

**F.4 1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 (Oaklands)**

Committee received a report dated October 22, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 for 1628 Edgeware Road in order to allow a Rest Home - Class B with seven rooms.

*Committee discussed the following:*

- *Style of design*
- *Parking availability proposed*

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

**Rezoning Application No. 00726**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

**Development Permit with Variances Application No. 00138**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00726, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback from 7.5m to 6.75m
  - ii. reduce the rear yard setback from 9.14m to 8.3m
  - iii. reduce the combined side yard setbacks from 4.5m to 3.04m
  - iv. increase the site coverage from 40% to 41.4%
  - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property's title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution."

**Motion to refer:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Young

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public.

*Committee discussed the neighbourhood concerns with respect to design.*

**Amendment:**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Isitt

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public **and ADP**.

FOR (5): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, Councillor Potts

**CARRIED (5 to 3)**

**On the referral motion as amended:**

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public and ADP.

FOR (3): Councillor Isitt, Councillor Thornton-Joe, Councillor Young

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts

**DEFEATED (3 to 5)**

**On the main motion:**

**Rezoning Application No. 00726**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00138

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00726, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
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  - i. reduce the front yard setback from 7.5m to 6.75m
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  - iv. increase the site coverage from 40% to 41.4%
  - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property's title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

### **For the Meeting of November 5, 2020**

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**To:** Committee of the Whole **Date:** October 22, 2020

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

**Subject:** Rezoning Application No. 00726 for 1628 Edgeware Road

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1628 Edgeware Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to a site-specific zone in order to allow a Rest Home – Class B with seven rooms.



The following points were considered in assessing this application:

- The proposal is generally consistent with the Traditional Residential Urban Place Designation as described in the *Official Community Plan*, 2012 (OCP). The proposed use is a ground-oriented building which is considered appropriate in this location.
- The proposal is generally consistent with the intent of maintaining the single-family character of the neighbourhood.
- The proposal is consistent with the *Tree Preservation Bylaw* and will retain four bylaw-protected trees (three on adjacent properties and one municipal boulevard tree).

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to replace an existing single-family dwelling with a rest home containing seven private rooms, and communal facilities including offices, kitchen and living areas and an accessory building containing an office and long-term secure bicycle storage. The proposed density is 0.65:1 floor space ratio (FSR).

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- permit the Rest Home – Class B use
- allow an accessory building with toilet facilities.

Variances related to setbacks, site coverage and parking are being requested and will be discussed in the concurrent Development Permit with Variances application.

### **Affordable Housing**

The applicant proposes the creation of seven new private rooms within a rest home which would increase the overall supply of housing in the area. A legal agreement is being proposed to secure the operation of the facility.

### **Tenant Assistance Policy**

The proposal is to demolish an existing single-family dwelling which would result in a loss of one existing residential unit. However, the building was previously owner-occupied and therefore no tenants are being displaced.

### **Sustainability**

As indicated in the applicant's letter dated October 19, 2020 the proposal will meet the most current energy BC Building Code Step Code requirements.

### **Active Transportation**

The application proposes a two stall publicly accessible bicycle rack in the front yard and secure bike parking for eight bicycles (seven above the minimum requirement) in the accessory building located in the rear yard, which supports active transportation.

### **Public Realm**

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

## Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. One of the private rooms will be accessible and the proposed communal garden and pathways surrounding the proposed building are designed to be accessible.

## Land Use Context

The area is characterized primarily by single family dwellings. Hillside Mall is located immediately to the south.

## Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R1-B Single Family Dwelling Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

## Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal varies from the existing zone.

Zoning Criteria	Proposal	R1-B Zone
Site area (m <sup>2</sup> ) – minimum	539.90	230.0
Density (Floor Space Ratio) – maximum	0.65	N/A
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) – maximum	<b>349.04*</b>	280.0
Combined floor area (m <sup>2</sup> ) – maximum	<b>452.26*</b>	300.0
Lot width (m) – minimum	14.76	7.50
Height (m) – maximum	7.18	7.60
Storeys – maximum	2	2
Site coverage (%) – maximum	41.40	40.0
Open site space (%) – minimum	57.40	N/A
<b>Setbacks (m) – minimum</b>		
Front	<b>6.75*</b>	7.50
Rear	<b>8.30*</b>	9.14
Side (east)	1.52	1.50

Zoning Criteria	Proposal	R1-B Zone
<b>Setbacks (m) – minimum</b>		
Side (west)	1.52	1.50
Combined side yards	<b>3.04*</b>	4.50
Parking – minimum	1	6
<b>Bicycle parking stalls – minimum</b>		
Short term	2	2
Long term	8	1

## Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the Oaklands CALUC waived the requirement for a community meeting as detailed in the email dated August 1, 2019 (attached). The applicant has however reached out to the community, and the details of their consultation efforts are listed in the applicant's letter dated October 19, 2020.

## ANALYSIS

### Official Community Plan

The proposal is generally consistent with the Traditional Residential Urban Place Designation as described in the *Official Community Plan*, 2012 (OCP). The proposed use is a ground-oriented building which is considered appropriate in this location. Although the building contains seven private rooms, these are not self-contained dwelling units as defined in the OCP and therefore the proposal is not considered a multiple dwelling, which would normally only be permitted along arterial and secondary arterial roads. The proposed rest home would diversify the range of housing types in the neighbourhood.

### Oaklands Neighbourhood Plan

The subject property is designated as an area of greatest stability within the *Oaklands Neighbourhood Plan*, 1993. While there are no policies specifically addressing rest homes, the plan envisions maintaining the family character of the neighbourhood within this designation. The provision of a rest home with seven rooms is generally in line with the intent of maintaining family character.

### Tree Preservation Bylaw and Urban Forest Master Plan

There are three multi-stemmed trees protected by the *Tree Preservation Bylaw* on the neighbouring properties, which are identified on the tree removal and retention plan. A 48cm diameter at breast height (DBH) cherry tree and a 62 cm DBH apple tree are located on the property to the east and a 32 cm DBH fig tree is located on the property to the west. All three

bylaw-protected trees, in fair health with fair structure, are proposed to be retained as part of the proposed development. The applicant will be required to obtain a Tree Permit at the construction phase to ensure there is arborist supervision when working in the critical root zones of trees to be retained.

There is one 25cm DBH municipal red horsechestnut on Edgeware Road that will be retained. Servicing to the property will need to be carefully planned to reduce potential impacts to the tree.

The applicant is proposing to plant two trees on the subject lot. In addition, a second boulevard tree will be added on the Edgeware frontage.

#### Tree Impact Summary

<b>Tree Status</b>	<b>Total # of Trees</b>	<b>Trees to be REMOVED</b>	<b>NEW Trees</b>	<b>NET CHANGE (new trees minus total to be removed)</b>
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	1	1	2	+1
City trees	1	0	1	+1
Neighbouring trees, protected	3	0	0	0
Neighbouring trees, unprotected	0	0	0	0
<b>Total</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>+2</b>

<b>Increased Inventory</b>	<b>Annual Maintenance Cost</b>
Street Trees – 1 net new	\$60

#### **Regulatory Considerations**

Generally, the use of a rest home - Class B is permitted within single family dwellings under Schedule G - House Conversions, provided they meet certain site criteria (including lot size, lot width and the building was constructed prior to 1931). However, since the proposal includes a newly constructed building, a rezoning application is required. In addition, the OCP identifies maximum densities up to 1:1 FSR in the Traditional Residential designation, which this proposal meets.

Should Council consider approving the Rezoning Application, staff recommend that a 1.18m statutory right-of-way (SRW) on the rear lane be secured to meet the City of Victoria lane standard. The application proposes to decommission the existing driveway on Edgeware Road and provide vehicle parking that is accessed from the rear lane. The SRW along the lane will ensure maneuverability to vehicle parking in the short-term and the long-term viability of servicing properties from lane as future redevelopment occurs on adjacent properties.

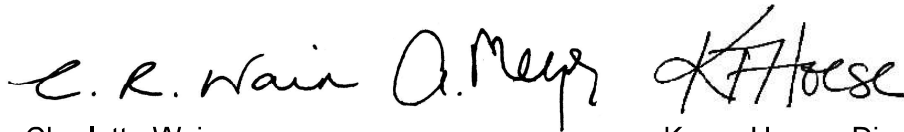
## CONCLUSIONS

The proposal is generally consistent with the relevant policies in providing a diverse range of housing across the city. The proposal maintains the residential character of the neighbourhood and is within the existing density of the Urban Place Designation; therefore, the recommendation is that Council consider supporting this application.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00726 for the property located at 1628 Edgeware Road.

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 19, 2020
- Attachment E: Community Association Land Use Committee email dated August 1, 2019 waiving the requirement for a meeting
- Attachment F: Advisory Design Panel meeting minutes dated June 3, 2020
- Attachment G: Correspondence (Letters received from residents).



## Committee of the Whole Report

### For the Meeting of November 5, 2020

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**To:** Committee of the Whole **Date:** October 22, 2020

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

**Subject:** Development Permit with Variances Application No. 00138 for 1628 Edgeware Road

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00726, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the front yard setback from 7.5m to 6.75m
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  - iii. reduce the combined side yard setbacks from 4.5m to 3.04m
  - iv. increase the site coverage from 40% to 41.4%
  - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property’s title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
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 *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 Variance Application for the property located at 1628 Edgeware Road. The proposal is to construct a rest home – Class B with seven rooms and communal facilities including offices, kitchen and living areas. The variances are related to reduced setbacks and parking and increased site coverage.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 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 Oaklands Neighbourhood Plan which supports a range of housing types while maintaining the low-scale family-oriented housing character of the neighbourhood
- the proposed parking variance is considered supportable given the oversupply of long-term bicycle parking; however, the vehicle parking shortfall will likely impact the availability of on-street parking in the area
- due to the size of the building, there are variances proposed for setbacks and site coverage, which have been mitigated by enhanced landscaping and building design and are considered supportable.

