

**F.1.a.a 956 Heywood Avenue - Development Permit with Variances  
Application No. 00126 (Fairfield)**

**Moved By** Councillor Potts

**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 units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, 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 Variances Application No. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
  - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
  - iii. reduce the front setback from 10.50 metres to 6.63 metres;
  - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
  - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
  - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property’s title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. The Development Permit lapsing two years from the date of this resolution.”

FOR (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts,  
OPPOSED (2): Councillor Thornton-Joe, Councillor Young

**CARRIED (5 to 2)**

## **E. LAND USE MATTERS**

### **E.1 956 Heywood Avenue - Development Permit with Variances Application No. 00126 (Fairfield)**

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variances Application to allow for the construction of a four-storey building with six dwelling units located at 956 Heywood Avenue. The variances are related to reduced setbacks, parking, increase site coverage and height.

*Committee discussed:*

- *How setbacks are measured.*
- *How the applicants took the ADP motion into account.*
- *Concerns with the amount of density on this size of site.*
- *Concerns with neighbours not receiving notice of the CALUC meeting.*
- *The threshold for staff not supporting an application.*

**Moved By** Councillor Potts

**Seconded By** Mayor Helps

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4. Final plans to be generally in accordance with plans date stamped May 26, 2020.

5. The Development Permit lapsing two years from the date of this resolution.”

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Dubow

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (6 to 2)**



## Committee of the Whole Report

### For the Meeting of July 23, 2020

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**To:** Committee of the Whole

**Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

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### 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 units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
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5. 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.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 956 Heywood Avenue. The proposal is to construct a four-storey building with six dwelling units. The variances are related to reduced setbacks and parking, as well as increased site coverage and height.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character, which encourage human-scaled architecture that contributes to the place character of an area
- the proposal is generally consistent with the Fairfield Neighbourhood Plan which supports residential buildings up to four-storeys that are compatible with neighbouring buildings and provide front yard landscaping that contributes to an enhanced streetscape
- the proposed parking variance is considered supportable given the provision of carshare memberships; however, the lack of dedicated visitor parking will likely impact on-street parking supply in the area
- due to the relatively small size of the site, there are variances proposed for setbacks and site coverage, which have been mitigated by enhanced landscaping and building design and are considered supportable
- the proposed increase in height is considered supportable as the main roofline would be similar in height to the adjacent buildings.

## BACKGROUND

### Description of Proposal

The proposal is to construct a four-storey multi-unit residential building with approximately six units on a smaller “orphaned” lot (568m<sup>2</sup>) that is situated between two larger four-storey multi-unit residential buildings.

The proposal includes the following major design components:

- low-rise contemporary design
- six two-bedroom units
- rooftop outdoor amenity space for the upper two units
- at-grade under-building parking accessed via Heywood Avenue
- exterior stair access with horizontal wood screening
- exterior materials to include exposed concrete, wood siding, metal soffits, aluminum windows and operable screens.

Landscape elements include:

- extensive front yard and perimeter planting with a mix of native, drought tolerant and pollinator plants
- green roofs above the parking level at the rear of the building and on the main roof
- separate balconies for the lower four units and rooftop decks for the upper two units
- publicly accessible concrete bench adjacent the sidewalk and front entry path.

The variances are to:

- increase the site coverage from 30% to 64%
- reduce the front setback from 10.5m to 6.63m
- reduce the side yard setbacks from 7.71m (half the building height) to 1.37m (building) and 0.93m (window screens)
- reduce the rear yard setback from 7.71m (half the building height) to 1.52m
- increase the building height from 12m to 12.98m (main roof) and 14.81m (roof access)
- reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1 stall to 0 stalls.

### **Affordable Housing**

The applicant proposes the creation of six new residential units which would increase the overall supply of housing in the area. A Housing Agreement is being proposed, which would ensure that future Strata Bylaws could not prohibit the rental of units.

### **Tenant Assistance Policy**

The existing single-family dwelling is vacant; therefore, the Tenant Assistance Policy does not apply to this proposal.

### **Sustainability**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation**

The application does not propose any specific active transportation beyond meeting the short- and long-term bicycle parking requirements.

### **Public Realm**

No public realm improvements, beyond City standard requirements, are proposed in association with this Development Permit with Variance Application.

### **Accessibility**

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

### **Existing Site Development and Development Potential**

The site is presently developed with a single-family dwelling. Under the existing R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, in addition to multiple dwellings the property could also be developed with a duplex or a single-family dwelling with a secondary suite or garden suite.

## Data Table

The following data table compares the proposal with the R3-AM-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. A double asterisk is used to identify an existing non-conformity.

Zoning Criteria	Proposal	Existing Zone	OCP and Fairfield Plan
Site area (m <sup>2</sup> ) – minimum	<b>568 **</b>	920	-
Number of units – maximum	6	-	-
Density (Floor Space Ratio) – maximum	1.2:1	1.2:1	1.2:1 (OCP) 1.2:1 – 2:1 (Fairfield Plan)
Lot width (m) – minimum	15.52	-	-
Height (m) – maximum	<b>12.98 *</b> (main roof) <b>14.81 *</b> (roof access)	12	13.5 (Fairfield Plan)
Storeys – maximum	4	4	3-6 (OCP) 3-4 (Fairfield Plan)
Site coverage (%) – maximum	<b>64 *</b>	30	-
Open site space (%) – minimum	32	30	-
<b>Setbacks (m) – minimum</b>			
Front	<b>6.63 *</b>	10.5	Variable
Rear	<b>1.52 *</b>	7.71	-
Side (north)	<b>1.37 *</b> (building face) <b>0.93 *</b> (window screens)	7.71	-
Side (south)	<b>1.37 *</b> (building face) <b>0.93 *</b> (window screens)	7.71	-
<b>Vehicle Parking – minimum</b>	<b>6 *</b>	9	-
Visitor parking	<b>0 *</b>	1	-

Zoning Criteria	Proposal	Existing Zone	OCP and Fairfield Plan
<b>Bicycle parking stalls – minimum</b>			-
Long term	8	8	-
Short term	6	6	-

## Relevant History

This proposal was originally submitted as a concurrent Rezoning (No. 00689) and Development Permit Application to increase the density and develop a four-storey building with seven dwelling units. The application was later revised to reduce the density to 1.2:1 floor space ratio, consistent with the existing R3-AM-2 Zone, and the concurrent Rezoning Application was retired. As required with a Rezoning Application, a pre-application community meeting was held and a summary of the meeting provided by the Fairfield Gonzales Community Association Land Use Committee (CALUC) is attached to this report.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on September 10, 2019 the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received. However, as noted above, a summary of a Community Meeting that was held in relation to an earlier version of this application that necessitated a rezoning application has been provided by the CALUC.

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.

## ANALYSIS

### Development Permit Area and Design Guidelines

The subject site is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions low and mid-rise multi-unit buildings. The OCP also identifies the site within Development Permit Area 16: General Form and Character, which supports multi-unit residential development that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposed development is generally consistent with the objectives for DPA 16 and complies with the guidelines as follows:

- scale, massing and building design respect the character of the area and incorporate natural, warm exterior materials that are durable and will weather gracefully
- a prominent front entry that provides a focal point for pedestrians
- enhanced front yard landscaping that incorporates a mix of native, pollinator and drought resistant plants and trees which complement the meadow landscape of Beacon Hill Park to the north of the site
- underbuilding parking that is screened from view and does not detract from the streetscape along Heywood Avenue.

### Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) identifies the site as Urban Residential, consistent with the OCP, and within the Cook Street Village sub-area. The Plan envisions new development up to four storeys and 1.2:1 floor space ratio in this location. New multi-unit residential development is encouraged to have front yard landscaping, street-facing facades, off-street parking that minimizes the impact on the pedestrian realm and site planning, and to be neighbourly and compatible with adjacent development. The proposed building is considered generally consistent with these policies.

### Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* (2013) include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. The application was received prior to October 24, 2019; therefore, the proposal falls under the *Tree Preservation Bylaw No. 05-106* consolidated June 1, 2015.

There are 12 ornamental trees on the subject lot, all of which are proposed for removal. The applicant is proposing to plant three small canopy trees in planters on the second level and a yellow cedar in the front yard.

### Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	12	12	4	-8
City trees	0	0	1	+1
Neighbouring trees, protected	0	0	0	0
Neighbouring trees, unprotected	0	0	0	0
<b>Total</b>	<b>12</b>	<b>12</b>	<b>5</b>	<b>-7</b>

## Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on January 22, 2020 (minutes attached) where the following motion was carried:

*It was moved ... that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:*

- *consideration of the minimum side yard setbacks affecting livability to the neighbours.*

The applicant has not revised the side yard setback noting in the attached letter of response, dated July 6, 2020, that any further reduction in the width of the building would negatively impact the livability of the proposed dwellings, and that reducing the height by sinking the parking level further into the site is unfeasible due to soil conditions.

## Regulatory Considerations

Although the proposed development complies with the R3-AM-2 Zone in terms of use and density, given the relatively small site size, there are several variances required to facilitate the development:

- increase the site coverage from 30% to 64%
- reduce the front setback from 10.50m to 6.63m
- reduce the side yard setbacks from 7.71m (half the building height) to 1.37m (to the building) and 0.93m (to the window screens)
- reduce the rear yard setback from 7.71m (half the building height) to 1.52m
- increase the building height from 12m to 12.98m to the main roof and 14.81m to the roof access
- reduce the vehicle parking from 9 stalls to 6 stalls.

## Site Coverage and Setbacks

At 568m<sup>2</sup>, the site is legal non-conforming with regards to minimum site size under the R3-AM-2 Zone, which requires new sites to be a minimum of 900m<sup>2</sup>. Given the relatively small site size, the proposal is seeking variances on maximum site coverage from 30% to 64%, as well as reduced front, rear and side yard setbacks.

The Design Guidelines state that new buildings should be located and oriented to address privacy impacts of adjacent residential units and private outdoor space. The proposed building is located 1.37m from north and south property lines and the building separation is approximately 5.5m on the south side and 5.9m on the north side. The building would be oriented in an east/west direction; however, there are windows for each unit on the north and south elevations, which would face primary windows and private balconies on the adjacent buildings.

To help mitigate the impact of the side yard variances, narrow planters with rushes, as well as moveable screens with vertical slats are proposed in front of the windows to help reduce privacy impacts. Further, the proposal includes extensive perimeter landscaping to aid in screening and softening the transition with adjacent properties. While these design interventions will help mitigate privacy concerns, the proposed building would increase shading of the building to the north, which may have a minor impact on the livability of some of the units within the building. The applicant's letter of response to the ADP includes a detailed shadow analysis comparing the impact of reduced building height or increase setback with the proposed development.

With regards to the front yard variance, the proposed building would project forward by approximately 4m relative to the adjacent buildings; however, the proposed 6.63m setback is greater than the setbacks approved for recently developed properties along Heywood Avenue. Further, the applicant has pulled the building back at the northwest and southwest corners on levels 2-4 to accommodate corner planters that help lessen the impact of the reduced setback on the adjacent neighbours and the streetscape.

Other than the driveway, entry path and bicycle parking area, the front yard would be extensively landscaped using a mix of native, pollinator and drought resistant plants and trees. A concrete bench along the sidewalk is also proposed in front of the bicycle parking and next to the front walkway. As mentioned previously, narrow planters on the north and south elevations, as well as on the rear of the building above the parking level and on the main roof provide opportunities for additional soft landscaping to help offset the impact of increased site coverage.

The design guidelines encourage building design, landscaping and site planning that is sensitive and innovative to context. Given the constraints of the smaller site in the context of larger lots and the measures taken to ameliorate the privacy and visual impacts of the reduced setbacks and increased site coverage, staff consider the variances as supportable.

### Height

The proposed increase in height from 12m to 12.98m to the main roofline and 14.81m to the rooftop access is considered supportable as the building maintains a height similar to the surrounding four-storey context. It is worth noting that the rooftop stair access is lower in height than the elevator overrun, which is exempt from height under the *Zoning Regulation Bylaw*. Both the elevator overrun and the stair access hatch are inset from the edge from the building so the visual impact of these features is minimal.

### Parking

A variance is requested to reduce the required number of parking stalls from a total of nine to six stalls and visitor parking from one to zero stalls. To help offset some of the impacts from this variance the applicant is proposing one car share membership per dwelling unit. Although staff consider the variance as supportable, there may be some impact on on-street parking availability in the area given the lack of dedicated visitor parking.

## **Resource Impacts**

Parks has noted the following resource impacts associated with the new municipal trees that would be provided with this application:

One new municipal tree	\$890 (total for the first five years)
	\$60 per year thereafter

## **CONCLUSIONS**

The proposal to construct a four-storey building with six dwelling units on a relatively small R3-AM-2 zoned lot is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. The building and associated landscaping would integrate with the context of apartment buildings along Heywood Avenue and mitigate the impact of the variances on adjacent properties and the public realm.

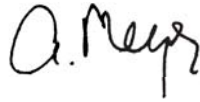


## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue.

Respectfully submitted,

  
Alec Johnston  
Senior Planner  
Development Services Division



  
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

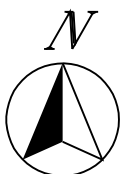
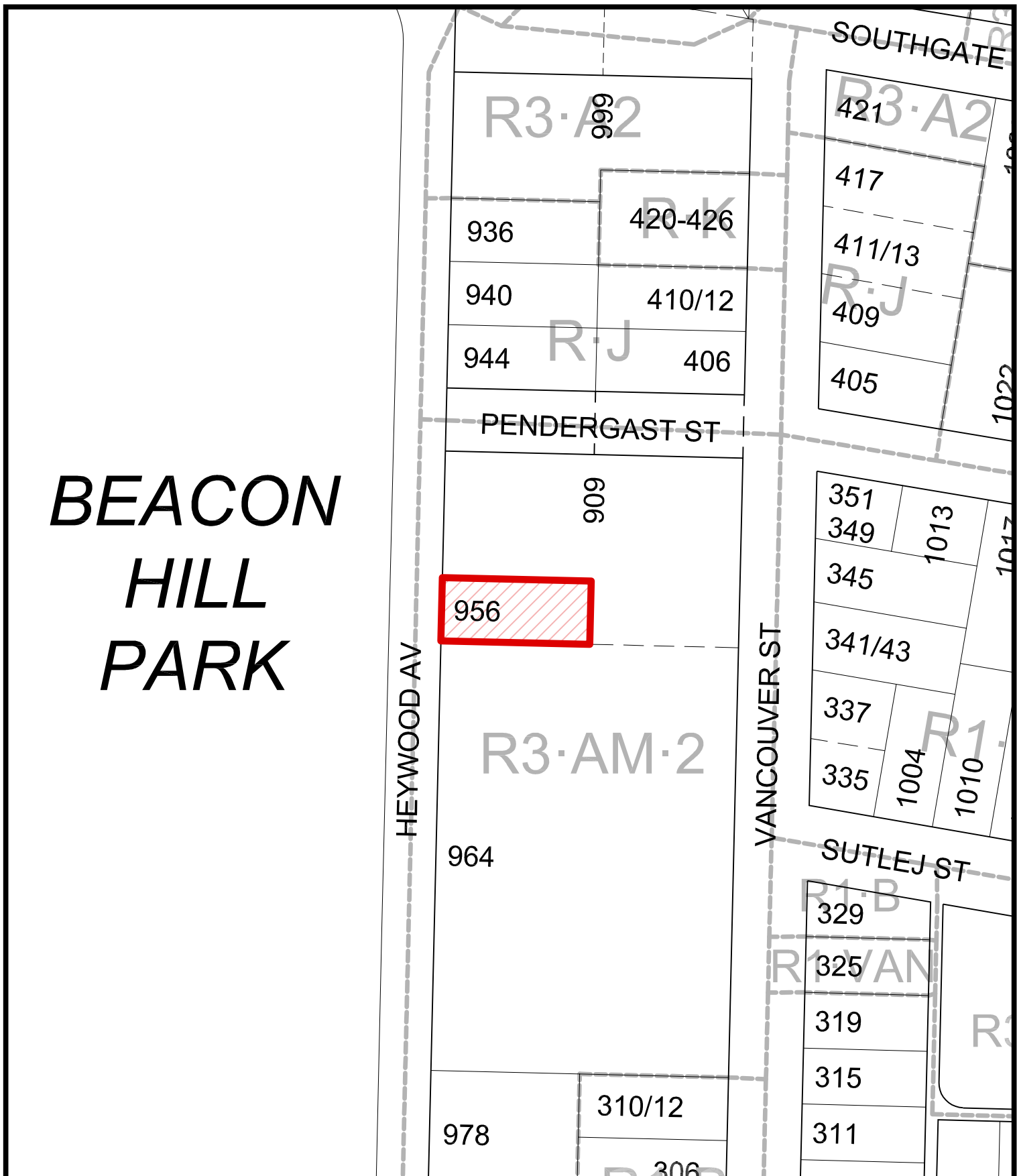


Date: July 16, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 26, 2020
- Attachment D: Letter from applicant to Mayor and Council dated August 5, 2019
- Attachment E: Community Association Land Use Committee Comments on Rezoning Application No. 00689, dated November 22, 2018
- Attachment F: Advisory Design Panel meeting minutes dated January 22, 2020
- Attachment G: Letter from the applicant in response to the Advisory Design Panel dated July 6, 2020
- Attachment H: Correspondence (Letters received from residents).

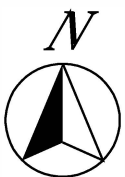




956 Heywood Avenue  
Rezoning No.00689



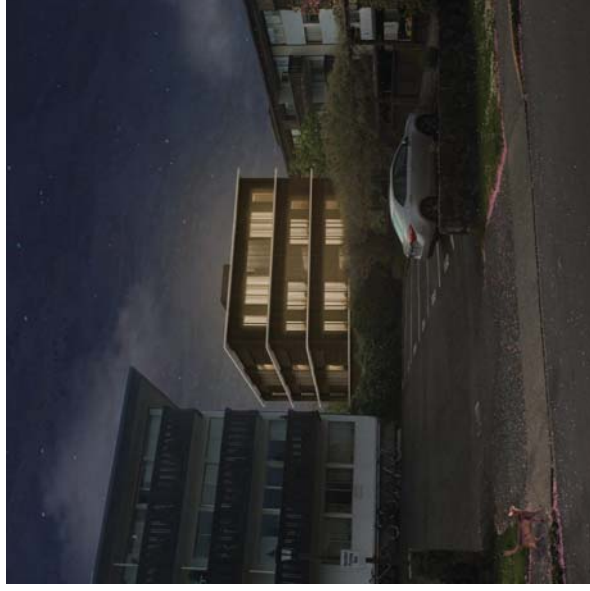


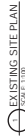


956 Heywood Avenue  
Rezoning No.00689





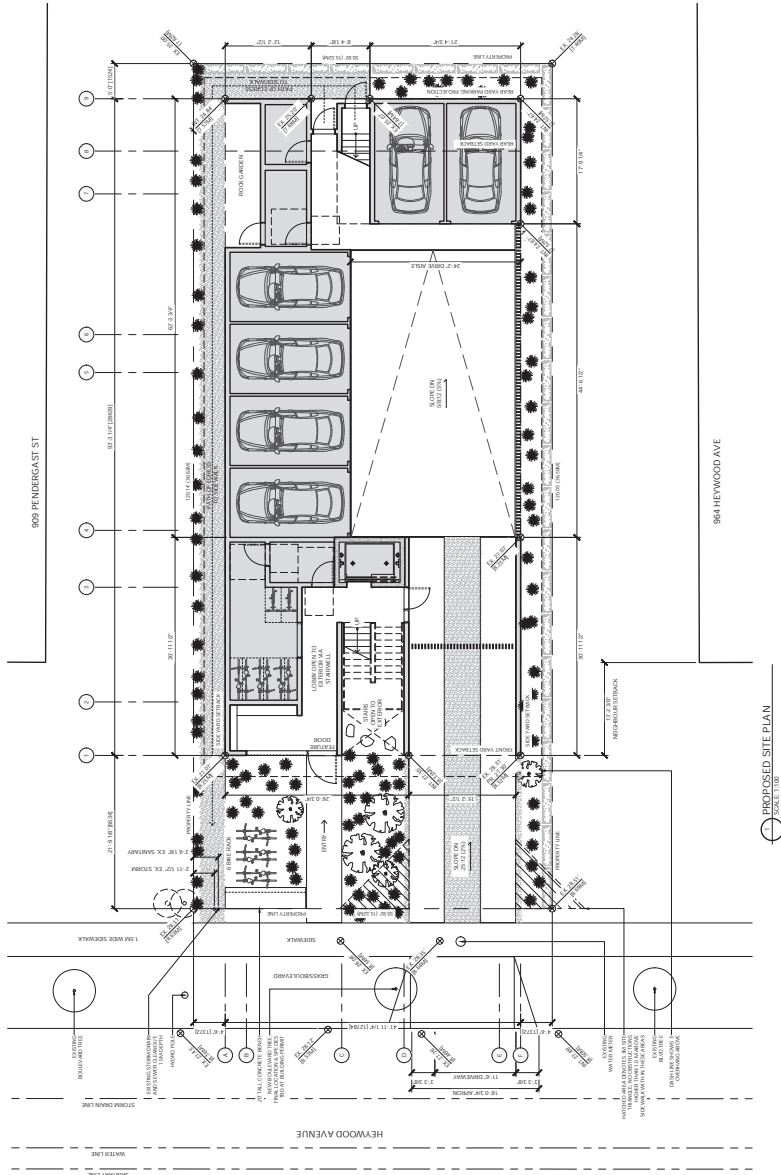
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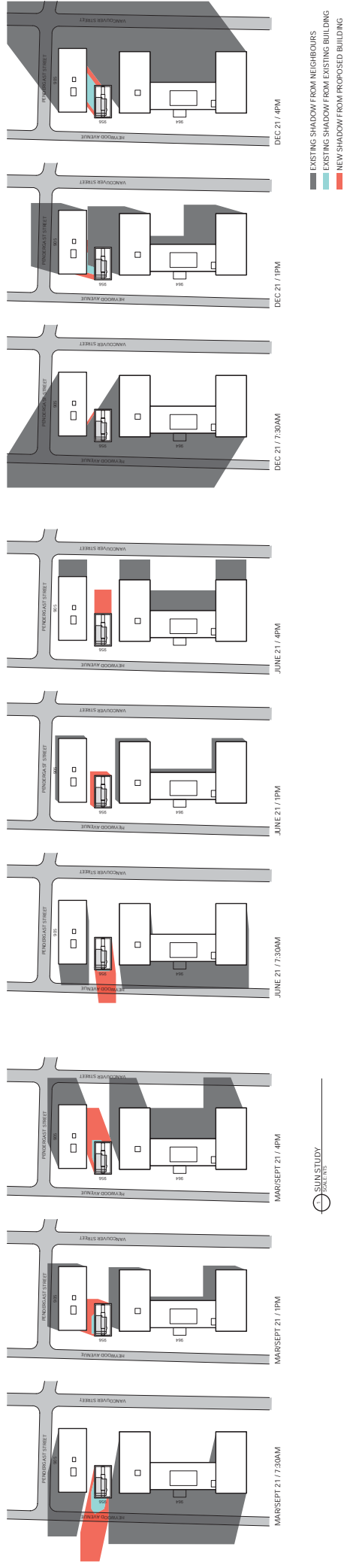


