

Washington

Townhomes for Families in Burnside Gorge
Project Rationale – Revised August 2020

Curate



Washington

Project Rationale	August 2020
Property	3080, 3082 and 3090 Washington Ave
Neighbourhood	Burnside Gorge
Application Type	Rezoning Application Development Permit Application OCP Amendment
Project Team	Curate Developments Love Developments MJM Architect Zebra Design Murdoch de Greeff Inc. JE Anderson & Associates Gye and Associates
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Contents

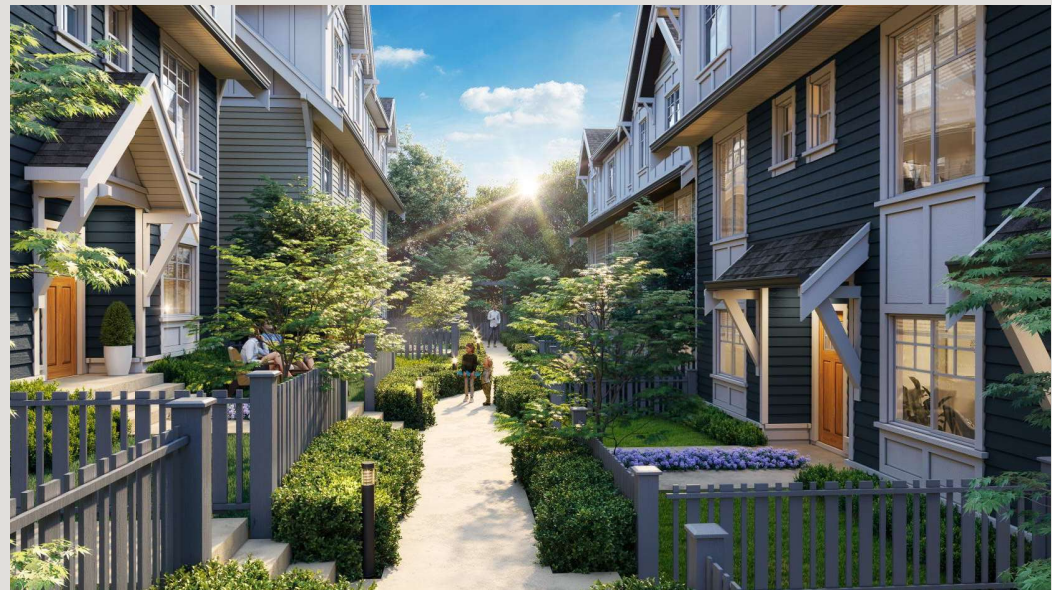
Project Vision	4
Community Benefits	5
Neighbourhood Context	6 – 8
Existing Conditions	9
Planning Framework	10 – 12
Urban Design	13
Architecture	15 – 16
Landscape Design	17
Family Housing	18
Doric Greenway Connection	19
OCP Amendment	20 – 23

Project Vision

Curate Developments and Love Developments are excited to bring new family-oriented townhomes to the Burnside Gorge neighbourhood. We are proposing 34 traditionally inspired townhouses offering 2, 3, and 4 bedroom units all with access to private and semi-private outdoor spaces.

The Burnside Gorge neighbourhood is centrally located with easy access to Downtown Victoria and the Gorge Waterfront. The neighborhood is developed with single family homes, townhouses, low rise apartment buildings, and other commercial and transient uses nearby. The proposed development site on Washington Avenue is an ideal location to add more families to the neighbourhood.

Curate and Love Developments have worked diligently to create a project that will continue to bring a diverse mix of housing options to the Burnside Gorge neighbourhood. Focusing on great design and quality construction, we combined our extensive development and construction experience to create a project that will be a positive addition to the neighbourhood.



Community Benefits



Family Friendly Homes

The development proposal will add 34 family friendly townhome units to the Burnside Gorge neighbourhood. Designed for families over 65% of the units will offer 3 or 4 bedrooms with sizes ranging from 1,200 to 1,500 square feet. The efficient design will allow families to live in ground oriented housing near Downtown Victoria.



Heritage Inspired Design

Zebra Designs and MJM Architecture collaborated to create a heritage inspired design fitting of the historic character of the Burnside Gorge Neighbourhood. that The design has a timeless feel with gabled rooflines and traditionally inspired materials. Private front yards, low wood fencing and planted gardens present a welcoming front entries to the units.



