF 1 : 100

Issued for: 699

☐ construction
☐ tender
☐ building permit YEAR_MO_DA

project no. 16.37 drawn JV

scale 1 : 100 checked CR

file name 1811_OAK_BAY_AVE_CENTRAL_RVT

date 18/07/20

project

1811 OAK BAY AVE
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

ROOF FLOOR
PLAN

sheet no.

D09

revision no.

1811 OAK BAY AVENUE - CENTRAL, VICTORIA, BC
PROJECT NO. 1811_OAK_BAY_AVENUE_CENTRAL
DATE: 2024-11-15 14:30:00



1 NORTH ELEVATION
D10
1:100



2 EAST ELEVATION
D10
1:100

MATERIALS LEGEND

- | | |
|--|-------------------------------------------------------|
| | 1 STUCCO FINISH
COLOUR: WHITE |
| | 2 STUCCO FINISH
COLOUR: LIGHT GRAY |
| | 3 STUCCO FINISH
COLOUR: DARK GRAY |
| | 4 ARCHITECTURAL CONCRETE
COLOUR: SILVER |
| | 5 WOOD SIDING
CEDAR - STAINED |
| | 6 BRICK
SEATTLE CREAM, WHITE JOINT |
| | 7 METAL & GLASS RAILING
COLOUR: CHARCOAL |
| | 8 STAINLESS STEEL CABLE NET |
| | 9 PREFINISHED METAL GUARD PANELS
COLOUR: GREEN |
| | 10 PERFORATED HPL PANEL
COLOUR: COPPER |
| | 11 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL AND GREEN |
| | 12 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL |
| | 13 WOOD FENCE SLATE BOARD
COLOUR: CHARCOAL |

1811

consultants

project no.

1
Issued for 699

☐ construction
☐ tender
☐ building permit

project no. 16.37 drawn JV
scale As indicated checked CR
file name 1811_OAK_BAY_AVENUE_CENTRAL_RVT
date 18/07/20
project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

**BUILDING
ELEVATIONS**

sheet no.

D10

revision no. 1

title

consultants

project no.

Issued for 699

☐ construction

☐ tender

☐ building permit YEAR_MO_DA

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project no. 16.37 drawn JV

scale As indicated checked CR

file name 1811_OAK BAY AVE_CENTRAL_RVT

date 18/07/20

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

file

BUILDING
ELEVATIONS

sheet no.

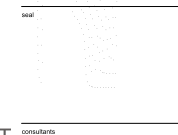
D11

revision no.

MATERIALS LEGEND

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COLOUR: LIGHT GRAY |
|  | 3 STUCCO FINISH
COLOUR: DARK GRAY |
|  | 4 ARCHITECTURAL CONCRETE
COLOUR: SILVER |
|  | 5 WOOD SIDING
CEDAR - STAINED |
|  | 6 BRICK
SEATTLE CREAM, WHITE JOINT |
|  | 7 METAL & GLASS RAILING
COLOUR: CHARCOAL |
|  | 8 STAINLESS STEEL CABLE NET |
|  | 9 PREFINISHED METAL GUARD PANELS
COLOUR: GREEN |
|  | 10 PERFORATED HPL PANEL
COLOUR: COPPER |
|  | 11 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL AND GREEN |
|  | 12 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL |
|  | 13 WOOD FENCE SLATE BOARD
COLOUR: CHARCOAL |





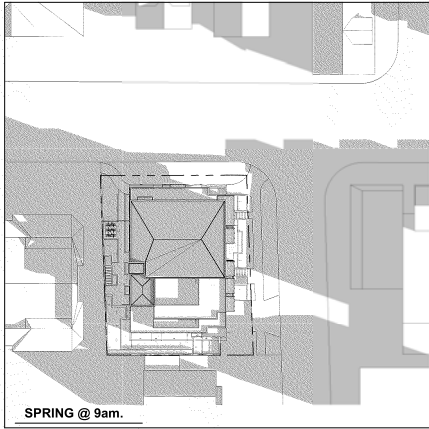
**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

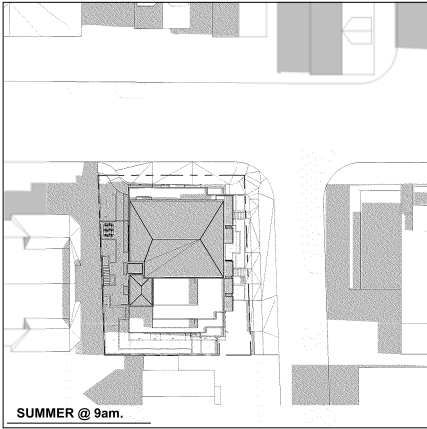
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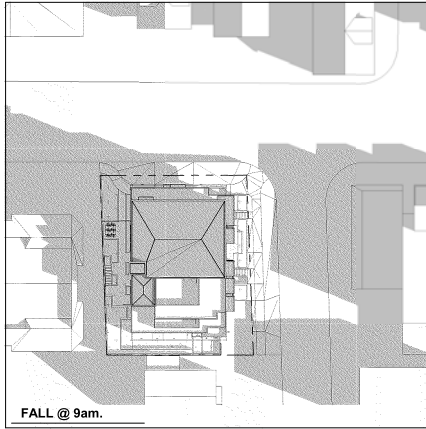
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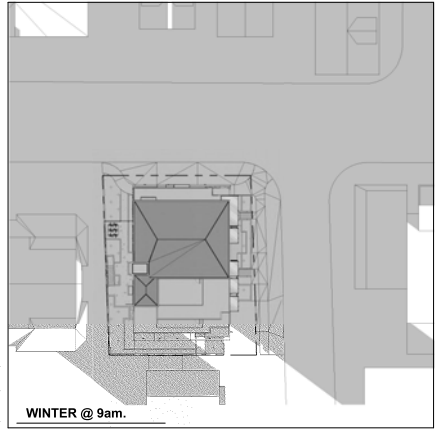
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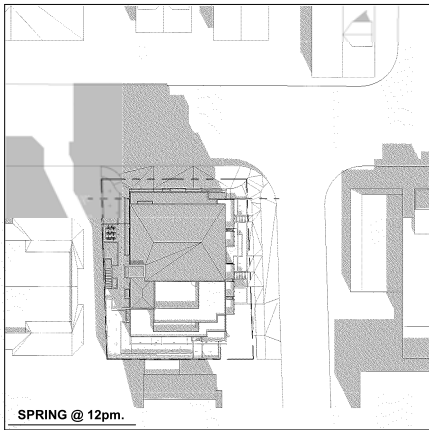
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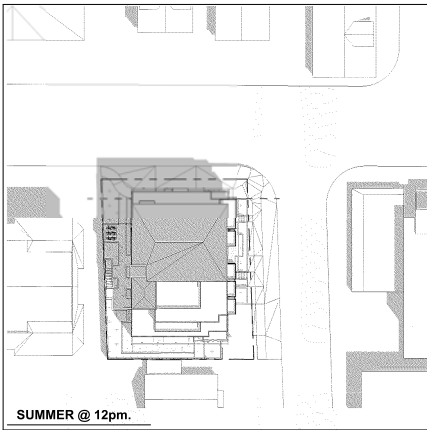
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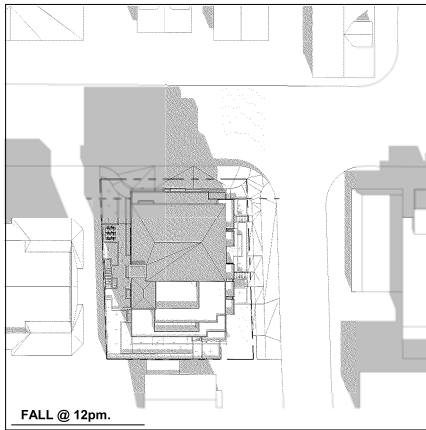
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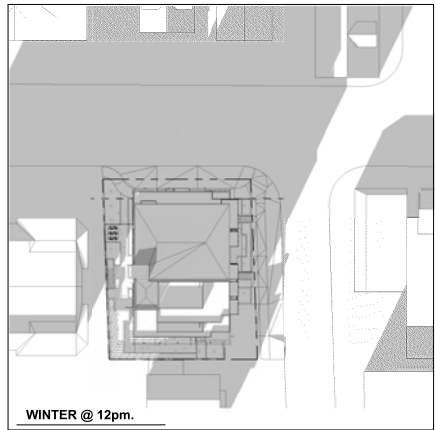
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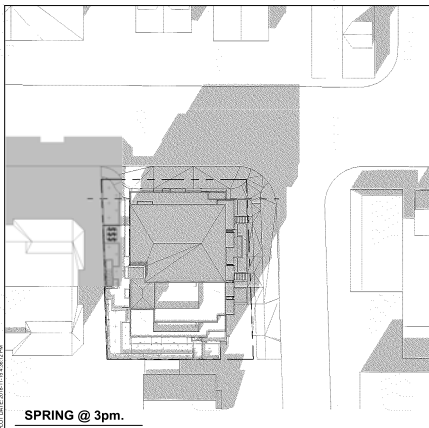
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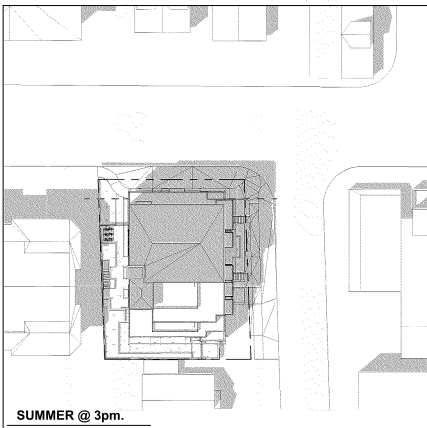
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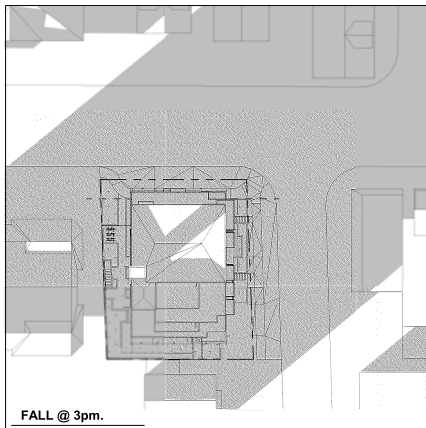
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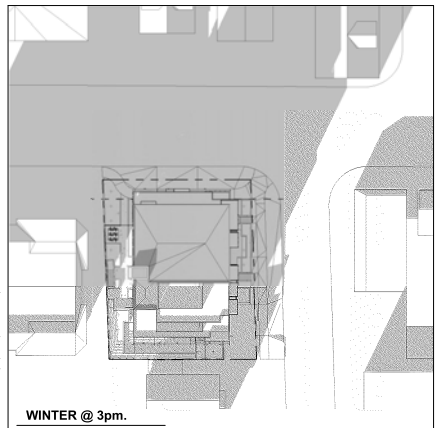
SPRING @ 3pm.



SUMMER @ 3pm.



FALL @ 3pm.



WINTER @ 3pm.



LOW
HAMMOND
ROWE
ARCHITECTS

title

consultants

project no.

issued for 699

☐ construction

☐ tender

☐ building permit

YEAR_MO_DA

project no. 16.37 drawn JV

scale 1:400 checked CR

file name 1811_OAK BAY AVE_CENTRAL_RVT

date 18/07/20

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

file

SUN STUDIES

sheet no.

D13

revision no.



STREET VIEW FROM BANK STREET



STREET VIEW FROM OAK BAY AVENUE

issued for	690
<input type="checkbox"/> construction	
<input type="checkbox"/> tender	
<input type="checkbox"/> building permit	YEAR_MO_DA
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project no.	16-37
drawn	JV
scale	checked CR
file name	1637_OAK BAY AVE_CENTRAL.rvt
date	18/07/20
project	

1811 OAK BAY AVENUE

1811 OAK BAY AVENUE
VICTORIA, BC

**STREET
ELEVATIONS**

sheet no.
D14
revision no.



revision no.



VIEW FROM SOUTH WEST CORNER
PLANTING AND NEIGHBORING BUILDING NOT SHOWN FOR CLARITY

title

consultants

project no.

issued for 000

☐ construction
☐ tender
☐ building permit YEAR_MO_DA

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project no. 16.37 drawn JV
scale checked CR
file name 1811_OAK BAY AVE_CENTRAL.RVT
date 18/07/20
project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
file

RENDERING

sheet no.

D16

revision no.



title

consultants

project no.

issued for 699

☐ construction
☐ tender
☐ building permit YEAR_MO_DA

project no. 16.37 drawn JV

scale checked CR

file name 1811_OAK_BAY_AVE_CENTRAL_RVT

date 18/07/20

project

STREET VIEW FROM BANK STREET

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

RENDERING

sheet no.

D17

revision no.



LOW
HAMMOND
ROWE
ARCHITECTS

18 March 2019

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re 1811 Oak Bay Avenue – application for development permit with variances

Low Hammond Rowe Architects, on behalf of our clients Radnor Properties Ltd, is pleased to submit this application for a new development on the property at 1811 Oak Bay Avenue.

This proposal will replace a two-storey, 5-unit apartment building built in the 1940's and now considered at the end of its serviceable life, with a new 5-storey, 14-unit strata-title apartment building with an underground parking garage.

The project has been designed with consultation with the immediate neighbours and with City of Victoria area planners. We believe it fits appropriately within the complex context of the Oak Bay Avenue corridor, and will provide desirable homes to meet an increasing demand in walkable neighbourhoods such as this.

A complete description of the project and its design rationale follows. We look forward to presenting it in more detail for your consideration.