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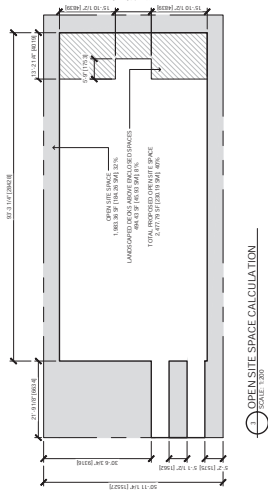
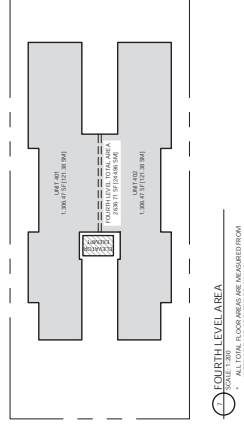
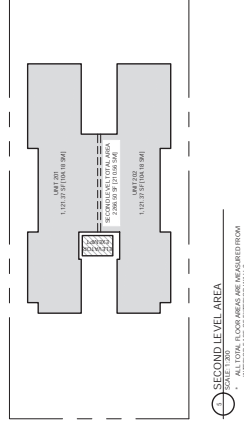
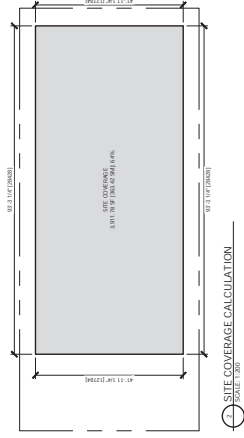
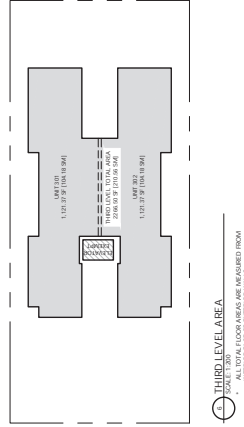
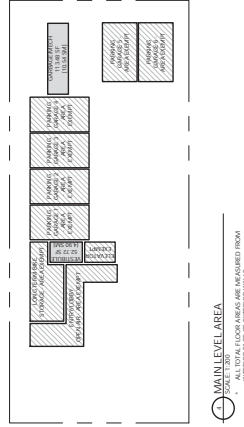
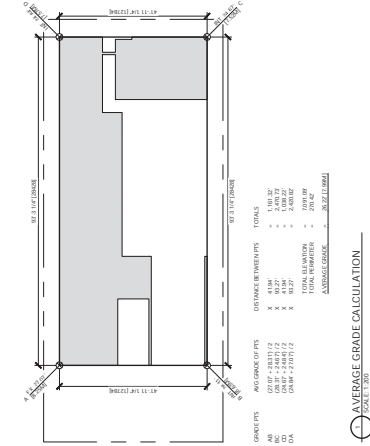
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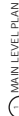




2 STREETSCAPE WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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HEYWOOD 6  
956 HEYWOOD AVENUE  
VICTORIA BC

## A2.1

### MAIN LEVEL PLAN

ISSUES	2010-01-07	SCALE	1.50
A DEVELOPMENT PERMIT	2010-01-07	DATE	2009-05-28
B DEVELOPMENT PERMIT	2010-01-07	DRAWN	JN
C DP RESUBMISSION	2010-01-02	CHECKED	GD
D DP RESUBMISSION #2	2010-01-20	REVISION	2
		ISSUE	D
		CONSULT	

D'Arcy Jones Architects Inc

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Vancouver BC V5T 7A2  
T 604 669 2235  
F 604 669 2231

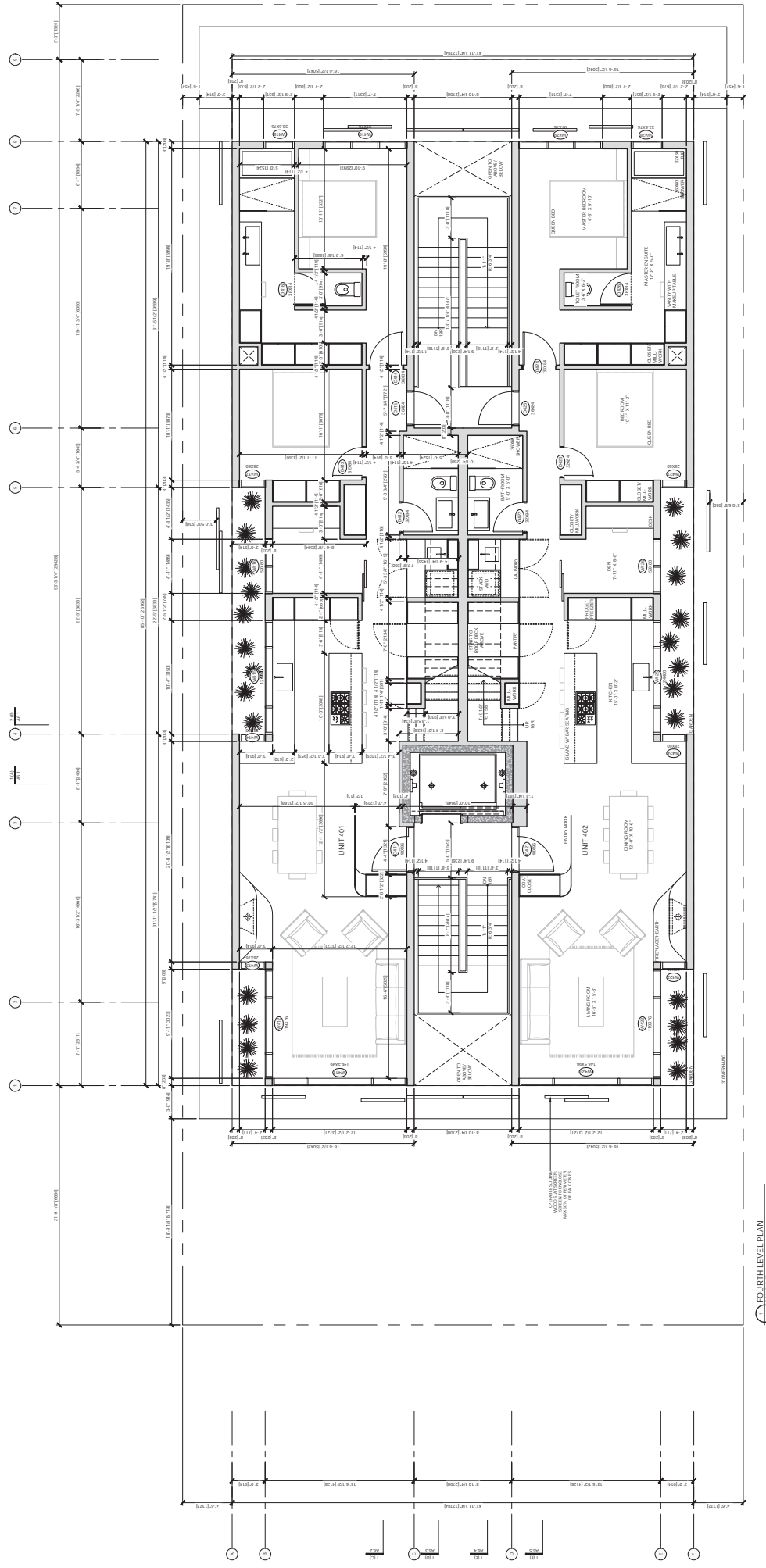
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FOURTH LEVEL PLAN  
SCALE 1/8" = 1'-0"



**Darcy Jones Architects Inc.**  
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Fax: 604.683.2331  
www.djarchitects.com

**PROJECT:** HEYWOOD 6  
956 HEYWOOD  
VICTORIA, BC

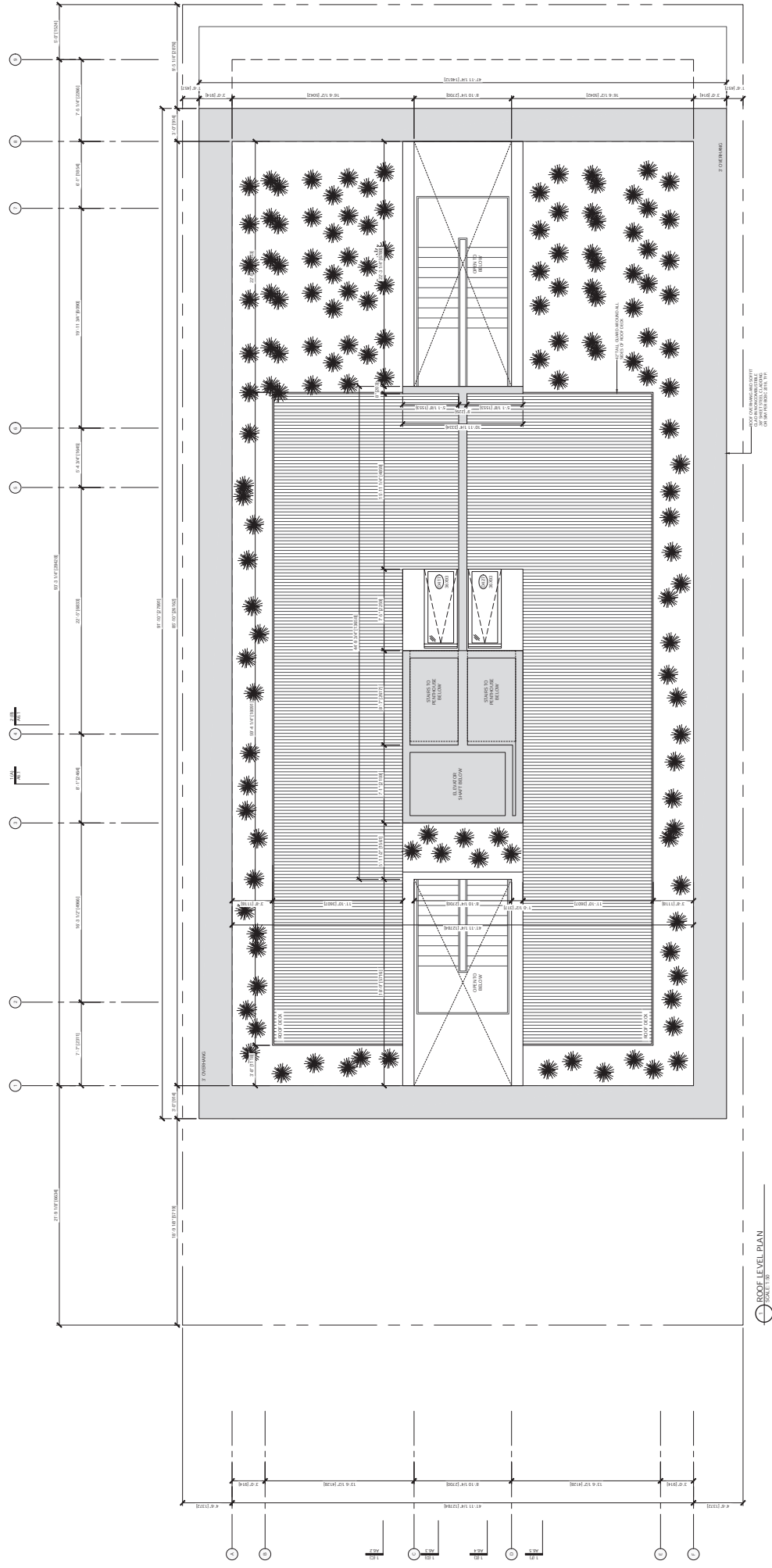
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**DESIGNER:** DJA  
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**REVISIONS:** 2  
**DATE:** 2019-04-03  
**CONSULTANT:** [Signature]

**REVISIONS:**  
A. DEVELOPMENT REVISION  
B. DEVELOPMENT REVISION  
C. DEVELOPMENT REVISION  
D. DEVELOPMENT REVISION

**NOTES:**  
1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the wall unless otherwise noted.  
3. All dimensions are to the finished floor unless otherwise noted.  
4. All dimensions are to the centerline of the wall unless otherwise noted.  
5. All dimensions are to the finished floor unless otherwise noted.  
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7. All dimensions are to the finished floor unless otherwise noted.  
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9. All dimensions are to the finished floor unless otherwise noted.  
10. All dimensions are to the centerline of the wall unless otherwise noted.

# A2.4

FOURTH LEVEL PLAN



KEYWOOD 6  
955 KEYWOOD AVENUE  
VICTORIA BC

A2.5  
ROOF LEVEL PLAN

SCALE	DATE	REVISION	REVISION	REVISION
1/8"	2019.08.07	2019.08.07	2019.08.07	2019.08.07
A	2019.08.07	2019.08.07	2019.08.07	2019.08.07
B	2019.08.07	2019.08.07	2019.08.07	2019.08.07
C	2019.08.07	2019.08.07	2019.08.07	2019.08.07
D	2019.08.07	2019.08.07	2019.08.07	2019.08.07

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Darcy Jones Architects Inc.

100-115 Broadway Road  
Victoria BC V8V 1K2  
779.460.2231  
darcy@djai.ca



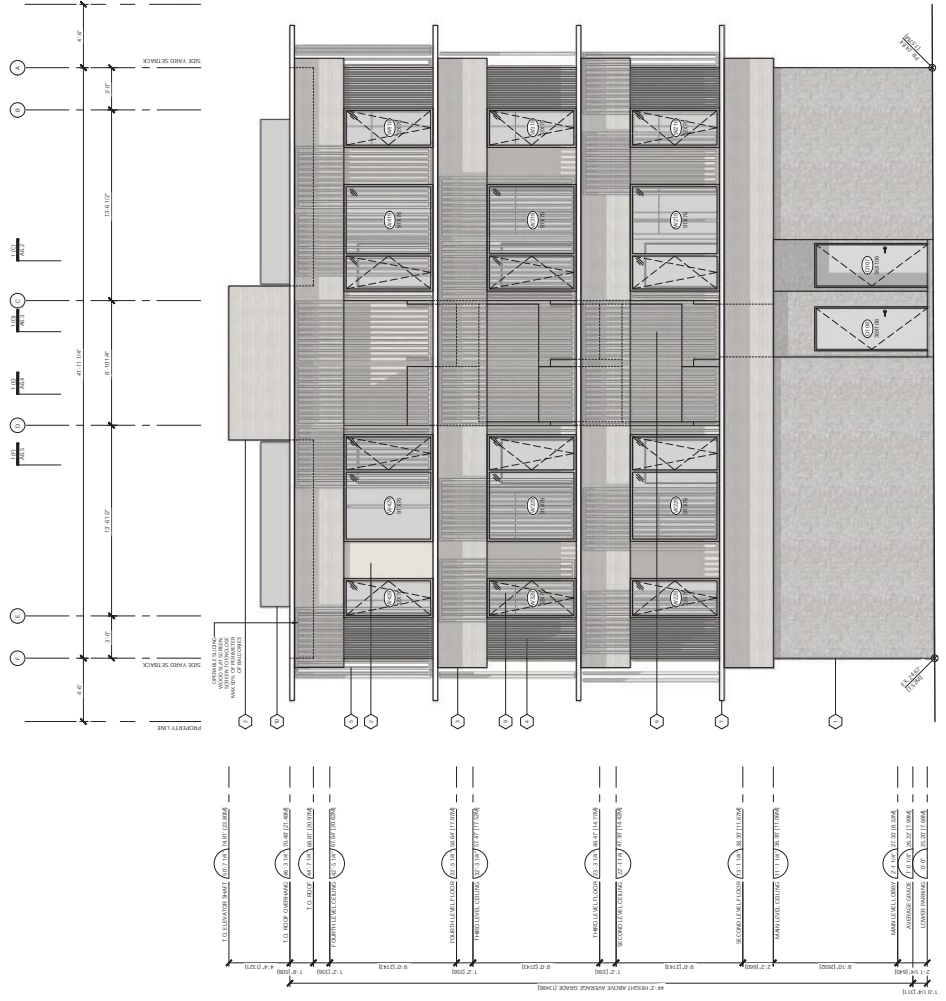
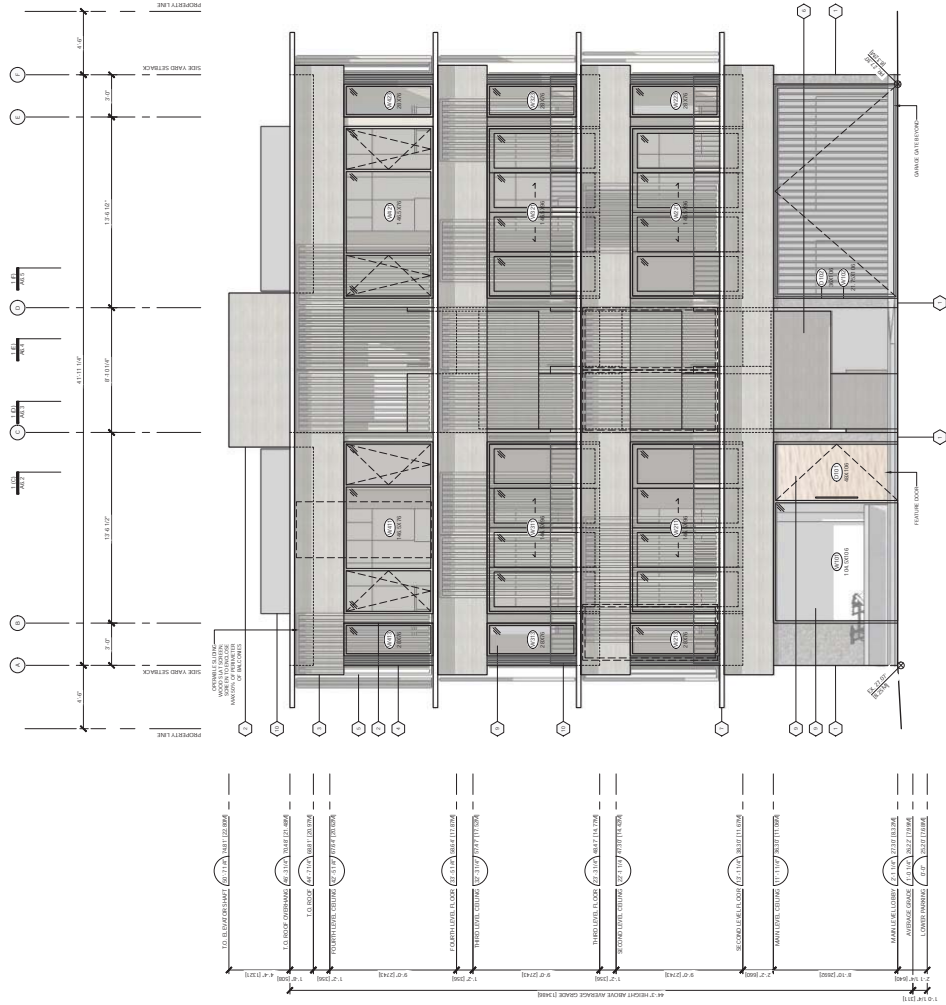












1 WEST ELEVATION  
SCALE: 1/32"

2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIALS	
1	EXPONDED CONCRETE WITH ARCHITECTURAL QUALITY FINISH
2	PRE-FINISHED ALUMINUM PANEL SYSTEM (BEIGE FINISH)
3	HORIZONTAL FINISH WITH PAINT-TREATED WOOD PANEL, STAINED TO MATCH MATERIAL #2
4	VERTICAL WOOD GLATS, STAINED TO MATCH MATERIAL #2
5	CORNER & ALUMINUM SCREENS FINISHED TO MATCH MATERIAL #2

6	WOOD-GLAZES, FINISHED TO MATCH MATERIAL #2
7	SOFFITS AND ORNAMENTS GLAZED-IN NON-COMBUSTIBLE SHEET STEEL, PAINTED WHITE
8	METAL FLASHING, COLOUR TO MATCH MATERIAL #2
9	ALUMINUM-WARDINGS AND SLIDERS, COLOUR TO MATCH NATURAL #6
10	METAL SINGLE GUARDRAIL

**D'Arcy Jones Architects Inc.**  
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Vancouver BC V5T 1W2  
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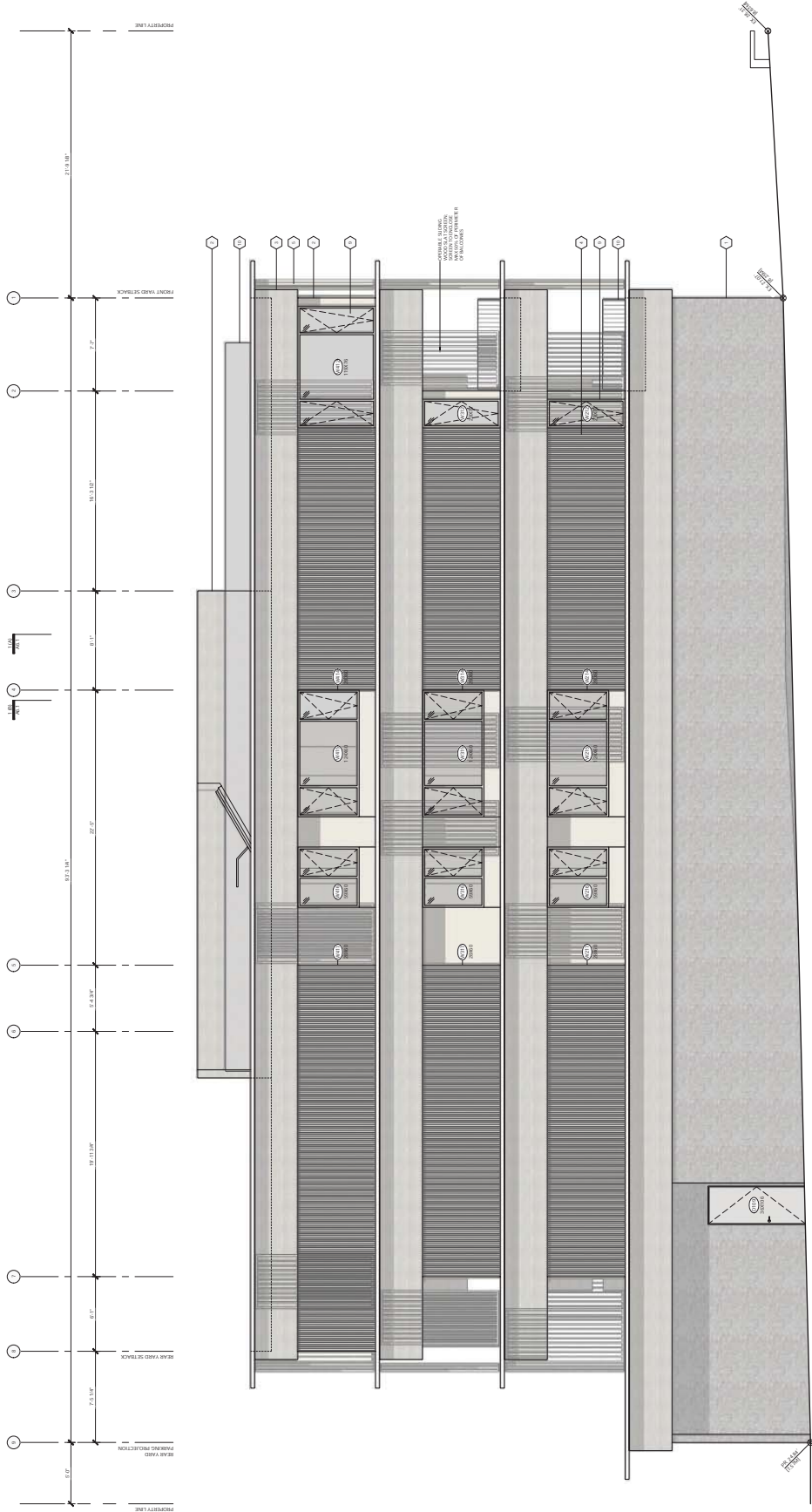
ISSUES		SCALE	
A	DEVELOPMENT PERMIT	2019-01-27	1-30
B	DEVELOPMENT PERMIT	2019-01-05	DATE
C	DP RESUBMISSION	2020-01-02	2019-01-26
D	DP RESUBMISSION A2	2020-01-10	DRAWING
			JA
			CHECKED
			REVISION
			2
			ISSUE
			D
			CONSULTANT

HEYWOOD 6  
956 HEYWOOD AVENUE  
VICTORIA BC  
**A7.1**  
ELEVATION



ELEVATION

MATERIALS	
1	SPROUTED CONCRETE WITH PRACTICE DATA FROM FISH
2	THE ENGRAVED ALUMINUM SYSTEM BRUSH FINISH
3	HERNANDEZ FERRARI TOWN C-AMSTERDAM, 42
4	VERTICAL WOOD ON STEEL TOWN C-AMSTERDAM, 42
5	OPVIMBI ALUMINUM SYSTEM TOWN C-AMSTERDAM, 42
6	SPROUTED CONCRETE TOWN C-AMSTERDAM, 42
7	COATED ALUMINUM SHEET STEEL, UNITED STATES
8	WOOD SLABS, FINISHED TO MATCH INTERIOR, 42
9	WOOD SLABS, COLOURED TO MATCH EXTERIOR, 42
10	ALUMINUM FINISHES AND SLABS, COLOUR TO MATCH INTERIOR, 42
11	METAL SPRING, GUMMEL



NORTH ELEVATION  
SCALE 1/8"

865 HEYWOOD 6  
VICTORIA BC

A7.3

ELEVATION

SCALE  
1/8"

DATE  
2019-08-07

DESIGNED BY  
J.A.