## BACKGROUND

### Description of Proposal

The proposal is to construct a rest home – Class B with seven rooms and communal facilities including offices, kitchen and living areas. The variances are related to reduced setbacks and parking and increased site coverage. Specific details include:

- low-rise contemporary design
- at-grade parking for one vehicle accessed off the rear lane
- accessory building containing an office and long-term secure bicycle storage located in the rear yard
- exterior materials to include exposed concrete (textured board form concrete for the front elevation), stained tongue and groove wood siding, stained cedar shingles, smooth wood panels, grey stucco, metal flashing, beige metal windows.

Landscape elements include:

- outdoor amenity space in a shared courtyard garden with seating and raised planter beds
- extensive front yard and perimeter planting with a mix of native, drought tolerant and pollinator plants
- picket wooden fencing around the perimeter of the property.

The variances are to:

- reduce the front yard setback from 7.5m to 6.75m
- reduce the rear yard setback from 9.14m (25% of the lot depth) to 8.3m
- reduce the combined side yard setbacks from 4.5m to 3.04m
- increase the site coverage from 40% to 41.4%
- reduce the required vehicle parking from 6 stalls to 1 stall.

## Sustainability

As indicated in the applicant's letter dated October 19, 2020 the proposal will meet the most current energy BC Building Code Step Code requirements.

## Active Transportation

The application proposes a two stall publicly accessible bicycle rack in the front yard and secure bike parking for eight bicycles (seven above the minimum requirement) in the accessory building located in the rear yard, which supports active transportation.

## Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

## Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. One of the rooms will be accessible and the proposed communal garden and pathways surrounding the proposed building are designed to be accessible.

## Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

## Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal varies from the existing zone.

Zoning Criteria	Proposal	R1-B Zone
Site area (m <sup>2</sup> ) – minimum	539.90	230.0
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1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) – maximum	<b>349.04*</b>	280.0
Combined floor area (m <sup>2</sup> ) – maximum	<b>452.26*</b>	300.0
Lot width (m) – minimum	14.76	7.50
Height (m) – maximum	7.18	7.60
Storeys – maximum	2	2



Zoning Criteria	Proposal	R1-B Zone
Site coverage (%) – maximum	41.40	40.0
Open site space (%) – minimum	57.40	N/A
<b>Setbacks (m) – minimum</b>		
Front	<b>6.75*</b>	7.50
Rear	<b>8.30*</b>	9.14
Side (east)	1.52	1.50
Side (west)	1.52	1.50
Combined side yards	<b>3.04*</b>	4.50
Parking – minimum	1	6
<b>Bicycle parking stalls — minimum</b>		
Short term	2	2
Long term	8	1

## Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the Oaklands CALUC waived the requirement for a community meeting as detailed in the email dated August 1, 2019 (attached). The applicant has however reached out to the community, and the details of their consultation efforts are listed in the applicant's letter dated October 19, 2020.

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 Traditional Residential in the *Official Community Plan, 2012* (OCP), which envisions ground-oriented buildings up to two storeys. The OCP also identifies the site within Development Permit Area 16: General Form and Character, which supports new development that is compatible with and improves the character of established areas through design that is unifying, sensitive and innovative. 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 that provides a contemporary interpretation of the existing character of the area, incorporating natural, warm exterior materials that are durable and will weather gracefully
- a prominent front entry that provides a focal point for pedestrians
- usable open space that is, attractive and well-integrated with the design of the building
- enhanced front yard planting that incorporates a mix of native, pollinator and drought resistant plants and trees which complement streetscape
- parking for one vehicle stall accessed off the rear lane that does not detract from the streetscape along Edgeware Road.

The design guidelines state that new development should contribute to cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar in scale, proportion, rhythm, and pattern. The site is situated opposite a large blank wall (the rear of Hillside Mall) and is flanked by single storey buildings on either side, with larger two-storey buildings further along Edgeware Road. The proposal is within the height limits of the existing zone and it is anticipated that the streetscape pattern will evolve over time, so the scale of the proposal is considered acceptable for the context.

The design guidelines state that new development should have a strong relationship to the street and that buildings should be designed with sensitivity to context, without replication or mimicry. However, the nature of the proposed use (rest home) requires privacy for future residents which has resulted in an inward-looking building, somewhat exacerbated by the mansard roof form and small bay windows. Staff have worked with the applicant to encourage a more friendly street presence and although the contemporary response is welcomed, more significant design revisions may have resulted in a building that had a more positive street relationship. On balance, the proposal is considered an acceptable response to the context.

### **Oaklands Neighbourhood Plan**

The subject property is designated as an area of greatest stability within the *Oaklands Neighbourhood Plan*, 1993. While there are no policies specifically addressing rest homes, the plan envisions maintaining the family character of the neighbourhood within this designation. The provision of a rest home for seven rooms is generally in line with the intent of maintaining the single-family character of the neighbourhood.

### **Advisory Design Panel**

The application was referred to the Advisory Design Panel (ADP) on June 3, 2020 (minutes attached) where the following motion was carried:

*It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:*

- *Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage*
- *Consideration of the creation of a shadow line between the upper and lower levels*
- *Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room*

- *Reconsider the use of hedge species to be more consistent with the edible garden concept*
- *Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.*

The applicant has submitted revised plans that incorporate the design changes requested by the panel, and overall staff are satisfied that these recommendations have been addressed.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There are three multi-stemmed trees protected by the Tree Preservation Bylaw on the neighbouring properties, which are identified on the tree removal and retention plan. A 48 cm diameter at breast height (DBH) cherry tree and a 62 cm DBH apple tree are located on the property to the east and a 32 cm DBH fig tree is located on the property to the west. All three bylaw protected trees, in fair health with fair structure, are proposed to be retained as part of the proposed development. The applicant will be required to obtain a Tree Permit at the construction phase to ensure there is arborist supervision when working in the critical root zones of trees to be retained.

There is one 25cm DBH municipal red horsechestnut on Edgeware Road that will be retained. Servicing to the property will need to be carefully planned to reduce potential impacts to the tree.

The applicant is proposing to plant two trees on the subject lot. In addition, a second boulevard tree will be added on the Edgeware frontage.

#### Tree Impact Summary

<b>Tree Status</b>	<b>Total # of Trees</b>	<b>Trees to be REMOVED</b>	<b>NEW Trees</b>	<b>NET CHANGE (new trees minus total to be removed)</b>
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	1	1	2	+1
City trees	1	0	1	+1
Neighbouring trees, protected	3	0	0	0
Neighbouring trees, unprotected	0	0	0	0
<b>Total</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>+2</b>

### **Regulatory Considerations**

Although the proposal will result in a site-specific zone to allow for the proposed rest home, to avoid siting reductions from being entrenched in the zone, a number of variances are required to facilitate the development:

- reduce the front yard setback from 7.5m to 6.75m
- reduce the rear yard setback from 9.14m (25% of the lot depth) to 8.3m

- reduce the combined side yard setbacks from 4.5m to 3.04m
- increase the site coverage from 40% to 41.4%
- reduce the required vehicle parking from 6 stalls to 1 stall.

### Setbacks and Site Coverage

Front and rear yard setbacks are required. However, this only relates to the projecting portions of the bay windows. Since the building face is within the minimum zoning requirements these setbacks are considered supportable. 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 1.52m from the east and west property lines, which is in excess of the minimum 1.5m requirement. However, a reduction in combined side yard setbacks from 4.5m to 3.04m is required. The proposed design has incorporated angled windows that direct views away from the windows on neighbouring buildings which helps to mitigate the impacts on adjacent neighbours.

### Site Coverage

A small site coverage increase from 40% to 41.4% is being requested; however, other than the rear parking stall, entry path and accessory building, the front and rear yards would be extensively landscaped using a mix of native, pollinator and drought resistant plants and trees as well as raised garden beds. These areas would be available for use by residents. Given the extensive planting, the relatively small variance being requested is considered supportable.

### Parking

A variance is requested to reduce the required number of parking stalls from six to one. The parking demand is anticipated to be largely a product of support staff, which is estimated to be one person on the average day, along with visitors. To help offset some of the impacts from this parking variance, the applicant is proposing long-term bicycle parking in excess of the minimum requirements (by seven bicycle stalls). The proposed removal of the driveway from Edgeware Road will provide additional on-street parking capacity, which would total three vehicles fronting the subject site. Although staff consider the variance supportable, there will likely be some impact to on-street parking availability in the area.

### **Resource Impacts**

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

Increased Inventory	Annual Maintenance Cost
Street Trees – 1 net new	\$60

### **CONCLUSIONS**


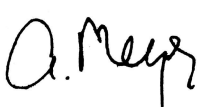

The proposal to construct a two-storey rest home – Class B with seven rooms is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. Although a contemporary interpretation of a traditional single-family dwelling, the high-quality materials and the extensive landscaping would help the building integrate with the

existing neighbourhood. Overall, the impacts of the proposed variances are considered to be minimal.