Sincerely,
Low Hammond Rowe Architects Inc

Christopher Rowe
Architect AIBC CPHD LEED AP
principal

Description of Proposal

Project components

- a five-storey wood-frame building with 14 strata-titled apartments and a single-level concrete underground parking garage.
- the building includes a high proportion of larger homes (3 @ 3 BR, 1 @ 2 BR + den, and 4 @ 2 BR units)

The proposal is designed within the allowable density of the zoning; a number of variances are requested to allow the construction of an economically viable project that provides underground parking meeting the new Schedule C requirements.

Existing conditions and zoning

The existing building is a 5-unit apartment built in the 1940s. As an inexpensively constructed wood-frame building from the post-war era it is now nearing the end of its service life, is energy inefficient, and is uneconomical to upgrade or improve. It does have a small footprint and a large amount of open site space which is largely devoted to car parking. Its current location on the site does not conform to current zoning requirements, with a reduced setback from Oak Bay Avenue within a requested Statutory Right-of-Way.



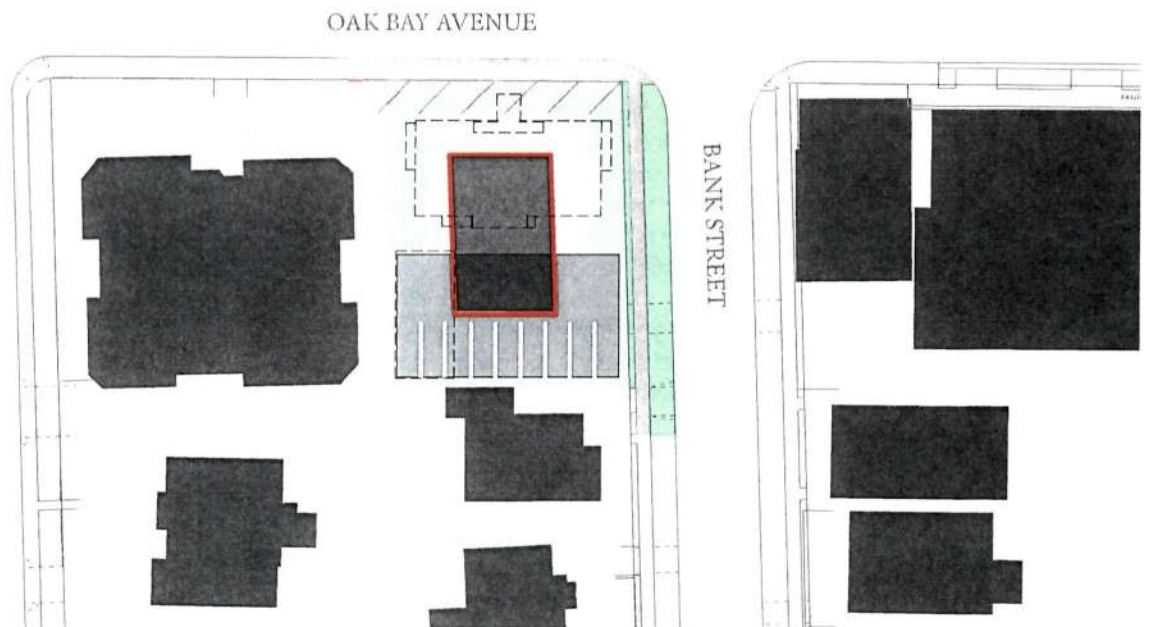
Redevelopment of the site at a similar small scale is not financially feasible at less than luxury pricing. Provision of underground parking is very expensive (approaching \$100,000 per space) and requires a larger building to achieve economic viability.

The approach to this project has been to find a design solution that responds appropriately to its neighbours and the context, while following the established zoning criteria as closely as possible. A density increase is not requested.

The R3-2 zoning in place on the site appears to have been designed for larger land assemblies and does not anticipate development of a remnant site such as this. The site is below the R3-2 minimum lot size requirement, requiring a variance. The required R3-2 setbacks on all lot lines are large and render the site undevelopable without setback variances. We believe that the proposed setbacks are appropriate, respectful of the neighbours, and fit within the local urban design context.



The illustration below shows the site with the R3-2 setbacks applied, resulting in a building footprint the size of a small single-family home. (The outline of the existing building and garage is also shown). Note also that a 9-space surface parking lot uses almost half the entire property.



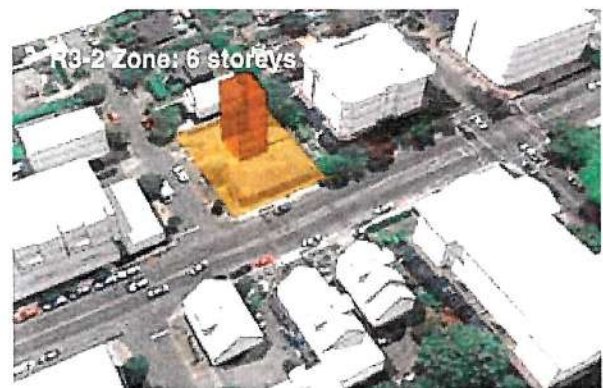


The peculiarities of the R3-2 zoning bylaw

The R3-2 zoning bylaw increases the setback in proportion to height, regardless of floor area. This means that as the building increases to the maximum allowable height, the setbacks also increase, reducing the developable footprint.

The surrounding multifamily buildings have all been granted setback variances in order to be able to develop a realistic and viable floor plan and building size.

The last image shows all the potential setbacks overlaid on one another. This produces a stepped setback envelope from the neighbouring properties. We have used this composite setback envelope to guide the massing design of this project in attempt to follow the spirit, if not the letter, of the R3-2 zone.



Siting, massing and response to context

The overall context between Oak Bay Avenue between Richmond Road and Foul Bay Road displays what might be considered as a complete history of architectural design and development between Edwardian times and the present day. Building types range from remnant houses now converted to commercial uses, through older small-scale commercial storefronts to a wide range of multi-unit and mixed-use buildings largely built between the 1960's and present day. There is little to no coherence to form, setback, materials, or architectural style which might provide a design direction for this project. Existing City of Victoria zoning policy and design guidelines are about 30 years old and offer little guidance.



The commercial realities of residential development have driven a design which attempts to maximize the potential of the existing R3-2 zoning within a form that respects the immediate neighbours and the complex context of Oak Bay Avenue.

This is done with a stepped massing that moves height up and away from the single-family neighbours on Bank Street to the south, and as far as possible from the strata residential building to the west. The southern stepped-back roof areas are used for private decks, with the deck guards moved back from the parapet to prevent sightlines into neighbouring single-family gardens.



**East (Bank St) elevation
compared with R3-2 Setback
zones (red overlay)**



**North (Oak Bay Ave) elevation
compared with R3-2 Setback
zones (red overlay)**

Two main types of street frontage can be seen along this stretch of Oak Bay Avenue: commercial storefront and residential buffers. Other than an entrance canopy marking the main building entrance, the project does not present an active frontage to Oak Bay Avenue but follows the lead of its residential neighbours. Ground floor apartments are given individual entrance steps and patios facing Bank Street.



North (Oak Bay Ave) elevation



Neighbourliness

The design of the building has been developed in direct consultation with neighbours to minimize overlook and maintain privacy. Landscaping and fence design will be developed in close consultation with the neighbours.

The strata apartment building to the west is currently screened with mature hedging and shrubs. A mature maple tree straddles the property line and due to its current poor health is deemed unlikely to survive the construction of the new building. A suitable replacement tree will be planted on the neighbouring property. A new slatted wood fence and plantings will maintain and improve the screening along the west property line.



The north elevation of the single-family home to the south is dominated by an attached garage. A mature coniferous hedge exists on the property line. This hedge will be preserved if it proves practical. The new building presents to this neighbour a tapering wall of the partially exposed parking garage. This wall will be covered with a slatted fence/screen with a maximum height of 1800mm, completely concealing the garage wall and screening the neighbouring property.



The massing of the building is strongly stepped away from the south single-family property and rooftop patio guards are held back further to minimize the possibility of overlook.



The neighbouring commercial property across Bank Street does not have an active frontage – instead presenting a parking and service area.



Properties on the north side of Oak Bay Avenue directly across from the project are a 4-storey condominium and a number of businesses operating in converted houses.'



Exterior Materials and Colours

The building exterior includes a brick masonry main floor (using a grey brick and matching mortar) with deep window and entrance reveals. The upper residential floors are clad in rain-screen stucco finish in a combination of white and grey tones. The walls and soffits of recessed balconies and the hallway circulation area are clad in wood siding stained a pale grey.

The exterior circulation areas are screened with an ornamental perforated screen in a copper colour. Balcony guards facing Bank Street are a combination of glazed aluminum and similar perforated copper-coloured screens.

A simple horizontal slatted wood screen design is used for other privacy screens and fences around the property line and between adjacent balconies.

Landscaping

The landscape plan is focused on screening of neighbouring properties, maintaining a privacy gradient, and presenting an appropriate ornamental face to Oak Bay Avenue and Bank Street.

Landscaping of the Statutory Right-of-Way has been designed following the guidance and requirements of City staff, including a realignment of the sidewalk to be immediately adjacent to the building, and the provision of street trees in a boulevard.

A planter is provided along the Oak Bay Ave frontage to improve privacy for the adjacent ground floor apartment.

The Bank Street frontage establishes a privacy hierarchy through a grade change and setback of semi-private patios and ground-level accesses behind stepped planters.

Please see the attached Construction Impact Assessment & Tree Preservation Plan by Talbot McKenzie & Associates, consulting arborists, for their opinion on the viability of on-site protected trees. The ADP recommended saving an existing Big Leaf Maple tree straddling the property line at the southwest edge of the site; the arborists consider this tree, and a small Dogwood also on the property line to be in poor, unhealthy condition and recommend their removal and replacement. The proponent has agreed to replace the Big Leaf Maple with a large caliper size tree in a nearby location. Species will be selected appropriate to the conditions and in consultation with the immediate neighbours.

Affected Big Leaf Maple Tree



Government Policies

Official Community Plan and Neighbourhood Plan

Applicable objectives of the Official Community Plan for this DPA are:

- (a) To revitalize areas of commercial use along corridors through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use.
- (c) To enhance the function of Gorge Road East, Fort Street, Hillside Avenue, Oak Bay Avenue and Shelbourne Street as frequent transit corridors through transit-oriented streetscaping, with the design of adjacent development to support and advance this objective.
- (d) To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.

Applicable guidelines for this DPA are:

- (i) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- (ii) Guidelines for Fences, Gates and Shutters (2010).

Project Benefits and Amenities

The project provides a net increase of 8 new apartments over the 5 existing ones, including a high proportion of 2 BR and 3 BR homes.

This project was originally conceived as a rental building, but the cost of providing Schedule C-compliant underground parking within the limits of market rents made the economics unfeasible. Research indicated a strong demand for these larger 2 or 3 BR suites from local residents wishing to downsize their homes while remaining in their familiar neighbourhood. For this reason, a strata-titled approach was felt to meet the needs of this part of the city.

Impacts

At present, only a single tenant remains living in the building, the other four having previously relocated. Note that no eviction notices were issued to any residents. The remaining tenant will be helped with relocation following the City's Tenant Assistance Guidelines.

A thorough sun access study was completed. This demonstrates that the new building has little impact on sun access for neighbours due to its northerly location.

Parking is provided in full compliance with Schedule C requirements – no effects on local street parking are anticipated. Given the site's position adjacent to the Oak Bay Avenue arterial street, few negative traffic effects are anticipated on Bank Street.

Design and Development Permit Guidelines

The project has been designed to meet or exceed the relevant guidelines, including:

- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010)

Safety and Security

The design follows best practices for CPTED including:

- 24/7 occupation;
- obvious distinction of semi-public from public areas;
- gated entrance and intercom from street to elevator and stairs;
- lighting and windows in entrance areas, common areas and parking garage to maximize visibility and surveillance;
- security gate for parking garage.

Transportation

The site is well served by BC Transit's number 2 and number 8 bus lines, connecting the site with downtown Victoria and Oak Bay, with connections to UVic and Fairfield at Foul Bay Road. A bus stop currently exists immediately adjacent to the project site.

Class 1 Bicycle parking for apartment residents is provided in accordance with Schedule C requirements in a dedicated room within the parking garage. Class 2 bicycle parking will be provided with a rack in the main entry area off Oak Bay Avenue.

The site has a 'Walk Score' of 81, summarized as most errands able to be accomplished on foot. The Walk Score website shows a transit score of 60 'Good Transit' and a bike score of 66 'Bikeable'.

City Transportation and Planning staff had previously indicated the requirement for a 3.35m Statutory Right-of-Way along the Oak Bay Avenue frontage for future street improvements – this has been incorporated into the design. Subsequent to the original submission being made, staff required that the City sidewalk be shifted to the interior edge of the SRW, immediately adjacent to the proposed building. This sidewalk alignment is not present on any properties to the west or east, and results in a jog away and back from the curb edge. The design does its best to protect the privacy of the ground floor apartment with a planter. Additional screens can be incorporated into the design to enhance the protection of safety and privacy from this odd sidewalk alignment. We consider this sidewalk alignment to be better suited to a commercial frontage than to a purely residential site such as this or its neighbours.

Green Building Features

- construction to current City of Victoria Step Code requirements
- low VOC emissions in materials and coatings;
- individual electric metering to encourage conservation;
- water-conserving plumbing fixtures.
- Stormwater management

Since the site landscape areas will be constructed over the underground garage, direct return of stormwater to the ground is not practical. On-site stormwater detention will be provided in subgrade facilities prior to discharge to municipal mains. Detention and pre-treatment will be provided by the intensive green roof over parts of the parking garage outside of the main building footprint.