CHECKED  
J.A.

REVISION  
2

DATE  
2019-08-07

CONSULTANT  
J.A.

PROJECT  
A. DEVELOPMENT PERMIT  
B. DEVELOPMENT PERMIT  
C. DEVELOPMENT PERMIT  
D. DEVELOPMENT PERMIT

2019-08-07  
2019-08-07  
2019-08-07  
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2019-08-07  
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2019-08-07

Darcy Jones Architects Inc.

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200  
V6A 4G5  
779.660.2231  
779.660.2231

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Adjustments to be made by the contractor to the drawing. Any errors or omissions on the drawing shall be the responsibility of the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

MATERIALS

1. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH.

2. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH.

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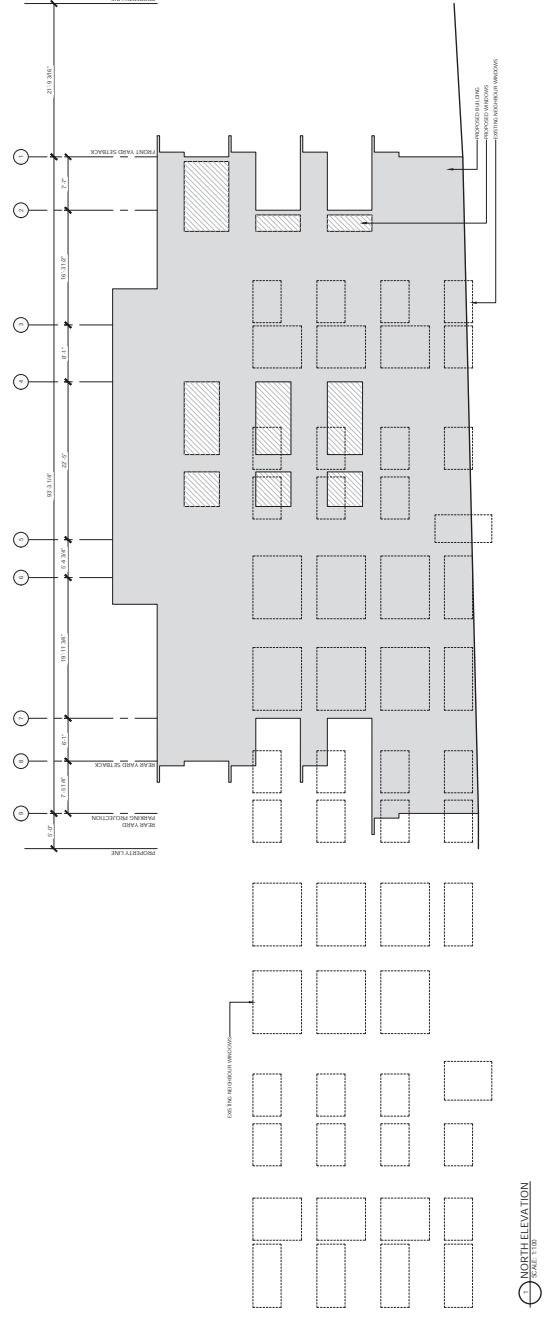
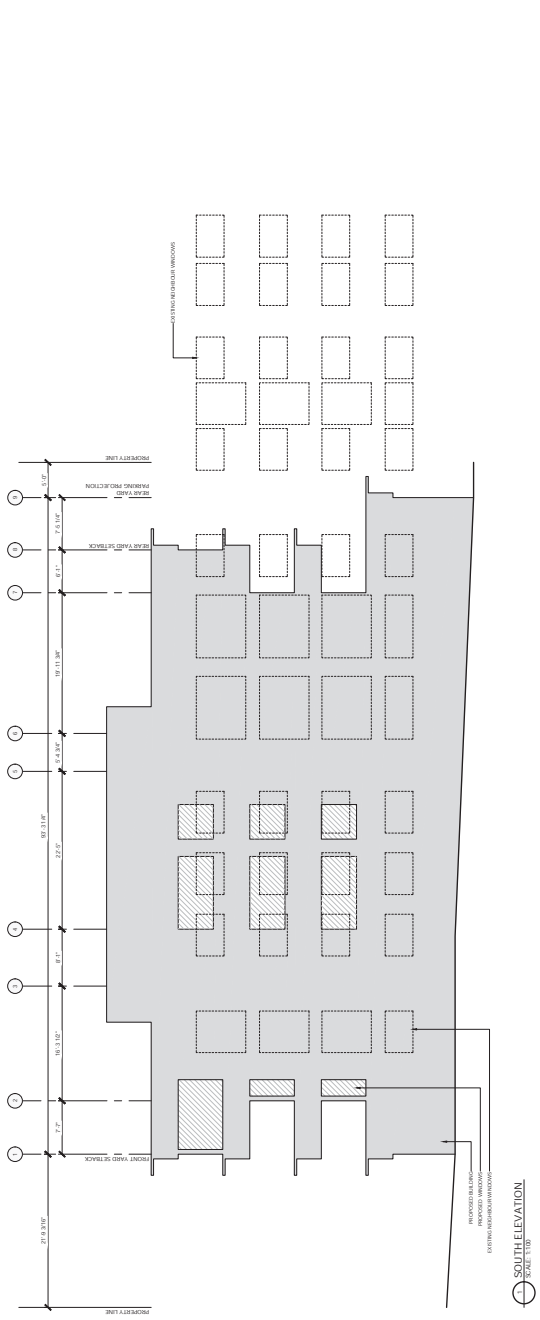
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KEYWOOD 6  
956 KEYWOOD AVENUE  
VICTORIA BC

A7.4

NEIGHBOUR OPENINGS

PROJECT  
A DEVELOPMENT REFINEMENT  
B DEVELOPMENT REFINEMENT  
C DEVELOPMENT REFINEMENT  
D DEVELOPMENT REFINEMENT

2019.08.07  
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DESIGNED BY  
D.J. JONES

2019.08.07  
2019.08.07  
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REVISIONS

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CONSULTANT

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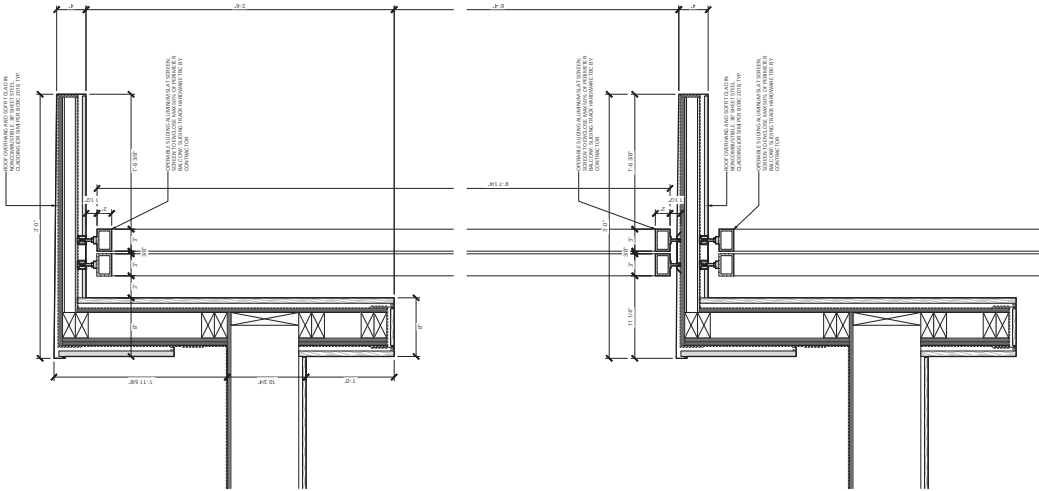
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Darcy Jones Architects Inc.

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201  
Vancouver BC V6C 2E2  
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778.688.2231

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1 OPERABLE SCREEN DETAIL  
SCALE 1/8\"/>

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Calgary, Alberta T2C 1Y2  
403.243.1111  
www.darcydjones.com

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NO.	DESCRIPTION	DATE	BY	CHECKED
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## LEGEND

-  Existing Tree
-  Tree to be Removed
-  Proposed Boulevard Tree







Biophilia design collective Ltd.  
250.590.1156  
info@biophilialcollective.ca

CLIENT NAME  
Purdy Group

PROJECT  
Heywood 6

ADDRESS  
956 Heywood Avenue  
Victoria, BC

DESIGNED BY  
Blanca Bodley

DRAWN BY  
BB/KN

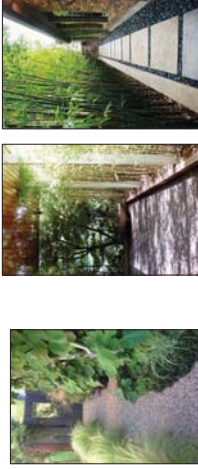
D - DP  
Resubmission #2  
2020-05-20



Scale: 3/16" = 1'

Landscape  
Design  
Main Level

DATE  
May 20, 2020



Phyllostachys aurea 'Koi'  
with 4" Aluminum Barrier all sides

Gravel Path

Pachysandra terminalis

Pinus pumila

Vaccinium ovatum



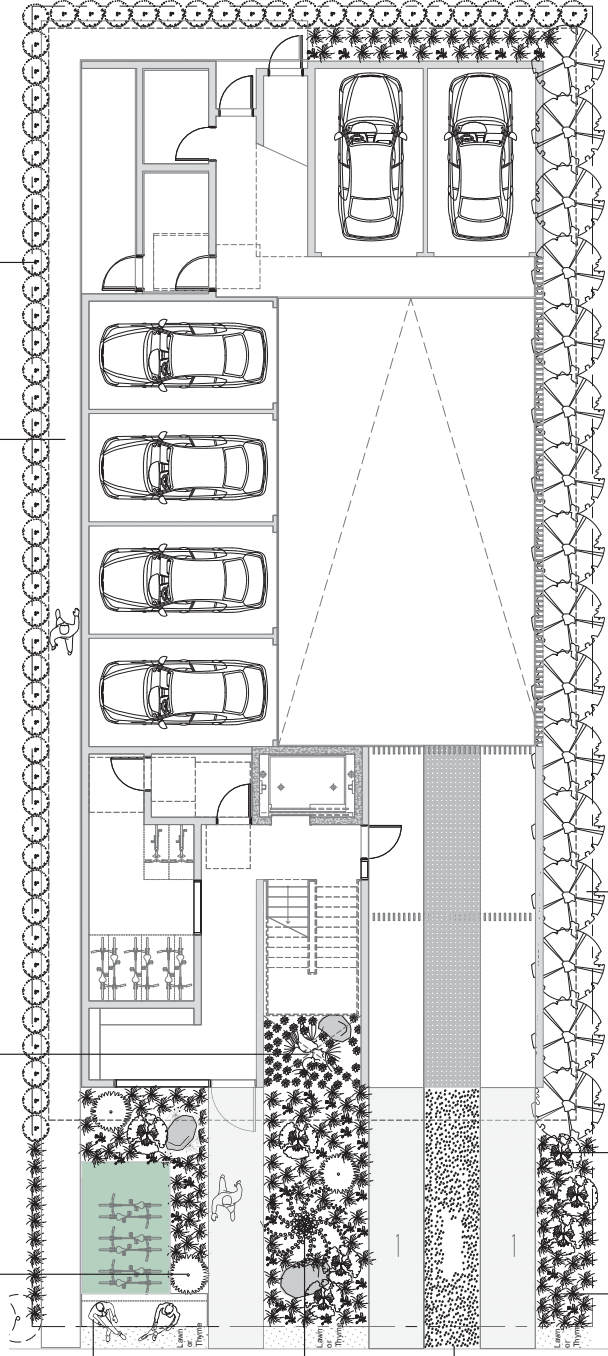
Concrete Bench



Feature Tree:  
Chamaecyparis nootkatensis



Woolly Thyme  
Thymus pseudolanuginosus



PLANT CATEGORY PERCENTAGE	
Plant List	Percentage of total plants (%)
Tree plant units	100%
Shrub plant units	100%
Ground cover plant units	100%
Native to Vancouver Island plants	100%
Non-native plants	0.0%

GENERAL PLANT LIST OF ALL LEVELS									
ID	Quantity	Latin Name	Common Name	Category	Size	Planting Notes	Native	Non-native	
VO	3	Vaccinium ovatum	Evergreen huckleberry	Shrub	1' gallon		X	X	
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10' gallon		X	X	
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1' gallon		X	X	
PA	62	Pachysandra terminalis	Koi	Shrub	8' gallon		X	X	
CH	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B		X	X	
TP	575	Thymus pseudolanuginosus	Woolly Thyme	Ground cover	4"		X	X	
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1' gallon		X	X	
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5' gallon		X	X	
PL	16	Pinus laevis	Portuguese laurel	Shrub	5' B+B		X	X	
AS	3	Aster sp.	Autumn Moon	Tree	6' B+B		X	X	
PM	18	Populus tremula	Western sword fern	Perennial	1' gallon		X	X	
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1' gallon		X	X	
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1' gallon		X	X	
JL	208	Juncus effusus	Soft rush	Grass	1' gallon		X	X	
DC	202	Dianthus californicus	California oregano	Grass	1' gallon		X	X	
FR	179	Festuca ovina	Roemer's Fescue	Grass	1' gallon		X	X	
AM	44	Artemisia tridentata	Lady's lace	Grass	4"		X	X	
PC	13	Penstemon digitalis	Scablash	Perennial	4"		X	X	
EP	13	Echinacea purpurea	Pow Wow White	Perennial	1' gallon		X	X	



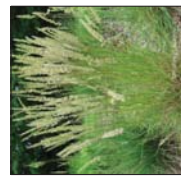
Privacy Hedge:  
Pinus laevis



Exochorda x macrantha  
The Bride



Native Meadow Grass: Koeleria macrantha  
Meadow Flower: Anemone



Native Meadow Theme + Form



Biophilia design collective Ltd.  
250.590.1156  
info@biophiliacollective.ca

CLIENT NAME  
Purdey Group  
PROJECT  
Heywood 6  
ADDRESS  
956 Heywood Avenue  
Victoria, BC

DESIGNED BY  
Bianca Bodley  
DRAWN BY  
BB/ KN

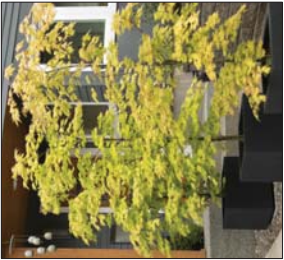
D - DP  
Resubmission #2  
2020-05-20



Scale: 3/16" = 1'

L3  
Landscape  
Design  
Second Level

DATE  
May 20, 2020



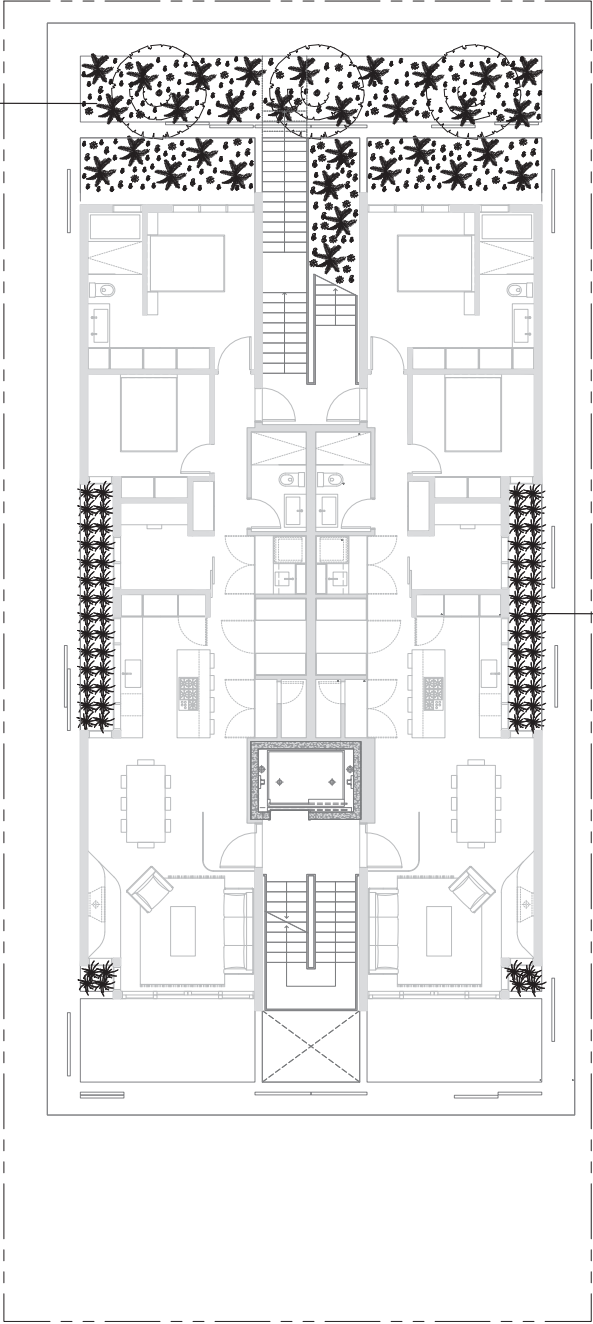
Feature Tree:  
Acer shirasawanum



Fems: Polystichum munitum, Adiantum pedatum



Cornus canadensis



Carex viridula

CLIENT NAME  
Purdey Group  
PROJECT  
Heywood 6  
ADDRESS  
956 Heywood Avenue  
Victoria, BC

DESIGNED BY  
Bianca Bodley  
DRAWN BY  
BB/ KN

D - DP  
Resubmission #2  
2020-05-20



Scale: 3/16" = 1'

**L4** Landscape  
Design  
Third Level

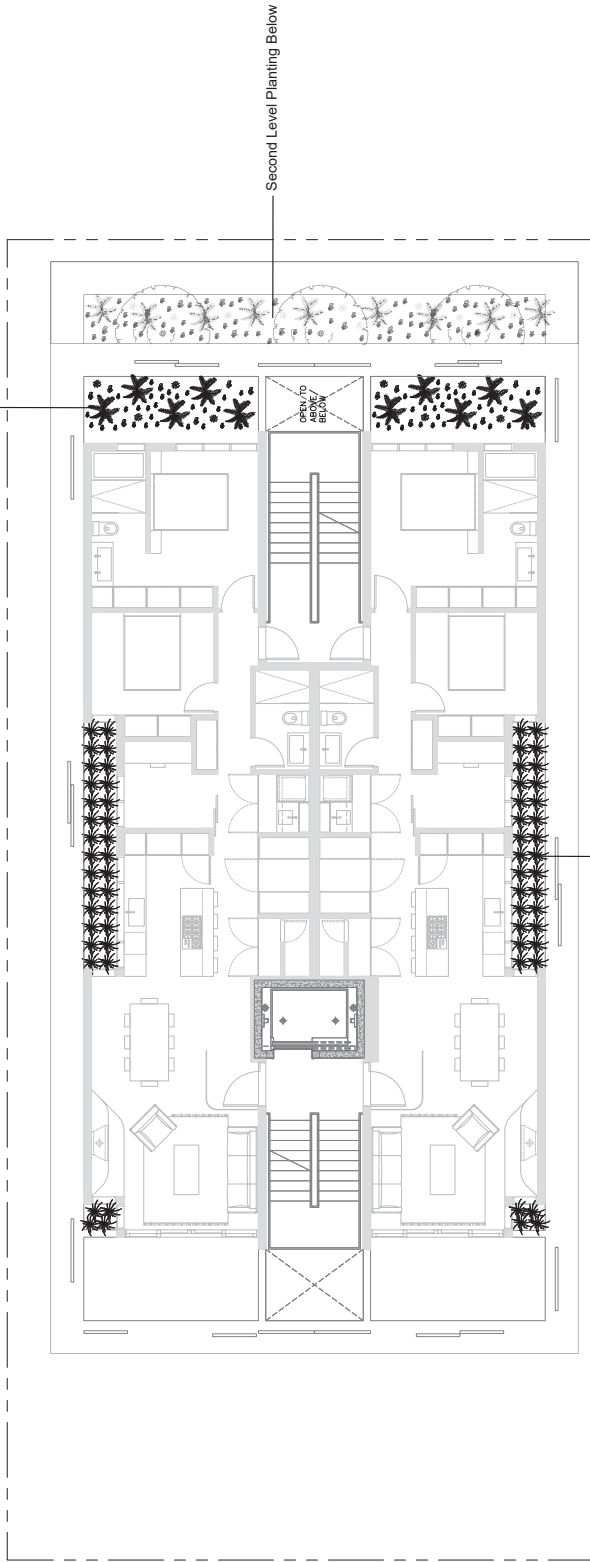
DATE  
May 20, 2020



*Cornus canadensis*



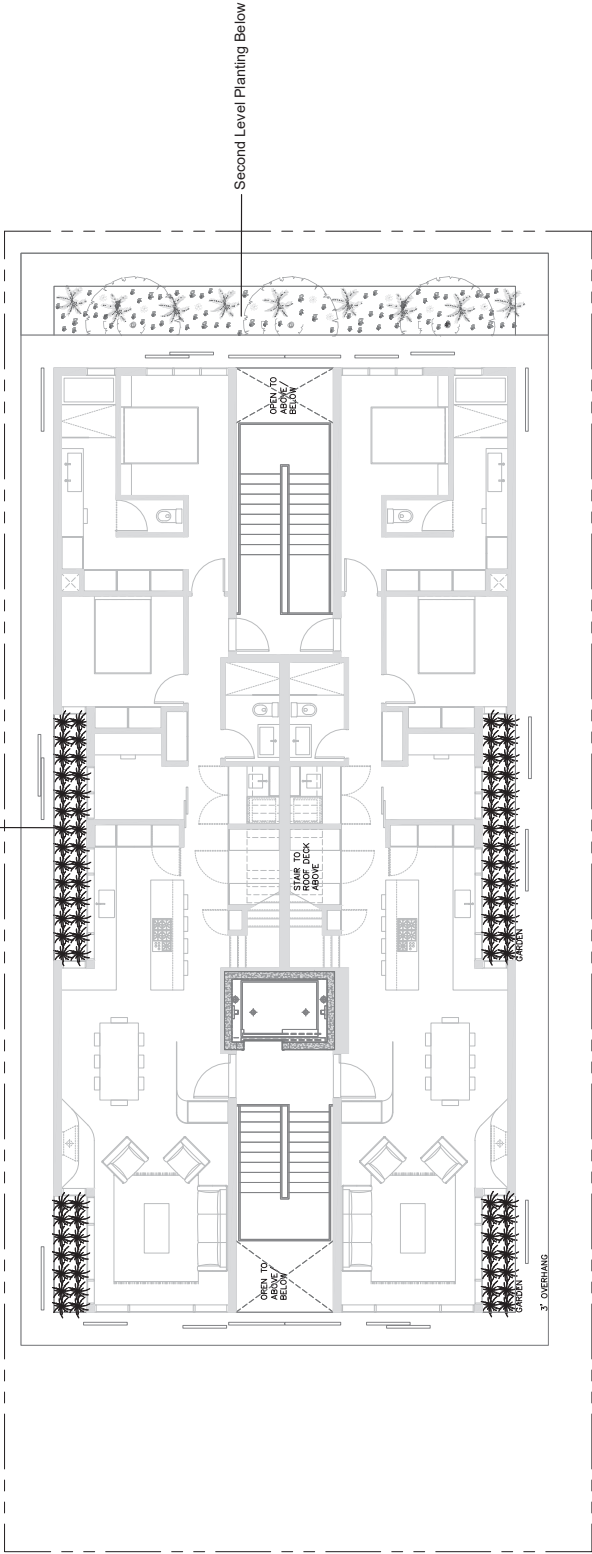
Ferns: *Polystichum munitum*, *Adiantum pedatum*