### **ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 00138 for the property located at 1628 Edgeware Road.

Respectfully submitted,

Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division

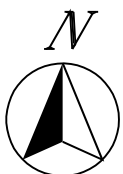
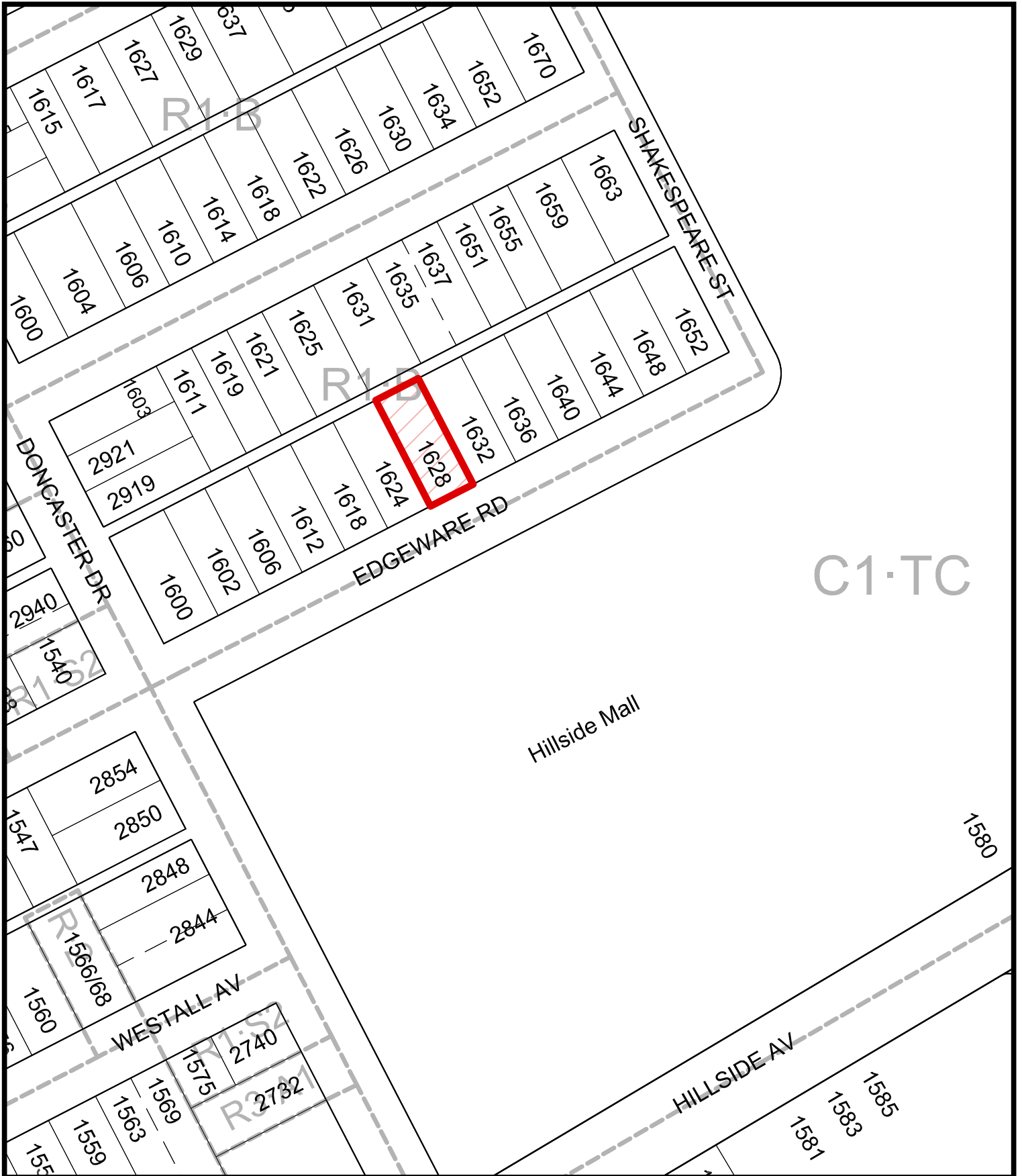
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

### **List of Attachments**

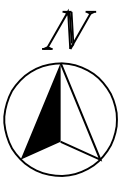
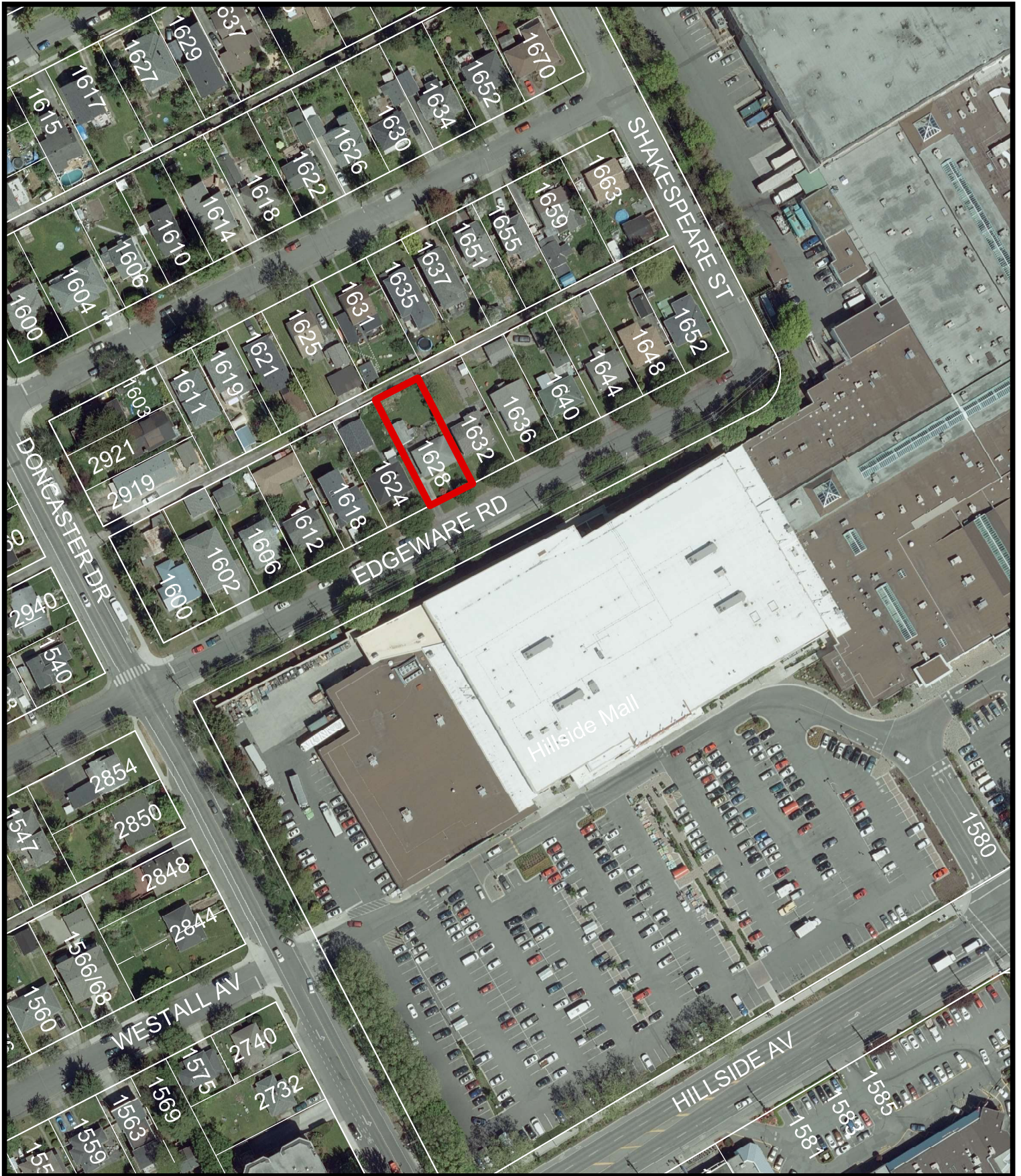
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 19, 2020
- Attachment E: Community Association Land Use Committee email waiving the requirement for a meeting dated August 1, 2019
- Attachment F: Advisory Design Panel meeting minutes dated June 3, 2020
- Attachment G: Correspondence (Letters received from residents).



1628 Edgeware Rd  
Rezoning No.00726








1628 Edgeware Rd  
Rezoning No.00726





ISSUES:		
A	ISSUED FOR REZONING	201013-22-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



**Revisions**

Received Date:  
**October 23, 2020**

Deemed Date:  
**October 5, 2020**

PROJECT DIRECTORY

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LANDSCAPE DESIGNER  
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DRAWING LIST

A0.00 COVER PAGE  
A0.10 CONTEXT PLAN  
A0.11 STREETSCAPE  
A0.12 PROJECT IMAGES  
A0.13 AREA CALCULATIONS  
A0.14 SITE COVERAGE & OPEN SITE CALCULATIONS  
A0.20 PRIVACY AND VIEWS DIAGRAM

A1.00 EXISTING SITE PLAN  
A1.10 PROPOSED SITE PLAN / PROJECT INFORMATION

A2.00 BASEMENT PLAN  
A2.10 MAIN FLOOR PLAN  
A2.20 UPPER FLOOR PLAN  
A2.40 ACCESSORY BUILDING PLAN

A5.10 NORTH / SOUTH ELEVATIONS  
A5.20 EAST / WEST ELEVATIONS  
A5.30 ACCESSORY BUILDING ELEVATIONS

A6.10 SHORT SECTION  
A6.20 LONG SECTION  
A6.30 ACCESSORY BUILDING SECTION



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2020-10-22

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ISSUE:  
REZONING

CONSULTANT:  
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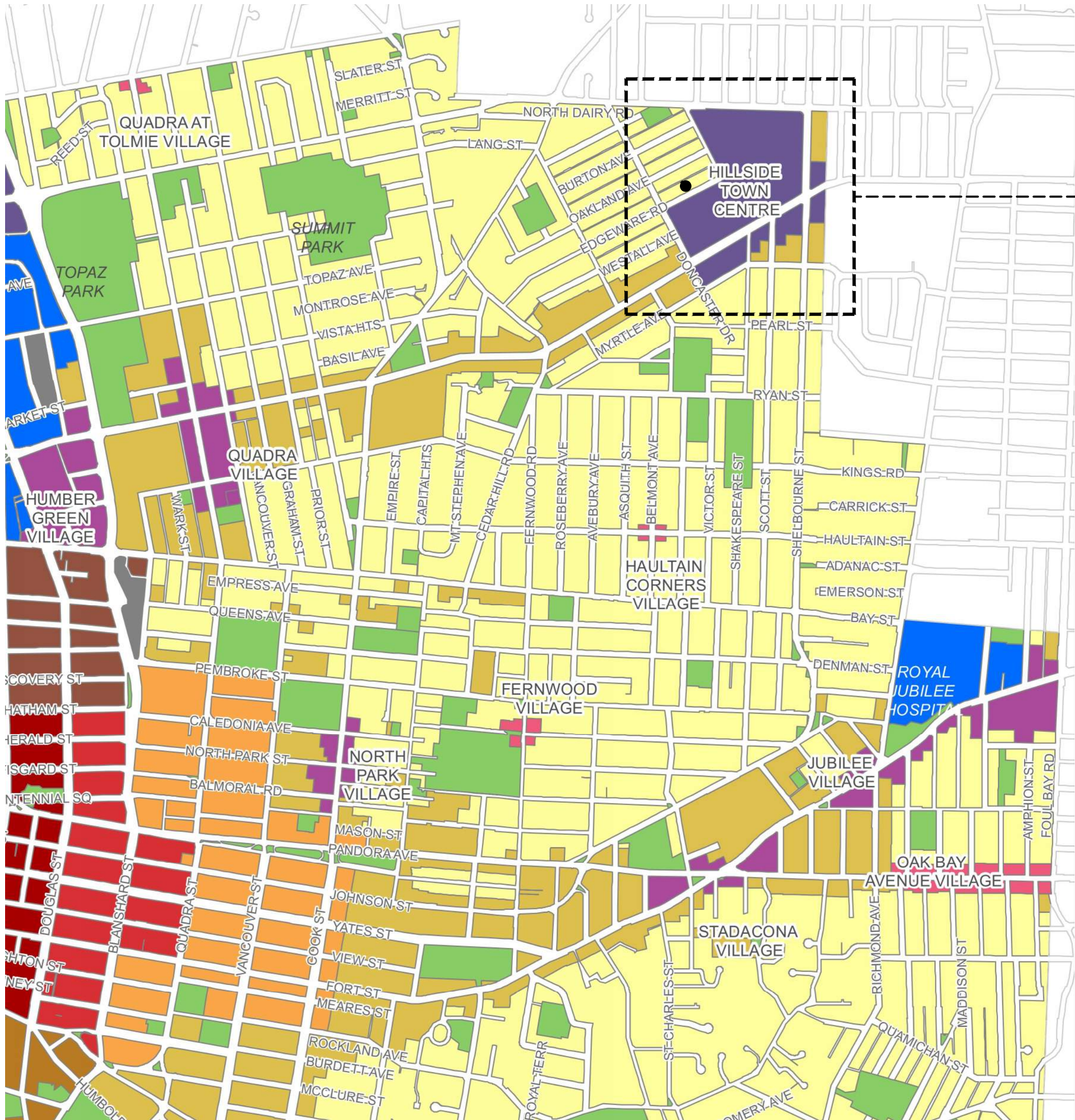
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**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