Infrastructure

Existing public services appear adequate to support the new development. Further consultation with City of Victoria Engineering staff will be undertaken during the formal review process and any required upgrades included in the proposal.

Consultation and Design Refinement Process to date

29 August 2016	Review with City of Victoria area planner Brian Sikstrom;
22 November 2016	Review with City of Victoria area planner Brian Sikstrom;
25 January 2017	Presentation and discussion of design concept to strata apartment neigh-

	bours;
Spring 2017	Review with City of Victoria area planner Alec Johnston;
01 September 2017	Review with City of Victoria area planner Alec Johnston.
21 November 2017	Formal Submission for DP with Variances
04 January 2018	Presentation to joint meeting of Fairfield-Gonzales and South Jubilee Neighbourhood Association CALUCs
10 January 2018	Review with City of Victoria Planning, Transportation, and Parks staff
30 July 2018	Resubmission addressing Staff review comments
28 November 2018	Advisory Design Panel

Conclusion

We believe this project represents a successful approach to creating needed new housing on a small leftover infill site in a complex context. It is designed, in consultation with the immediate neighbours, to meet as many of the existing zoning criteria as possible, to be neighbourly, and to make a modern but sensitive response to its context. Where setbacks variances are required, we have sought to meet the intent of the bylaw through maximizing distance from existing neighbours, and arranging living spaces to minimize any impact on privacy.

We hope Council will agree and grant the requested variances.

On behalf of Radnor Properties Ltd
Christopher Rowe, Architect AIBC CPHD LEED AP
principal

CALUC Meeting Report Thursday January 4th, 2018. 1811 Oak Bay Ave

Developer: Radnor Properties
Architect: Lowe, Hammond and Row Architects

Intro:

A special neighbourhood meeting hosted by South Jubilee CALUC at the Victoria College of Art and chaired by FGCA CALUC was held for the purpose of neighbourhood feedback re: 1811 Oak Bay Ave Submission For Development Permit With Variances.

39 attended.

Variances Requested are:

	R3-2 Zone Standard *	Proposed	
Site Coverage	32% 255.9 m2	77.70% 621.5m2	
Open Site Space	60% 479.9 m2	28.24% 225.9m2	
Building Setbacks			
Front (Bank St)	Min 7.5M Max 12.0m	2.270m minimum	
Side (Oak Bay Ave)	Min 7.5M Max 12.0m	1.990 m minimum	
Rear	7.5m	0.000 minimum	
West	7.5m	0.000 minimum	

Key Neighbourhood Feedback on development proposal: (In no particular order.)

From South Jubilee CALUC:

*Is the zoning R3-2 Zone Standard or is the zoning R3A? The South Jubilee CALUC presentation said that the zoning re: current OCP is R3A. The architect and developer say the zoning is R3-2 Zone Standard. This needs to be clarified before any approval for development.

Design of the building

- The architect can do better to improve the appearance of the building. In particular, the front of the building facing Oak Bay Avenue could be made more attractive; it currently is dull and uninteresting. The stark frontage should be more welcoming and interesting with a neighbourhood feel. A mosaic was one suggestion to make the building front more interesting.

- Too many storeys; 1 or 2 storeys too high, too tall. (Referencing the new building on Richmond & Oak Bay Ave as too much too tall. Don't want that.) There were concerns this would create a precedent for the street at 5 stories.
- Some liked the modern look. More opinions on the building were towards wanting a building which would reflect more of the surrounding residential neighbourhood. They are asking the architect to make a better effort to "fit the building into the community."—to have more engagement with traditional Oak Bay Ave heritage.
- Sun and shadow studies were presented by showing moving shade graphic. This was helpful for residents to get a clear picture of the building's impact on sun and shade.

Rental Building

- Neighbours accepted and mostly approved that it will be a rental building.
- CALUC member feedback: a covenant should be in place to ensure the building remains a rental building for a set period of time and will not be converted to strata during this time.

Parking

- Consensus was there is adequate parking provided in the plan.
- There are no plans for parking for scooters. This should be included.

Traffic

- As the parking garage is on Bank St. (required by City), concerns were raised about more traffic on Bank St. created from the building. Neighbours are asking: "Could there be some traffic mitigation put in place?"



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions to a complete and successful tenant assistance plan are as follows:

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	TENANT ASSISTANCE PLAN: Complete form including: a. Current site information b. Draft tenant assistance plan c. Tenant communication plan d. Appendix A: Current occupant information and rent rolls (Confidential) e. Appendix B: Correspondence with tenants (Confidential)
STEP 3	SUBMIT: Save and return the completed form to staff for comment by email.
STEP 4	FINALIZE: Complete and submit a Final Tenant Assistance Plan with consideration of staff comments on draft plan previously submitted.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#). Please refer to the [Tenant Assistance Policy](#) and information regarding rental housing policies available on the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies.

Tenant Eligibility: Includes tenants who have resided in the building for one year or more at the time the rezoning application is opened. A tenant who has not resided in the property long enough to be an Eligible Tenant, including a tenant that moves into the property after the rezoning or development permit application is opened, is not required to be included in the Tenant Assistance Plan (but may be included at the applicant's discretion).

TENANT ASSISTANCE PLAN

A. CURRENT SITE INFORMATION

Site Address:	1811 Oak Bay Ave
Owner Name:	Norman Eden, Bill Patterson
Company Name:	The Radnor
Tenant Relocation Coordinator (Name, Position, Organization):	Norm Eden, Director The Radnor

CURRENT TOTAL RENTAL UNITS

Unit Type	Number of Units
Bachelor	
1 BR	4
2 BR	1
3BR	
3BR+	
Total	5

	Applicant		City Staff		Applicant (Final)	
Tenant Assistance Plan Components	Draft Tenant Assistance Plan (to be completed by the applicant with rezoning application)		Did the applicant meet policy?	City Staff Comments (to be completed by staff during application review)		Final Tenant Assistance Plan (to be completed by the applicant following staff review, addressing staff comments)
	Date:	April 2, 2019		Date:	April 25, 2019	Date: April 25, 2019
Relocation Assistance: <ul style="list-style-type: none"> • Tenant Relocation Coordinator provided • Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Discussed with tenant, not required		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Letter has been provided from the tenants that they do not require any relocation assistance. Meets policy requirement.		Discussed with tenant, not required Tenants has provided a letter to staff that they do not require any relocation assistance. Meets policy requirement.
Right of First Refusal: <ul style="list-style-type: none"> • Offer to return to the building, with rent rates discounted by 10% of starting rates 	Discussed with tenant, not required		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Letter has been provided from the tenants that they do not require right of first refusal offer. Meets policy requirement		Discussed with tenant, not required Tenants has provided a letter to staff that they do not require right of first refusal offer. Meets policy requirement.
Vulnerable Tenants: Please identify additional assistance offered to vulnerable tenants. This may include: <ul style="list-style-type: none"> • Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges • Tenants with specific housing needs due to a disability • Seniors, who may be long-term tenants and living on a fixed income • Families with young children, who may have difficulty finding appropriate units 	Does not apply with this tenant		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Letter has been provided from the tenants that they are not vulnerable tenants. Meets policy requirement.		Does not apply with this tenant Tenants has provided a letter to staff that they are not vulnerable tenants. Meets policy requirement.
Other Comments:	Landlord has one tenant in building					Landlord has one tenant in building

FINAL TAP Review - [For office use only]

Application received by Kai Okazaki (City Staff) on April 25, 2019 (Date)

Did the applicant meet the final TAP policy? Yes ☒ No ☐

Staff comments on
final plan:

The applicant has met all of the requirements in the Tenant Assistance Plan.

The applicant has provided documentations from the tenant indicating that they are well-supported through this development application and are satisfied with the Tenant Assistance Plan.



Talbot Mackenzie & Associates

Consulting Arborists

1811 Oak Bay Avenue, Victoria

Tree Risk Assessment

91.0 cm DBH *Acer macrophyllum*

Tag #99

PREPARED FOR:

Norm Eden
2350 Sunriver Way
Sooke, BC V9Z 0Y4
Canada

PREPARED BY:

Talbot, Mackenzie & Associates

Graham Mackenzie – Consulting Arborist
ISA Certified # PN-0428
TRAQ – Qualified

DATE OF ISSUANCE: April 15, 2019

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1811 Oak Bay Avenue, Victoria

Date of Site Visit(s): April 10, 2019

Site Conditions: Residential backyard. No construction activity or signs of disturbance.

During our April 10, 2019 site visit, at the owner's request, we visually examined the health and structure of a 91 cm DBH Big Leaf Maple tree (*Acer macrophyllum*) with tag number 99 located in the Southwest corner of the property at 1811 Oak Bay Avenue. We had previously inventoried the tree as part of a development proposal and had noted fruiting bodies of the fungal decay pathogen *Kretzschmaria deusta*. *K. deusta* is a disease pathogen that breaks down both cellulose and lignin in the wood tissues, causing a white rot that attacks the trunks, root collar and structural roots in many deciduous tree species. The disease can be difficult to diagnose visually or through sampling as there is often no evidence of a decline in tree health, and internal cavities may not form within the trunk tissues as the strength of the wood degrades. Infected trees may fail as a result of the infection and deterioration of the structural roots, without any evidence of decline in the tree canopy.

Resistograph readings taken at the base of the tree and at an angle into the root collar encountered significant drops on resistance, particularly in readings taken from the Southeast and Northeast sides of the tree. There is an open cavity with decayed tissue on the East side at the base of the tree that is difficult to access due to the existing garage, but the wood tissue that was able to be removed is deteriorated and consistent with the fungal infection.

This decay pathogen is known to cause whole tree failure due to the deterioration of the root system, or trunk shearing as a result of weakened brittle wood tissues. The tree is located where considerable property damage could occur should the tree fail, and it is our understanding that there will be demolition activity on the site to remove the existing buildings for the proposed new use of the property. Given the risk associated with the tree and the demolition activity that is going to occur, we recommend the tree be removed at the time of demolition to eliminate the risk associated with it.



Picture 1: Location of tree on property.



Picture 2: Kretzschmaria deusta fruiting body found during inventory.



Picture 3: Newly formed fruiting body found in follow up examination.

Please do not hesitate to call us at 250-479-8733 should you have any questions.
Thank you,

Talbot Mackenzie & Associates
ISA Certified & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks. Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Talbot Mackenzie & Associates

Consulting Arborists

1811 Oak Bay Avenue, Victoria

Construction Impact Assessment &

Tree Preservation Plan

PREPARED FOR: Norm Eden
2350 Sunriver Way
Sooke, BC V9Z 0Y4
Canada

PREPARED BY: Talbot, Mackenzie & Associates

Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

DATE OF ISSUANCE: March 13, 2019

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1811 Oak Bay Avenue, Victoria

Date of Site Visit: March 5 & 12, 2019

Site Conditions: Residential multi unit building. No construction activity present at the time of our site visit.

Summary: Two bylaw protected trees, Big leaf maple #99 and Dogwood #98, will require removal due to construction related impacts, both of which are either in poor health or structural condition. Additionally, non-bylaw protected Western Red cedar #100 and Lawson Cypress #97 will require removal. Based on the survey provided, both Big leaf maple #99 and Western Red cedar #100 have at least partial shared ownership with the neighbouring property to the west and we recommend that the neighbours be consulted prior to the removal of the trees. There is one municipal cherry tree located on the boulevard and two ginkgo trees on the neighbouring property to the west that have a good opportunity to be retained provided their critical root zones can be protected during construction. The neighbour's trees root zones are restricted by an existing retaining wall and we do not anticipate they will be impacted providing the existing retaining wall remains in place. Any proposed offsite work or sidewalk improvements must take the critical root zone of the municipal cherry tree into account.

Scope of Assignment:

- To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish the existing building and construct a new multi story building.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Low Hammond Rowe Architect Ltd.

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: 7 trees were included in the inventory, including two bylaw protected trees on the subject property.

Trees to be Removed: Two bylaw protected trees, Big leaf maple #99 and Dogwood #98 will require removal due to construction related impacts both of which are either in poor health or structural condition due to existing health concerns. Additionally, non-bylaw protected Western Red cedar #100 and Lawson Cypress #97 will require removal. Based on the survey provided, both Big leaf maple #99 and Western Red cedar #100 have at least partial shared ownership with the neighbouring property to the West and we recommend that the neighbours be consulted prior to the trees removal.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Trees to be Retained:** There is one municipal cherry tree located on the boulevard and two ginkgo trees on the neighbouring property to the west that have a good opportunity to be retained provided their critical root zones can be protected during construction. The neighbours trees root zones are restricted by an existing retaining wall and we do not anticipate they will be impacted providing the existing retaining wall remains in place. Any proposed offsite work or sidewalk improvements must take the critical root zone of the municipal cherry tree into account.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:
 - Any excavation near neighbours' trees to be retained.
 - Any excavation for offsite work within the critical root zone of municipal Cherry tree N.t.1.
- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Demolition of the Existing Building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances

- **Review and Site Meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.



Dogwood #98- showing dead area of cambium.