*Juncus effusus*



Juncus effusus



Second Level Planting Below





Biophilia design collective Ltd.  
250.590.1136  
info@biophiliacollective.ca

CLIENT NAME  
Purdey Group  
PROJECT  
Heywood 6  
ADDRESS  
956 Heywood Avenue  
Victoria, BC

DESIGNED BY  
Bianca Bodley  
DRAWN BY  
BB/KN

D - DP  
Resubmission #2  
2020-05-20



Scale: 3/16" = 1'

L6  
Landscape  
Design  
Roofplan

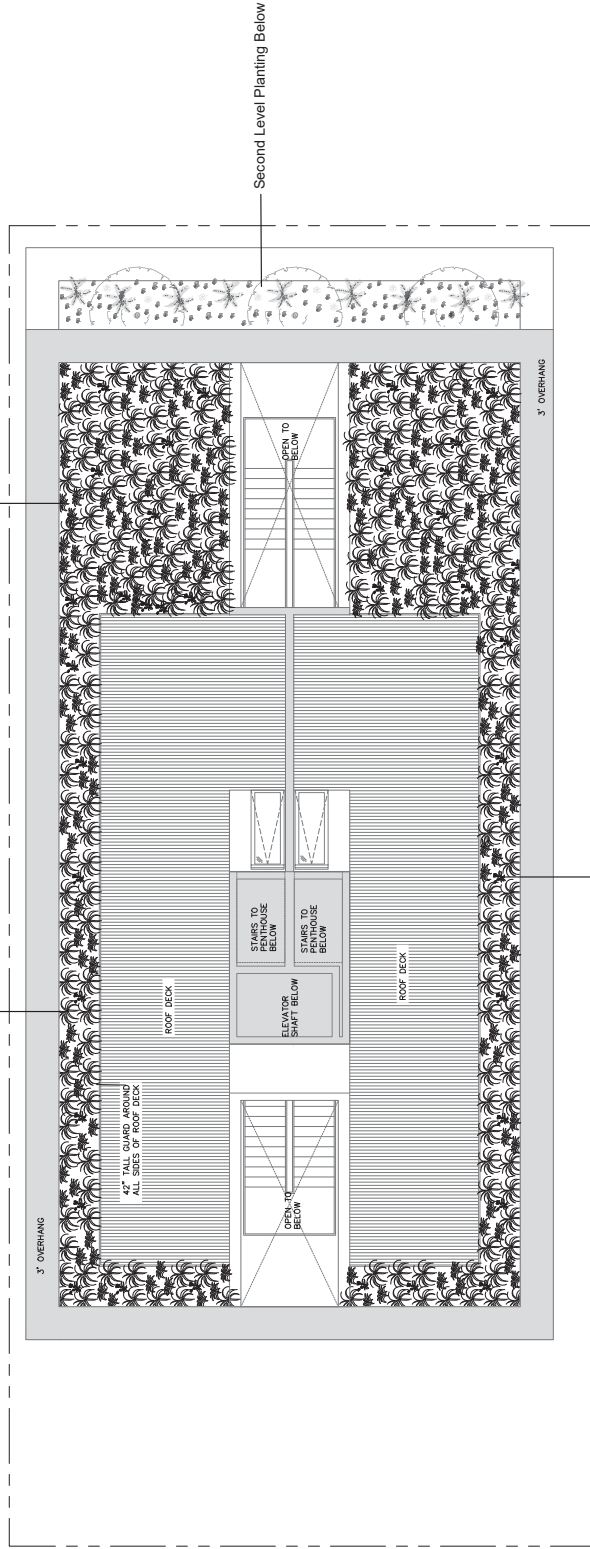
DATE  
May 20, 2020



Danthonia californica



Roemer's fescue



Meadow Flowers: Anemone majus + Plectritis congesta + Echinacea 'Pow Wow' white

CLIENT NAME  
Purdey Group  
PROJECT  
Heywood 6  
ADDRESS  
956 Heywood Avenue  
Victoria, BC

DESIGNED BY  
Bianca Bodley  
DRAWN BY  
BB/ KN

D - DP  
Resubmission #2  
2020-05-20



Scale: 3/16" = 1'

# L7 PLANTING LIST

DATE  
May 20, 2020

GENERAL PLANT LIST OF ALL LEVELS								
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native
VO	3	Vaccinium ovalum	Evergreen huckleberry	Shrub	1 gallon		X	
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10 gallon			X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1 gallon	X		X
PA	62	Phyllostachys Aurea 'Koi'	Koi	Shrub	8 gallon			X
ON	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B		X	
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"	X		X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1 gallon		X	
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5 gallon	X		X
PL	16	Prunus lusitanica	Portuguese laurel	Shrub	5' B+B	X		X
AS	3	Acer shirasawanum	Autumn Moon	Tree	6' B+B			X
PM	18	Polystichum munitum	Western sword fern	Perennial	1 gallon		X	
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon		X	
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1 gallon		X	
JE	208	Juncus effusus	Soft rush	Grass	1 gallon		X	
DC	232	Danthonia californica	California oatgrass	Grass	1 gallon		X	
FR	179	Festuca roemerii	Roemer's Fescue	Grass	1 gallon		X	
AM	44	Anemil majus	Lady's lace	Grass	seed	X		X
PC	13	Plectritis congesta	Seablush	Perennial	4"	X	X	
EP	13	Echinacea purpurea	PowWow White	Perennial	1 gallon	X		X

PLANT CATEGORY PERCENTAGE		
	Plant Units	
	Plant Units	Percentage of total plants (%)
Total plant units	1861	100.0%
Pollinator plants	709	38.0%
Food-bearing plants	1	0.5%
Native to Vancouver Island plants	1096	59.0%
Non-native to Vancouver Island plants	762	41.0%

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

August 5th, 2019

## PROPOSED PROJECT: 956 Heywood Avenue – Design Rationale

### INTRODUCTION

Our proposed 6-unit building fronts onto Heywood Avenue, on the eastern edge of Beacon Hill Park. It looks towards the park's open meadow and the baseball diamonds at its north-east corner. The site's current zoning is R3-AM2, which permits four-storey multi-family developments. Currently this is the most common building massing on Heywood Avenue, typified by the particularly large four-storey apartment blocks that flank the subject site.

The current zoning assumes larger parcels, becoming problematic when it is applied to smaller parcels like the subject site. This site is a leftover from when the area had single-family developments. Over the past decades apartment buildings literally built up and around it. In order to facilitate the development of a project that is suitable to the existing use and scale of this streetscape, we are seeking variances to the existing multi-family zoning. The proposed variances will permit us to achieve similar zoning parameters to other recent projects in the area, which dealt with similar circumstances. We've modelled our proposed building per the R-72 zoning of a recent project at 1014 Park Blvd., which did not have the existing multi-family zoning that 956 Heywood does. We've also considered the development currently under construction at 986 Heywood, which has a larger site, but is built to similar height and density.

### DESIGN

The horizontal character of 956 Heywood, the predominantly wood facades and the use of screens relate to the linear and decorative qualities of the balconies on the neighbouring buildings. Combined with a flat roof and sympathetic massing, our proposed building will fit seamlessly into the existing streetscape. The use of screens on the facades will provide relief from hot west sun and will enliven the façade within the filigree of the linear overhangs.

The main floor has a wide street-facing common entry garden that accesses the lobby and an open staircase that serves each unit's exterior entry door. This creates a "vertical rowhouse" building shape that encourages interaction between neighbours. This architectural feature will effectively create "doors on the street".

Units are oriented east-west allowing each one to have a strong relationship to the street and the park. Living areas are oriented to face the street, with quiet spaces deeper in the plan. The north and south sides of the building feature a long recess, to break up the mass of the building and provide an opportunity for larger openings and light. Operable screens will provide visual interest for occupants and the neighbouring apartments, while mitigating any loss of privacy between our proposed new building and its existing neighbours.

The plantings and entry garden on the proposed Heywood Avenue elevation will be inspired by the meadows of Beacon Hill Park.

## ZONING

	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
FSR (4 STOREY)	1.2:1	1.6:1 (9782.34 SF / 908.80 SM)	1.6:1 (25132.12 SF / 2334.85 SM)	<b>1.2:1 (7310.51 SF / 679.17 SM)</b>
BUILDING HEIGHT	39.37' / 12.0M	39.70' / 12.10M	46.85' / 14.28M	<b>44.25' / 13.49M</b>
NO. STOREYS	4	4	4	<b>4</b>
SITE COVERAGE	30%	61% (3729 SF / 346.48 SM)	76% (11928.78 SF / 1108.22 SM)	<b>64% (3911.78 SF / 363.42 SM)</b>
OPEN SITE SPACE		32% (1956.45 SF / 181.76 SM)	17% (2663.85 SF / 247.48 SM)	<b>32% (1951.63 SF / 181.31 SM)</b> <b>* 40% (2422.25 SF / 225.03 SM)</b> <b>* Total including landscaped parking roof</b>

## DENSITY

The proposed density and FSR will conform to the allowable density as currently zoned. Both 1014 Park Blvd. and 986 Heywood have FSR of 1.6:1, making the density of our project very modest compared to the neighbours.

By design, the proposal has no open parking. The proposed site coverage will be 64%, compared to 62% at 1014 Park Blvd. and 76% at 986 Heywood. Existing zoning allows 30% site coverage. The requested 32% of extra site coverage is a result of completely enclosing and hiding the proposed parking area. The roof of the parking garage will be landscaped at the rear yard, so it will qualify as open site space.

## HEIGHT

Due to poor bearing capacity of underlying soils and the complexities of deep excavations on such a tight site, Geotechnical and Structural consultants have concluded that minimal excavation should occur. In order to avoid the underlying soft clays and accommodate covered and enclosed parking within these constraints, we are proposing to have the parking be at grade and the residential units begin on the second story, above the parking. The proposal will seek a height variance of 1.49M, for a total building height of 13.49M; which is still shorter than the height of 986 Heywood Avenue (14.28M), down the street.



## SETBACKS

	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
FRONT YARD SETBACK	34.45' / 10.50M	16.40' / 5.00M	12.34' / 3.76M	<b>21.75' / 6.63M</b>
REAR YARD SETBACK PARKING PROJECTION	19.69' / 6.00M	18.70' / 5.70M	23.43' / 7.14M 4.00' / 1.22M	<b>12.44' / 3.79M</b> <b>5.00' / 1.52M</b>
NORTH SIDE YARD SETBACK	19.69' / 6.00M	4.92' / 1.50M TO HABITABLE NIL TO NON-HABITABLE	17.91' / 5.46M TO HABITABLE 2.95' / 0.90M TO NON-HABITABLE	<b>4.50' / 1.30M</b>
SOUTH SIDE YARD SETBACK	19.69' / 6.00M	4.92' / 1.50M TO HABITABLE NIL TO NON-HABITABLE	8.07' / 5.46 TO HABITABLE 1.87' / 0.57M TO NON-HABITABLE	<b>4.50' / 1.37M</b>
SETBACK EXEMPTIONS	- STEPS & ENTRY CANOPIES 14.75' (4.5M) TO STREET OR 9.84' (3.00M) TO INT. PL  - WHERE PL ABUT STREET MAY BE AVG USING FACES WITHIN 4.92' (1.50M) OF REQ'D - NO SETBACK < 9.84' (3.00M) - BALCONY MAY PROJECT 6.56' (2.00M) - BALCONY MAY BE PARTIALLY OR TOTALLY ENCLOSED WHERE IT MATCHES CLADDING  - BALCONY OR DECK FACING STREET OR PARK MAY PROJECT INTO SETBACK 9.19' (2.80M)			

## FRONT YARD

To be compatible with the neighbouring buildings, our proposed building has a front-yard setback 1.63M larger than allowable per R-72 zoning. A front-yard setback variance is requested, from 10.5M to 6.63M. Corner windows and balconies at the front façade will visually minimize the proposed building's massing. Unlike the neighbouring apartment buildings and the recent development at 1014 Park Blvd, our proposed balconies on the second and third levels will be included in our building footprint and not project any further into our front yard setback.

Our original design proposed a front yard setback of 21'-1", but after feedback from community members and city staff we have revised our design to be more respectful of our neighbours. Although we were only able to push back our building another 8" to have a total building front yard setback of 21'-9", we have shifted the second and third level units further into the property where they are only 6'-8" proud of our neighbours. We also carved out the northwest and southwest corners of the building to improve views to the park.

## REAR YARD

The proposed rear-yard setback to the above grade storeys of the building is 1.91M more than the typical setback per R-72 zoning. While the main level projects beyond this setback, its roof will be landscaped and treated as open space, reducing its visual impact on any neighbours.

We are requesting a variance from existing zoning in order to permit the main level to go within 1.52M of the rear property line, and for above grade levels (2-4) to be at 3.79M from the rear property line.

## SIDE YARDS

The proposed side-yard setbacks are 0.13M less than the 1.5M requirement per R-72 zoning. This is a result of trying to minimize the variance required for front and rear yard setbacks. We will ensure that the side yard walls and overhangs will be built to code as required by the BCBC 2018 to remove all safety concerns. There will also be no unprotected openings in the wall plane at the setback to ensure neighbour privacy is not encroached upon. Additionally, a 6.83M x 1.93M recess will be carved out of the sides of each above grade floor, to further increase setback relief within the side-yards. R-72 zoning permits uninhabitable parking level to have 0.0M setbacks. The minimum proposed setback to the parking level is 1.37M at the side yards, to allow for a significant landscape buffer.

We seek to vary the existing zoning to allow for the setbacks noted above.

## PARKING


	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
NO. UNITS	-	-	21 UNITS	<b>6</b>
PARKING	1.4/UNIT	0.9/UNIT (6 SPACES)	1.4/UNIT (29 SPACES)	<b>1/UNIT (6 SPACES)</b>
VISITOR PARKING	-	-	-	-
BIKE PARKING (SHORT TERM)	6 SPACES	6 SPACES	6 SPACES	<b>6 SPACES</b>
BIKE PARKING (LONG TERM)	1/UNIT (6 SPACES)	1.25/UNIT (9 SPACES)	1.25/UNIT (22 SPACES, 12 NON-CONFORMING)	<b>8 SPACES</b>

A 1:1 ratio will be provided for vehicle parking. This exceeds the required 0.9 parking spaces / unit per R-72 zoning, and is nominally less than the revised Schedule-C requirements. This site is centrally located and close to public transportation and bike routes. The proposed development will provide ample secure long-term bike storage in the parking level.

## SUMMARY

The proposed building suits the targeted use and character of the current zoning. It will quietly nestle itself into Heywood Avenue's streetscape. Planning's support for our requested variances will allow for the current zoning's intended uses to continue on, while providing the opportunity for a fresh development that supports empty nesters or young families. The site is perfectly situated to accommodate this modest project near Victoria's historic and important downtown, across from the much-loved Beacon Hill Park.

Sincerely,



D'Arcy Jones  
Architect AIBC MRAIC

---

**D'Arcy Jones Architects Inc.**

309-175 Broadway East  
Vancouver BC V5T 1W2  
[www.darcyjones.com](http://www.darcyjones.com)

# For Staff Consideration

## CALUC Community Input Meeting Report: November 22nd, 2018

Address: 956 Heywood



Developer: Luke Mari, Purdey  
Group (Aryze) [lmari@purdeygroup.com](mailto:lmari@purdeygroup.com)  
Architect: D'Arcy Jones Architects

Attendance: 8

This property is the last one to be developed on this block and it is surrounded by 4 storey residential buildings.

Rezoning Requested	Current Zone	Proposed	
	R3-AM-2	R-72 zone (a neighbouring R-72 has a lane access and this property does not.)or site specific zone closely related to R-72	
Number of Units	Orphaned House	Multi Family 7	
	<b>Current Zone</b>	<b>Proposed</b>	
Site Coverage	<b>30%</b>	<b>72.2% (including balconies)</b>	
FSR (Floor Space Ratio)		1.58:1	
Number of Storeys	4	4	
Height		48.25 ft or 14.7M	
Number of parking stalls	1.4 per unit	1.0 per unit 7 parking stall (No visitor parking)	
Rear (East) Setback	3M	1.2M to parking garage level	

# For Staff Consideration

Front (West) Setback	10.5M	6.43M	
Side (North) Setback	3M	1.51M	
Side (South) Setback	3M	1.5 to habitable .59 to non habitable (garage)	
Number of protected trees		None	
<b>Community Amenity Contribution</b>		<b>None</b>	

## Neighbourhood Comments Feedback on development proposal:

### Mass: Front setback. “It sticks out further”:

- Picture doesn’t really show how much further it sticks out from us (approx. 7 feet past)
- You need to make it smaller
- I like the design if you push it back a bit
- Would it be possible to move the building back to the same setback as the other 2 neighbouring buildings?
- “I won’t be able to see the sky anymore”
- Your building will be the “only one” that sticks out
- “Jutting out (front setback) and too high. You should be the same as the neighbour buildings”

### Loss of Light:

- You are taking morning light away from neighbours
- If we have to live with a blank wall keep it a light colour so at least we get some reflective light
- large light blocking wall to the north
- “all I’m going to see is a wall”
- How about murals, so if we have to look at a wall, at least make it interesting.

### Loss of View

- 964 Heywood NW Corner currently has a beautiful city view. Building higher and moving forward we would be losing our north view. (The west view will remain unencumbered.)

### Design:

- Due to soil conditions there is no underground parking because they would have to get permission from the neighbours north and south to encroach on

# For Staff Consideration

their property during construction. Neighbours do not want this encroachment hence, it is surface parking.

- The first storey is higher than neighbouring buildings because of the parking not being able to be underground.

## **Greenspace & Gardens:**

- The mature trees visible from Heywood are on neighbouring north and south properties.

## **Comments on Land Use policy:**

- “Zoning should guide the land use.”
- “Variances are way too big and should only be small.”
- “If you can’t depend on zoning, or community plans, you build whatever you want.”
- “This [proposed building] will set a precedent [not preserve the existing development pattern] for our neighbourhood, with heritage houses isolated between oversized buildings. Good bye green space, and privacy.”
- 6.2.1 DRAFT Fairfield Neighbourhood Plan Public Realm Policies: Maintain and enhance the existing urban tree canopy on all street to support attractive streetscapes and walkable environments. This proposal does not support this.

**Noted:** In the discussion, about moving the front setback it was discussed removing a parking space to move the building back, and the difficulty of this because of the placement of the elevator.

See attached letters to CALUC

# For Staff Consideration



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**Sent:** Monday, November 26, 2018 2:51 PM  
**To:** mayorandcouncil@victoria.ca; CALUC chair  
**Subject:** 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

# For Staff Consideration

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shadow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,

408-964 Heywood Avenue

# For Staff Consideration

**Sent:** Tuesday, December 11, 2018 1:00 PM

**To:** [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

**Cc:** CALUC chair; [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

**Subject:** 956 Heywood lack of notices & opposed

Dear Mayor Helps and Council,

I did not get a notice from the City for the Community Meeting for the proposed development at 956 Heywood, as is the case with several other people. I live next door in a condo at 964 Heywood.

I have checked with 13 people who live in the two condo buildings on either side of the proposed development. Nine are sure they did not get the notice. Five do not recall getting it, but can't be sure. I have not found anyone who got it.

At first when I question some people, they think they did get it, but when I ask them further they refer to the information that some people received from the developer and then clarify they did not get anything from the City.

I have met with Alec Johnston, Senior Planner, about the lack of notices and he is looking into this.

A neighbour who did not get the notice went to City Hall and was told to take it up with Canada Post.

Can another community meeting can be scheduled to remedy this situation? I look forward to a reply from you.

I am strongly opposed to the proposed development.

When I purchased my condo, I carefully examined the zoning of 956 Heywood as it is to my immediate north and my balcony and windows look onto it. At present there is a single family dwelling. The proposal is for a condo with four stories plus part of a parking level garage with 7 units.



# For Staff Consideration

The proposal is drastically different than the zoning which is in place and which I based my purchase on.

The existing zoning is for 30 % site coverage. The proposal is for 72.2%.

The zoning height is 12 M. The proposal is 14.2 M.

The zoning front set back is 10.5 M (for 4 storeys) and the proposal is 6.43 M. The buildings adjacent are set back about 11.35 M. The proposal would jut out in comparison and block views of Beacon Hill Park. Front balcony zoning is for 2 M. The proposal is for 2.5 M. Balconies next door at 964 Heywood are 1.5 M.

The zoning rear setback for a 12 M height (the maximum height) is 6 M. The proposal is for only 1.21 M for the parking level garage and 6.01 M for the rest of the building.

For the south side setback which is beside the building I am in, the setback for a 12 M height is 6 M. The proposal is for only 0.59 M for the parking level garage and only 1.51 M for the rest of the building!!

The north side setback is proposed for 1.51 M as compared to the 6 M zoning (for a height of 12 M). The proposal would effectively cut off the sun for many of the residents next door at 909 Pendergast.

The proposal is far too massive for the site, is intrusive and does not fit in with the buildings on either side.

The proposal is not respectful or in keeping with what the City has planned for with the present zoning for this site.

Thank you.

305-964 Heywood Ave

### 3.3 Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

The City is considering a Development Permit with Variance application to construct a four-storey multiple dwelling building.

Applicant meeting attendees:

BIANCA BODLEY  
D'ARCY JONES

BIOPHILIA DESIGN COLLECTIVE  
D'ARCY JONES ARCHITECTS

Alec Johnston provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- window placement and privacy impacts
- parking entrance and street relationship
- landscaping in response to context
- any other aspects of the proposal on which the ADP chooses to comment.

D'arcy Jones provided the Panel with a detailed presentation of the site and context of the proposal and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is the west stairwell enclosed?
  - It is open air, and enclosed only at the top
- what material is proposed for the overhang?
  - metal
- are you worried about glare with the overhangs?
  - some glare is intended to spread light throughout
- what is the purpose of the screens?
  - they are operable and meant to be playful
- can you explain on the west elevation of the roof deck what the grey boxes are?
  - you are looking at the screens that would contain the hatches
- what is the surface of the wall on the first level?
  - concrete and glass
- what is the landscaping between the existing buildings currently?
  - that area was not surveyed. From the drawing it looks like a hedge
- what will the landscaping on the roof look like, and will it be irrigated?
  - combinations of plantings, such as Pampas grass. Yes, it will be irrigated
- where is the roof access for level four?
  - it is a hatch at the top of the stairs
- is there a guard on the roof garden?
  - yes.

Panel members discussed:

- window placements
- the impact on privacy of surrounding neighbours

- appreciation for the concept in the landscaping plan.

**Motion:**

It was moved by Jessi-Anne Reeves, seconded by Jason Niles, that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- consideration of the minimum side yard setbacks affecting livability to the neighbours.