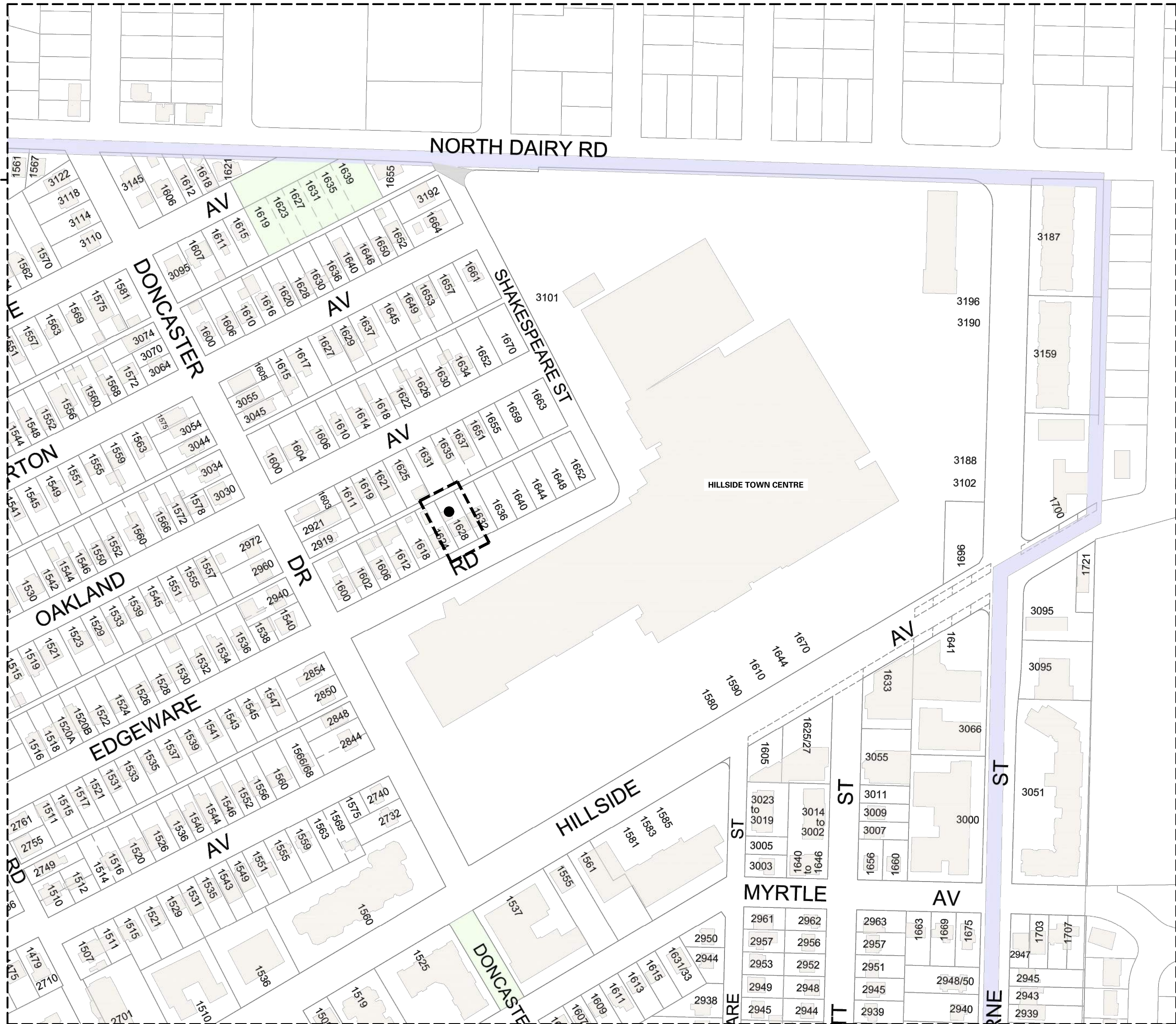
A0.00





- URBAN PLACE DESIGNATIONS
- CORE HISTORIC
  - CORE BUSINESS
  - CORE EMPLOYMENT
  - CORE INNER HARBOUR / LEGISLATIVE
  - CORE SONGHEES
  - CORE RESIDENTIAL
  - GENERAL EMPLOYMENT
  - EMPLOYMENT - RESIDENTIAL
  - INDUSTRIAL EMPLOYMENT
  - INDUSTRIAL EMPLOYMENT - RESIDENTIAL
  - MARINE INDUSTRIAL
  - TOWN CENTRE
  - LARGE URBAN VILLAGE
  - SMALL URBAN VILLAGE
  - URBAN RESIDENTIAL
  - TRADITIONAL RESIDENTIAL
  - PUBLIC FACILITIES, INSTITUTIONS, PARKS AND OPEN SPACE
  - RAIL CORRIDOR
  - WORKING HARBOUR
  - MARINE
- PROJECT LOCATION

1 CITY OF VICTORIA OFFICIAL COMMUNITY PLAN  
SCALE: NTS



2 ADDRESS PLAN  
SCALE: NTS



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1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A0.10

CONTEXT PLAN



ISSUES:		
A	ISSUED FOR REZONING	2018-10-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



MAX ALLOWABLE HEIGHT IN R1-B

 **STREETSCAPE**  
SCALE: NTS

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**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