Big Leaf Maple #100 – showing fruiting body of *Kretzschmaria deusta* found at base.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,

Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page tree resource spreadsheet methodology and definitions, 1-page site plan with trees, 15-page building plans, 1-page barrier fencing specifications

Talbot Mackenzie & Associates

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree Resource Spreadsheet
1811 Oak Bay Avenue

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Protected by bylaw	Retention Status
97	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	50.0	5.0	6.0	Poor/Moderate	Good	Fair	Previously topped. Within underground parking footprint	No	X
98	Dogwood	<i>Cornus nuttallii</i>	15.0	5.0	3.0	Poor	Poor	Poor	~50% of cambium on lower trunk dead. Within underground parking footprint.	Yes	X
99	Big Leaf Maple	<i>Acer macrophyllum</i>	91.0	9.0	9.0	Moderate	Fair	Fair/Poor	Decay evident on East side of lower trunk. <i>Kretzschmaria deusta</i> fruiting bodies found on lower trunk. Survey shows partial ownership with neighbour.	Yes	X
100	Western Red Cedar	<i>Thuja plicata</i>	47.0	7.0	4.5	Moderate	Good	Fair	Lower foliage sheared. Within underground parking footprint. Survey shows partial ownership with neighbour.	No	X
N.t. 1	Cherry tree	<i>Prunus serrulata</i>	22.0	3.0	2.5	Moderate	Good	Good	Boulevard planting.	Yes	Retain
N.t.2	Ginkgo	<i>Ginkgo biloba</i>	13.0	4.0	2.0	Good	Good	Good	Located on neighbouring property, Do not anticipate any significant impacts providing existing retaining wall remains in place.	No	Retain
N.t.3	Ginkgo	<i>Ginkgo biloba</i>	13.0	3.5	2.0	Good	Good	Good	Located on neighbouring property, Do not anticipate any significant impacts providing existing retaining wall remains in place.	No	Retain



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

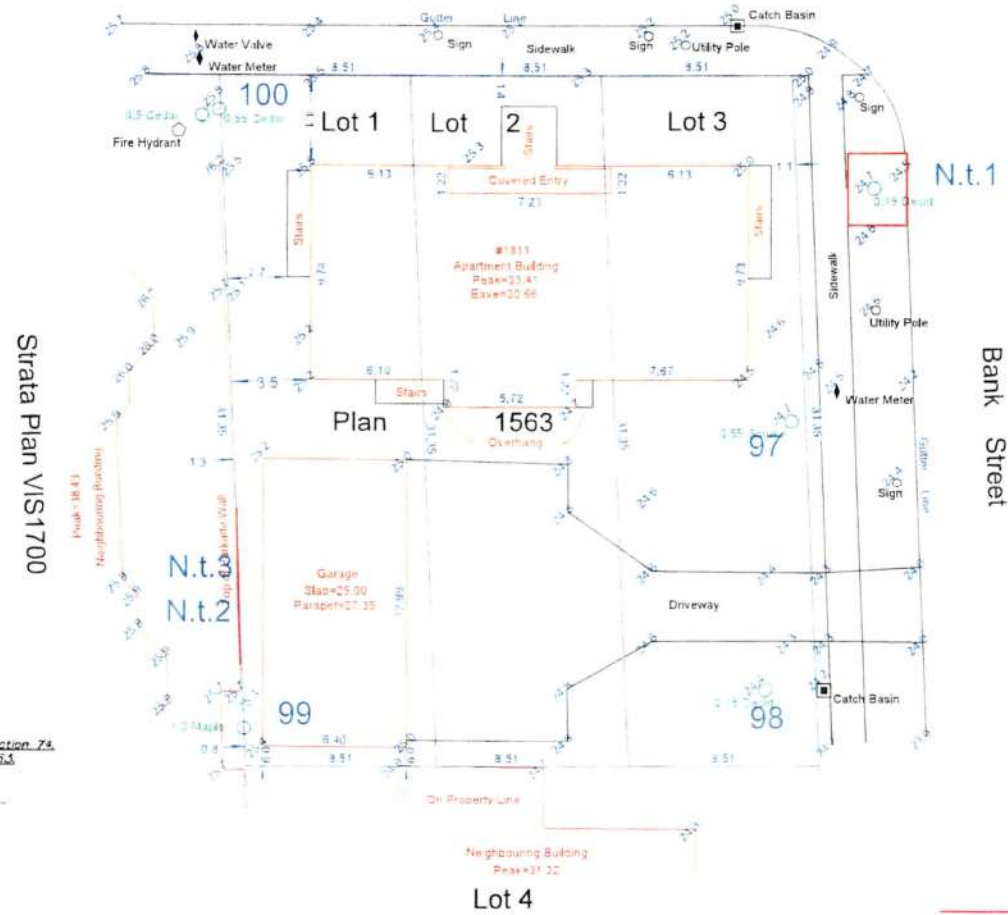
- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).



LOW
HAMMOND
ROWE
ARCHITECTS

Oak Bay Avenue



Site Plan Of
Lots 1 to 3, Block 1, Section 74,
Victoria District, Plan 1563

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1811 OAK BAY
AVE

SITE SURVEY

D02

Health Condition:

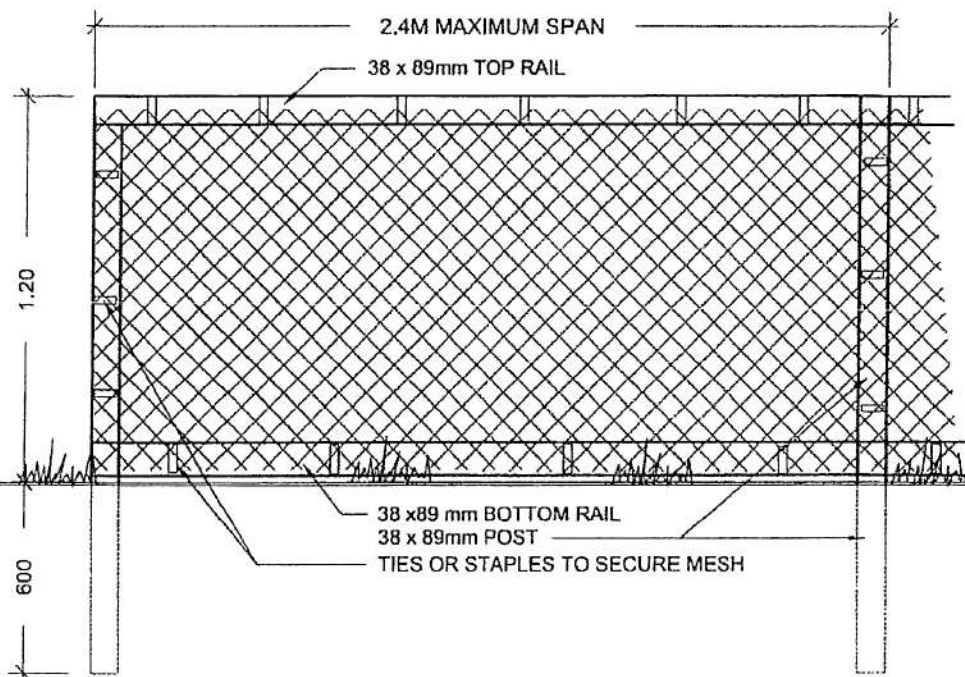
- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING

The Panel recessed at 1:40pm, and reconvened at 2:00pm.

Paul Hammond recused himself from Development Permit with Variances No. 00060 for 1811 Oak Bay Avenue.

3.3 Development Permit with Variances Application No. 00060 for 1811 Oak Bay Avenue

The City is considering a Development Permit with Variances Application to construct a five-storey building containing approximately 15 dwelling units at a density of 1.6:1 floor space ratio (FSR).

Applicant meeting attendees:

CHRIS ROWE

LOW HAMMOND ROWE ARCHITECTS INC.

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

- exterior access
- the proposal's relationship to adjacent properties.

Mr. Rowe provided the Panel with a detailed presentation of the site and context of the proposal.

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

- is this a wood frame building?
 - yes
- what is the rationale behind the cladding palette?
 - the applicants began with an arrangement for a base, middle and top
 - the brick adds solidity in the base and complements the brick paving and concrete on the ground plane
 - the stucco above is lightweight and does not look too heavy
 - the green accents lighten the mood on the west façade
 - the durable copper screening adds texture to what is otherwise a small, economically-built apartment building
- were the screens initially proposed as wood?
 - yes, however wood was rejected due to fire code
- what is the size of the screen perforations?
 - they will be as illustrated on the plans, and have been scaled down for the materials board
- where is the wood cladding proposed?
 - this cladding is used as a liner for the pocket balconies, and as one of the exterior claddings
- is there a planted boulevard the whole way along the street?
 - Mr. Johnston clarified that the Statutory Right-of-Way was a requirement for the site, and the sidewalk's location provides space for wider planting and future plans for the roadway
- what is the height of the overhang above the sidewalk?
 - it is 9ft tall at the shortest point, as required by the City

- is the planter separating the sidewalk from the units along Oak Bay Avenue intended as privacy screening?
 - the planter's total width is just over 2ft., leaving about 18" of very deep planting space
 - the proposed planting includes ferns and salal, and is intended to be evergreen and lush without blocking light to the units
- was commercial space considered at the ground level?
 - Mr. Johnston clarified that commercial uses are not permitted within the current zoning, and the application does not include rezoning the site
 - the applicants noted that the site will be entirely residential
- what is the location of the windows within the rooms?
 - the windows have a low sill and extend to the ceiling
 - the interior configuration is still being resolved, particularly at the south elevation
- the level 3 floor plan shows a full window in the bedroom and kitchen; is this correct?
 - this may be a coordination error; the large windows are intended for either living spaces or bedrooms
 - the small windows' locations may shift
- were smaller windows considered for the south-facing windows overlooking neighbours?
 - the adjacent house has no windows on its north side, and the proposal overlooks only the neighbour's roof
 - there are no privacy issues for the first three floors, and the upper floors step back
 - it is the nature of corridor development that there will be some overlook
- has any energy modelling been completed?
 - no energy modelling has yet been completed, but the proposal will be constructed to a built-green standard
- is offsetting the energy gains thorough the south- and east-facing windows anticipated?
 - any need for offsetting will emerge from energy modelling that has yet to be completed
- will any changes be made to the exterior of the building, or would energy offsetting simply be done through the installation of blinds?
 - the building's massing would not be increased, and there are many possible solutions to offset energy gains including blinds and exterior shutters
 - air conditioning may also be used
- how does vehicle circulation function for parking stall 1?
 - the proposal currently includes an excess of parking, so this stall may be eliminated
- can the parking be reduced to retain the large maple tree at the corner of the site?
 - the arborist's report recommended removal as a better long-term solution, but much will depend on what is found through excavation
 - much thought has gone towards this matter, and it will continue to be reviewed
 - if the tree has to be removed, a fairly mature will replace it
- what is the rationale for the copper screening at the front entrance?
 - glass was considered, but the view inside is only towards the stairs and the elevator shaft and the copper does not add further materials to the palette
 - the lighting and door handles help to signify entry, and the perforated screen acts as a double door between two outdoor spaces

- were smaller windows considered for bedrooms?
 - the interior layouts are still being configured, and some windows may be changed on private elevations
- will potential changes to the window configuration impact the northeast or northwest corner elevations?
 - these are significant elevations, and the window arrangement can be maintained with updates to the spandrels
 - the ratio of openings to walls will be maintained.

Panel members discussed:

- appreciation for the applicants' explanation of the building's massing
- the proposal as a striking piece of architecture
- the necessity of technical resolution of the details, given the proposal's complicated form in wood frame construction
- the need for simplicity in the cladding, given building's formal complexity
- the overhangs and recesses taking away from the building's form
- appreciation for the scale of the proposal and how it turns corners
- the proposal's spirited approach to massing
- desire for a reduction in proposed materials
- the need to resolve the transition between brick and stucco at the northwest corner, as well as the between the wood and stucco on the decks
- concern for stucco as a material choice, and the potential long-term issues in how it will age
- no issues with the exterior stair access; the screen and proposed colours are lively
- opportunity for the zero lot line to add to the pedestrian feel and slow down vehicular traffic along Oak Bay Avenue
- desire to push sidewalk away from the building, and if this cannot be done, potential to increase the ground floor setback
- appreciation for the current window configuration; however, concern for the lack of resolution as changes in fenestration may alter the appearance of the proposal
- privacy and liveability concerns for the first floor bedroom units facing Oak Bay Avenue
- desire for commercial uses at the ground floor, and the arbitrary nature of residential zoning at this location
- desire to retain the large maple tree at the southwest corner of the property.

Motion (defeated):

It was moved by Jason Niles, seconded by Justin Gammon, that Development Permit with Variances Application No. 00060 for 1811 Oak Bay Avenue be approved as presented, with consideration to the following comments:

- simplify and resolve the cladding materials
- resolve the fenestration with regards to interior layouts and privacy
- reconsider the interior configuration of the ground floor unit 101 to remove bedrooms from proximity to the Oak Bay avenue frontage
- reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible.

Defeated

For: Jesse Garlick (Chair); Justin Gammon; Deborah LeFrank; Jason Niles

Opposed: Elizabeth Balderston; Sorin Birliga; Carl-Jan Rupp; Stefan Schulson

Motion:

It was moved by Justin Gammon, seconded by Jesse Garlick, that Development Permit with Variances Application No. 00060 for 1811 Oak Bay Avenue be approved subject to the following changes:

- simplify and resolve the cladding materials
- resolve the fenestration with regards to interior layouts and privacy
- reconsider the interior configuration of the ground floor unit 101 to remove bedrooms from proximity to the Oak Bay avenue frontage
- reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible.

Carried

For: Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Deborah LeFrank; Jason Niles; Stefan Schulson

Opposed: Sorin Birliga; Carl-Jan Rupp



LOW
HAMMOND
ROWE
ARCHITECTS

02 January 2019

Mr Alec Johnston
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC

re 1811 Oak Bay Avenue
Development Permit with Variances Application No. 00060
Response to Advisory Design Panel Recommendations

At its meeting of 28 November 2018, the Advisory Design Panel made a motion to recommend approval "subject to the following changes". Our responses to each recommendation are noted below.

"Simplify and resolve the cladding materials"

This recommendation does not seem to be based on any published guideline and therefore appears to be an expression of taste. (The Architectural Institute of BC's Standards for Procedures and Conduct of Advisory Design Panels state that AIBC members are to "offer objective views on design that relate to the context of the community's physical environment, but refrain from expressing subjective views of the "style" selected by design proponents.")