**Carried 6:1**

For: Sorin Birliga, Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth,  
Pamela Madoff

Opposed: Karen Sander

# ARYZE

06 July 2020

Re: 956 Heywood- ADP Response

Attn: Alec Johnston, Senior Planner

As you are aware, our application for 956 Heywood was heard by the Advisory Design Panel on January 22, 2020 with the resulting motion to approve the application with “*Consideration of the minimum side yard setbacks affecting livability to the neighbours*” supportively voted on by the panel. We appreciate the many aspects of the project they discussed and are grateful for the support for the project put forward. In regards to their specific motion considerations, we reviewed the design to see if there was a way to accommodate some changes. Unfortunately, due to the unique constraints of the site, we are unable to make any further revisions for the following reasons:

1. Our current design reflects a two unit per floor layout, each unit is a mirror of the other. At their widest point, the units are 15’ wide and at their narrowest point they are 12’ in width, for reference, a normal condominium unit carries a width of 19’ to 26’. Furthermore, the building core and circulation space cannot be narrowed any more while still meeting the requires of the BC Building Code. This means that any increases in side yard setback must come from the livable space within the unit themselves. Due to the already narrow unit plans, any reduction in unit width will significantly impact the livability of these proposed homes and compromise fire safety exiting to the two egress points.
2. Building upon work done previously, we again looked at reducing the building height by sinking the structure with our geotechnical consultants. This was our original plan, placing the parking underground thereby reducing the overall building height. The two different drill tests done on the property indicate the site consists of soft grey and brown clays to a depth of 18.6m, well below the required 3.5m for underground parking. In order to reduce the height of the building through excavation, we require shoring on all property lines due to the instability of the soil. When we approached the neighbouring buildings for the required access to accomplish the shoring, they politely refused due to the complex nature of their lease-hold building tenure. Given the Site Classification for Seismic Site Response ‘E’, the worst soil classification possible, we had no choice but to put the parking at grade eliminating the possibility of sinking the building to reduce height.
3. We ran an enhanced sun study and the results essentially show that any reduction to height or setbacks has no measurable benefit to the lower units of the neighbouring building as for many

# ARYZE

parts of the year, they are already shadowed by existing buildings. In addition, the upper floor units experienced a minimal reduction in shading but in order to accomplish this benefit, the changes render the project infeasible.

4. We understand that our project will create additional shadows, it is part of the challenge of building on one of the last undeveloped properties in this urban area. Through GIS we ran an analysis that shows this urban situation is not without precedent, there are in fact 343 other multi-family buildings with a 7m or less building separation which represents 26% of the entire City's multi-family building stock. This de facto urban context highlights the need for high quality architecture to mitigate the impacts where possible. We believe our approach to architecture on this very challenging site achieves many of the stated City objectives both in policy and design guidelines.

Thank you for your consideration, please feel free to reach out with any questions or concerns.

Kind Regards,

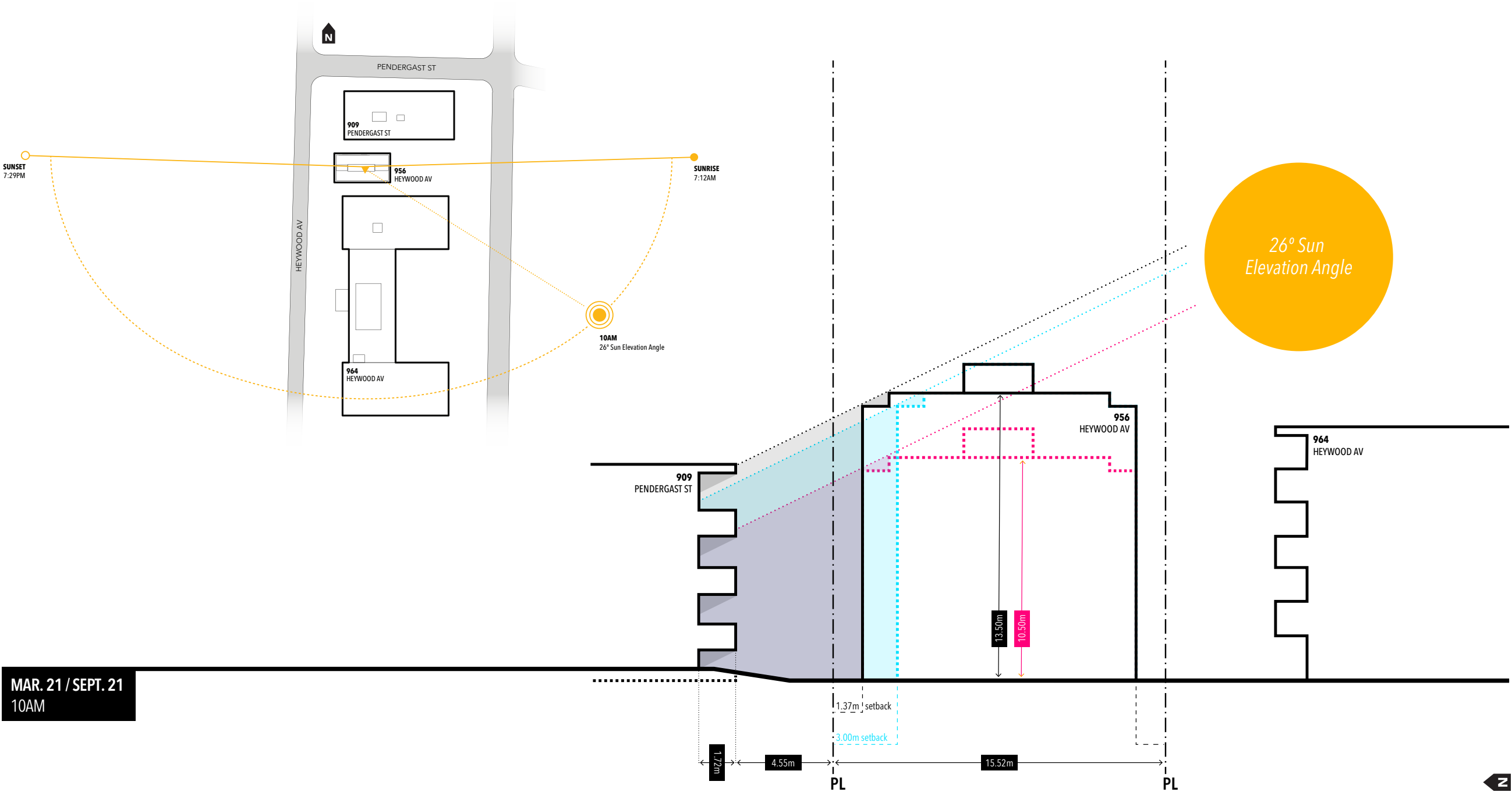


**Luke Mari**  
Principal, Development  
Aryze Developments  
luke@aryze.ca

Attachments:

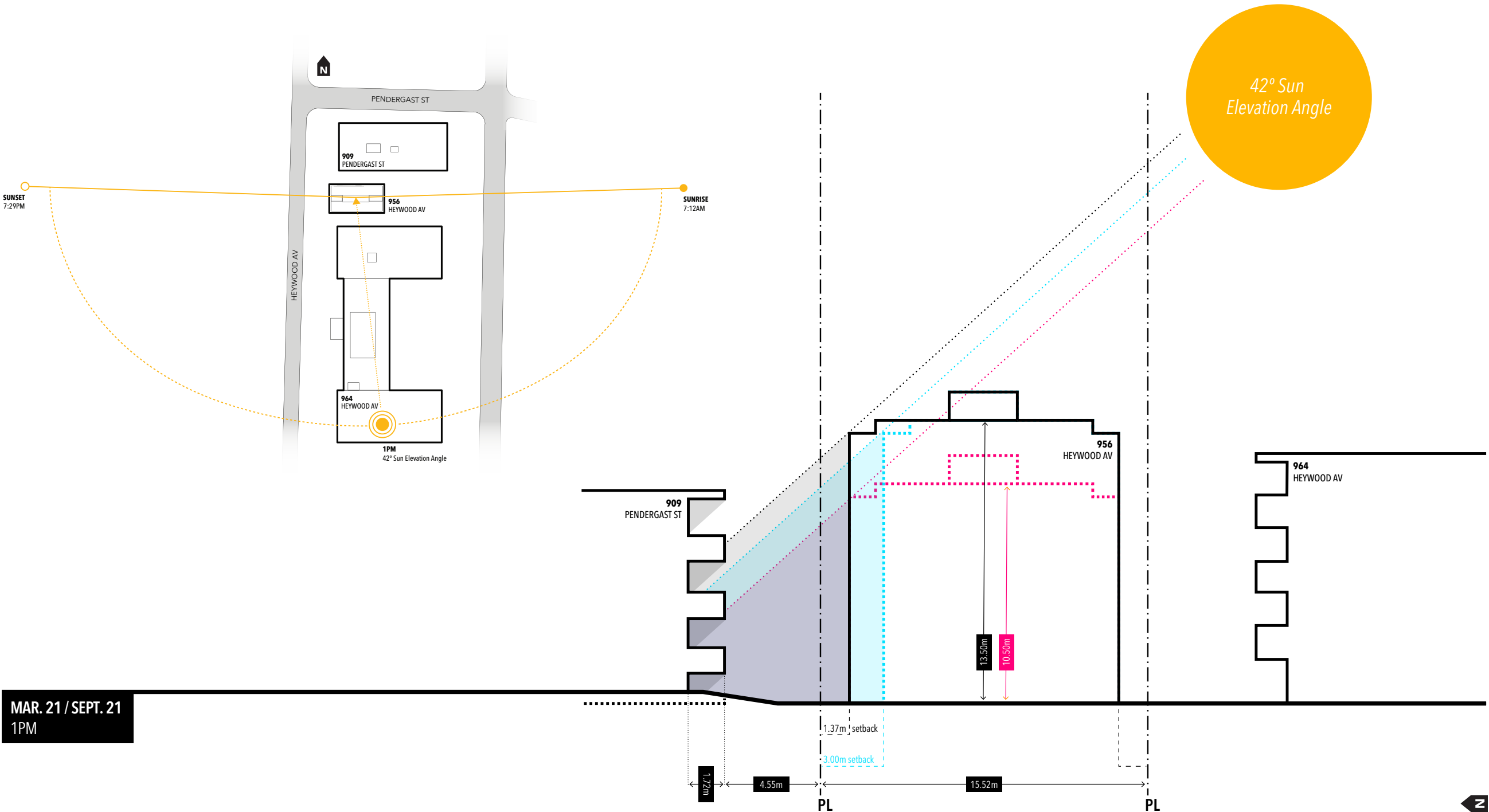
1. Enhanced sun study
2. MF separation analysis

Shading Study.

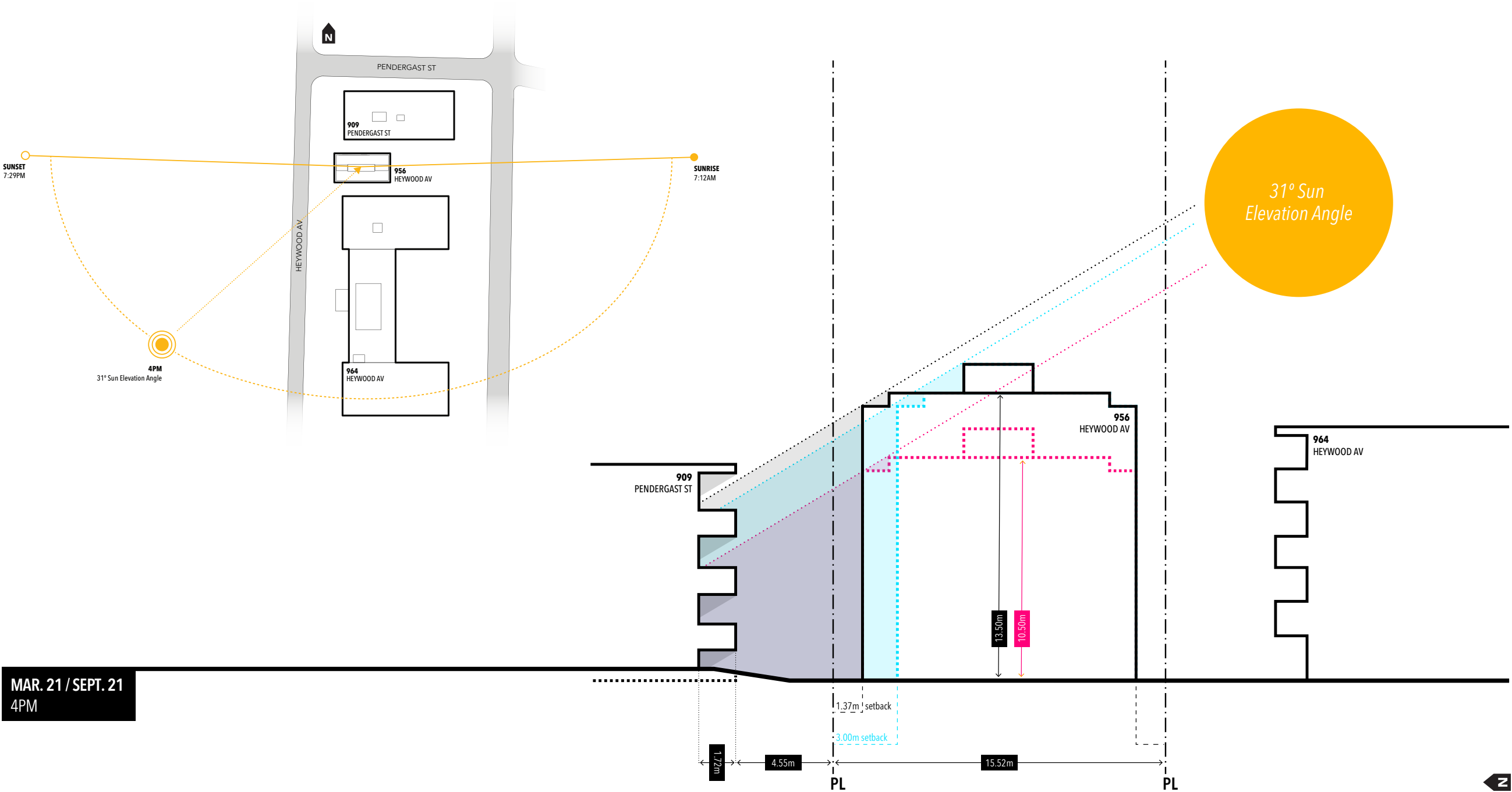




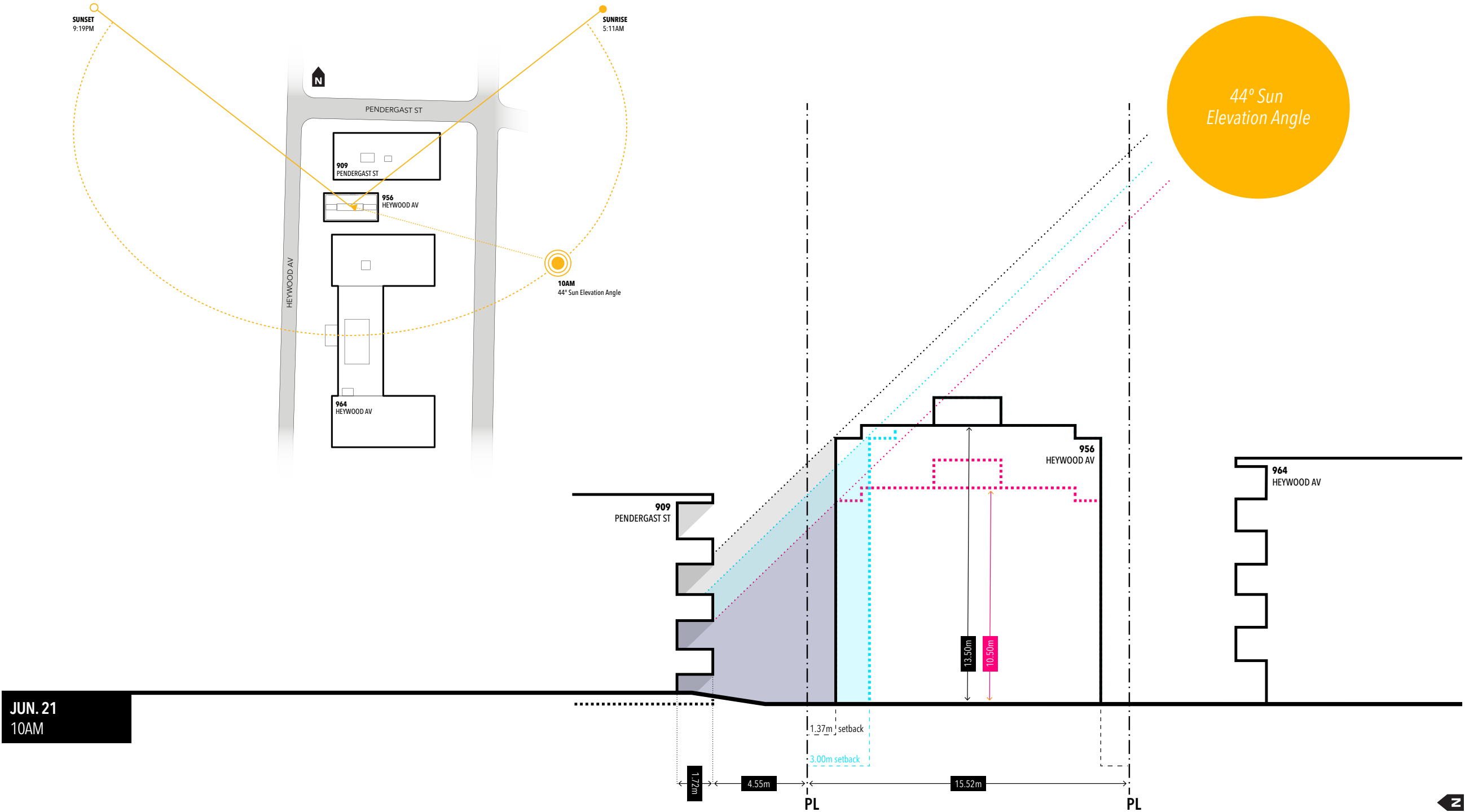
Shading Study.



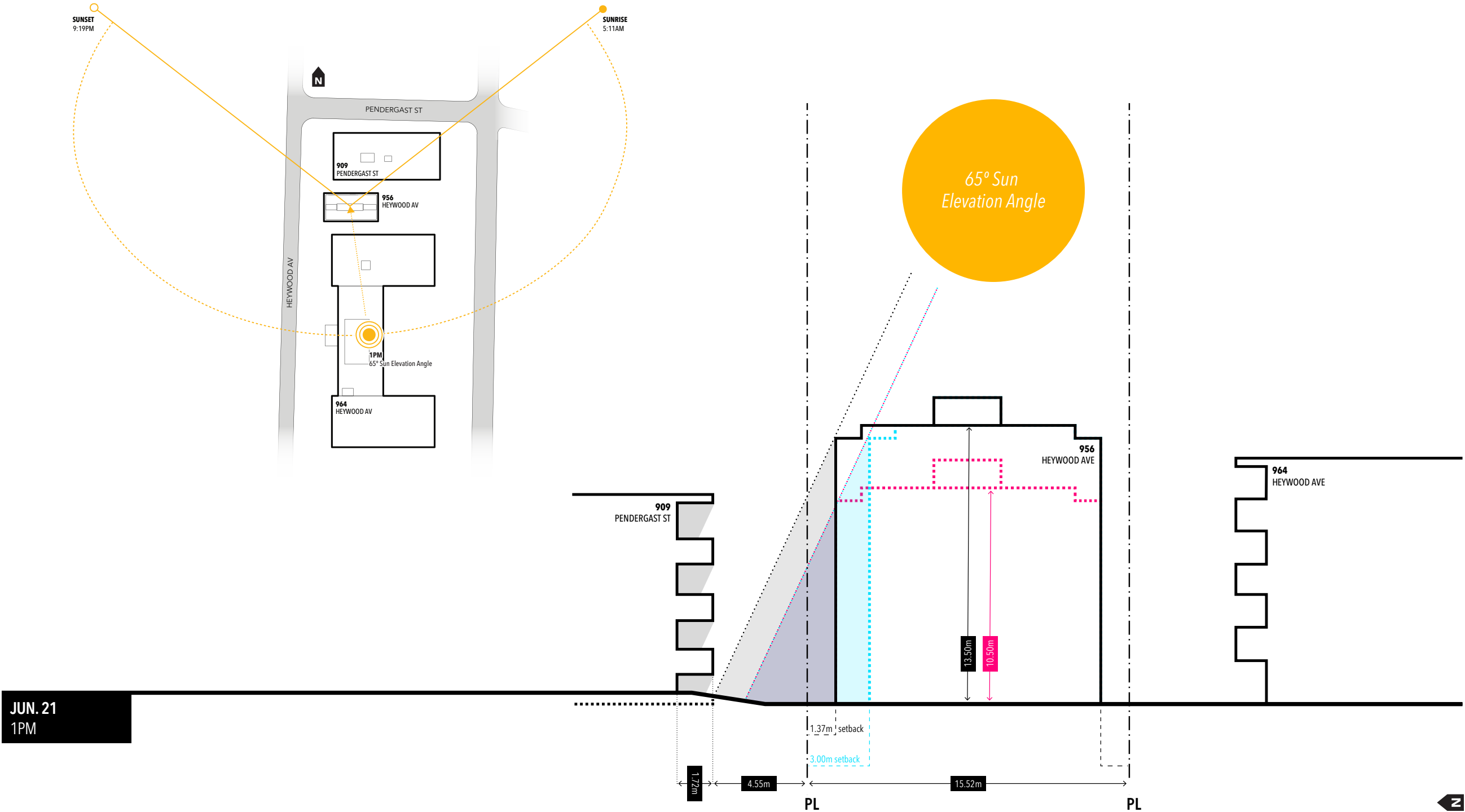
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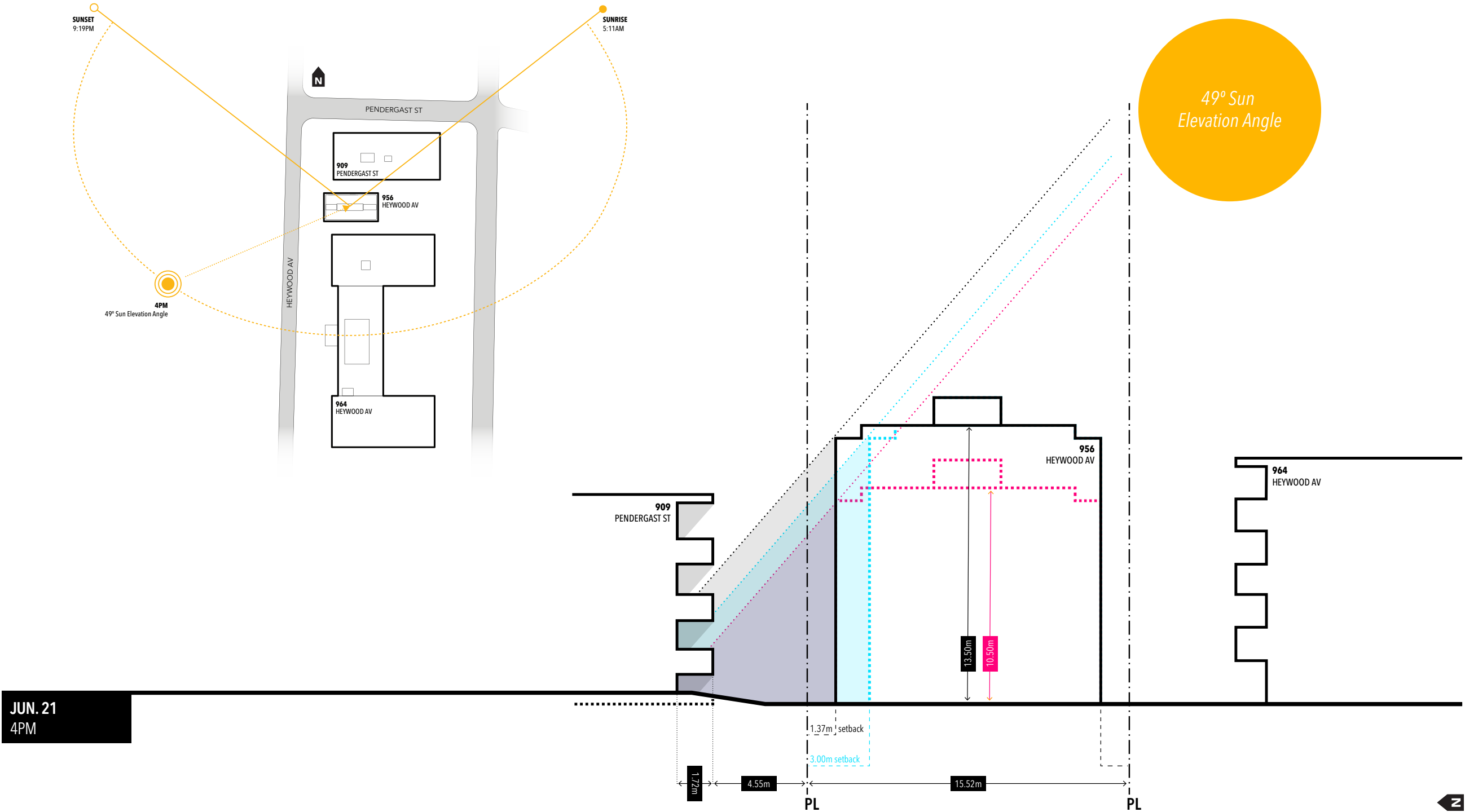
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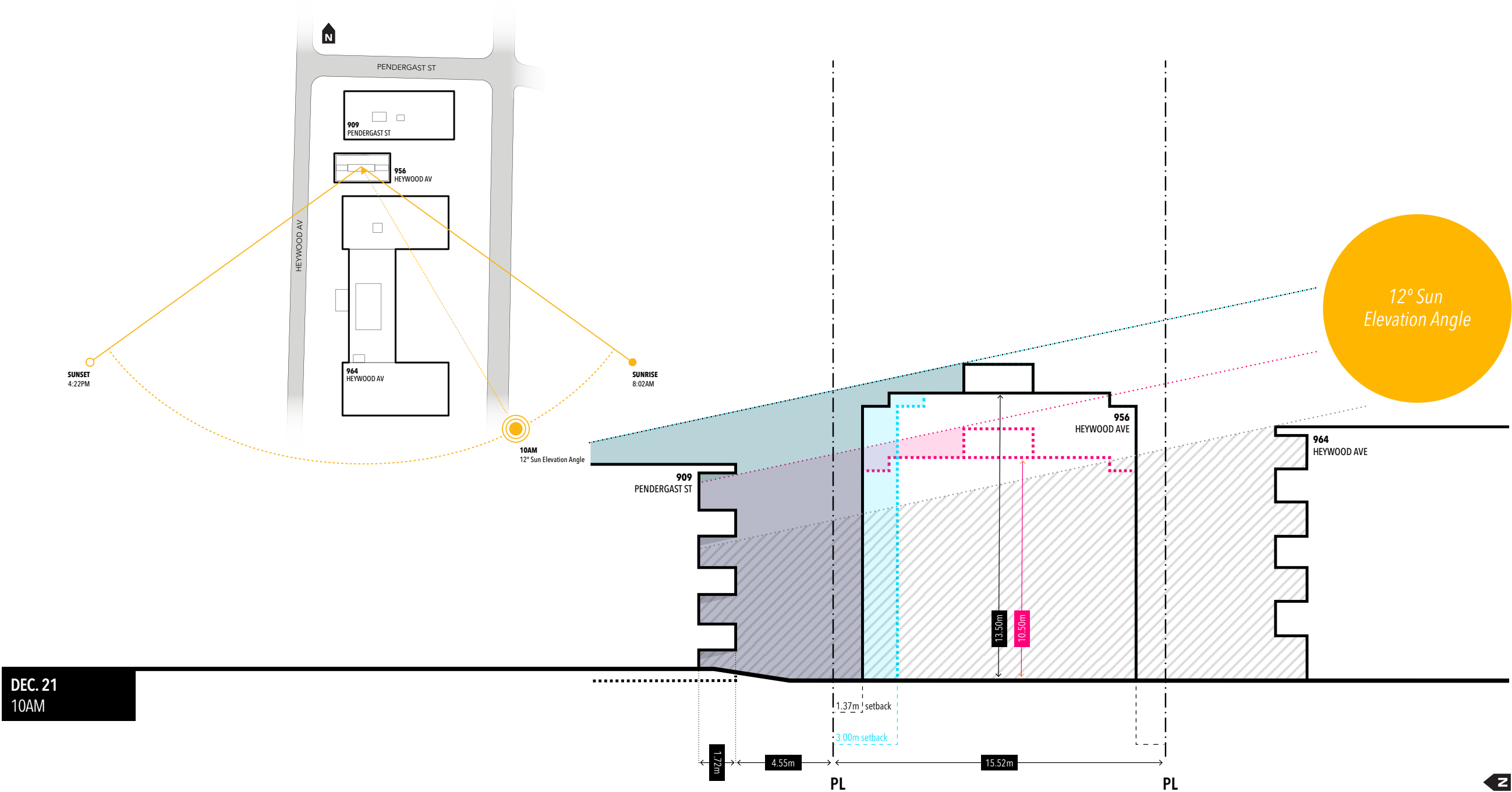
Shading Study.