A0.11

STREETSCAPE





1 FRONT VIEW  
SCALE: NTS



2 BACKYARD VIEW  
SCALE: NTS



3 REAR VIEW  
SCALE: NTS

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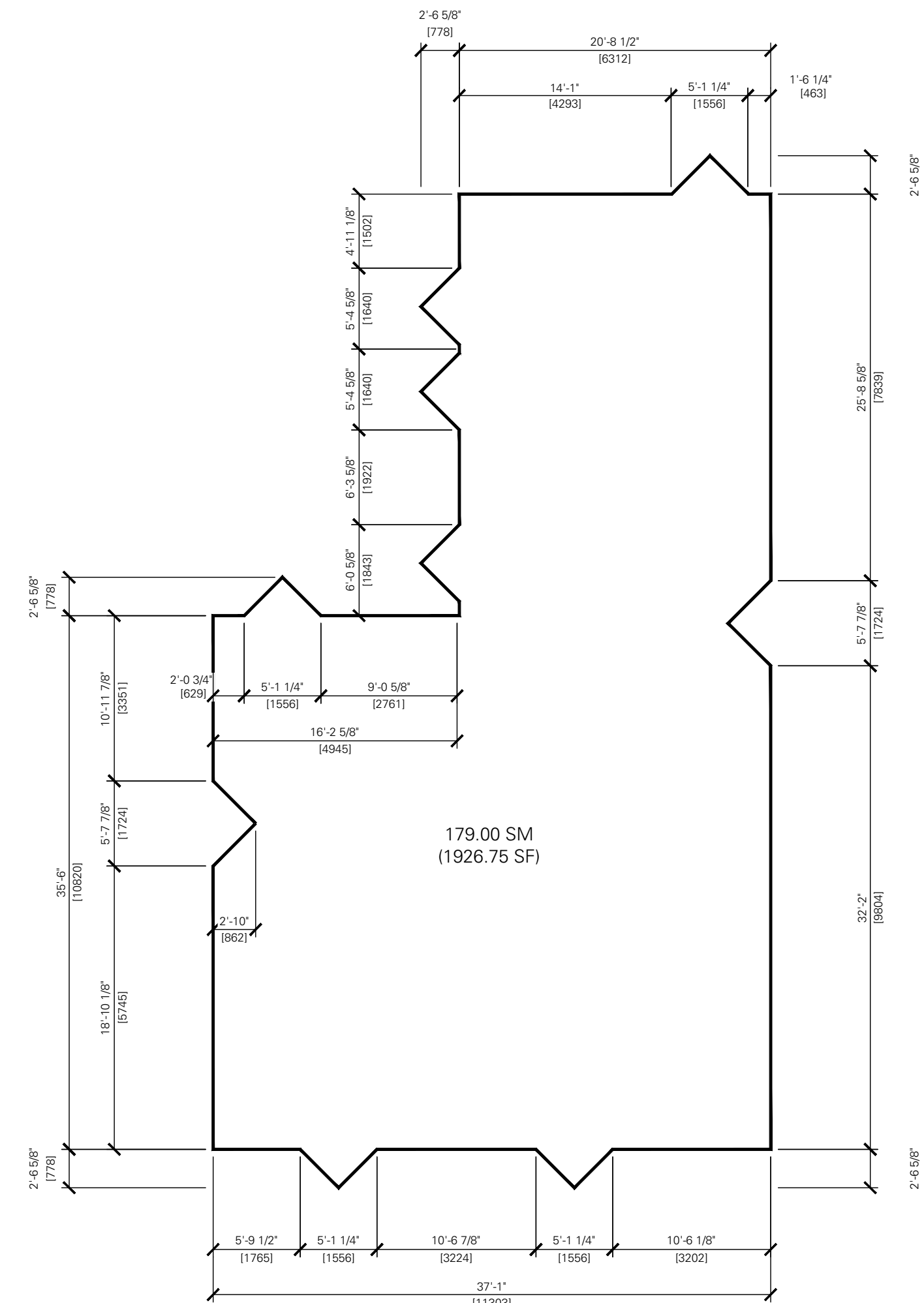
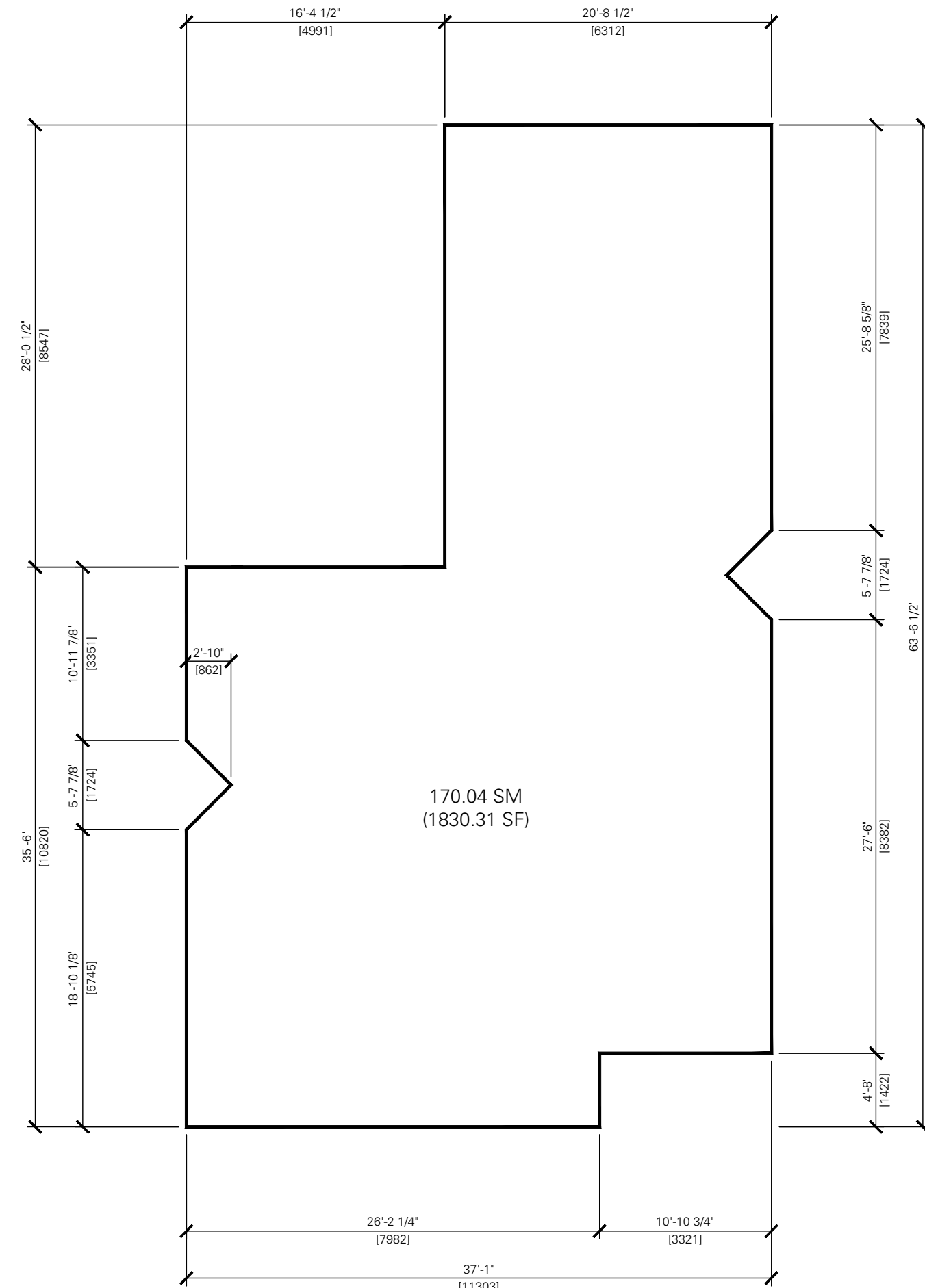
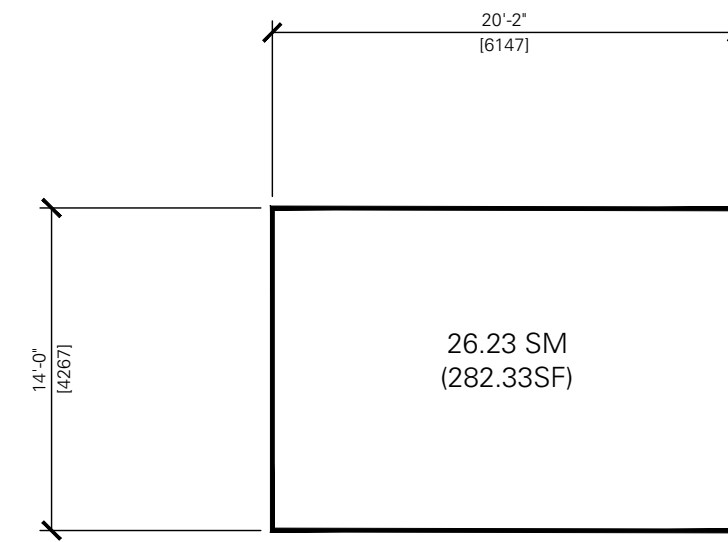
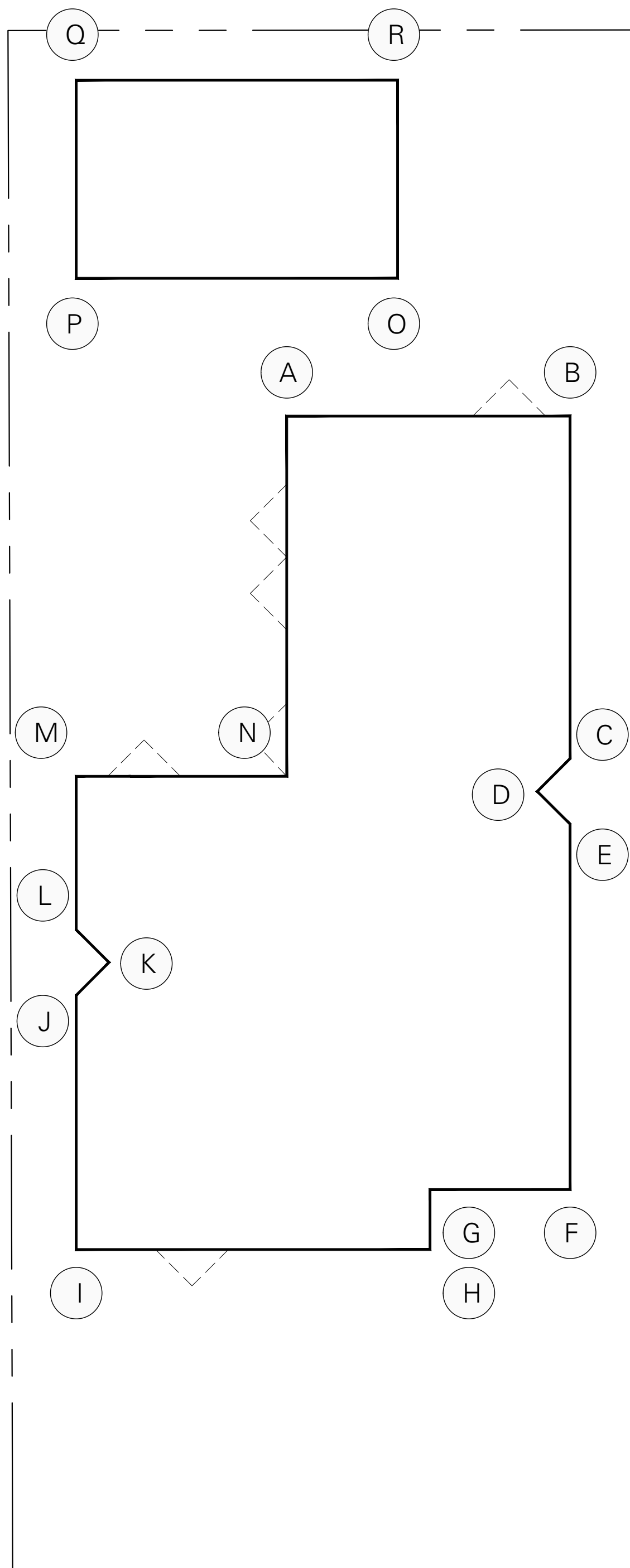
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1628 EDGEWARE ROAD  
VICTORIA, BC