We note that there are only two main exterior cladding materials (brick and stucco), and another (treated wood siding) for interior faces of balconies and the circulation areas. We do not anticipate changing this design approach.

"Resolve the fenestration with regards to interior layouts and privacy"

As we understood the discussion, some members were concerned that in a couple of instances an interior wall clashed with the location of a window. Interior layouts will be adjusted prior to Building Permit application to ensure they are fully coordinated with the exterior elevations. (We also recall that the Panel explicitly confirmed that they had no concerns that overlook between the adjacent properties had a privacy impact.)

"Reconsider the interior configuration of the ground floor unit 101 to remove bedrooms from proximity to the Oak Bay avenue frontage"

The room in question will be re-designated as a "Home Office".

"Reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible."

As stated in our presentation, once demolition of the structure on top of the existing tree's root zone is completed, preservation of the existing tree will be considered should it prove feasible.

Sincerely,

Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style.

Christopher Rowe, Architect AIBC CPHD LEED AP
principal

"Reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible."

As stated in our presentation, once demolition of the structure on top of the existing tree's root zone is completed, preservation of the existing tree will be considered should it prove feasible.

Sincerely,
Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style with a large initial 'C'.

Christopher Rowe, Architect AIBC CPHD LEED AP
principal

Lacey Maxwell

From: Dorrie Collins [REDACTED]
Sent: January 5, 2018 2:18 PM
To: Victoria Mayor and Council
Subject: 1811 Oak Bay Avenue Rental Proposal

I live in South Jubilee. These are my concerns.

1. Sidelineing of Community Plan: The City has made changes to density without any formal input from our neighbourhood.
2. Five stories is simply too high and sets a bad precedent. Hardly a "village"!
3. Bland face of building to street. Lack of community amenities.
2. Rental housing is great, but any way to ensure that this remains rental for the longterm.

Thank you for your attention.

Dorrie Collins

Lacey Maxwell

From: Diana Leeming [REDACTED]
Sent: January 5, 2018 4:35 PM
To: Victoria Mayor and Council
Subject: 1811 Oak Bay Ave.

Dear Mayor and Council I would just like to register my disagreement with the proposal for the 5 storey building at 1811 Oak Bay Ave. Maybe a 2 storey building to replace what is there but 5 stories??? If this sort of building continues, we won't be able to see the sun anymore!!! I live at the corner of Fell & Leighton & love the fact that this area is not over developed. Hope you can appreciate this. Yours Truly Diana Leeming #1 - 1665 Fell St. Victoria

Lacey Maxwell

From: Mark Hornell [REDACTED]
Sent: January 5, 2018 3:09 PM
To: Victoria Mayor and Council
Subject: Proposed Rental Residential Development - 1811 Oak Bay Avenue at Bank Street

Dear Mayor and Council:

I live at 1026 Clare Street and attended the special joint meeting of the Jubilee and Fairfield Gonzales Community Land Use Committees to discuss the proposal to build a 5 storey rental residential apartment building with 15 units, on the site of the existing 5 unit Radnor Apartment. I understand that the developer is not applying for rezoning of the site but rather for a development permit with variances.

In principle I support this application which I think has the potential to make a positive contribution to Oak Bay Avenue as an urban village, and add needed rental housing stock to the city. My concerns are primarily design related and thus suitable for consideration with respect to a development permit with variances application.

My concerns relate primarily to building height and the design of the Oak Bay Avenue frontage, where I think improvements can be made.

1. Height: While I understand that the proposed development at 16.8 metres falls below the 18.5 metres permitted in the R3-2 zone, it nonetheless exceeds the general Official Community Plan (OCP) height guideline of 4 stories for the Oak Bay Avenue urban village. The height set by the new Abstract development at the corner of Oak Bay and Foul Bay Road meets this standard, including brining the building face to the sidewalk, and setting back the 4th storey from the street build-to line. A similar deployment of height for the proposed development at 1811 Oak Bay Avenue would better respect the OCP design guidelines than that currently proposed, and present a more consistent height profile along the avenue. I am less concerned if there is a fifth storey set further back from the avenue, as long as a general three storey street wall is maintained, with any upper stories set back from that line.
2. Oak Bay Avenue frontage design treatment: The building as currently proposed presents its primary front façade to Bank Street even though the address is on Oak Bay Avenue. Apartment patios and balconies and secondary door access (which can be used as a front door by the occupants if so desired) give an appearance similar to the Clive development in Oak Bay, further east along Oak Bay Avenue. This takes advantage of the eastern sun exposure and the more residential character of Bank Street. However, the proposed design gives short shrift to the Oak Bay Avenue frontage, effectively turning a blank side wall with just a few side window openings to the principal street. The primary building access is a subdued entrance on the northwestern corner of the proposed building leaving the bulk of the Oak Bay frontage effectively a blank wall with some foundation planting turned to the avenue. This is a significant lost opportunity to enhance the pedestrian experience along this portion of the Oak Bay Avenue public realm, giving little visual interest or interior engagement with the street. The current five unit apartment unit has doors for all five units facing Oak Bay Avenue and while modest in design, and without any appreciable landscaping, nonetheless is successful in presenting a front face of the building to the avenue. A simple design solution would be to turn the façade treatment facing Bank Street to wrap the corner and similarly face Oak Bay Avenue, giving that frontage the visual appearance of a front façade. This treatment could be further enhanced if the first floor apartment had in addition to an interior door to the building lobby, and a door to the Bank Street patio space, a formal front door directly from the sidewalk off Oak Bay Avenue. The windows for the upper storey apartments could be further enhanced by balconies that face onto the avenue, further lending the façade a residential and lived in character. As a final note on this point, undergrounding of overhead services should be a requirement of development for this project, as a contribution to the future undergrounding of all services along the avenue as redevelopment occurs.

I think, with improvements along the lines noted above, the proposed development will markedly improve this portion of Oak Bay Avenue. I like the modern appearance of the building which shows more grace and modelling than many of the existing somewhat slab-like commercial buildings along the avenue, and it is an honest departure from tradition rather than the regrettable faux historicism of the recently completed residential project at the corner of Oak Bay and Richmond, which is a design precedent that should never be followed in future. At the joint CALUC meeting a community member suggested that the proposed perforated metal screens on the balconies tended to give the building an un-necessarily heavy appearance, a point with which I am inclined to agree: the design would be improved if these were deleted.

Finally, I regret that the proposal is going forward before completion of the proposed Oak Bay Avenue Urban Village Plan, which I understand is scheduled to get underway this year. This site would be a worthy location for street level commercial that would extend the Oak Bay Avenue commercial area further towards Richmond. Oak Bay Avenue has become the focus of increased development interest and has the clear potential to become one of Victoria's most attractive and successful urban villages. However, currently, the avenue desperately lacks a coherent urban design vision, public realm plan, and development strategy that would deliver a consistent vision of the street as redevelopment occurs, including I would hope, the undergrounding of overhead services along the entire avenue. If there is any way to anticipate a potential future commercial use for the first floor of the proposed building fronting Oak Bay Avenue, perhaps through the designation of that unit as a live/work unit, or requiring it to be constructed to a retail commercial height up to 5 metres or so, this would enable the space to be adapted at a later time – perhaps in the not too distant future after the completion of the new Oak Bay Avenue Village Plan – to a retail commercial use. A number of people at the community meeting expressed the desire for a bakery at this location, which I think would be a fine thing.

Thank you for your consideration of these comments and suggestions.

Yours truly,

Mark Hornell
1026 Clare Street
Victoria, BC Canada V8S 4B6

To: Mayor and Council
From: Raymond St Arnaud

Re: Joint CALUC meeting with Fairfield/Gonzales NA and South Jubilee NA and proponents of project at
1811 Oak Bay Avenue.

I made a presentation following the architects presentation. It contains an extract from the Official Community Plan. It also includes the Oak Bay Avenue Land Use and Design Guidelines where I have highlighted salient points. Link at http://southjubilee.ca/documents/1811_OBA.pdf

Summary

The following excerpt is from the
Official Community Plan, Appendix A, page 209

(b) In addition to the above guidelines, the following guidelines apply to specific Small Urban Villages:

(i) to Oak Bay Avenue Village:

- Oak Bay Avenue Land Use and Design Guidelines (2001).

City of Victoria Official Community Plan 209

The OCP makes special mention of Oak Bay Avenue Village, and the Oak Bay Avenue Land Use and Design Guidelines. Because the Guidelines are embedded in the OCP they are the continuing and current legal definitions of permitted development.

I found myself in conflict with the architect. He advocated the R3-2 designation one sees in VicMaps, while I advocated for the R3-A zoning as in Oak Bay Avenue Land Use and Design Guidelines.

I am not aware of any City Council action that has rescinded the Guidelines cited in the OCP as noted above.

I would expect a review of the Guidelines for the Oak Bay Avenue corridor in the future, but do not see spot re-zoning before the new Guidelines are approved as a good planning initiative.

Unintended Consequences

I would draw your attention to two infrastructure issues from large scale development in Fairfield/Gonzales and South Jubilee; traffic and sanitary sewers.

Traffic

The entrance for underground parking for several active and in progress applications are on the residential streets of Gonzales and South Jubilee.

Tenants of such developments will soon discover the **Left Hand Turn conundrum**. This occurs one tries to make a Left Hand Turn from a residential street onto Oak Bay Avenue or onto Fort Street. At many times of the day this is difficult and at times dangerous.

The Gonzales residents resort to going south to Brighton and then to Richmond. In South Jubilee, residents travel North or South to Leighton and then access Foul Bay or Richmond. Adding large developments is often equal to or greater than the number of houses in a single block. We are aware of multiple proposals in progress and even more attempts at land assembly where development would take place on both corners of a street connected to OBA and Fort Street,

Many of the streets in both neighborhoods are narrow and it is often difficult for cars to pass each other.

I am not aware of any attempts by the city to address these traffic issues when it approves new large developments.

Sanitary Sewage

The sanitary sewers in our areas date back to the early 1900's and perhaps earlier. The engineers of that era would have assumed a certain volume of effluent from the residential units at that time. Adding the equivalent of another block every time a new large scale project is approved adds stress to that system. As development increases, the capacity is exceeded and large scale renewal of the underground system is required. The city would be forced into a massive capital works program. I really doubt if the developers will come forward and offer financial assistance.

The logical move would be to enhance the sanitary sewers before further development and attach a surcharge to the developers.

Lacey Maxwell

From: Barb Landell [REDACTED]
Sent: January 7, 2018 8:40 PM
To: Victoria Mayor and Council
Subject: 1811 Oak Bay Avenue

I am opposed to 5 storey height for this development proposal It is too high for this neighbourhood and will set a precedent We do need housing but we want to keep our values and vision intact

Barb Landell

Sent from my iPhone

Lacey Maxwell

From: David Hill [REDACTED]
Sent: January 8, 2018 9:04 AM
To: Victoria Mayor and Council
Subject: Proposed Development at 1811 Oak Bay Avenue

Dear Mayor and Council,

As residents of 1018 Bank St we have concerns over the increased traffic that will be generated by the proposed densification of the development on the corner of Bank Street and Oak Bay Avenue at 1811 OBA.

Bank Street is already used as a 'rat-run' for drivers attempting to avoid the lights at OBA and Richmond, and as the parents of 2 school-age girls who either walk or cycle around the neighbourhood, this gives us great cause for concern.

We believe that the development should only proceed if there are associated traffic calming measures put in place, perhaps similar to those on neighbouring streets such as Clare or Leighton.

The junction of Bank and OBA already sees many drivers parking and turning to use facilities on OBA and due to the speed of vehicles on OBA this is another cause for concern - particularly if the development is 5 storeys and presents a 'monolithic wall' to the OBA side. Traffic management during construction will need to be carefully managed.

We are not anti-development per se, indeed we support any development which adds life and interest to the neighbourhood. We feel we could only support this development if it was accompanied by appropriate traffic calming measures.

David & Romaine Hill
1018 Bank Street
Victoria
V8S 4B4

Lacey Maxwell

From: Denise Weber [REDACTED]
Sent: January 8, 2018 1:04 PM
To: Victoria Mayor and Council
Subject: 1811 Oak Bay Avenue

----- Forwarded message -----

From: "Denise Weber" [REDACTED]
Date: 3 Jan 2018 17:02
Subject: Re: Five Storeys on Oak Bay Ave- the new norm? Meeting reminder
To: "Liz Hoar" [REDACTED]
Cc:

Hi Liz,

I am in favour of more height only if it's with a different design that creates more green space at the sidewalk level. I hate the building at the corner of Richmond and Oak Bay with concrete right up to the sidewalk and a narrow strip of green beside the road. This looks like the same kind of design. More height without expansion of green space will create a concrete jungle. Can't be at the meeting but that's my 2 cents worth. Cheers, Denise

On Wed, Jan 3, 2018 at 4:52 PM, Liz Hoar [REDACTED] wrote:



Just a reminder about the meeting tomorrow Thursday, Jan 4, 2018 - 7:00pm at Victoria College of Art regarding this proposal for 1811 Oak Bay Avenue. More information about the proposal is available on the City of Victoria site at <https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=DPV00060> . There are two PDF files under the 'Documents' section that describe the project in more detail.

NOTE We're hearing that Phil Ballam, owner of the GardenWorks, Frame Up and Phil Ballam plumbing property has similar 5 storey redevelopment ideas for that property. Is this what we, as a neighbourhood, want along Oak Bay Avenue? There are lots of properties ripe for redevelopment along this strip so is 5

storeys what we think is appropriate? If you can't come to the meeting about [1811 Oak Bay](#), please consider sending an email to mayor and council with your views about this development and the future of Oak Bay Avenue.