Shading Study.

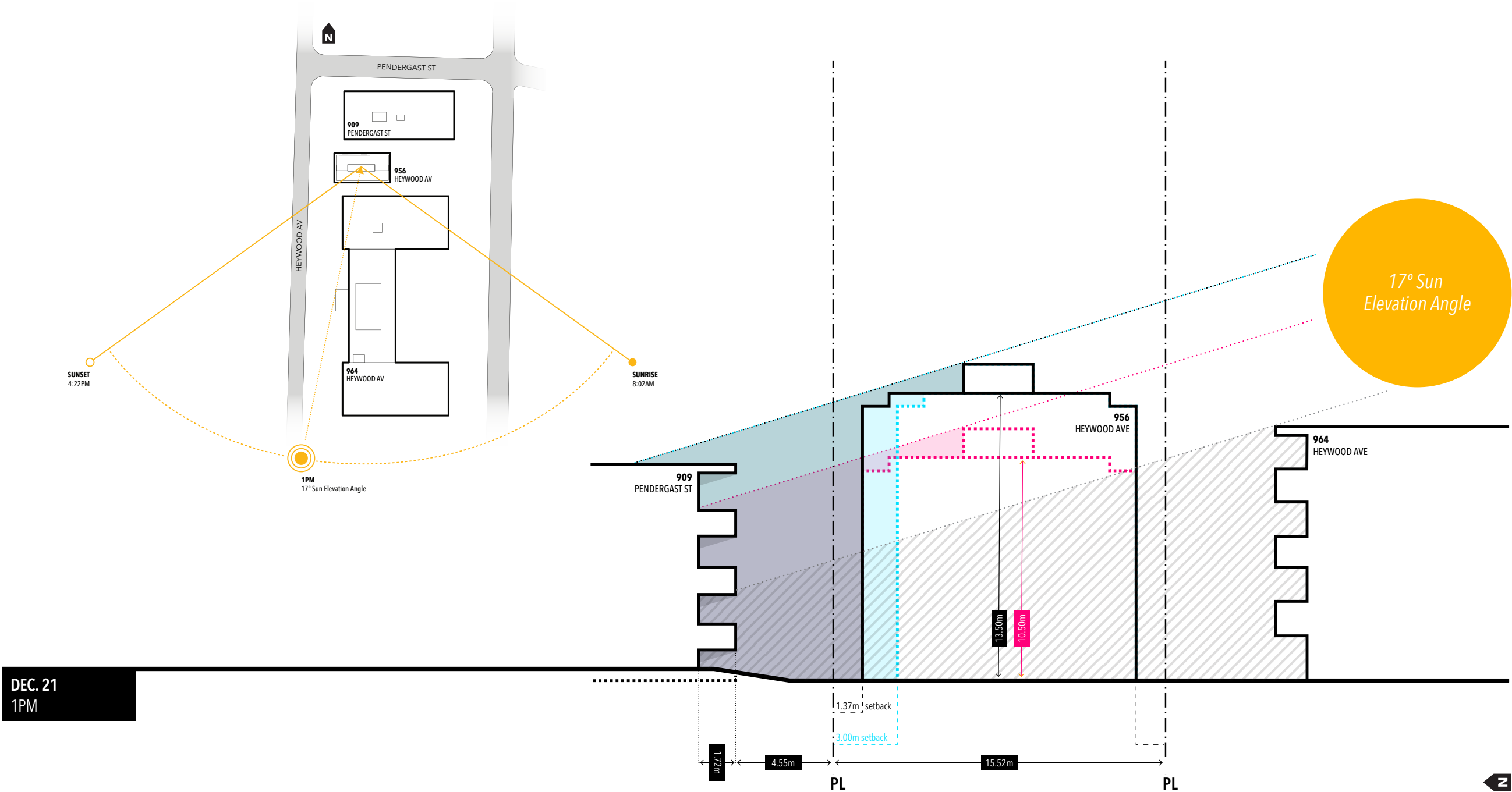


Shading Study.

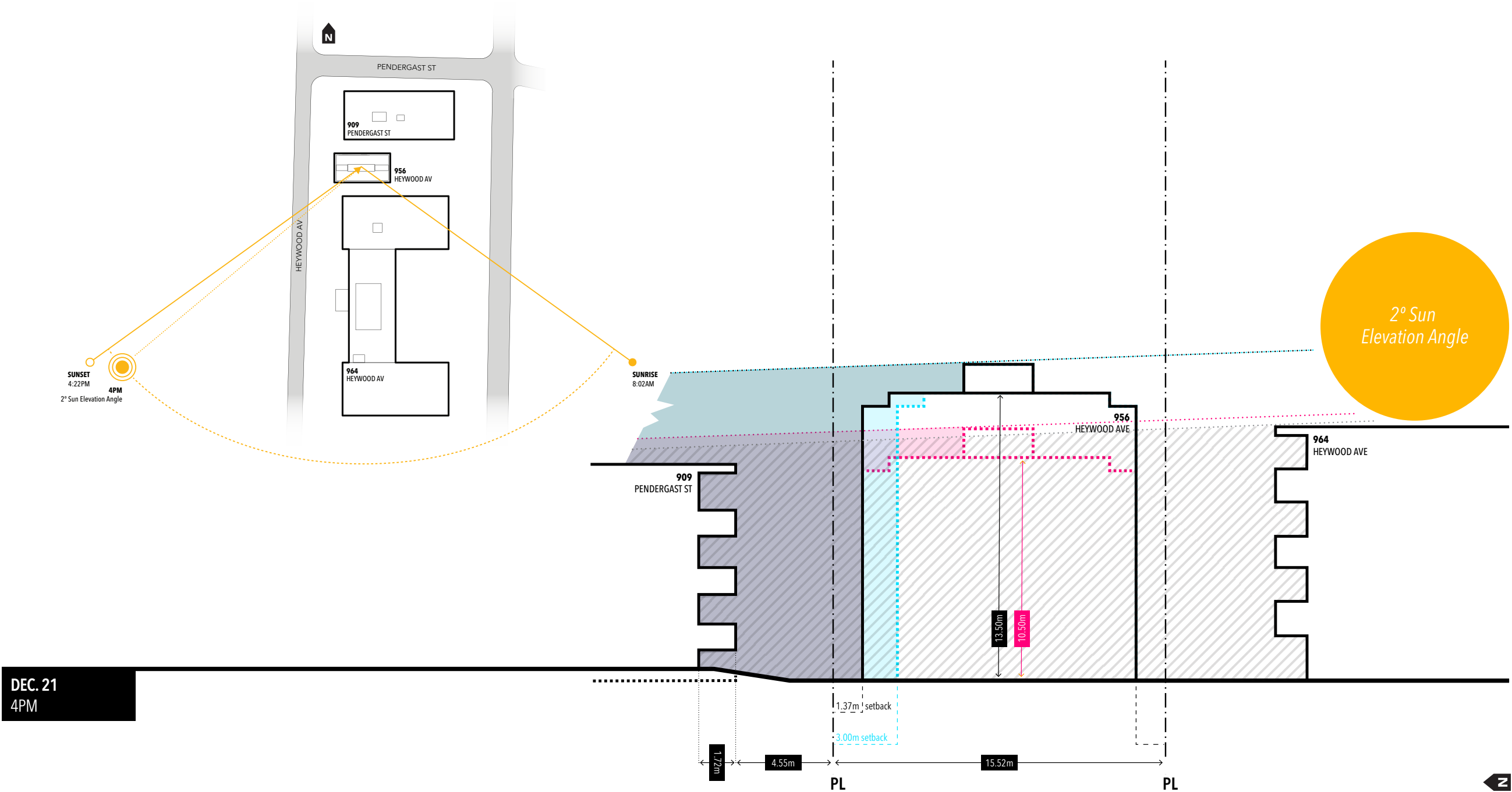


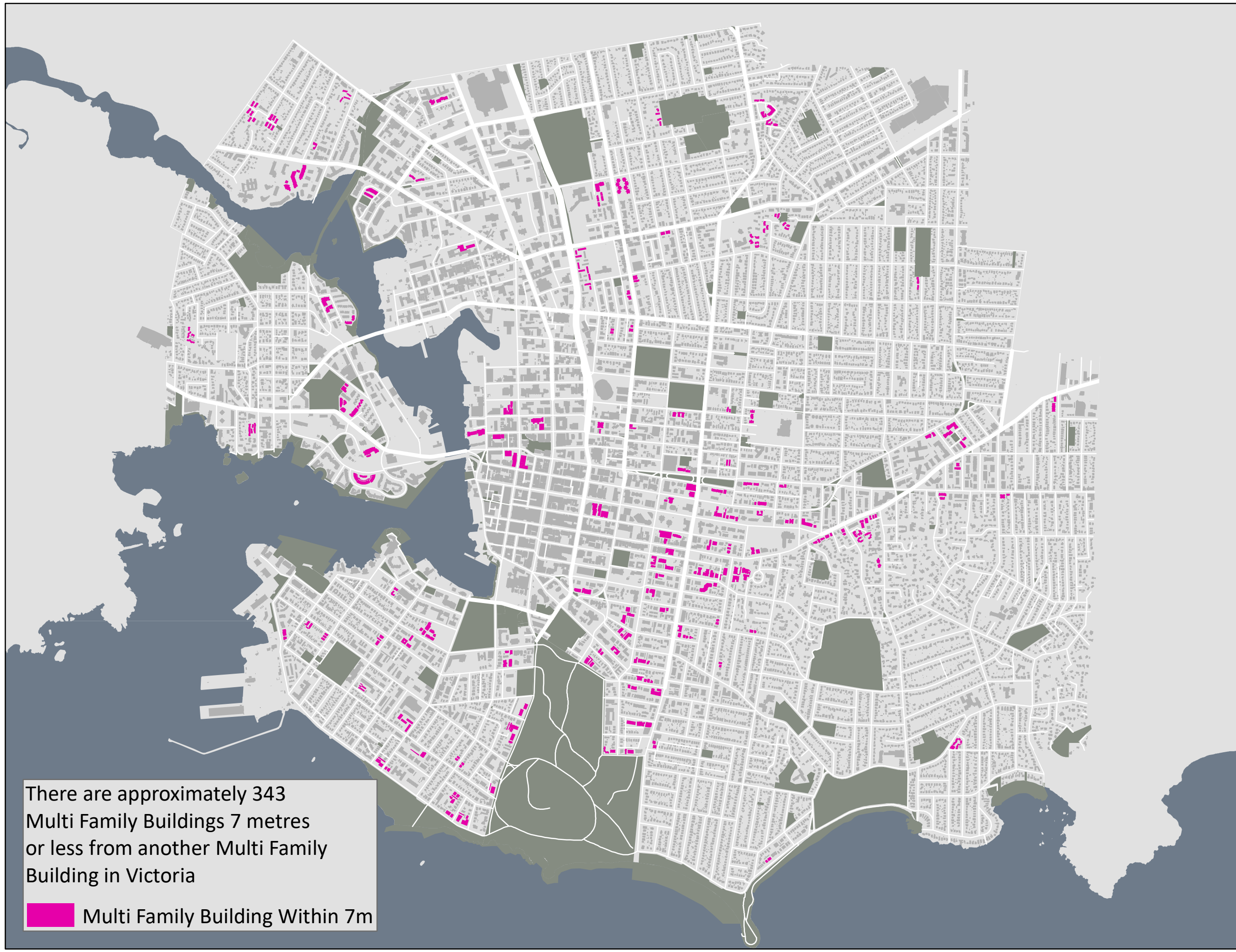


Shading Study.




Shading Study.





There are approximately 343  
Multi Family Buildings 7 metres  
or less from another Multi Family  
Building in Victoria

 Multi Family Building Within 7m

## Devon Cownden

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**Subject:** 956 Heywood avenue development - Purdue group (meeting notice)

**From:** Dianne Brooks [REDACTED]

**Sent:** Monday, November 19, 2018 11:23 AM

**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>; [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

**Subject:** 956 Heywood avenue development - Purdue group (meeting notice)

I received the 'community meeting notice proposed development'.

I live at 964 Heywood Avenue . . . Ext door to the proposed development.

I feel that 4 stories squeezed between the two apartment buildings will seriously create a 'hemmed in' feeling and reduce the quality of living and value of our lease hold properties considerably

I believe that the new development residents will also feel hemmed in between the two looming apartment buildings. Perhaps 3 stories only would create a more spacious feeling and quality of life for all residents.

Very depressing to have to face a huge wall in your window.

many thanks

Dianne Brooks

Resident 964 Heywood avenue

## Devon Cownden

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**Subject:** 956 Heywood Avenue

From: anne [REDACTED]  
Sent: Monday, November 26, 2018 2:51 PM  
To: Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>; [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
Subject: 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shadow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,  
Anne Cuthbert  
408-964 Heywood Avenue

## Devon Cownden

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**Subject:** Development of 956 Heywood Avenue, Victoria

**From:** Lottie Ericson [REDACTED]

**Sent:** Friday, December 14, 2018 10:49 AM

**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>; [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca); Geoff Young (Councillor) <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Development of 956 Heywood Avenue, Victoria

I am writing this letter because of concern over a proposed multifamily building on 956 Heywood Avenue as it does not at all meet the by City Council proposed plan of gentle densification in the Fairfield area close to Beacon Hill Park. The picture of the building I received shows a 4 foot above ground parking garage and 9 foot ceilings in each unit and it makes the building look very obtrusive on our very picturesque street.

Unfortunately I didn't received the notice of the Nov 22 meeting so hence I never heard the presentation by Aryze, the development company proposing the building, but, from what I have seen of the plan, many of the zoning bylaws are not followed, i.e. the proposed building is higher than allowed, the building will take up twice the allowed area on the lot and the building is being pushed forward much too close to the street. As the building will also be very close to the existing buildings, Villa Royale on Heywood Ave and Edgemont Villa on Pendergast Street it will obstruct the view of the lovely park and let less light into the apartments facing the new building.

I don't really want to use the saying "we were here first" but I do hope that the members of Victoria City Council will, after having looked at this proposal closely, ask ARYZE Development Company to redo their plan and understand why we, the residents of this area chose to live here.

This is an historical area for people, locals and tourists alike, to walk, bike and even explore it sitting in a horse-drawn carriage . Please let this unique area of Victoria stay unique.

Regards,

Lottie Ericson

419-964 Heywood Avenue, Victoria BC

## **Devon Cownden**

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**Subject:** 956 Heywood Avenue Proposed Development

December 15, 2018

Mayor and Council of Victoria ([mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca))  
Planning and Zoning Department ([planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca))  
Jeremy Loveday ([jloveday@victoria.ca](mailto:jloveday@victoria.ca))

### **Re: 956 Heywood Avenue Proposed Development**

Dear Sir/Madam:

I am the resident owner of Suite 204, 964 Heywood Avenue and am also the owner of Suite 123 in the same building. I have lived here for almost 20 years.

I was not able to attend the Fairfield community meeting held on November 22 and wish to voice my opposition to the proposed development.

The current proposal does not fit into the present landscape and community of this area. This is primarily a residential neighbourhood with a mixture of individual houses and low rise apartment buildings.

The proposed development, with its footprint almost to the sidewalk and to the neighbouring apartment buildings surrounding it, and its proposed height (equivalent to 5 or 6 stories), compared to its neighbours, is more suitable for an urban inner city environment and not a residential neighbourhood bordering beautiful Beacon Hill Park.

The proposal seeks to utilize almost every square foot of the property with no regard for green space, gardens or lawns- solely to maximize profits.

The building will dwarf and tower over its adjoining neighbours- restricting light and views for the its north and south facing neighbours.

Although the building purports to have only four storeys, because of the proposed shallow underground parking lot and the increased ceiling heights in the units, the true height of the building will tower over the two adjoining four storey apartment buildings.

The lot itself, which now contains one residential home, set well back from the street with a driveway to the street, is just too small to accommodate such a large development. It would be more suitable for a duplex or multi-family 4 unit strata development and not a 7 unit condo development.

Despite the developer's statement, the proposed building will not provide affordable housing for Victoria residents, but will be just another million dollar luxury condo development to add to the already crowded market.

In closing, I would like to reiterate my opposition to the proposed development.



Thank you Mayor and Council for your anticipated consideration of the neighbourhood's wishes and the best interests of our community.

Yours truly,

Laura Dempsey

**Laura Dempsey**  
**204-964 Heywood Avenue**  
**Victoria, BC**  
**V8V 2Y5 Canada**  
**Phone/Fax [REDACTED]**  
**[REDACTED]**

cc Devon Property Management

**From:** \*bsilvergold <[REDACTED]>  
**Sent:** December 16, 2018 2:42 PM  
**To:** [planandzone@fairfieldcommuniity.ca](mailto:planandzone@fairfieldcommuniity.ca); Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** 965 Heywood Avenue

I am writing concerning the development project for 956 Heywood Avenue the Fairfield Community of Victoria. Living within the 100 meter perimeter of the project, I was supposed to be convened to a meeting on November 22, 2018 to discuss the project. In fact ,very few of the people in our building at 964 Heywood were actually notified of this meeting, and this evening one of the six or seven attendees managed to inform others in the building of the intended project.

The “quietly nestled”...”modest” project is anything but. Apparently, in order to build seven units, the developers have asked for derogations to the existing zoning laws to an extremely detrimental degree.

What the zoning is:	What the developers have requested:
Lot coverage.....30%.....	72% (!)
front setback.....10.5m.....	6.43m
rear setback.....6m.....	1.21m
side setback.....6m.....	1.21 m and 0.5m

Additionally, for seven units, they feel it necessary to have an underground parking which would allow them to go higher than the other multi-family dwellings in the neighbourhood.

Not only will this building scream its presence in the neighbourhood, pushing out to the sidewalk like a giant cliff, but it will also effect the quality of life of the hundreds of adjacent residents. 24 units will have their views obliterated, 16 others severely compromised. People with balconies will no longer be able to profit from them with the proximity of walls beside them. The developers say nothing about green space at all. The shadow cast by this behemoth will be enormous, and concrete will replace grass and trees.

The present zoning laws have been mostly respected in our neighbourhood, Multi-unit construction does not invade the old single-family buildings that dominate the area. Re-zoning will hopefully not threaten this fine, green place.

I think the City Council should ask itself what kind of environment it wants to create. If the problem is truly creating housing for the many people needing it, these huge, expensive apartments do not fit the bill, and certainly do nothing to enhance a wonderful neighbourhoodnue

Barbara Silvergold  
202-964 Heywood Avenue  
Victoria, B.C. V8V 2Y5  
[REDACTED]

**Devon Cownden**

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**Subject:** Not in favour of 956 Heywood development

**From:** Dave [REDACTED]  
**Sent:** Monday, December 17, 2018 4:57 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** Not in favour of 956 Heywood development

To whom it may concern:

**Subject: 956 Heywood development**

I am not in favour of the development proposal for 956 Heywood.