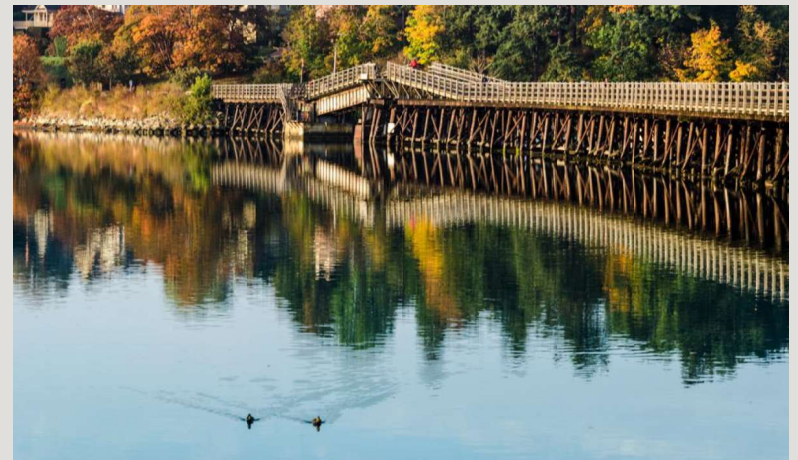
Neighbourhood Greenway Connection

After several decades of planning, one of the last remaining pieces of the Doric Greenway Connector will come to fruition with the development of this property. This greenway dedication through the property will form a safe and comfortable pedestrian and cycling connection to Cecilia Ravine Park and the Galloping Goose Trail.

Neighbourhood Context

The proposed development site is located in the central Gorge neighborhood on Washington Avenue between Burnside Road and Gorge Road. The immediate neighbourhood is comprised of various housing types ranging from single family properties to low-rise wood frame apartments. This is a centrally located neighbourhood near Downtown Victoria. The proposed development site has easy access (5 minute walk) to transit services along Gorge Road. Pedestrian and cycling connections at the Galloping Goose Trail are located just steps from the proposed development. Cycling to Downtown Victoria from the development site will take less than 10 minutes.

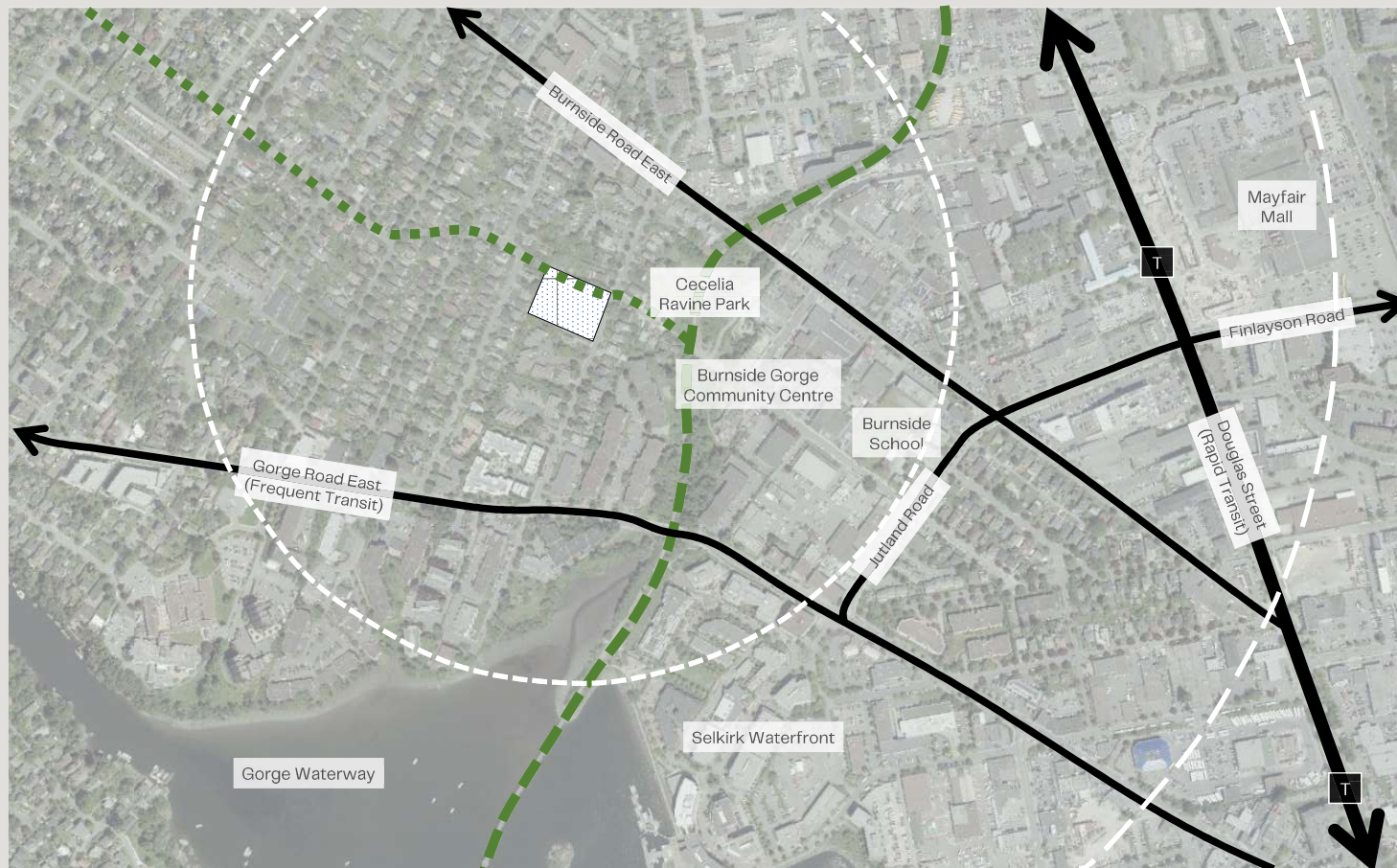
Walkscore rates this location as "Very Walkable" meaning most amenities, shops, services and entertainment can be reached within a 20 minute walk. All major amenities are located nearby including Mayfair Mall, Uptown Mall, and Tillicum Centre. Additional local shops and services are located along arterial Gorge Road and Burnside Road.