--

Liz Hoar



Lacey Maxwell

From: Liz Hoar [REDACTED]
Sent: January 8, 2018 3:01 PM
To: Victoria Mayor and Council
Subject: Development of 1811 Oak Bay Avenue

Development of 1811 Oak Bay Avenue

I am feeling discouraged and somewhat disenfranchised by the process revealed by this project.

Prior to this development application being made (and this is a year and a half after the developer started talking to City planners), our neighbourhood had no idea five or six storeys on Oak Bay Avenue were an option. Now we find out that by applying for a number of variances, a developer can initiate a project that is a radical departure from the previous plans for Oak Bay Avenue with no neighbourhood discussion. The neighbourhoods get a "courtesy" meeting if we can arrange it (and in this case the application was filed conveniently close to Christmas making it a real scramble to organize a "courtesy" meeting within the allotted time for comments to be filed). I assume this process is a result of the OCP, an arcane, confusing and unrefined document that made wide sweeping changes to our city zonings.

Sometime in the future South Jubilee will have an opportunity to develop our neighbourhood plan and the Oak Bay Avenue Corridor plan but really, what is left for neighbourhood input? Other than what other areas in our neighbourhood we would like densified?

My objections to this project are as follows:

- Height of 5 storeys and lack of setback
 - Five storeys on a narrow artery such as Oak Bay Avenue dwarfs the street and pedestrians. The Oak Bay Oak Bay Avenue Land Use and Design Guidelines (2001), referenced in the OCP (see footnote[i]) says "*New buildings will be a maximum of three storeys.*" Since there has been no update to this document and it is referenced in the current OCP, I assume it is still relevant. Given that each of the 4th and 5th storeys of this proposal contain only 2 apartments on each floor, elimination of a floor is not a great loss to rental stock.

We already see with the addition of the Abstract monument on Richmond and Oak Bay, how claustrophobic a four storey building massing so close to the sidewalk can be. This feeling will be even worse with the additional of another storey and not even a boulevard to separate sidewalk from the street. Given the number of properties ripe for development along Oak Bay Avenue (including the GardenWorks site where I have heard another 5 storey building is planned), the street could soon be reduced to a dark uninviting tunnel.

- Bland façade facing Oak Bay Avenue

This design basically ignores Oak Bay Avenue. The building is oriented towards Bank street and presents a bland, unattractive wall crowding Oak Bay Avenue

- Building entrance not oriented to either Bank St or Oak Bay Avenue

The building entrance is halfway down the building on the west side, not visible from Oak Bay Avenue. This goes against OCP Guideline 5.a.iii (see footnote turquoise highlight).

A final comment – This project, while potentially providing 15 new apartments, eliminates 5 affordable apartments. The developer would not estimate rents, but given the size of the units, they will certainly not be anyone's idea of affordable. We continue to allow our affordable housing stock to be eaten up for more profitable ventures. Not the developer's issue I guess but surely ours.

Liz Hoar

1752 Davie Street

--

Liz Hoar

Phone: [REDACTED]

i[i] the Official Community Plan (updated July 2017) on page 209 of the document under DPA 6A: SMALL URBAN VILLAGES :

"5. Guidelines

These Guidelines are to be considered and applied for Development Permits:

(a) Guidelines for all Small Urban Villages:

(i) Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

(ii) Guidelines for Fences, Gates and Shutters (2010).

(iii) Buildings are encouraged to have shop windows and building entrances that are oriented towards the street.

(b) In addition to the above guidelines, the following guidelines apply to specific Small Urban Villages:

(i) to Oak Bay Avenue Village: Oak Bay Avenue Land Use and Design Guidelines (2001)"

Lacey Maxwell

From: Lisa Leighton [REDACTED]
Sent: January 8, 2018 1:56 PM
To: Victoria Mayor and Council
Subject: Proposed redevelopment: 1811 Oak Bay Avenue

Dear Mayor and Council,

We are writing to provide some feedback with respect to the proposed redevelopment of 1811 Oak Bay Avenue. We live a few blocks away from that property, on Amphion Street, and Oak Bay is one of our key streets.

We attended the Fairfield Gonzales Community Meeting last week about this redevelopment, and would like to reiterate some of the points we felt were most important.

1. The proposed design is too high and too bulky for the lot and the surrounding area.

Although the architects in many of their renderings managed to magically make the building appear to be surrounded by greenery and near-empty lots, this is of course not the case. Wedging in another too-tall and too-big building degrades the entire liveability of the neighbourhood for existing and future residents.

We understand that the City is encouraging density, but at what cost? That part of Oak Bay Avenue, heading east from Richmond, is quickly becoming a tunnel because of over-building. The prime (and most recent) example is the hulking "Maddison" that has obliterated the southwest corner of Oak Bay and Richmond. Vehicle traffic speeds up through there, because the perceived scale is no longer human, it's solid mass. This is incredibly dangerous. Students from Glenlyon Norfolk School regularly walk in that area -- we all do, along with people in wheelchairs and on electric scooters.

2. The design of the building is completely out of step with the neighbourhood.

The proposed design is a stack of boxes with punched-out balcony 'screens' that would look at home in East Berlin, but would be ghastly on Oak Bay Avenue. We will have to live with this for the next 40 or 50 years.

One of the best things about Victoria is the character of its many vibrant neighbourhoods and villages. Dumping a pile of concrete boxes into this one would be a huge step in the wrong direction -- and not just for the residents. We wonder what visitors to Oak Bay would think about an ugly, faceless stack that towers above everything around it ... perhaps that someone at the City should have put people ahead of development.

The proposed design has a blank wall facing Oak Bay Avenue; the entrances are at the sides of the building. A number of suggestions were given to the architects at the meeting to change that, because putting up a huge, faceless wall will do absolutely nothing to contribute to the neighbourhood. Quite the opposite: it will dehumanize that property and that stretch of Oak Bay even further.

There was also some concern expressed about personal safety, especially for women on foot at night, whether they are residents of the building or just walking by. A lighted entrance is a safety zone; a blank, dark wall facing the sidewalk is not.

3. The increase in traffic congestion, visitor parking, and services for renters concerns many of us.

The recent building at Oak Bay and Foul Bay and the opening of the Red Barn have both increased traffic between Foul Bay and Richmond. Some days, it's nearly impossible to make turns onto side streets. In 17 years of living here, we have never seen this much traffic and at all hours of the day. Adding another 15 apartments in place of the existing five will increase the traffic by another magnitude.

The proposed design calls for 20 resident parking spaces beneath the building, and that's fine if most of the residents have one vehicle, but some will have two, they will have guests who will need to park on the streets,

and they will receive services, such as delivery trucks. What we heard at the meeting is that residents on Bank Street in particular are concerned about increased traffic and parking, but we are all concerned about both of those things on Oak Bay and other side streets.

We will follow the progress of this redevelopment very closely. We urge you to please give very careful thought and consideration to keeping Oak Bay Avenue alive, human-scaled and thriving, rather than simply giving carte blanche to another developer to cram another ugly box into too-small a property, no matter what it means for those of us who live here.

Thank you.

Lisa Leighton & Mark Heine
1627 Amphion Street
Victoria, BC V8R 4Z5



Lacey Maxwell

From: Terry Moen [REDACTED]
Sent: January 8, 2018 8:33 AM
To: Victoria Mayor and Council
Cc: Planandzone@fairfieldcommunity.ca
Subject: 1811 Oak Bay Avenue - New Development

Dear Mayor and Council,

We attended the Fairfield and Gonzales Community Land Use Committee meeting January 4/18 regarding the proposed new rental complex at 1811 Oak Bay Avenue. As residents of 1007 Bank Street, we appreciated the opportunity to hear the developer's proposal, have questions answered, and voice both opposition and support of the project.

We would like to follow up with our concerns:

1. Increase in density with no traffic calming measures:

There are no traffic calming measures indicated. Traffic concerns on Bank Street have already been reported to the City Planning Dept. Planning has advised that a traffic plan for the area was under study and that with priority and funding issues it may take some time to have the issue addressed. This is a prime opportunity to request that the City require the Developer to include "bump outs" on both Oak Bay Avenue and Bank Street to slow traffic, support flow of pedestrian traffic, and provide driveway design that guides vehicles from underground parking to use Oak Bay Avenue. With a crosswalk included, this would be the same concept as what was provided as implemented for the Fiori Building (South West corner of Oak Bay & Clare Street) when it was developed. The aim is to manage traffic in the area, support safe pedestrian movement, and have the developer pay costs rather than taxpayers.

2. Building Height exceeds existing community plan restrictions:

The proposed building changes from an existing 5 unit 2 story structure to a 15 unit 5 story structure. One of the citizens who spoke referred to the last community plan on record (from 1982) establishes that any new building on this section of Oak Bay Avenue will not be higher than 3-1/2 stories. The zoning that the developer contemplates appears to contradict the community plan. The explanation was that the community plan presented was out of date (this needs to be verified), although it seems that it would only be out of date if superseded by a new plan. Apparently the community plan is scheduled to be updated shortly. The concern is that if approved as a 5 story structure, the project won't adhere to the last developed community plan, may not adhere to the community plan under development, and that if a significantly higher structure is permitted now it sets a precedent for future projects to ignore the community plan.

3. No noticeable consideration to the Oak Bay Ave aesthetic:

The building is quite plain and nondescript on the Oak Bay Avenue side. It projects as a large side wall, without design features to make it attractive and engaging to Oak Bay Avenue. The "signature" face of the building fronts Bank Street, but without taking any of this aesthetic away from Bank Street, needs to also address the Avenue side. This lack of people oriented design does not reinforce that this is a residential zone and sends a signal to drivers that they do not need to slow down for this section of the the Avenue.

In summary, we would not be supportive of the design as presented. We are very familiar with the last 30+ year history of this section of Oak Bay Avenue between Richmond and Foul Bay and approving this development as presented would be a setback.

Regards,

Terry Moen and Milaine Moen

1007 Bank Street

Lacey Maxwell

From: Julie Brown [REDACTED]
Sent: January 10, 2018 2:17 PM
To: Pam Madoff (Councillor)
Cc: Victoria Mayor and Council
Subject: 1811 Oak Bay Avenue proposal

Hello Pam,

Following the neighbourhood CALUC meeting for 1811 Oak Bay Avenue (DP with variances) last week and I wanted to pass on my thoughts regarding the project:

While I do support the density, height and the modern design of the building, I see 2 significant issues with the project as presented. The first is the way the building fronts onto Oak Bay Avenue. The facade ignores the street, the pedestrians and the neighbourhood. By pulling the lobby into the centre of the building and excluding ground floor patios and upper storey balconies, opportunities to animate the street are completely lost and a less safe entrance is created. The second issue is the exterior circulation core (corridor, stairwells, elevator). From my understanding, this has been designed to be exterior to allow more residential floor area (because exterior circulation is allowed to be excluded from floor area calculations). I think the result is out of scale and simply unpleasant. It creates issues such as light spillover to the neighbours, and no tempering of residential unit air. I believe that this building is a compromise. It is a compromise because the existing zoning is not really appropriate for this parcel size (with regard to setbacks, open space, no commercial space). The proponent is trying to maximize floor area within the current zoning but is requesting significant variances to achieve that density. I think that rezoning this site would produce the best outcome for the neighbourhood, the developer and the future residents. At the very least, the Oak Bay Avenue facade should have a lobby/ residential unit doors/ and patios that are accessed from Oak Bay Avenue.

Thank you,

Julie Brown

1739 Lee Avenue, Victoria

Lacey Maxwell

From: [REDACTED]
Sent: January 11, 2018 1:28 PM
To: Victoria Mayor and Council
Subject: RE: Five Storey Rental Apartment, 1811 Oak Bay

Lisa Helps told me to send this email to the above address.

D

From: [REDACTED]
Sent: January 11, 2018 1:10 PM
To: board@southjubilee.ca; Lisa Helps <mayor@victoria.ca>; [REDACTED]
Subject: Five Storey Rental Apartment, 1811 Oak Bay

Hi South Jubilee/Lisa Helps

I didn't come to the meeting on Jan 4 as I have Chronic Fatigue Syndrome and it is too difficult for me to go out in the evening. I live on Davie St, and bought my property almost 35 years ago.

But I wanted you to know that I am against any more development on Oak Bay.

It has gotten to the point, about two years ago, that it is almost impossible to turn left onto Oak Bay from any street between Richmond and Foul Bay. The traffic has gotten so bad – from both directions.

Added to this, we now have an Abstract development on both Foul Bay and Richmond, which simply puts money in their pockets and leaves us with the problems of their increased density. And they move on to stiff another district – Oak Bay on Cadboro Bay Road.

I am also told that Phil Ballum is intending on buying the rest of his block end and doing something similar. I am against that, too – three doors from me. And the block with the dental office across the street from him is apparently in someone else's sights. I am against that, too. Enough is enough.

We are tired of people using Davie as a way of cutting through the neighbourhood at high speed. There are lots of kids on this block now. We'd like to see Davie closed off at Oak Bay.

And the intended bike route makes it even more difficult – takes away parking – to run a business on Oak Bay than it already is. Ask yourself how many businesses have gone belly up on this stretch of Oak Bay Ave over the last 30 years.

Thanks

DC Reid

Lacey Maxwell

From: Gail [REDACTED]
Sent: January 30, 2018 6:00 PM
To: Victoria Mayor and Council; Councillors
Subject: RE: DVP for 1811 Oak Bay Ave., Victoria

Dear Mayor and Council:

My family is a resident of this neighbourhood and have to express our dismay at the proposed project.

Vancouver was my home from 1969 to 2010. During this time I watched my charming and friendly city become a city of impersonal high rises and rampant development. Our neighbourhoods and unique streetscapes became uniform and impersonal bastions of 'progress'.