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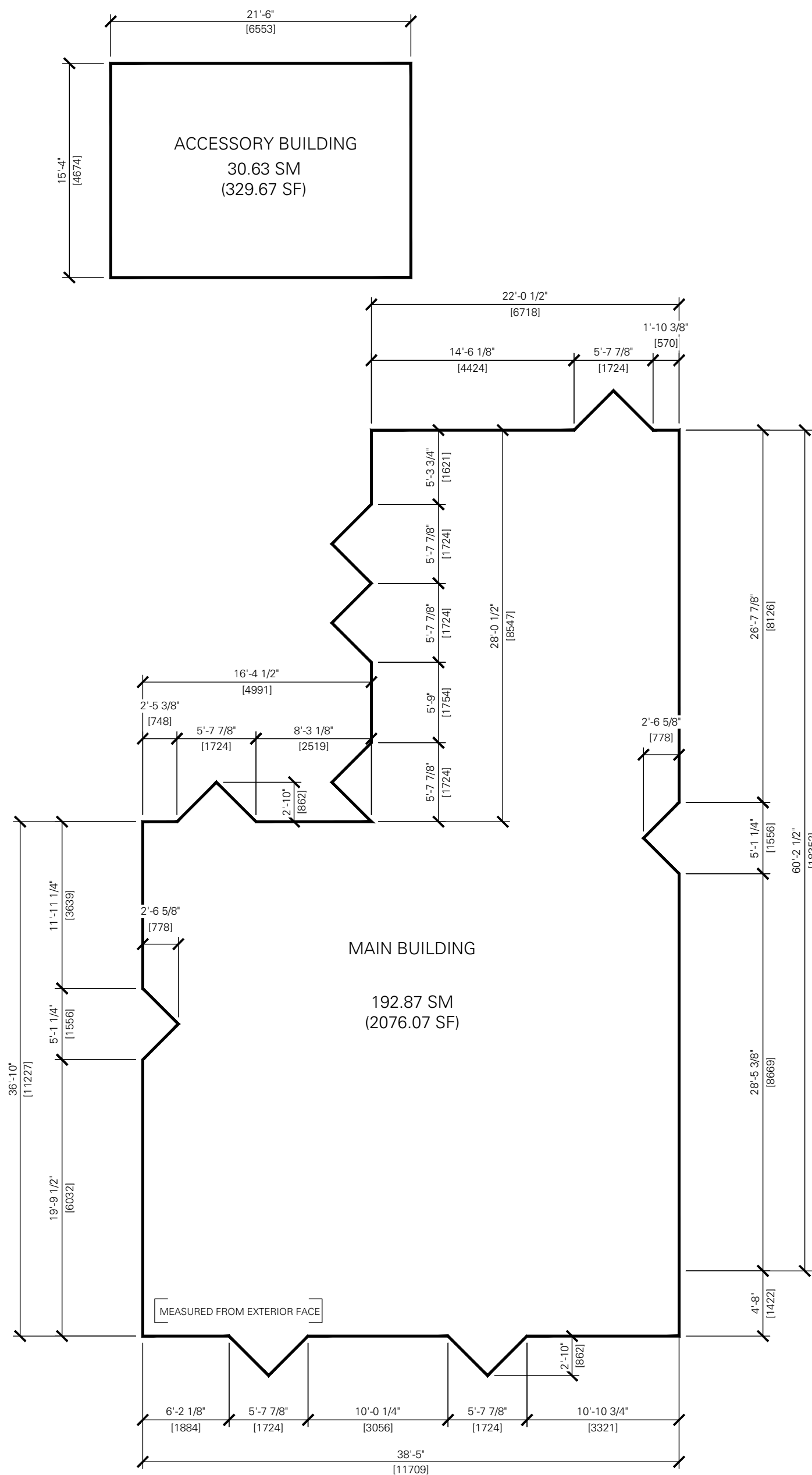
**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

GRADE	POINTS (M GEO.)	INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)
A	20.78	A/B	20.79	6.72	139.68
B	20.79	B/C	20.79	8.13	169.02
C	20.79	C/D	20.79	1.10	22.87
D	20.79	D/E	20.79	1.10	22.87
E	20.79	E/F	20.79	8.67	180.25
F	20.79	F/G	20.79	3.32	69.02
G	20.79	G/H	20.79	1.42	29.52
H	20.79	H/I	20.79	6.83	142.00
I	20.79	I/J	20.79	8.39	174.43
J	20.79	J/K	20.79	1.10	22.87
K	20.79	K/L	20.79	1.10	22.87
L	20.79	L/M	20.73	3.64	75.44
M	20.66	M/N	19.85	4.99	99.05
N	19.04	N/A	19.91	8.55	170.23
				65.06	1340.11
* NATURAL OR FINISHED GRADE -			AVERAGE GRADE CALCULATION (M)		
LOWEST AT ANY ONE POINT AS PER BYLAW DEFINITION					20.60

**1 AVERAGE GRADE CALCULATIONS**  
SCALE: 1:100

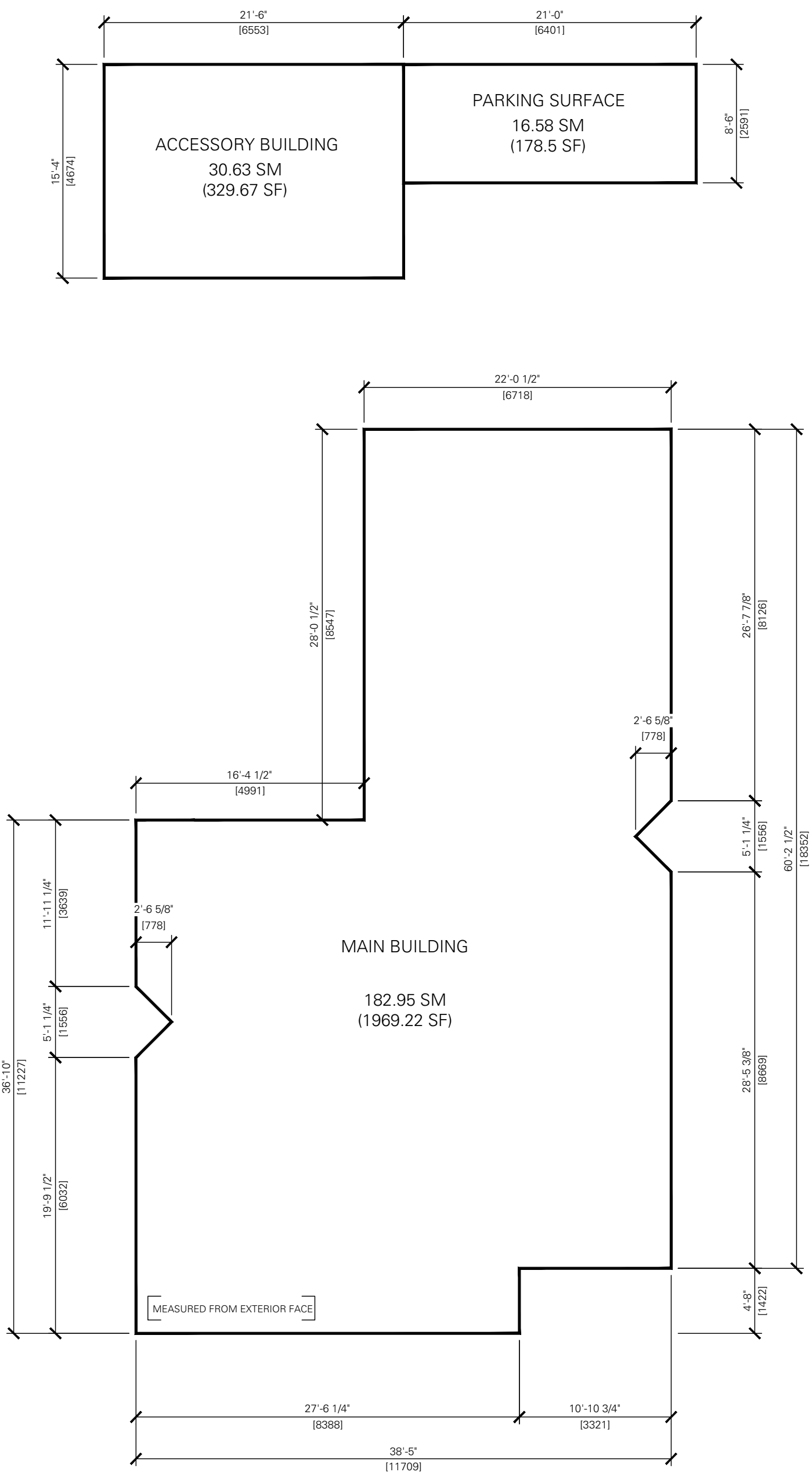
GRADE POINTS (M GEO.)	INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)
G	20.79	G/H	7.01	145.49
H	20.72	H/I	4.79	99.39
I	20.78	I/J	7.01	145.88
J	20.84	J/G	4.79	99.70
			23.60	490.47
* NATURAL OR FINISHED GRADE -			AVERAGE GRADE CALCULATION (M)	
LOWEST AT ANY ONE POINT AS PER BYLAW DEFINITION				20.78