The immediate neighbourhood is currently comprised of residential properties, ranging from single family detached dwellings, duplexes, townhouse developments and low rise multi-family buildings. The proposed development site is bordered by single family homes to the north, west and southeast of the property, with a townhouse development bordering the southwest property line. The majority of the single family homes in the neighbourhood have traditional and heritage styled architecture.



Context Map



Legend

-  Proposed Development
-  Doric Greenway
-  Galloping Goose Trail
-  5 Minute Walk
-  10 Minute Walk
-  Future Transit Station

Amenity



Pearkes Rec Centre	6 min
Tillicum Centre	5 min
Rudd Park	2 min
Uptown Mall	3 min
Topaz Park	5 min
Downtown	9 min
Westside Village	5 min
Dockside Green	6 min

Existing Conditions



The existing buildings on the site are wood frame, single family homes built in 1910. The existing buildings are past their physical and economic life and do not represent the highest and best use of the site and have no heritage merit. The homes are currently tenanted, and a tenant relocation plan is included in this application.

The proposed development site is a consolidation of three single family lots. The combined site frontage is 70.69m with an average depth of 85.37m. The total site area is 6031.75 m2. The site is gently sloping dropping just over 5m from the southwest corner to the northeast corner. All required site servicing is located on Washington Avenue.

The site consists of mostly natural vegetation and lawn with deferred maintenance. There are limited trees throughout the site with only seven bylaw protected trees near the east and northeast property lines. Most of the bylaw protected trees are only in fair condition. An arborist report by Gye and Associates detailing the condition and location of the trees is included in this submission.

Planning Framework

Official Community Plan (2012)

The Official Community Plan was last updated in 2012, establishing citywide goals and policies respecting land use, transportation, parks and open space with a particular emphasis on stable neighbourhoods and a developing core.

The proposed development site is designated as Traditional Residential which allows for the development of ground-oriented residential including single family, duplex and attached dwellings with floor space ratios up to 1:1.

The proposed development is a ground-oriented townhouse development with a mix of two and three storey units and a density of 0.78 FSR. An OCP amendment may be required for the three storey units.

Burnside Gorge Neighbourhood Plan (2017)

The Burnside Gorge Neighbourhood Plan (2017) provides detailed policies to guide future development and change in the Burnside Gorge community over the next 25 years.