Please reject this proposal and encourage the developer to abandon the current plan.

I own a condo which faces directly onto the site. This development would drastically reduce the property values of all units facing into 956 Heywood due to the over height and over sized proposed building.

The proposal is too high, the setbacks are completely inadequate and the site coverage is way to large.

I hope you will **not** approve this. The space available is suitable for a much much smaller building.

Thank you

Dave Brownell  
[REDACTED]

**Devon Cownden**

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**Subject:** 956 Heywood

**From:** Rod Bieller [REDACTED]  
**Sent:** Monday, December 17, 2018 1:41 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** 956 Heywood

To whom it may concern: I have been a property owner in Fairfield for over 40 years and walk Heywood on a regular basis. I find the proposed project ill conceived at best with the way it sticks out rather than blend in. With a background in property development I understand the developers need to maximise return on investment. In this case the plan is flawed from a design aspect in the way it overwhelms the lot. To have this design at the entrance of Beacon Hill Park does not make sense. I am not against development nor am I a nimby but this development in my view does not work as planned. Please have the developer bring the first floor down to grade and have the parking garage below grade to lower the height, as well set the front of building in line with the buildings on each side, as the design shows now it kind of sticks out like a sore thumb. Regards Rod Bieller 135 Howe st. Victoria V8V4K5 [REDACTED]

## Devon Cownden

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**From:** Victoria Mayor and Council  
**Sent:** Monday, December 17, 2018 9:39 AM  
**To:** Development Services email inquiries  
**Subject:** FW: 956 Heywood Proposed Development

For your CALUC filed. Thanks.

-----Original Message-----

**From:** Ron's Gmail [REDACTED]  
**Sent:** Sunday, December 16, 2018 4:51 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** planandzone@fairfieldcommunity.com  
**Subject:** 956 Heywood Proposed Development

During the recent municipal election campaign and in post election interviews our Mayor and a great number of councillors expressed a desire to have a more consultative process and more open communication with citizens of Victoria. I wholeheartedly support this initiative.

In that spirit I wish to voice my very grave concerns about a proposed 4+ story development that would replace a single family dwelling at 956 Heywood Ave. (As a matter of interest I did not receive a notice of a meeting)

As far as I can determine the developers are seeking variance on almost everyone of the current zoning requirements. Some by a very wide margin (e.g. current site coverage zoned at 30% versus a proposed 72.2%). I also understand that the proposed building could for the, most part, qualify under the as yet unapproved Fairfield Neighbourhood Plan.

My concern lies with how this building would loom large between 2 existing 4 story multi family buildings. Upon first glance at the Developer supplied drawings I was horrified to see how the height of the building and lack of front and side setbacks would make it totally out of proportion with its neighbours.

My apprehension therefore is not quibbling about variance numbers but rather what I believe to be a serious impingement on the quality of life for neighbours. The fact of the matter is we are not talking about the 2 buildings beside the proposal. Each buildings has over a hundred units. Many have multiple residents so we are actually talking about several hundred people being effected.

I have called 305-964 Heywood my home for over eight years. As a Prairie Boy I have learned to appreciate what a gift sunlight is and what a treasure we have in Beacon Hill Park across the street. We cannot underestimate the physical and psychological benefits that are being derived by having access. Many residents on the south side of the Pendergast building and Northside of the Heywood building will have their only connection to the outside seriously impeded whether by sightline or sunlight.

I fully appreciate that there is a need for for more affordable housing and therefore a need for densification but I and the vast majority of my neighbours believe in "Gentle Densification".

This project is far from "Gentle" but rather would be a looming forbidding presence totally out of place in our neighbourhood.

For these reason I respectfully request that Mayor and Council oppose the 4+ story development at 956 Heywood.

Yours Truly

Ron Mahoney

December 18, 2018

Mayor Lisa Helps and Members of Council  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Dear Mayor Helps and Members of Council,

**Re: Proposed Rezoning for property at 956 Heywood Avenue**

As an owner in the adjacent property, I am writing to express my strong objection to the proposal for 956 Heywood Avenue.

The site's current zoning is R3AM-2 and the proponent is seeking numerous and significant variances for their proposed development. My concerns about the variances are as follows:

Site Coverage: from current 30% to 72.2%

Height: from current 12M to 14.2M

Front Yard: from current 10.5M to 6.43M

Rear Yard: from current 9M to within 1.21M of rear property line

Side Yards: from current greater of 3M or 1/2 bldg height to 0.6M South side (parking level)

This is a very small building site and the developer's proposal is totally out of proportion to the site. Aside from the fact that these are huge variances from current zoning, these variances would put the new building too close to the adjacent properties, plus the proposed height would make it higher than the two adjacent buildings. The proposed sidelines and height of the building are inappropriate to these adjacent buildings as they significantly reduce valuable natural light for residents whose balconies would face this over height new building.

Further, the proposal ignores the current zoning and mostly makes comparisons to buildings at 1014 Park Blvd and 986 Heywood. These are not suitable comparisons for the following reasons:

1. The comparatives are not adjacent to this proposed development (they are two blocks away).
2. The buildings adjacent to those developments do not have open balconies facing them and taking away so much natural light.
3. They are different zoning (R-72) and the developer makes his case as if that different zoning is a "given" for this proposal.
4. The exceptions granted for those two buildings in the neighbourhood do not, and should not, make those buildings the "benchmark" for new proposals as the proponent of this project claims.

With regard to parking, again, the developer talks about R-72 zoning which is not the current zoning and makes the assumption that a zoning change to that category is a given. The site is centrally located so is very walkable, bikeable, and close to public transportation. There would be no need for underground parking if a smaller structure that is more fitting to the site was designed.

With respect to the design, the developer talks of "empty nesters and young families" yet is proposing suites that are 1240 sq ft and one at over 1700 sq ft. Given that the suites at the noted comparison property at 986 Heywood sold for over \$1.2 million each, this is not a proposal that is aimed to



"modestly" benefit the neighbourhood. A design with smaller suites may provide more affordability and could work without asking for such major variances that are detrimental to space, light, and aesthetics currently enjoyed by neighbouring residents in the adjacent properties.

Under the current zoning a duplex could be built. Alternatively, if a rezoning is permitted, the developer should be required to reduce the height of the building and the size of the suites so that a reasonable sized building be built to fit "seamlessly into the existing streetscape" (quote from developer's proposal). This current proposal definitely does NOT fit seamlessly into either the streetscape or the adjacent properties.

The variances asked for, particularly the height, front, and side setback variances, make this building inappropriate in relation to the properties adjacent to it and to the neighbourhood in general. I respectfully ask that Council (and the Fairfield Community Land Use Committee) turn down these variances.

Respectfully submitted,



A. Szilos

cc. Fairfield Gonzales Community Association, Land Use Committee



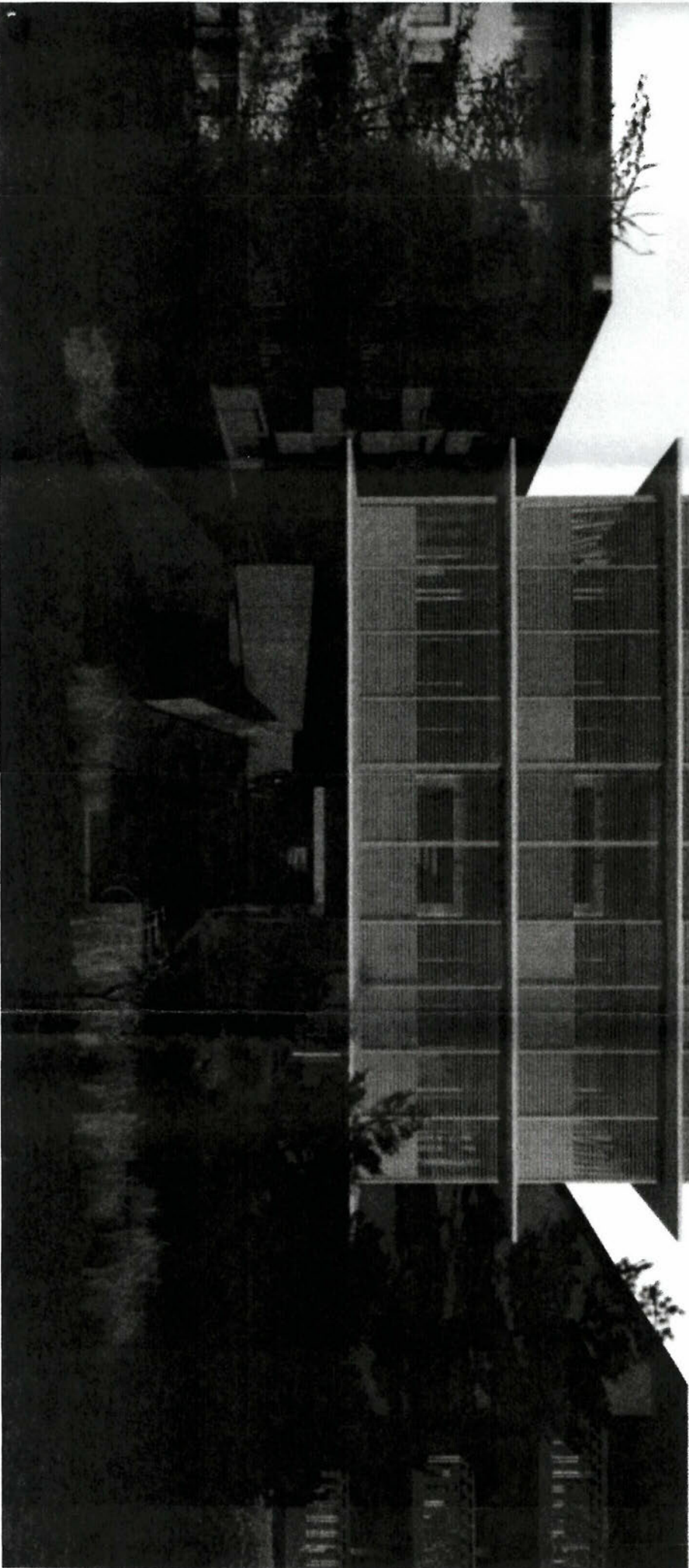
current  
909 Pendergast



Proposed : 956 Heywood Ave



current  
964 Heywood



**Devon Cownden**

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**Subject:** 956 HEYWOOD PROPOSED DEVELOPMENT.

**From:** Inez walker [REDACTED]  
**Sent:** Friday, December 14, 2018 2:12 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** 956 HEYWOOD PROPOSED DEVELOPMENT.

GREETINGS;

PLEASE TAKE INTO CONSIDERATION THE LAND USE OF THIS PROPERTY, FIRST.  
ANY BUILDING THAT GOES IN THAT SPACE WILL LOOK LIKE A MCDONALD'S SANDWICH  
BETWEEN TWO LARGE BUILDINGS.  
IT WOULD BE PUT TO BETTER USE AS A GREEN SPACE NEXT TO BEACON HILL PARK THAT  
WOULD PROVIDE A REST AREA FOR THAT AREA OF THE PARK AS THERE IS NO SEATING IN  
THAT AREA AT THE PRESENT TIME.  
IT COULD ALSO HOUSE A STATUE OF QUEEN VISCTORIA WHO DECLARED IT A PARK IN THE  
FIRST PLACE AND THEIR IS NO RECOGNITION OF THIS IN THE PARK.  
I AM VERY MUCH AGAINST THE PRESENT PROPOSAL AS THEY DO NOT CONSIDER OUR LOCAL  
GUIDLINES AND THE PRESENT PROPOSAL JUST DOESN'T FIT IN.

THANK YOU FOR YOUR ATTENTION,  
INEZ WALKER,  
909 PENDERGAST ST.  
APT. 306

CC plan and zone@fairfield community. ca

## Devon Cownden

---

**Subject:** 956 Heywood Proposed Development

**From:** Lene Kroll [REDACTED]  
**Sent:** Tuesday, December 18, 2018 8:36 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** 956 Heywood Proposed Development

Hello

I am a resident at 964 Heywood Ave. and am horrified at what is going on in the Fairfield area (and I suppose others).

A healthy city needs to support small animal habitat as well as the majority of human inhabitants in it. Unhealthy environments include noise and air pollution, but two main "rights" of a citizen renting or owning an apartment are admittance of sunlight and daylight even during winter solstice. A good standard of outlook is also essential especially for north facing suites. Enough space should be present between balconies that face each other to provide some privacy. The design of outdoor space is as important as the building and has a significant impact on residents and neighbors.

There seems to be a panic present in the state of housing, as there well should be since it was set aside for far too many years. But giving developers carte blanche to do anything they like with a space has disastrous consequences! I, and most of my friends are fearful of seeing one ugly cement block after another fill up all the green spaces that make Fairfield so livable.

This particular group that are interested in a small parcel of land at 956 Heywood that sits between two rows of facing apartment buildings has pointed out the fact that "other developers" were allowed to build what he envisions...I only hope someone actually goes to those sites to look.....the situations of very dissimilar. Both fill the lots and have cemented over any potential green space as well which is a shame....but apparently quite all right with our mayor and town planners.

There is also mention of providing housing for "middle income" families or couples to retire to. This would only be affordable to the top 15% of income earners in this fair city (and of course those from overseas)....and we already have many "luxury suites" popping up. What we need is truly affordable accommodation for the rest of us Victorians who actually live work and retire here.

Anyway I really can't see how you can allow this kind of development to go ahead especially for this particular plot of land. A well designed low duplex or small fourplex would even be difficult, but with imagination and an eye to good landscaping could probably be done. The expiration of the lease on 964 Heywood would also make it difficult to plan around this lot once developed.

These are a few sad cries from one of your citizens as I watch the wildlife and trees slowly disappear.

Thank you

Lene Kroll

#208 964 Heywood Ave.

## Devon Cownden

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**Subject:** FW: 956 Haywood Proposed Development

**From:** Niall Maloney [REDACTED]  
**Sent:** December 19, 2018 11:37 AM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** Re: 956 Haywood Proposed Development

To whom it made concern, I'm writing to express my disagreement against the following development. As proposed situated on a small lot between two complexes, the building proposed is would be oversized height and width which would block view and light to the following buildings.

As a resident of 909 Pendergast Street, hope you consider my dissatisfaction in this development.

Thank You

Niall Maloney  
909 Pendergast Street

[Sent from Yahoo Mail for iPad](#)

**Devon Cownden**  
Planning Secretary  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Phone: 250-361-0283  
Email: [dcownden@victoria.ca](mailto:dcownden@victoria.ca)



## Devon Cownden

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**Subject:** Comments on Design Rationale 956 Heywood Ave

**From:** Dave Marshall [REDACTED]

**Sent:** December 19, 2018 11:12 AM

**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

**Subject:** Comments on Design Rationale 956 Heywood Ave

For Victoria Mayor and Council, and CALUC for Fairfield-Gonzales Community Association:

### **Re: 956 Heywood Ave Design Rationale**

I am a resident (lessor/taxpayer/retired) of 964 Heywood Ave, an adjacent property to this proposed development.

Aryze Development published a 4-page "Design Rationale" for a 7-unit development - I trust that the reader has access to that document. The document lays out requests for and rationales for zoning variances and was the basis to kick off a Fairfield-Gonzales Community Assn meeting between the developers and community members. N.B., many if not most residents of the adjacent buildings did not receive this meeting notice nor the document - the city planning/zoning department cited Canada Post as the culprit for lack of notice.

The zoning variance rationales (setback, height, property coverage) are misleading and if agreed to, would deliver hardship to the adjacent residents. If the developers followed the local zoning like every other building on the block, it would be tough on adjacent residents, but development is a fact of life in the city and we must endure. All of us who purchased here knew or could have known the zoning. If the zoning variances were agreed to as requested, **16 suites in the buildings at 909 Pendergast and 964 Heywood will have their entire/only portal to Beacon Hill Park, the sky and ambient light all or nearly-all obliterated - a blow to quality of life and property value.** Another 16 suites in those buildings will be meaningfully harmed in a similar way, and another 8 suites less so. If the current zoning were followed, the harm would be significantly reduced.

The significant variance requests are for setbacks, height, and site coverage, the "devil in the details" items that justify the wishes of the developer. With the combined variances, the new building would rise 12% higher than the neighbouring buildings and combined with the massively increased site coverage (30% now to 72% proposed) and reduced front/side setbacks, would overwhelmingly fill the space that is the portal to the world for 20-30 households. **The net result is a relatively massive building that assaults the well-being, view, and light for many adjacent residents.** It can reasonably be stated that there is not room in that space for a 7-unit building, but possibly room for a 4-plex or duplex. The developers deftly make their case for variances, but fail to address the forthcoming devastation to adjacent residents - for that, Mayor and Council is our only hope. Please help us.

In the variance requests, a comparison was always made between 1) the current zoning *R3AM-2*, 2) 1014 Park Ave recent development, 3) 986 Heywood recent development, and 4) the proposal. Comments for each numbered item follow:

1. The current zoning is reasonable and appears to be followed by buildings in the area. If one puts a building at 956 Heywood following this zoning, it will be tough for adjacent residents but could be

endured. Good arguments could be made that the zoning could be *tightened* due to special circumstances, rather than relaxed.

2. The building at 1014 Park is similar in some respects but not similar in context. Notably, the buildings on either side do not have their portals to the world obliterated by the new building - there are only bedroom windows on either side of 1014 Park. The adjacent buildings still have their views and ambient light intact.
3. The building at 986 Heywood is again similar in some respects but not similar in context. There is nothing but bedroom windows facing on the building to the south and these resident's park/view/light access is intact. Regarding the town homes to the north, the new building delivers some hurt to 2-4 suites, but arguably not great as there is 15 meters or so space between the buildings (as crudely stepped off by me).
4. The proposed variances are good for the developers, at the cost of pain for the nearby residents. Same for the city: any benefit (e.g. tax revenue) is offset by pain to nearby residents.

Thanks in advance for your consideration. Sincerely,  
Dave Marshall (#306-964 Heywood, cell [REDACTED])



## Devon Cownden

---

**Subject:** Proposed Development 956 Heywood Ave

**From:** Keir Cordner [REDACTED]  
**Sent:** December 20, 2018 4:32 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** Proposed Development 956 Heywood Ave

Mayor and Council,

I write today to voice my opposition to the proposed development variance at 956 Heywood Ave. I am also voicing my concerns regarding the notification process for the first public meeting, or should I say **no** notification process.

### Public Consultation – Notification of Public Meeting

I reside at 411- 964 Heywood Avenue as an owner and received no notification of the public meeting held November 22, 2018. The neighbors I have spoken to also did not receive any notification of the community meeting. I have heard that Canada Post has been used as a reason that adequate notifications were not received. The Developer has a duty to inform the community and give opportunity to attend and discuss public concerns relating to developments and variances. Canada Post has nothing to do with this duty. If the community was not properly informed of the public meeting due to the postal strike, I feel that the developer did not fulfill their duty to inform, and should re-notify and hold another community meeting after proper notification has been provided. The public meeting held on November 22, 2018 should not represent community consultation as the community was not adequately notified.

### Development Not suited to the Neighborhood

1. The height variance is unacceptable. The two recent developments who successfully received approval for overheight variance should not be used as reasonable comparisons to the neighborhood. If recent properties that received height variances are used solely as the comparisons it sets precedence for all future developments seeking height variances. Sight lines in the Cook Street Village area are valuable to residents and should not be compromised for economic gain. The giant totem pole, the fireworks at the parliament buildings, the Empress Hotel, Craigdarroch Castle, Moss Rock are examples of some of the important sights enjoyed. I would hate to see the sightline wars of Toronto and Vancouver occur in our beautiful city.
2. The ecological value of the Beacon Hill ecosystem is incredibly valuable to the local neighborhood and the city. Truly one of the most beautiful urban parks in Canada. Should densities in the area continue to increase, the stress on the park ecosystem must be evaluated. I suggest that an environmental impact assessment of projects such as the proposed development be undertaken to evaluate impacts on migratory birds, owls, and other sensitive flora and fauna in the area. This will become increasingly important if developments continue to obtain variances in height and density.
3. The aesthetic of the proposed development is not a good match for the area. The development provides minimal frontage roadside clearance and impacts sightlines for many neighboring properties. Minimal side lot clearance has been proposed as well. Neighboring lots will be so close the this development if it proceeds that they will be staring at concrete wall or be stared down by neighbors now in such close proximity.

In summary, I am opposed to the height variance sought by the developer and feel the frontage and side lot allowances are too minimal. This development continues a trend for economic gain at the expense of a wonderful quiet community with a very diverse park ecosystem.



I trust you will ensure that the community is adequately informed of all future opportunities to discuss the development, and that you will consider holding another initial public consultation meeting where community members are properly informed.

Thank you for your consideration.

Keir Corder

## Devon Cownden

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**Subject:** 956 HEYWOOD

From: BERNARD HAMBLY [REDACTED]  
Sent: December 22, 2018 11:54 AM  
To: Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
Cc: [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
Subject: 956 HEYWOOD

As a resident in this beautiful community on the edge of Beacon Hill Park I am totally against the proposed development for 956 Heywood. I live next door & will be affected by its size & proximity.

The proposed design is, frankly, hideous & totally out of character with this neighbourhood. It is not too much to say that it is a monstrosity when seen in the midst of the 2 apartment buildings on either side. It is far too large, far too high, far too close to the neighbouring buildings, & far too obtrusive - completely overshadowing the adjacent buildings & eliminating views.

If something is to be allowed on this lot, it must be much smaller & less obtrusive, & be within the existing zoning allowances in order to respect the neighbours & the neighbourhood in general.

Please consider this carefully. One look at the picture of the proposed building dwarfing & almost touching its neighbours should be enough to say it must not be approved as is. I am sure that this picture on the front page of the Times Colonist would engender a universal horror & unbelief

Thank you for your consideration of this matter.

Sincerely, B. R. Hambly

#304-964 Heywood Ave.

Sent from my iPad

**Devon Cownden**

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**Subject:** Re. 956 Heywood Avenue Proposed Development

**From:** Brian Grison [REDACTED]  
**Sent:** Friday, January 04, 2019 7:40 AM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** Re. 956 Heywood Avenue Proposed Development

January 1, 2019

Mayor and Council of Victoria ([mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca))

Planning and Zoning Department ([planingandzone@fairfieldcommunity.ca](mailto:planingandzone@fairfieldcommunity.ca))

Jeremy Loveoy [REDACTED]

**RE: 956 Heywood Avenue Proposed Development**

Dear Sir and/or Madam,

I am a resident of Villa Royale, an apartment building of leasehold condominiums and rentals, at 964 Heywood Avenue in Victoria. I have lived in this building approximately three years.

I was unable to attend the Fairfield Community meeting held on November 22 to voice my opposition to the proposed project. I will outline one of my objections here:

1. Beyond the core of Victoria's downtown, this city is a landscape of primarily private homes and low-rise apartment buildings surrounded by lawns, gardens and trees. Most of the lots are too small for 'monster houses' a type of building that does not accommodate lawns, gardens or trees. The apartment building proposed for 956 Heywood Avenue is a 'monster-building'. It's

design would require the destruction of the lawns, garden and trees that surround the current house on that property.

2. In his request for a change in the zoning laws, the developer points to a certain building on nearby Park Avenue as well as the building under construction right now further south on Heywood Avenue. Both these buildings are designed to cover every square inch of the property, and both are a big mistake in the planning of Fairfield's and Victoria's city planning for primarily residential areas. Referring to these buildings as an excuse to build more such condominiums will only open the way for the complete destruction of the natural landscape of Victoria. Those buildings should not be allowed in residential zones.

3. The building being proposed for 956 Heywood would be more rational and appropriate on such downtown street as Douglas between Bellville and Uptown or Fort Street between government and Cook. There are plenty of sites in Victoria's core in which new large apartment buildings with no lawns, gardens or trees make good design sense. There are already several such apartment buildings among the retail, government and other buildings on Victoria's main streets.