**2 AREA CALCULATIONS**  
SCALE: 1:100



TOTAL: 223.5 SM (2405.74)  
SITE AREA: 539.9 SM (5811.4 SF)  
= 0.414

1 SITE COVERAGE  
SCALE: 1:100



SITE AREA: 539.9 SM (5811.4 SF)  
- TOTAL: 230.16 SM (2477.39)  
= 309.74

309.74  
SITE AREA: 539.9 SM (5811.4 SF)  
= 0.574

2 OPEN SITE SPACE  
SCALE: 1:100



AREA: 30.63 SM (329.67 SF)  
REAR YARD AREA: 122.61 SM (1319.78 SF)  
= 0.250

3 REAR YARD SITE COVERAGE  
SCALE: 1:100



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DJ  
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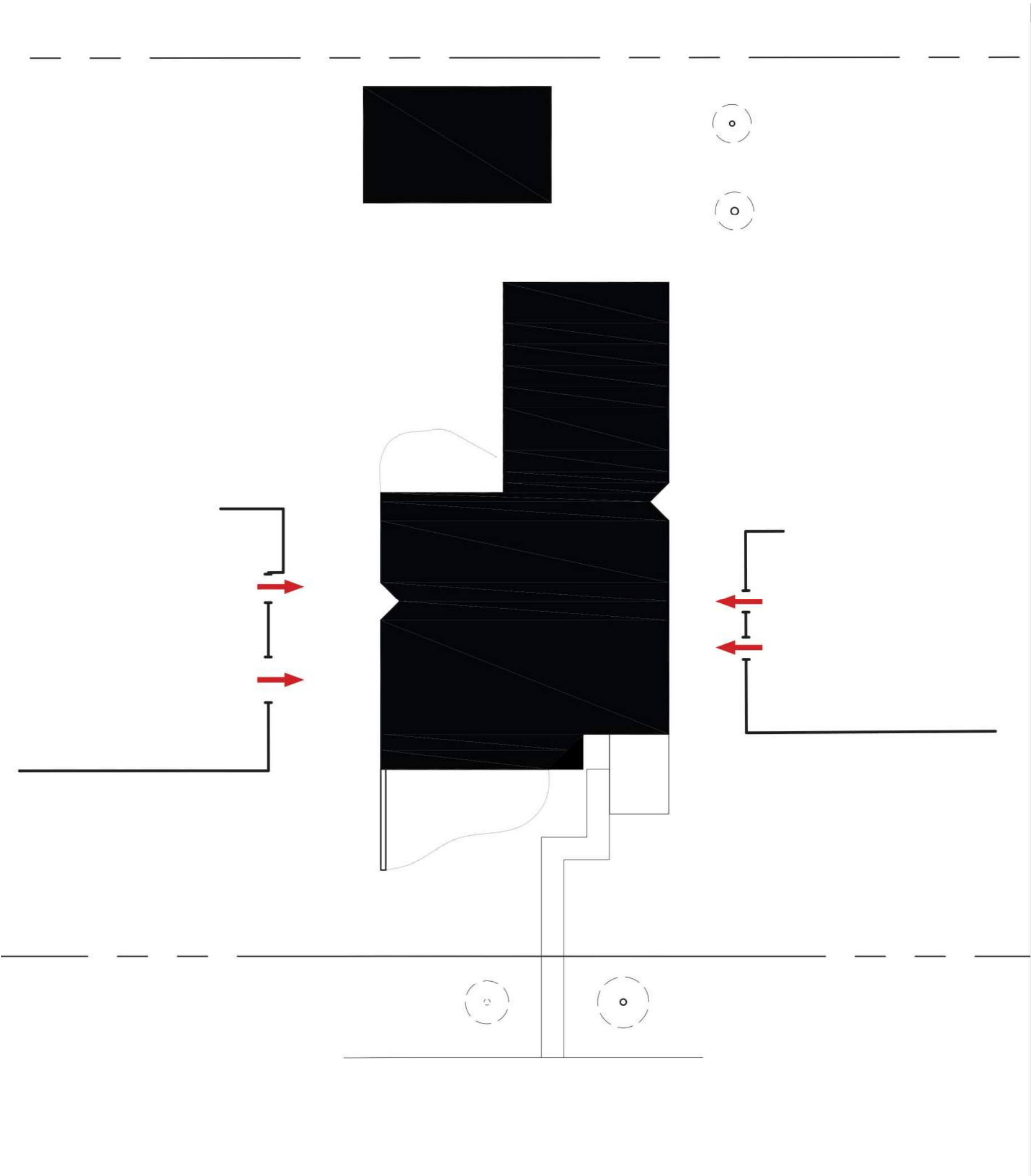
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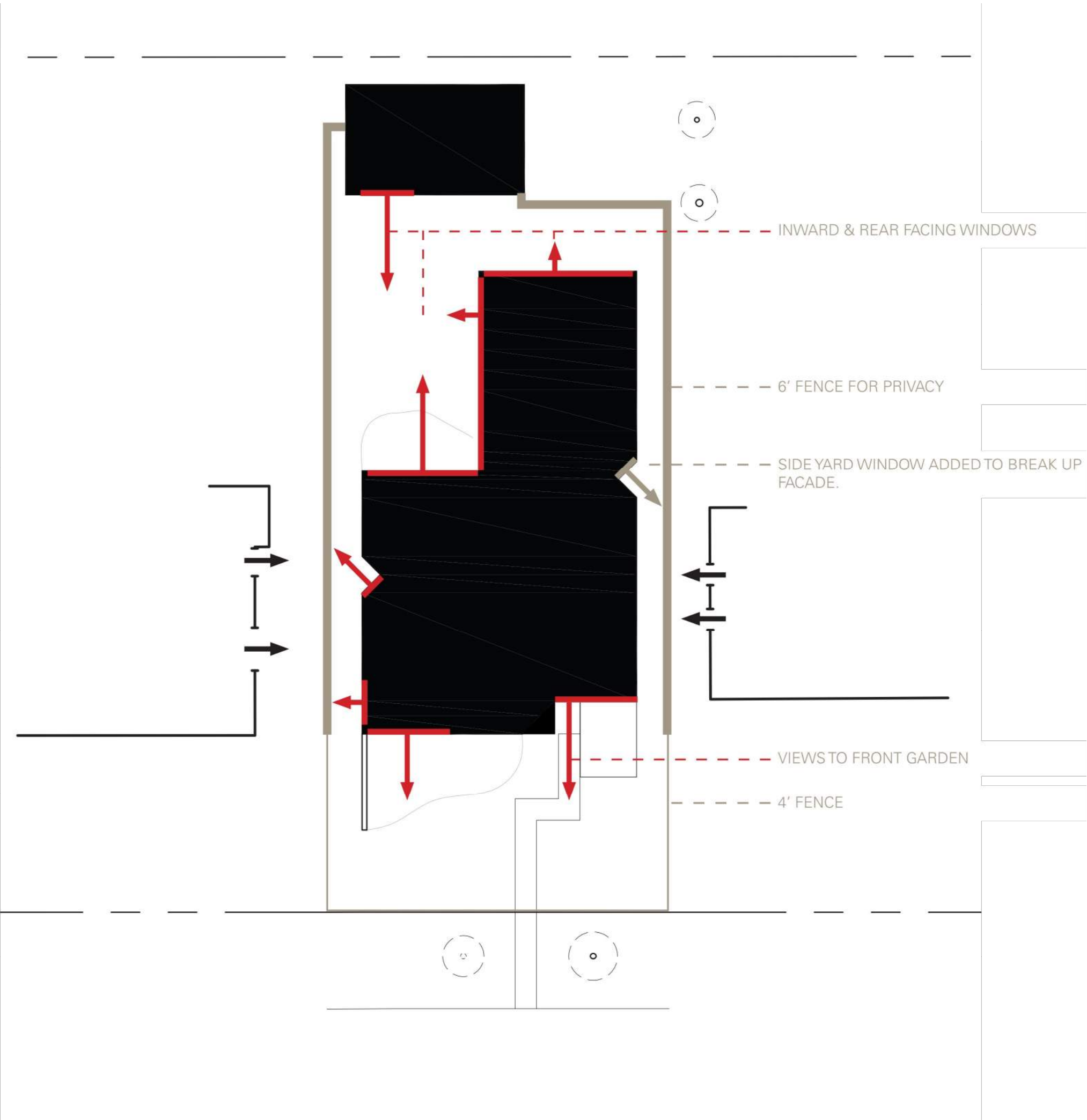
1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A0.14