The proposed development site is located in the Gorge Sub-Area, a mixed use neighbourhood. The BGNP aims to encourage housing diversity by creating a mix of units types attractive to families with children. The BGNP focuses on creating better pedestrian and cycling connections by prioritizing the connection between Balfour Avenue and Washington Avenue – a neighbourhood goal since at least 1992.

The proposed development responds directly to the BGNP by focusing on families; the majority of the units (65%+) offer three or four bedrooms. The SRW to be registered on the development site will provide the long awaited pedestrian and cycling connection through the neighbourhood.

Planning Framework

Burnside Gorge Neighbourhood Plan (2017)

Gorge Residential Sub-Area

Land Use Policies

The Burnside Gorge Neighbourhood Plan states (12.2.6.) a mix of housing units, including units attractive to families with children (e.g., 3 bedroom units) is encouraged where appropriate. Denser ground-oriented housing (for example, townhomes) with a significant proportion of units designed to be attractive to families with children are supported on the large lots on the west side of Washington Avenue. (12.5.4). The plan states that for redevelopment of townhomes, consolidation of deeper lots is encouraged (12.5.6).

The proposed development responds to the Burnside Gorge Neighbourhood Plans directive of creating family orientated housing units. The development site is located on the west side of Washington Avenue and is the consolidation of three, deep, single family sites. The project is comprised of 36, ground orientated, townhome units, designed for families with the majority of units (69%) offering at least three bedrooms and has been designed to a floor space ratio of 0.80.

Perpendicular Townhome Cluster



Townhome Cluster



Planning Framework

Burnside Gorge Neighbourhood Plan (2017)

Gorge Residential Sub-Area

Cycling and Pedestrian Improvements

The Burnside Gorge Neighbourhood Plan puts an emphasis on creating safer pedestrian and cycling connections stating that “the neighbourhood is disjointed, and there is a need for safer connections in order to access different parts of the neighbourhood”. The BGNP focuses on creating better pedestrian and cycling connections by prioritizing the connection between Balfour Avenue and Washington Avenue. The Doric Connector (12.10.1) establishes a pedestrian and bicycle connection from Maddock Street to Cecelia Road and the Galloping Goose Regional Trail. The Doric Connector (12.10.1) is listed as being the highest priority pathway to improve walking and cycling connections.

The proposed development site is identified by the neighbourhood plan as the potential location for the Doric Connector. This proposal recognizes that the upcoming development and rezoning application will trigger the registration of a SRW on the site to enable to creation of the pathway. The site planning for the development accommodates the need for the SRW which is to be 4.2m in width and run along the northern property line of the site. The development proposal includes the design for a 3 metre paved pedestrian and cycling pathway running along the northern property line of the site which will form the Doric Connector.



Urban Design

At the heart of the proposed development is the new Doric Connector, a pedestrian and bicycle connection that will run along the northern property line of the site. The site planning for the development was directed by the inclusion of this pathway connection.

The townhomes along Washington Avenue are designed to have their front doors and patio/yard space facing the street, creating an engaging and approachable interaction with the public realm. This outward facing interaction is further enhanced through a provision of a tree preservation and outdoor resident amenity space which help protect the treelined and residential character of the street.

The interior townhomes in Blocks C through H are designed around a central courtyard and greenway which connect to the public Doric Connector running east/west along the north property line. This was an important site planning decision to ensure the public pathway is also being used on a daily basis by the residents, enhancing the safety and natural surveillance of the public space.

The proposed development building designs and configurations are sensitive to the topography of the site, stepping down as much as possible. The site has a moderate grade change and drops approximately 5 meters from the southwest corner of the property to the northeast corner. The two-storey townhouse configuration has been incorporated at the west end of the project (with the highest natural grade) to minimize the appearance of the buildings backing on to the adjacent single-family dwellings.

The heights of Blocks A and B have been purposefully designed to maintain the varied character along Washington Avenue while also mitigating the transition to the adjacent properties. Block A is two storeys in response to its being next to a character house to the south and the character house has an unusually large front yard setback. Block B is proposed at three storeys because it is buffered on to the south by the two storey Block A, and buffered to the north by the large trees and outdoor amenity area.