The proposed project at 1811 Oak Bay Ave will be a full story (plus the underground parking rise) taller than almost every building along Oak Bay Ave which are all three to four stories high. The large footprint on the property with minimal setbacks further contributes to the concretization of our landscape. And while I appreciate rental accommodation is desperately needed in Victoria, I am guessing that the units proposed here will be available at premium rents and not accessible to the majority of Victoria residents.

I would strongly encourage the City of Victoria to be wary of becoming Vancouver. Please ensure that our streets remain user friendly and intimate.

I would like to see this project scaled back to a maximum of 4 stories with a larger setback on the north side and south side. As it is, there appears to not be enough room for shrubs much less a tree or two on any side of this project.

Approval of this project will set a dangerous precedent for future development along Oak Bay Avenue on the Victoria side. Please, consider our future. Scale this project back.

Gail Anthony

1535 Davie St., Victoria, BC, V8R 4W4

Lacey Maxwell

From: RAYMOND ST ARNAUD [REDACTED]
Sent: February 12, 2018 11:53 PM
To: Victoria Mayor and Council
Subject: 1811 Oak Bay Avenue

Categories: Planning

To: Mayor and Council
Victoria, BC

Re: 1811 Oak Bay Avenue Community Meeting Report

From: South Jubilee Neighborhood Land Use Committee

The SJNA LUC received the joint Jan 4 SJ and F/G Community Meeting Report prepared by the Fairfield/Gonzales CALUC. SJ received the report in the week of Feb 4 and it was presented to a SJNA meeting on Feb 6. It was determined that the report represents a reasonable representation of the views and opinions expressed by those in attendance.

Raymond St Arnaud

Monica Dhawan

From: RAYMOND ST ARNAUD <[REDACTED]>
Sent: Tuesday, August 21, 2018 10:12 PM
To: Victoria Mayor and Council
Cc: David Biltek; landuse@southjubilee.ca
Subject: 1811 Oak Bay Ave. Invasive Argentine Ants

Mayor and Council
Victoria, BC
1811 Oak Bay Avenue.

I bring to your attention the following links dealing with the invasive Argentine Ant on Oak Bay Avenue.

The first is the BC Government Invasive Species Alert

https://www.for.gov.bc.ca/hra/invasive-species/Publications/SpeciesAlerts/Argentine_ant.pdf

The second is an article in the Times-Colonist, July 21, 2013

<https://www.timescolonist.com/news/local/tiny-argentine-ants-invade-victoria-poised-to-bug-you-like-crazy-1.545639>

The third is from the Invasive Species Council of BC, which mirrors the Times Colonist article.

<https://bcinvasives.ca/news-events/recent-highlights/tiny-argentine-ants-invade-victoria-poised-to-bug-you-like-crazy>

This species has been mostly ignored as attention has focused on the Fire Ant. The services of a qualified Entomologist should be mandated before any attempts at massive digging anywhere on Oak Bay Avenue. Because this species has multiple queens, it is very easy to transport queens and a few workers to other locations with excavated material.

Having multiple queens makes this a difficult species to control, a trait they share with Fire Ants.

The community at large deserves assurance that development of 1811 Oak Bay Avenue will not spread the species to other locations.

Raymond St Arnaud
South Jubilee
[REDACTED]

Monica Dhawan

From: RAYMOND ST ARNAUD <[REDACTED]>
Sent: Tuesday, August 21, 2018 11:50 PM
To: Victoria Mayor and Council
Cc: David Biltek; landuse@southjubilee.ca
Subject: 1811 OBA - Silo Development

Mayor and Council
Victoria, BC
1811 Oak Bay Avenue.

Silo Development

1811 Oak Bay Avenue represents an example of Silo Development. Silo Development considers the immediate environment.

In presented plans it considers the project from the usual four points of view and the shadows cast by the project. It may show

some interaction with immediate adjacent properties, but ignores the impact on the greater physical, social environment and networks.

1811 OBA will have impacts on;

1. Oak Bay Avenue corridor
2. Bank Street from OBA south to Brighton
3. Gonzales neighbourhood
4. South Jubilee neighbourhood

Both the GN and the SJN have streets that were laid out at the turn of the previous century. The concept of families having multiple cars would have been inconceivable 120 years ago, and obviously streets were never designed to accommodate the current level of car, truck and bicycle traffic.

Before further development on Oak Bay Avenue, the Oak Bay Corridor and the GN and SJN need a traffic plan that addresses the increase in population and vehicle use within two blocks North and South of Oak Bay Avenue.

Silo Development doesn't care for or address traffic management.

Silo Development does not address the addition of new parks for population increase.

Silo Development does not address increased pedestrian movement.

Silo Development does not address the consequences of multiple projects on Oak Bay Avenue and Fort Street.

I am aware of the following projects in various stages.

- #1. 1928 OBA: Approved,
- #2. 1811 OBA: On the development tracker,
- #3. 1908-1920 OBA: Preliminary discussion between Jawl Residence and SJNA,
- #4 1906-1912 Duchess: Scheduled presentation to SJNA by developer,
- #5 North East corner of Davie and Fort: Land Assembly,

#6 North West corner of Davie and Fort: Attempting a Land Assembly.

There are additional potential sites on Oak Bay Avenue and Fort Street.

The sum of all these potential projects presents an enormous increase in people, cars and traffic and the subsequent pressure on Oak Bay Avenue and the Gonzales and South Jubilee Neighborhoods.

Some future thinking is indicated for a seamless transition. First consideration, a Traffic Plan.

Raymond St Arnaud
South Jubilee



April 6, 2019

Re: 1811 Oak Bay Avenue –Proposed Development

Dear Mayor and Council -

We are writing to express our full support for the proposed development at 1811 Oak Bay Avenue by Radnor Properties. We own the property right next door to the proposed development (1068 Bank Street).

Although we stand to experience significant disruption during the building process, we support the long term vision of the project and the value it will bring to our neighbourhood once completed. The proposed development is thoughtfully designed to minimize impact on existing neighbours. We appreciate that the building will be stepped away from our little house and that effort will be made to create privacy screens and modern landscaping to add to everyone's enjoyment of the property.

We have lived in our home for over five years and feel that the current structure at 1811 Oak Bay Avenue is rundown, an eyesore, and is a poor use of the parcel of land. The proposed development will revitalize the corner of Oak Bay Avenue and Bank Street, adding new energy, responsible density, modern design, and landscaping. We look forward to meeting our new neighbours!

Regards,
Megan and Don Landels

Monica Dhawan

From: HARRY'S FLOWERS Lai [REDACTED]
Sent: Friday, April 12, 2019 3:53 PM
To: Victoria Mayor and Council
Subject: proposed development at 1811 oak bay av

Dear Mayor and Council:

we want to express our full support for the proposed development at 1811 Oak bay av by RADNOR PROPERTIES.

we own Harry's flowers and we are at 1718 Oak bay av. just at the corner of 1811 oak bay av.

The building at 1811 is very old , and the proposed development is to build at least 15 units for rental and this is what the city needs since

we have a shortage of rental spaces. specially around this area since is very close to hospital schools and the university of victoria/

i am looking forward for this new development.

the town of oak bay is very old and we need something fresh and new and hope it will attract new young people or families to live in oak bay/

regards

Tim and Eugenia Lai

April 24, 2019

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Re: The Radnor development at 1811 Oak Bay Avenue, application for development permit with variances

I am writing as President of the council for Strata 1700 at 1807 Oak Bay Avenue – a 16-unit four-storey building called The Isabella, immediately west of the development site.

Our owners are generally in support of this proposal and the variances as requested. The developer has been sensitive to our expressed concerns about privacy, intrusive lighting, noise and setbacks, and we appreciate that changes have been made to improve the design.

However, we are concerned about the impact of this project on some significant trees on our property and the loss of those trees. We understand this redevelopment will result in the removal of two large trees on our eastern property line – a mature Big Leaf Maple (which predates our 30-year-old condominium by several decades) and a large Western Red Cedar.

Our owners are saddened at the prospect of losing these mature trees, and are requesting that the developer replace both with trees of substantial size. Additionally, there are two ginkgo trees just inside our property line. We are requesting that those trees be protected during construction so that they will remain healthy and growing.

Sincerely,



Thomas Adams
President, Strata VIS 1700
1807 Oak Bay Avenue
Victoria, BC V8R 1C1

cc Alec Johnston, Senior Planner - Development Services
Norm Eden, developer, Radnor Properties

April 29, 2019

Terrance & Carmen Gorgichuk
#402 1807 Oak Bay Avenue
Victoria, British Columbia
[REDACTED]

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
mayorandcouncil@victoria.ca

Reference

Project Type: Development Permit with Variance
Folder Number: DPV00060
Civic Address: 1811 Oak Bay Avenue

Proposed building of a new 5-storey, 14-unit rental apartment building with an underground parking garage. The property is located in the Development Permit Area 7A: Corridors with the applicable design guidelines- Advisory Design Guidelines for Buildings, Signs and Awnings (1981) as well as Guidelines for Fences, Gates and Shutters (2010).

Dear Mayor Helps and Councillors,

We are writing you in connection with the above development permit and variance. We have examined the plans extensively and we know the location extremely well as we live in the Isabella complex (1807 Oak Bay Avenue – Unit 402 South East Unit) as an immediate neighbour to the site of the proposed development. At some point in the relatively near future, the application will be brought to a future Committee of the Whole (COTW) where you will be asked to approve those plans and grant the variances the developer requires from the City's residential zoning code. We are strongly opposed to the Radnor site plans as proposed, and we urge you to keep our concerns in mind when it comes time for you to review the situation. The following is a summary of our concerns and objections for the development of this apartment complex on 1811 Oak Bay Avenue:

Reference One:

In the document published by the City of Victoria, Buildings Signs and Awnings Advisory Design Guidelines

Under A. Advisory Design Guidelines -For Buildings, Signs and Awnings – An Acceptable application will include these considerations: A 3. k – Landscaping Plan

With the request from the developer of the Radnor site to remove trees in preparation of construction, we object to this. Victoria's urban forest, green spaces, tree-lined streets and parks

contribute enormously to Victoria's livability. We feel that trees are an important asset for the City of Victoria and provide many benefits to our community including and not limited to:

- *Reducing air pollution and our carbon footprint in an efficient and cost-effective way.
- *Contributing to neighborhood character and positively impacting on streetscape amenity.
- *Habitat for native wildlife (a pair of crows is building a nest in the spruce tree on the Radnor site).
- *Providing needed shade in urban areas.

A new study (April 02/19), commissioned by Environment and Climate Change Canada (Federal Government), revealed that Canada is warming at twice the global rate. Why then would we want to cut down trees if every tree makes a difference towards climate change? The City of Victoria's Tree Preservation Bylaw sole purpose is to provide for the protection and preservation of trees. We are perplexed as to why then a developer would be allowed to cut down trees. Trees and gardens and respect for nature are a defining part of Victoria. It seems to us that this development is oddly dissonant with City Hall's professed credo as it has an adverse impact on trees.

As well, trees on or near the property line of the Isabella are of significant size. Large trees have large roots – will the proposed development impact the root stock of these trees, either during or after construction?

Reference Two:

In the document published by the City of Victoria, Buildings Signs and Awnings Advisory Design Guidelines

Under A. Advisory Design Guidelines For Buildings, Signs and Awnings – An Acceptable application will include these considerations: A 3. e. Massing & f. Scale

In the **Description of Proposal** by the developer that adjoined the letter of October 31, 2017. It states in **section 1.2** when talking about the property – *"The existing unit is a 5-unit apartment... .. It does have a small footprint and a large amount of open site space Redevelopment of the site at this small scale is not financially feasible. The approach to this project has been to find a design solution that best responds appropriately to its neighbours and the context, while following the zoning criteria as much as possible. The subject site is below the R3-2 minimum lot size requirement, requiring a variance. Setbacks on all lot lines are large and render the site undevelopable without setback variances. We believe that the designed setbacks are appropriate and respectful of the neighbours."*

Setbacks are in place for the protection of existing home owners and neighbours. If the design is unable to fit into the present setbacks, then it is the wrong design for that property as common sense would dictate. Allowing variances is not a solution as this takes away from our rights as homeowners. It is our belief that the developer wants to maximize his rental profits on the expense of the neighbours with the request for variances. Nearly tripling from 5 apartments to 14 apartments does indeed maximize profit dollars but that is a 280% increase. Why not go to 10

apartments which is still a 100% increase from the present Radnor apartments (5). Lower from 5 stories to 3 stories. This would be a reduction of only 4 apartments from the present proposed plan.

As well if the variances are approved on the setbacks the sun studies indicate a significant impact in terms of sun and daylight access to the Isabella. The proposed physical spacing between the new development and existing buildings have significant overshadowing issues to be considered. The shadows from the sun studies show that the location and height of the proposed building will cause undue shade on surrounding residential dwellings and sidewalks. Converse to this in the evening, with the proposed building so close and its lit stairways, which are facing west towards the Isabella, causes us to question the impact of the various sources of intrusive light that will fall inside our rooms from outside at night, especially from the lit stairwells. A very simple solution to the above problems is to reduce the design down by 2 stories, which would be a loss of only 4 apartments as mentioned above. This is only a 28% reduction in apartments for the developer. It should be noted that the Fairfield Gonzales Community Association's Land Use Committee, in the minutes from a special neighbourhood meeting for the purpose of neighbourhood feedback, dated January 04, 2018 (see appendix 1) states: *"Too many storeys; 1 or 2 storeys too high. too tall." There were concerns this would create a precedent for the street at 5 stories.*"

The variance adjustments requests are significant from the R3-2 Zone Standard, which the property is.