4. A new building at 956 Heywood must retain the current property' space for lawns, trees and gardens. A couple town houses, no taller than the apartment building to the north and south might be a better design option. Such a complex would need to be set back from the public sidewalk the same distance as the residential buildings around it.

5. Closely related to the urban planning argument I present here is the well-known fact that it is mainly trees and other greenery that keeps a city cool in the summer. Buildings that straddle their property line have no space for trees etc. and therefore increase the heat of the air around it. A residential street of such buildings is naturally hotter and less livable than an adjacent residential street on which there are lawns, trees and other green-spaces.

Cordially,

Brian Grison

## Devon Cownden

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**Subject:** 956 Heywood Avenue proposed development

**From:** vivian healey, [REDACTED]  
**Sent:** Thursday, January 03, 2019 12:58 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>; [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
**Subject:** 956 Heywood Avenue proposed development

Good day and Happy New Year.

I am writing to express my concern about the development proposed by Aryze Developments for 956 Heywood Avenue. I am a resident of 964 Heywood, and the proposed structure would greatly impact many of us in this building, as well as many who reside at 909 Pendergast Street. I have now attended two meetings regarding this development - the first on November 22, 2018 at the Fairfield Gonzales Community Association Centre, and the second here at 964 Heywood, organized by residents, and attended also by residents of 909 Pendergast.

I strongly disapprove of the structure proposed by Aryze for 956 Heywood. I think it is far too ambitious of them to attempt to squeeze a large 7 unit apartment building on a lot currently occupied by one house. Their proposed building is technically a 4 story structure, but their drawings show a building that dwarfs the 4 stories here at 964 Heywood, if their request of a height **variance** of 2.20M is approved. It should not be approved. Aryze is also requesting a front-yard setback **variance** - from 10.5M to 6.43M. They want their building to jut much further forward than the neighbouring buildings, which would be quite unattractive, and devastating to neighbours. Aryze is requesting a **further variance** regarding their proposed basement level. It would be a mistake for these variances to be approved.

The building they propose WILL NOT FIT WELL in the limited space available at 956 Heywood. It will certainly NOT "quietly nestle itself into Heywood Avenue's streetscape" as is stated in their literature on the proposal. This statement is misleading and is not fooling anyone. Far from nestling quietly, it will overpower the neighbouring buildings. In the opinion of neighbourhood residents, Aryze's proposed condo building is unattractive and will look out of place for that space and for this neighbourhood. Simply put, their proposed building is just too big - too tall and too large.

Many residents at 964 Heywood will lose light and many will lose their city views to the north, northwest and northeast. One of my neighbours here at 964 Heywood has lived here for 30 years. Her suite faces north and should this proposal go ahead, she would lose light, and lose her city view. My suite faces north and west and if the Aryze proposal is approved, I will lose much light as well as my city and park views from the northwest to the northeast. Many residents at 909 Pendergast will lose light, and many will lose their views to the south, southwest and southeast.

I believe that Aryze should abandon their current proposal and that they should "go back to the drawing board" to come up with something much smaller, something that will truly blend in well with existing structures here on the north section of Heywood Avenue.

Thank you,  
Vivian Healey

## Lucas De Amaral

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**From:** David Coffey [REDACTED]  
**Sent:** February 8, 2019 7:37 AM  
**To:** Victoria Mayor and Council  
**Cc:** planandzone@fairfieldcommunity.ca  
**Subject:** 956 Heywood Proposed Development

Dear Mayor Helps,

Regarding the proposed condominium building proposed at 956 Heywood:

I live on the fourth floor in a corner unit of a building on the corner of Heywood and Pendergast Streets. The proposed condominium will be four stories, each with 9' ceilings, and a portion of the garage above ground making the building seem like five stories. My 4th floor condo will look directly into the 3rd floor of the proposed building.

The building proposal shows the front of the building much closer to the street than ALL the other buildings on Heywood St., and that will eliminate my entire southern view and that of those who live on floors below me. Having the front of the building further back on the property will make it fit in with the rest of the buildings on the street. That will also preserve the southern view for at least 8 units in this building. It will also be just 1.5 meters from the property lines, which will practically bring it into my living room and den. Also, the design has an entry to the garage which is aesthetically ugly because it will look like a large, open maw. Because the garage will be approximately 4.5 ft. above ground, the height of the building, with it's 9 ft. ceilings, will actually make it the height of a five story building.

I believe the site is better suited for a smaller building with fewer units, or a house.

Thank you,

David Coffey  
409-909 Pendergast St.  
Victoria, BC [REDACTED]  
[REDACTED]

## Lucas De Amaral

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**From:** Nicole Chaland [REDACTED]  
**Sent:** March 25, 2019 11:48 AM  
**To:** Ben Isitt (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** Fwd: FW: Cook & Pendergast Project

Dear Mayor and Council,

I'm writing to let you know that it appears the developer of the Cook and Pendergast project got their wires crossed. I have brought it to the attention of the City Manager.

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3<sup>rd</sup> party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."

With much appreciation for all the great work you are doing.

Sincerely,

Nicole

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

**From:** Jocelyn Jenkyns <[JJenkyns@victoria.ca](mailto:JJenkyns@victoria.ca)>  
**Date:** Mon, 25 Mar 2019 at 11:44  
**Subject:** FW: Cook & Pendergast Project  
**To:** [REDACTED]  
**Cc:** Andrea Hudson <[AHudson@victoria.ca](mailto:AHudson@victoria.ca)>, Alison Meyer <[ameyer@victoria.ca](mailto:ameyer@victoria.ca)>

Thanks Nicole. Copying in Andrea and Alison in planning for their attention.

Regards,

Jocelyn

Jocelyn Jenkyns  
City Manager  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0563 F 250.361.0248



**From:** Nicole Chaland [mailto: [REDACTED]]  
**Sent:** Monday, March 25, 2019 11:08 AM  
**To:** Jocelyn Jenkyns <[JJenkyns@victoria.ca](mailto:JJenkyns@victoria.ca)>  
**Subject:** Cook & Pendergast Project

Dear Jocelyn Jenkins,

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3<sup>rd</sup> party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."



I hope you can course correct.

Sincerely,

Nicole

**Here's the decision:**

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=30895>

**Here's Luke Ramsey's Email**

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**From:** Luke Ramsay [REDACTED]  
**Sent:** Monday, March 25, 2019 9:31:43 AM  
**To:** Ken Roueche  
**Subject:** RE: COOK STREET PROJECT

Hi Ken,

Good to hear from you, hope your travels went well. The city requested we do an economic analysis of the project through a 3<sup>rd</sup> party consultant to see if there should be additional CAC. Once we have that we are going back to council for COTW. Likely still 4 months or so away until a public hearing.

Cheers,

Luke

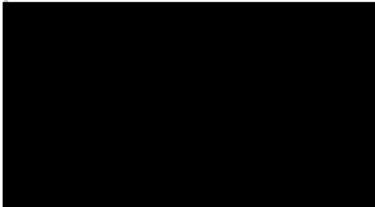


**LUKE RAMSAY**

Development  
Aragon Properties Ltd.

201 – 1628 West 1st Avenue

Vancouver, BC, Canada V6J 1G1



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**From:** Ken Roueche [REDACTED]  
**Sent:** Wednesday, March 20, 2019 4:05 PM  
**To:** Luke Ramsay [REDACTED]  
**Subject:** COOK STREET PROJECT

Good Afternoon Luke:

I trust you are doing well. I have been travelling for some time and I have lost track as to the status of your Cook Street Project. Could you please provide with a brief update.

Yours truly,

Ken Roueche

**PLEASE NOTE MY NEW EMAIL ADDRESS:**

[REDACTED]

Please update your contact info for me!

47 Howe Street  
Victoria, BC V8V [REDACTED]

[REDACTED]

1

# Development Permit with Variances Application for 956 Heywood Avenue



1

## Aerial View

2



2

3



3

## Subject Site

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4

## Neighbouring Properties

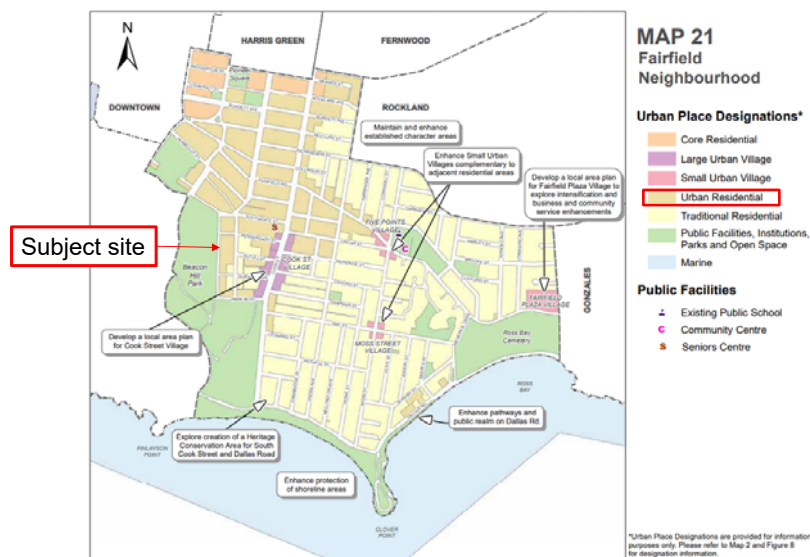
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## OCP Policy

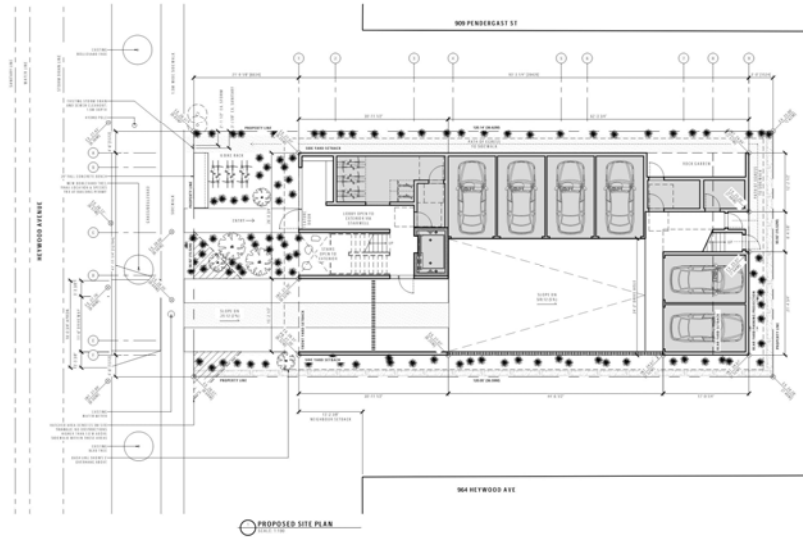
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6

## Site Plan

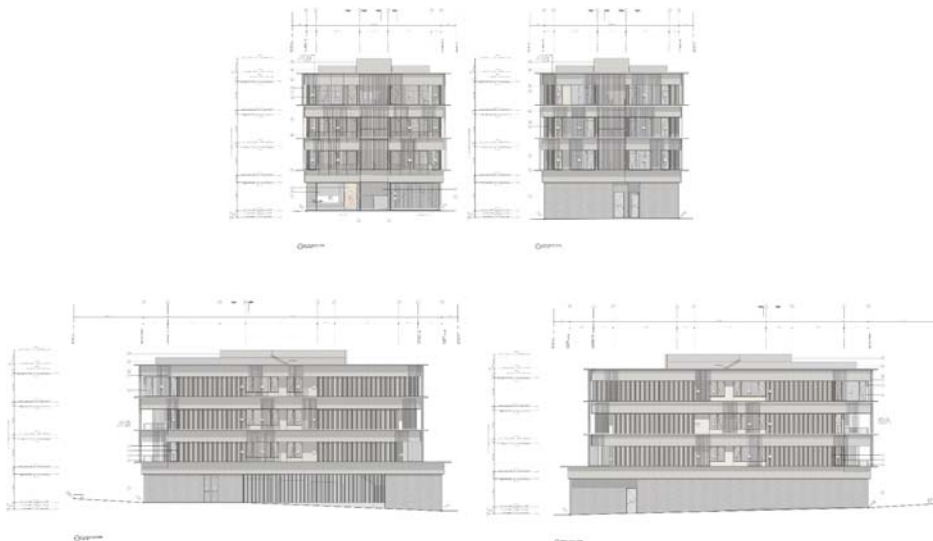
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## Elevations

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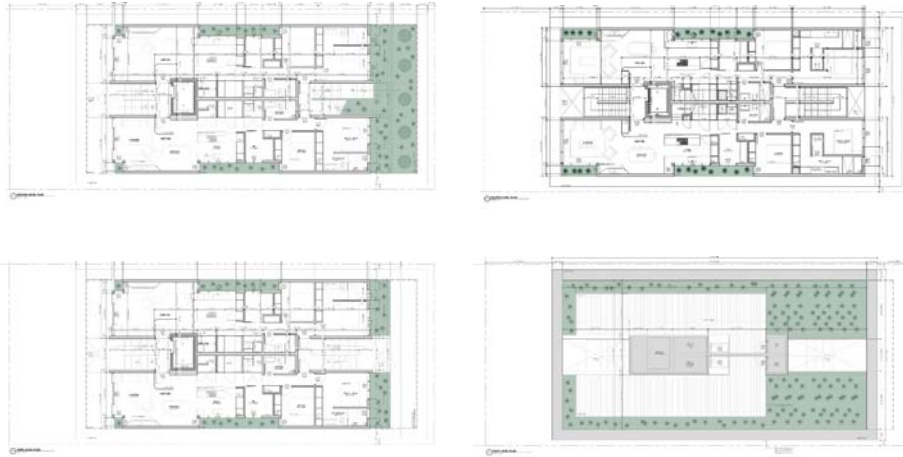


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## Rendering

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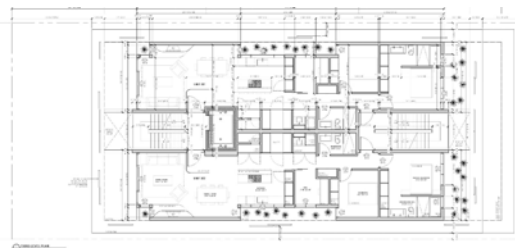
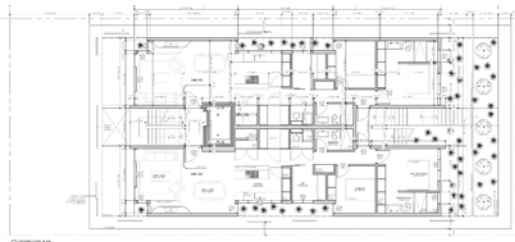
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## Floor Plans

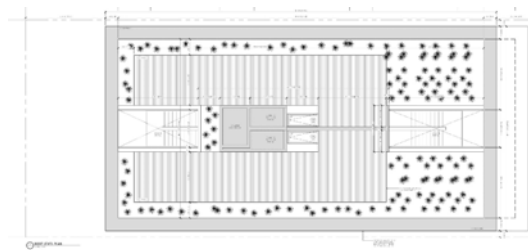
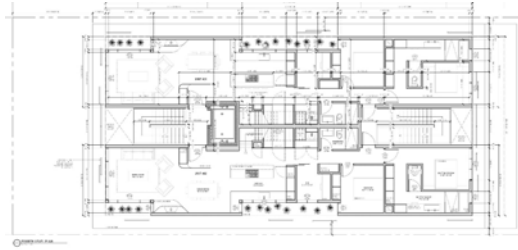
14



14

## Floor Plans

15



15

## Richard Elliott

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**From:** Luke Mari [REDACTED]  
**Sent:** July 20, 2020 11:52 AM  
**To:** Victoria Mayor and Council  
**Subject:** 956 Heywood: Project Details  
**Attachments:** 20.07.08 956 Heywood Mailer.pdf; 956 Heywood - Letter of Support - Jawl Residential.pdf

Good Morning Mayor and Council,

Our project at 956 Heywood requiring a Development Permit with Variances is coming before you this week for consideration. We just want to note that the neighbourhood correspondence in the agenda package is largely from 2018 and 2019 when the project was first presented. Over the last 2 years, we have reduced the height, increased the setbacks, decreased the number of units, and changed window placement to do our best to satisfy neighbor concerns. We mailed out the attached PDF highlighting the changes to all of our neighbours to highlight the moves made in response to their concerns.

We've also included a letter from David Jawl, the developer of 986 Heywood highlighting how their project was 80% sold to people downsizing out of their single family homes which resulted in these homes being made available to others. We modeled our project design on this very principle.

We hope you like the project and consider forwarding us to the Public Meeting.

Thanks for your time,

Luke

--

**Luke Mari**, MCIP/RPP

*Principal, Development*

**ARYZE Developments**  
1839 Fairfield Rd.  
Victoria, BC, V8S 1G9

 w: <http://aryze.ca/>

**956**  
Heywood Avenue

# Design Concept Evolution

July 2020

**Development Permit**  
No. 000547

**Rezoning**  
No. 00689

**ARYZE**

# Hi Neighbour!

Thank you to everyone who lent their voice to the redevelopment vision of 956 Heywood Avenue.

We're grateful for all of the feedback that was shared through our community consultation process and we're excited to share the evolution of the project's Design Concept with you.



## Introduction

956 Heywood Avenue is located on a small 0.092 ha / 0.23 ac site across from Fairfield's Beacon Hill Park. The site is currently occupied by a single-family home — one of the last remaining on the block amongst a context of built out multi-residential buildings. The site is being reimagined as a compact, six-unit residential building that strives to fit into the established community by taking cues from the natural environment and existing neighbouring architecture.

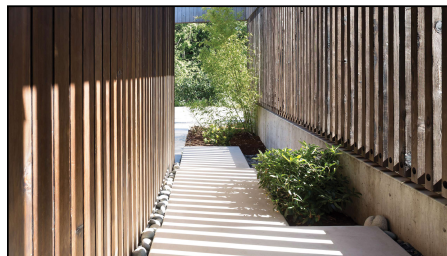
The first development submission was shared in March 2019 and in the months following, the project team launched a community consultation process. In response to the feedback we received, the building has undergone numerous design changes, as outlined in the Design Concept Evolution Summary on the following page.

## Design Principles

### Emulate Horizontal Character



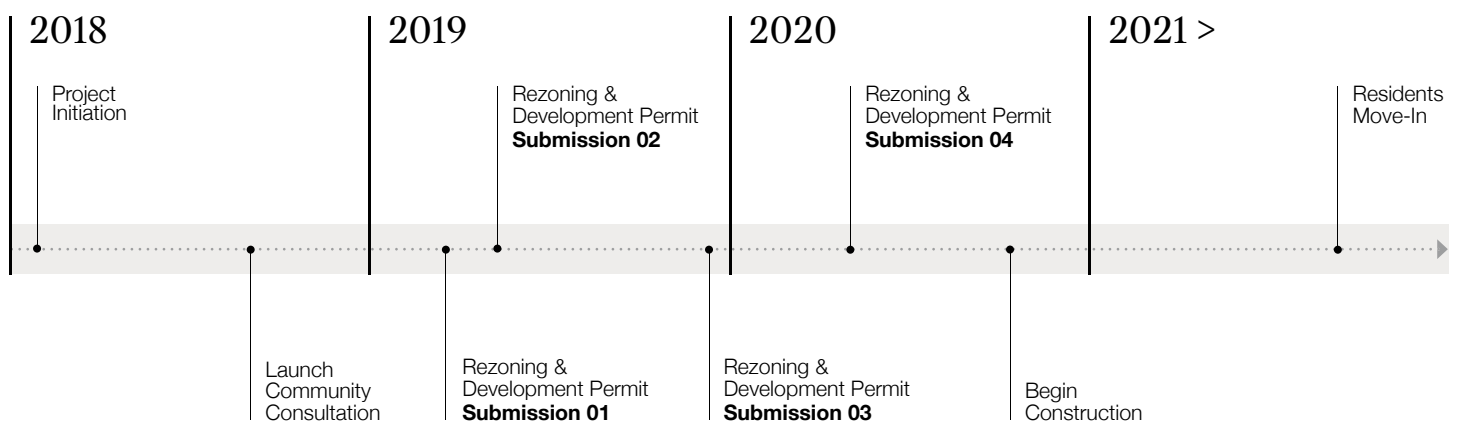
### Embrace Light & Shade



### Incorporate Natural Materials



## Application Process



# Design Concept Evolution Summary



## Design Concept Overview

956 Heywood Avenue's horizontal character, predominantly wood façade, and use of sliding screens are inspired by the decorative qualities of balconies on neighbouring buildings. Combined with a flat roof and sympathetic massing, the revised building design aims to fit seamlessly into the existing multi-residential streetscape.

The building setbacks have been revised to provide additional space between 956 Heywood Avenue and the neighbouring buildings, as shown on the setback refinements diagrams to the right. The front yard setback has been expanded from 3.99m to 6.63m; rear yard setback from 1.21m to 3.79m; north side yard setback from 1.31m to 1.37m; and the south side yard setback from 0.59m to 1.37m.

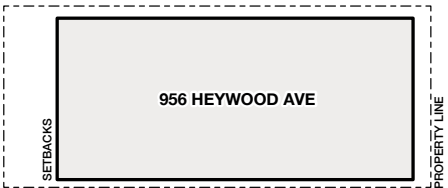
The widened setbacks and recessed residential units are sensitive of neighbours' privacy and allow for an exterior walkway and open staircase that serves each unit's exterior entry door. The design creates a "vertical rowhouse" that encourages interaction amongst neighbours, adds eyes to the street, and creates active connections to Beacon Hill Park.

## Key Building Design Refinements

- 01 Added a screened gate and reduced the prominence of the parking entry for a more pleasant public view
- 02 Revised the entry with a large, more legible sculptural door creating an inviting procession to the main entry
- 03 Reduced hard surfaces and increased landscaping in the front yard for visual interest, increased biodiversity, efficient stormwater management, and a natural transition to the meadows of Beacon Hill Park
- 04 Reduced the amount of screening on the front façade for a lighter architectural appearance
- 05 Added window garden beds for visual interest and increased privacy for both residents and neighbours
- 06 Reduced the overall building height from 14.6m to 13.49m for sensitive streetscape integration

## Setback Refinements

### Original



### Revised









Mayor Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

July 08, 2020

Re 956 Heywood Ave

Dear Mayor & Council,

Having recently completed the 986 Heywood project in August of 2019, I would like to provide an overview of the individuals served by the construction of those 20 homes, as I believe the 956 Heywood project, by Aryze, aims to meet the housing needs of a similar demographic.

Our vision for the 986 Heywood project was similar to that of 956 Heywood, in that we aimed to serve the local community by catering to prospective downsizers looking to "age in place". Our research showed that many individuals currently living in single family dwellings had aspirations of downsizing but did not want to leave their current neighborhood. Due to a lack of housing options, those individuals were remaining in their single-family homes. By providing appropriate housing for this demographic through larger suites, increased storage and single level living, we were able to provide an outlet so that those individuals could move more seamlessly move through the housing continuum and create opportunities for families to occupy the vacated single family homes.

Our research based vision for our project came to reality with 100% of the homes having been sold to BC residents, 80% of whom were already living on South Vancouver Island. Many of the residents had previously lived in the Fairfield and James Bay neighbourhoods for decades.

The majority of the homes (80%) were sold to downsizers, with the balance going to working professionals. To our knowledge, a very limited number of homeowners did not intend to downsize immediately, and those units have been rented to the local market in the meantime. The individuals interested in the homes and the ultimate homeowners were not speculative investors.

We are aware that 956 Heywood Ave aims to serve a similar demographic as 986 Heywood, and while our group is acutely aware of the demand for affordable and non market housing, we also feel strongly that there is a need for diverse housing types that allow for the expansion of the housing options in Victoria. Given the proximity to our past project, and our demonstrable success in serving the local downsizer community, we believe that the Aryze project at 956 Heywood will have an immediate positive impact to the overall Fairfield Community.

Sincerely,

David Jawl

Jawl Residential Ltd.