The site is screened on all four sides from the neighbouring properties by a landscape buffer. The privacy screening and layered landscape design principles are incorporated to help mitigate the impact of the development on neighbouring properties.

The townhouses are all slab on grade design with private garages accessed through internal drive aisles. Each unit has an enclosed private garage and private bike storage.



Key Urban Design Elements

-  Doric Greenway Connection
-  Private internal greenway connection
-  Tree Preservation and Outdoor Amenity Area
-  Front doors facing the street
-  Height (storeys) carefully considers adjacent and neighbourhood context

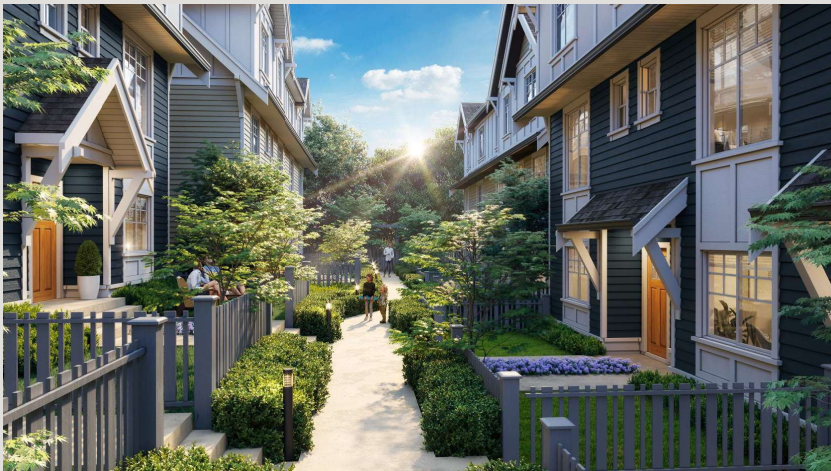
Architecture

The design style of the proposed townhouses is characterized by a traditional look that includes pitched roof and gable forms and a balance of exterior finishes. The buildings were developed in this style to both complement typical homes in the neighbourhood and be differentiated from the townhome and apartment buildings further to the south and north on Washington Avenue. Additionally, the rooflines and architectural details are designed to minimize the visual massing of the buildings: the shed roofs and dormers act together to “nestle” the upper floors into the gabled roofline and give the upper floors a half-storey appearance.

The three main exterior finishes – horizontal siding for the base, panel and trim for the upper floor level, and shingles in the gable ends – act together to add texture to the appearance of the exterior walls. Architectural detailing includes box bay windows; metal standing seam accent roofs; wooden knee brackets; recessed covered entries; patios and decks; metal railings; wood fences and gates; and traditionally trimmed windows with muntin dividers. All are details found on the existing homes in and throughout the neighbourhood.

Frontages and unit layout rhythms are varied, using both mirroring and asymmetry to develop visual interest in the streetscape and facades. Modulation of the forms breaks up the massing and distinguishes the individual homes. Projections at the upper floors and varied roof lines add articulation to the building facades. Three distinct but cohesive colour schemes differentiate the buildings from one another with warm inviting entry doors tying together the colours across the site.

Interior spaces of the homes feature an open plan on the main level of the home with 9' ceilings; bedrooms, baths and laundry are on the upper level and the lower levels have a configuration of den, storage, mechanical, additional bathroom facilities and the garage. Some of the units feature double garages, some single, which adds variation in appearance of the side by side units and accommodates parking of two cars for families with that requirement.



Landscape Design

The proposed landscape design strives to employ many of the design guidelines presented in the City of Victoria's "Design Guidelines for Attached Residential Development". The landscape plan includes landscape treatments that add visual interest along the street, plantings within setbacks, sensitive grading, the use of low/planted retaining walls, ample and diverse tree plantings, and the inclusion of pedestrian lighting. The proposed landscape design contributes to the Burnside Gorge Neighbourhood Plan by providing part of a missing link for the Doric Connector, and by providing "useable semi-private spaces" on Washington Street in order to encourage "social interaction amongst neighbours". In order to help address concerns identified by residents regarding the Cecelia Avenue Greenway, a review of the proposed design using a Crime Prevention Through Environmental Design (CPTED) lens was undertaken. The full Landscape Report and CPTED Report are included in the rezoning/development permit application.