Site Area From 920.00 m ²	Proposed 799.62m ²	Difference (13%)
Site Coverage From 32%	Proposed 74.24%	Difference (42.24%)
Open Site Space from 60.02 %	Proposed 21.95%	Difference (38.07%)
Building Setbacks		
Bank Street from minimum 7.5 m	Proposed 3.58m	Difference (52.26%)
Oak Bay Ave from minimum 7.5 m	Proposed 1.99m	Difference (73.47%)
Rear (south) from 7.5 m	Proposed 0.00 m	Difference (100%)
Side (west) from 7.5 m	Proposed 0.00	Difference (100%)

We are unable to comprehend what the reasoning would be to approve such variances once you see the percentage differences above, the sun study and the minutes from the Fairfield Gonzales Community Association's Land Use Committee meeting. Overall the scale of the plan violates the current R3-2 Zone Standard.

Reference Three:

In the document published by the City of Victoria, Buildings Signs and Awnings Advisory Design Guidelines

Under A. Advisory Design Guidelines For Buildings, Signs and Awnings – A. Introduction
These guidelines are meant to assist developers to achieve a design compatible with the characteristics of the neighbourhood.....

An Acceptable application will include these considerations: A 3. f. Scale

Presently immediate existing multi-unit buildings adjacent to the proposed development site are two, three or four stories. Having a 5-story building is incongruent amongst the complexes of the Oak Bay corridor. How is this similar in scale to the present buildings? Yes, the design is

very modern with numerous architectural features but does the aesthetics, height and architectural style fit in the neighbourhood? As well, does the proposed development contribute to the cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar in scale, proportion, rhythm, and pattern?

Mayor Helps and Council, please take our objections and concerns into consideration when deciding the application. We feel the present proposal does not meet the necessary criteria as stated above for a development of this kind. The proposed apartment complex with its request for variances and the number of stories proposed we believe would ruin what made this neighbourhood attractive. What has protected the neighbourhood over the years has largely been the intelligent zoning laws written to prevent just the kind of project that the developer has planned. You have it in your power to keep the zoning in place with the appropriate setbacks, to protect us, your taxpayers. We hope you will recognize the issues this present development request poses to a uniquely Oak Bay Avenue life and do what you can to prevent its present realization as proposed (Revisions date April 05, 2019). We urge you to reject this non-compliant development application and send it back for more revisions.

Thank you for your patience, and your hard work on our behalf.



Terrance Gorgichuk and Carmen Gorgichuk

Appendix 1: Fairfield Gonzales Community Association's Land Use Committee

CALUC Meeting Report Thursday January 4th, 2018. 1811 Oak Bay Ave

Developer: Radnor Properties
Architect: Lowe, Hammond and Row Architects

Intro:

A special neighbourhood meeting hosted by South Jubilee CALUC at the Victoria College of Art and chaired by FGCA CALUC was held for the purpose of neighbourhood feedback re: 1811 Oak Bay Ave Submission For Development Permit With Variances.

39 attended.

Variances Requested are:

	R3-2 Zone Standard*	Proposed
Site Coverage	32% 255.9 m2	77.70% 621.5m2
Open Site Space	60% 479.9 m2	28.24% 225.9m2
Building Setbacks		
Front (Bank St)	Min 7.5M Max 12.0m	2.270m minimum
Side (Oak Bay Ave)	Min 7.5M Max 12.0m	1.990 m minimum
Rear	7.5m	0.000 minimum
West	7.5m	0.000 minimum

Key Neighbourhood Feedback on development proposal: (In no particular order.)

From South Jubilee CALUC:

* Is the zoning R3-2 Zone Standard or is the zoning R3A? The South Jubilee CALUC presentation said that the zoning re: current OCP is R3A. The architect and developer say the zoning is R3-2 Zone Standard. This needs to be clarified before any approval for development.

Design of the building

• The architect can do better to improve the appearance of the building. In particular, the front of the building facing Oak Bay Avenue could be made more attractive; it currently is dull and uninteresting. The stark frontage should be more welcoming and interesting with a neighbourhood feel. A mosaic was one suggestion to make the building front more interesting.

- Too many storeys; 1 or 2 storeys too high, too tall. (Referencing the new building on Richmond & Oak Bay Ave as too much too tall. Don't want that.) There were concerns this would create a precedent for the street at 5 stories.
- Some liked the modern look. More opinions on the building were towards wanting a building which would reflect more of the surrounding residential neighbourhood. They are asking the architect to make a better effort to "fit the building into the community."—to have more engagement with traditional Oak Bay Ave heritage.
- Sun and shadow studies were presented by showing moving shade graphic. This was helpful for residents to get a clear picture of the building's impact on sun and shade.

Rental Building

- Neighbours accepted and mostly approved that it will be a rental building.

-
- CALUC member feedback: a covenant should be in place to ensure the building remains a rental building for a set period of time and will not be converted to strata during this time.

Parking

- Consensus was there is adequate parking provided in the plan.
- There are no plans for parking for scooters. This should be included.

Traffic

- As the parking garage is on Bank St. (required by City), concerns were raised about more traffic on Bank St. created from the building. Neighbours are asking: "Could there be some traffic mitigation put in place?"
-

Katie Lauriston

From: Alec Johnston
Sent: July 11, 2019 12:30 PM
To: Katie Lauriston
Subject: FW: 1811 Oak Bay Ave

Follow Up Flag: Follow up
Flag Status: Flagged

For the correspondence folder

Thanks,
Alec

From: [REDACTED]
Sent: June 21, 2019 12:24 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1811 Oak Bay Ave

Hi Victoria

I live on Davie St.

This development is too high, it needs to be fewer stories.

Furthermore, we have already been saddled with those two Abstract buildings on the corners of Richmond and Oak Bay, as well as Foul Bay and Oak Bay.

And the traffic has been so bad that I gave up trying to turn left from Davie onto Oak Bay two years ago. Instead I go down Leighton, immediately cross Foul Bay into Oak Bay. I shouldn't have to do this.

I have seen backed up traffic from Richmond all the way to Davie. We don't need more density, more cars. And each of the four traffic lanes at the Richmond/Oak Bay intersection need left hand turning lanes as turners prevent other cars who want to go straight through, particularly the Richmond streets (the Oak Bay street entrances have left hand turning lanes).

And Davie should have speed bumps to prevent cut-through drivers going down at high speed to turn onto Oak Bay. And there are kids on this block.

Also, that 1908-1920 development is too big, too high. And we don't need all the extra traffic it will cause.

There is already enough of this with those Abstract guys, who I see have moved on to Oak Bay to make money by saddling homeowners with big, ugly developments.

DC (Dennis) Reid

Development Permit with Variances Application for 1811 Oak Bay Avenue

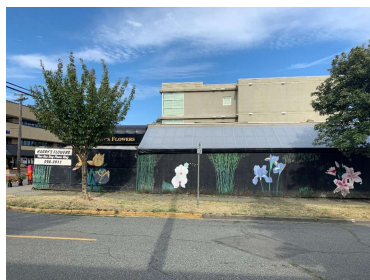


Subject Site



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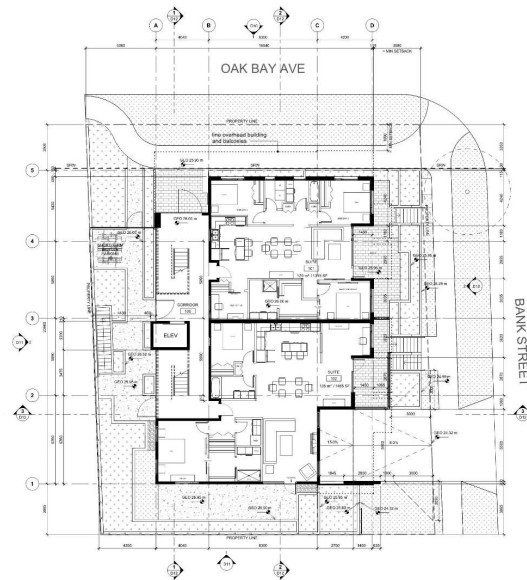
Neighbouring Properties

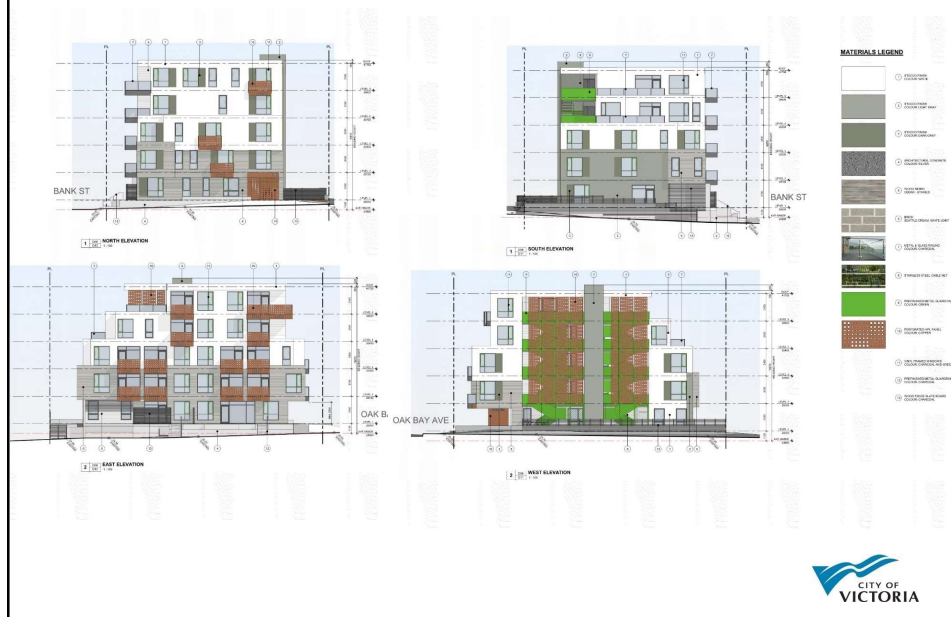


Neighbouring Properties

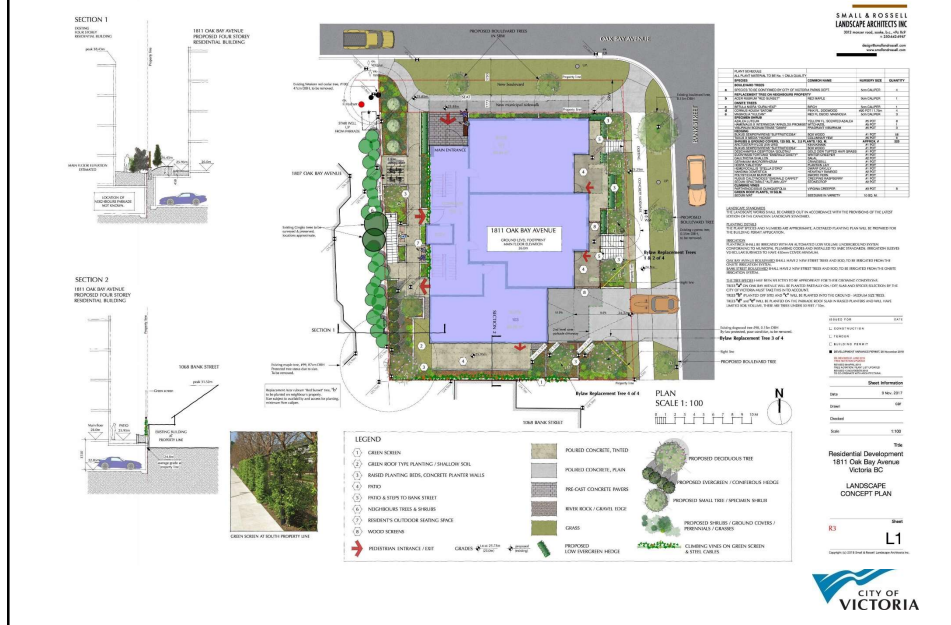


Site Plan





Landscape Plan



Streetscape



STREET VIEW FROM BANK STREET



STREET VIEW FROM OAK BAY AVENUE



Shadow Study



Renderings



STREET VIEW FROM OAK BAY AVENUE



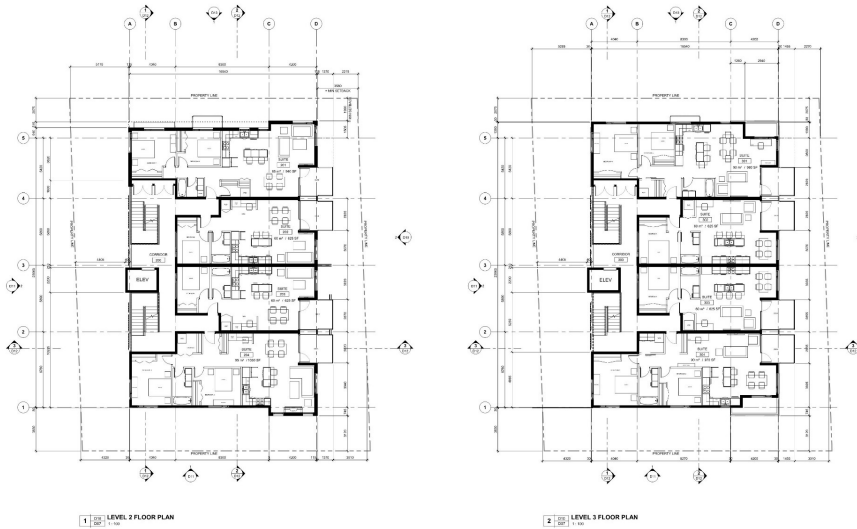
STREET VIEW FROM BANK STREET



VIEW FROM SOUTH WEST CORNER
PLANTING AND LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES



Floor Plans



Floor Plans