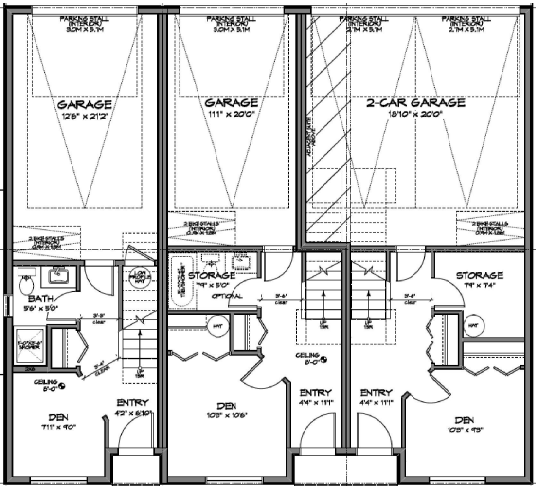


Family Housing

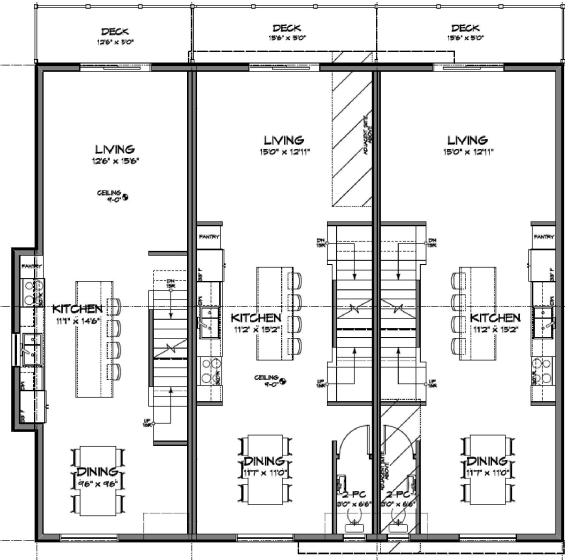
The proposed development has been designed for families. The floorplans have been tirelessly refined to match the needs of what families need in a home today. The development offers a mix of plan types across 34 units. The design creates efficient floor plans that are functional and attractive to families. Each unit also has direct access to private outdoor space with a patio and landscaping in addition to some units also having a large balcony off the main living area.

Unit Summary

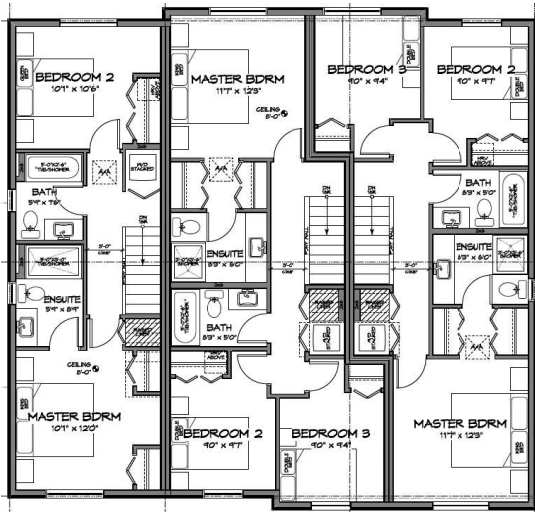
No.	Type	Size
11	2 bed + den	1,170 sf
21	3 bed + den	1,322 to 1,430 sf
2	4 bed	1,230 sf



Lower Floor



Main Floor

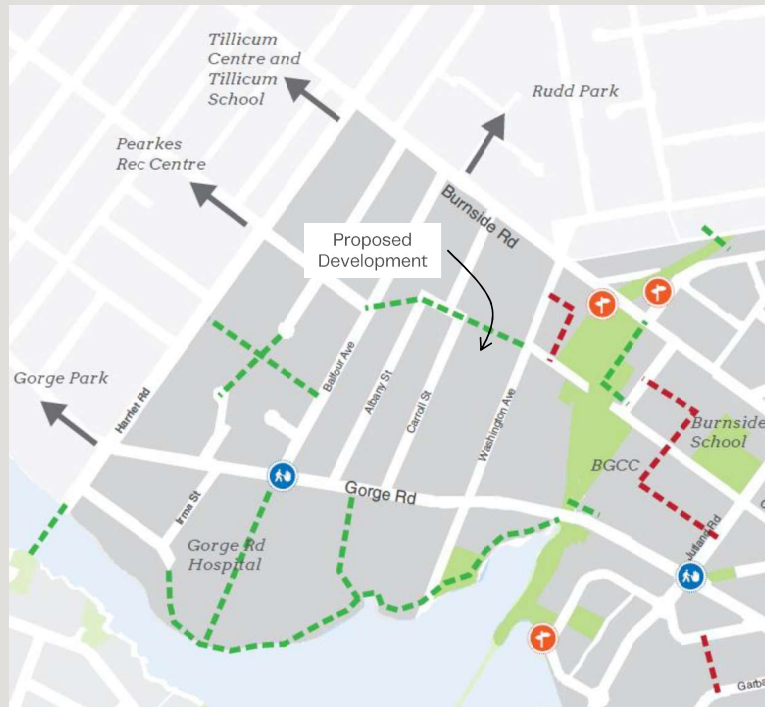


Upper Floor

Doric Greenway Connection

We are providing the City of Victoria with a 4.2m SRW along the property's north side to help realize the vision for a neighbourhood greenway connection. The Doric Greenway Connector has been designed in conjunction with City planning, engineering, and park staff.

The Doric/Cecilia Greenway will provide the neighbourhood with safer access to the Galloping Goose Trail and Cecilia Ravine Park. This proposed section is the last of two connection points required to complete the greenway, and will connect from Washington Avenue through to Doric/Albany Street. This is a key priority in the Burnside Gorge Neighbourhood Plan. Once complete, this greenway will connect to Maddock Avenue, providing a pedestrian and cycling option connecting from Tillicum Road in Saanich to the Galloping Goose Trail. This will mean pedestrian and cyclists will have an alternate options allowing them to avoid Burnside Road West and Gorge Road East.



Transportation and Mobility
Map 3 from Burnside Gorge Neighbourhood Plan

OCP Amendment

Proposed OCP Amendment

The proposed development site is classified as “Traditional Residential” in the Victoria OCP. Traditional residential allows for up to three storey attached housing on arterial and secondary arterial roads.

Washington Avenue is not an arterial or secondary arterial road, but we are proposing some of our units to be three storeys. As a result, an OCP Amendment is required to permit a height of three storeys in this location.

The rationale for the OCP Amendment is outlined on the following pages.

OCP Amendment Rationale

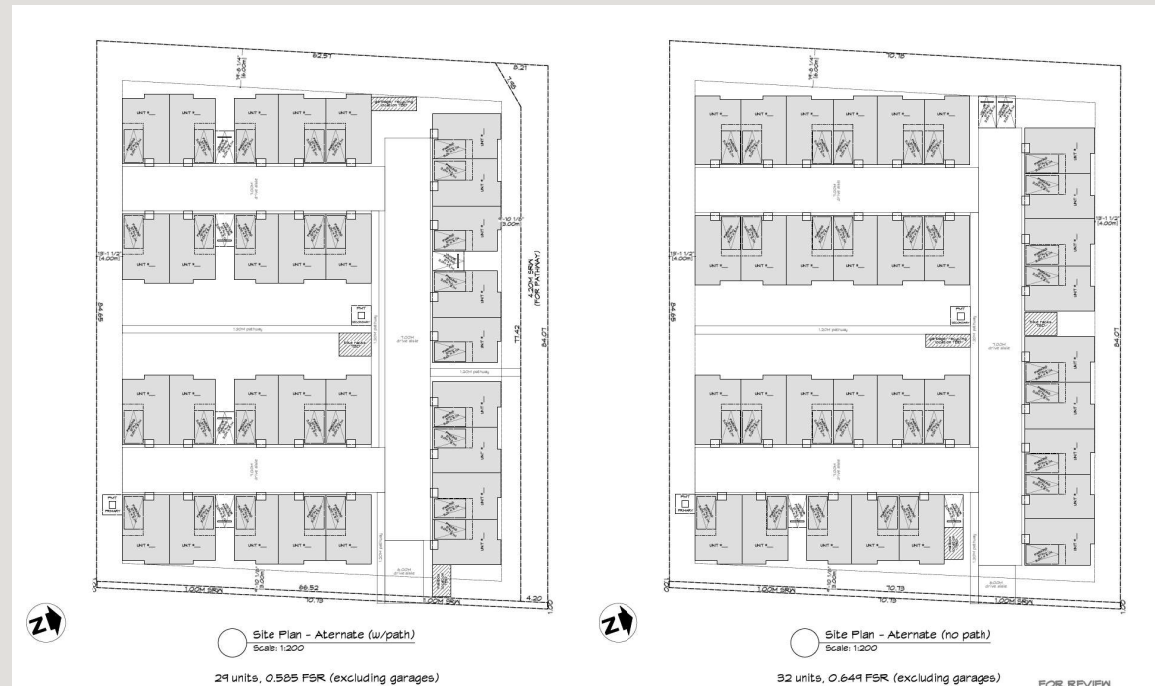
1. Achievable Density

The proposed development site is classified as "Traditional Residential" in the Victoria OCP. Traditional residential allows for two storey, ground oriented units with a density of 0.8 for this style of development. During our site planning analysis we discovered the density guideline of 0.8 FSR within the Burnside Gorge Neighbourhood Plan cannot be achieved with only 2 storeys. The maximum density we were able to achieve with only 2 storeys is 0.65 FSR, which is about 19% less than specific in the Neighbourhood Plan.

2. Doric Greenway Amenity

Including the Doric Greenway connection on our property further penalizes the achievable density of the proposed development. With including allowance for the greenway, the maximum density is 0.585 FSR. This is about 27% less density than specific in the Neighbourhood Plan.

Our current proposed density is 0.782, which is still below the maximum guideline of 0.8 FSR.



OCP Amendment Rationale

3. Sensitive Approach to Three Storeys

In order to mitigate the impact of the proposed three storeys, we have purposefully mixed the proposed heights between two and three storeys throughout the site (see adjacent image depicting the heights of each block).

Two storey units are located along the west of the property, which are adjacent to single-family dwellings. An additional two storey building is located at the south east corner of the property along Washington Avenue. This helps vary the form along Washington Avenue, keeping in character with the varied forms and heights already present along the street.

Lastly, the three storey units through the middle of the property are oriented inwards, avoiding overlook and privacy impacts on neighbours to the north and south.

Overall, there are nine two storey units and 25 three storey units.



OCP Amendment Rationale

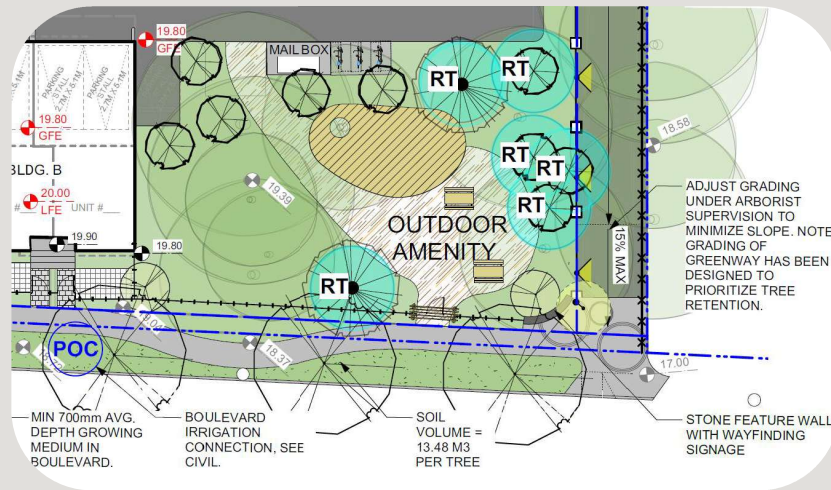
4. Tree and Greenspace Preservation

The character of Washington Avenue is partially defined by large boulevard and front yard trees. As a result, we have worked with the project arborist and city parks staff to identify existing high-value trees to incorporate into the development.

The additional height on some of the units means we are able to distribute the density away from the ground, reducing the overall site coverage and providing an opportunity for tree and greenspace retention.

Summary

Overall, we feel we have balanced the objectives and priorities of the neighbourhood plan with the site specific characteristics in order to achieve a proposal that fit within and enhance the character of the Burnside Gorge Neighbourhood. As a result, we are confident this OCP Amendment is appropriate and supportable.



A collaboration between:
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