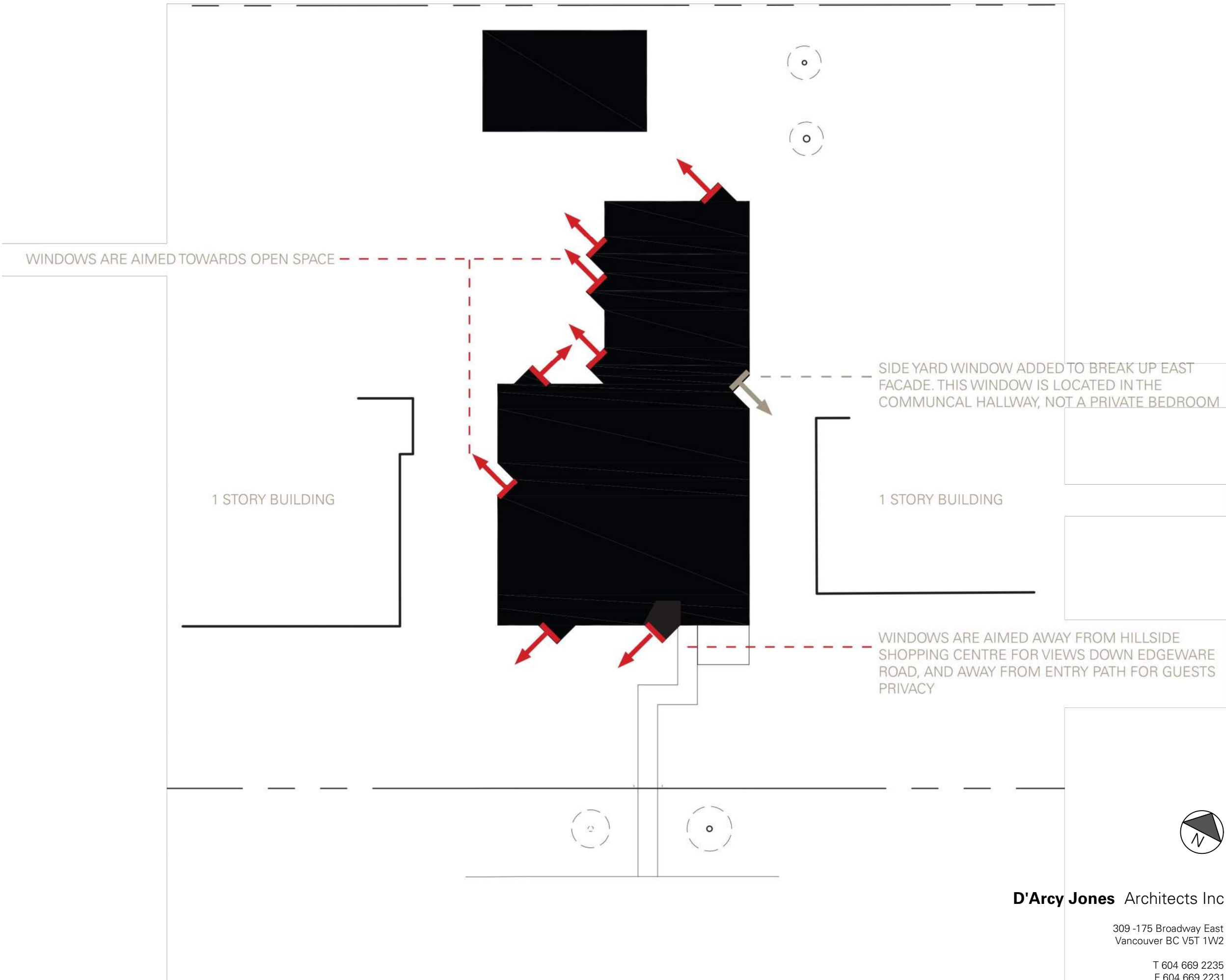
SITE COVERAGE AND OPEN SITE SPACE



1 NEIGHBOURING WINDOWS  
NTS



2 PRIVACY & VIEWS - MAIN  
NTS



3 PRIVACY & VIEWS - UPPER  
NTS

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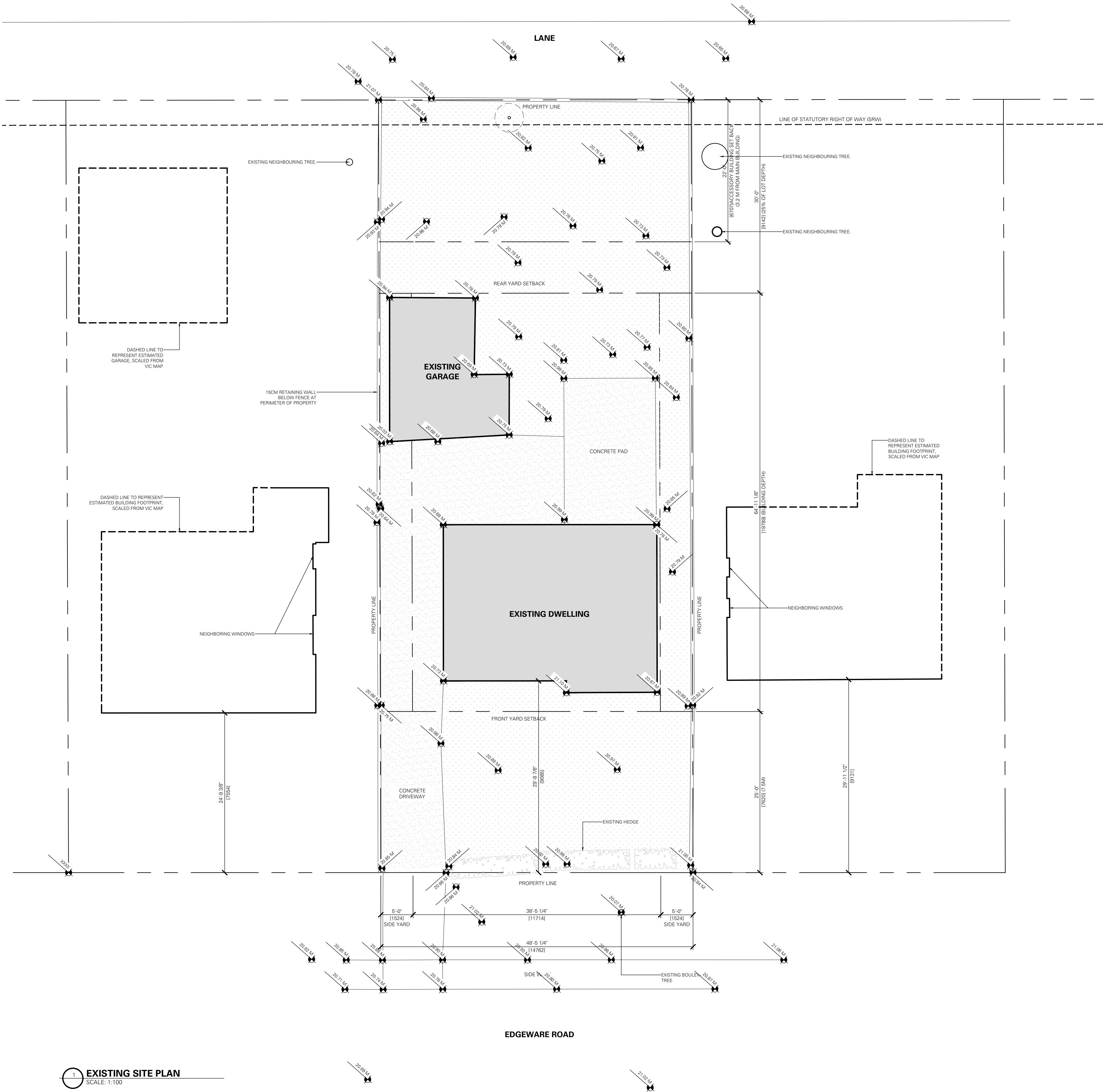
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1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A0.20

PRIVACY & VIEWS DIAGRAM



1 EXISTING SITE PLAN  
SCALE: 1:100



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1628 HOUSE  
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VICTORIA, BC

A1.00

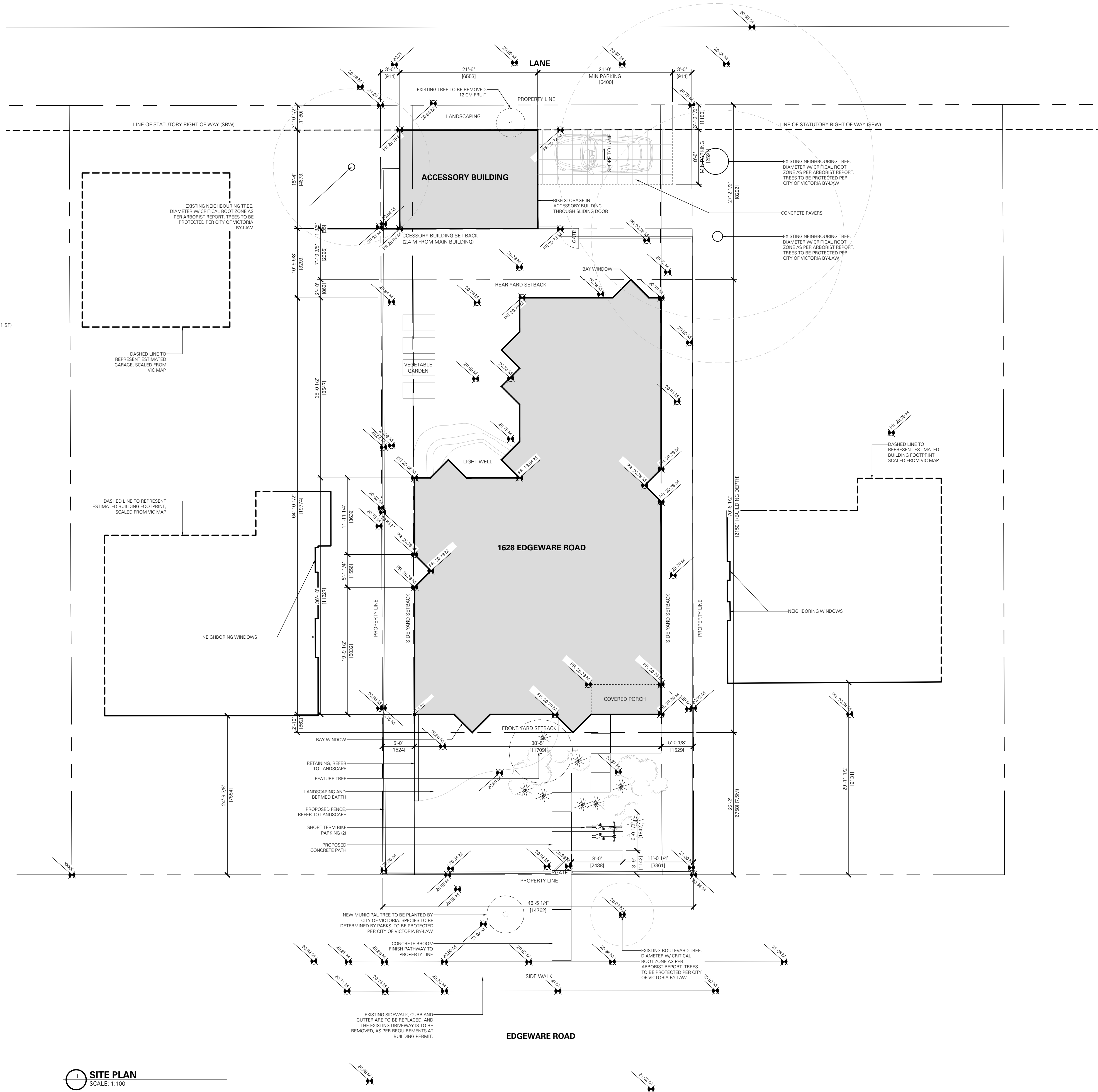
EXISTING SITE PLAN

PROJECT INFORMATION

PROJECT ADDRESS	1628 EDGEWARE ROAD, VICTORIA, BC
LEGAL DESCRIPTION	VP7956 VICTORIA LOT 6, SECTION 29/30 PLAN 7956
PID #	000-011-967
APPLICABLE ZONING REGULATION	CITY OF VICTORIA
EXISTING ZONE	R1-B
REZONED	REST HOME CLASS B
MAJOR OCCUPANCY	DWELLING
BUILDING CODE	BCBC 2018

ZONING ANALYSIS (R1-B FOR REFERENCE)

SITE AREA	539.9 SM (8811.4 SF)	
	ALLOWED IN R1-B	PROPOSED
SITE COVERAGE (40%)	216.0 SM (2324.6 SF)	41.4%, 228.67 SM (2405.74 SF)
OPEN SITE SPACE	57.4%, 288.87 SM (5811.4 - 2477.39 = 3334.01 SF)	
REAR YARD SITE COVERAGE (25%)	30.65 SM (329.94 SF)	25%, 30.63 SM (329.67 SF)
FRONT YARD SETBACK	7.5 M (24.6')	6.8 M (22.2')
REAR YARD SETBACK (25%)	9.1 M (30')	8.3 M (27.2')
SIDE YARD SETBACK	1.50 M (4.93')	1.52 M (5')
MAX PRINCIPLE BUILDING HEIGHT	7.6M (24.9')	7.17M (23.53')
NUMBER OF STOREYS		2
ACCESSORY BUILDING MAX HEIGHT	3.5 M (11.5')	3.2M (10.4')
ACCESSORY BUILDING FLOOR AREA	37 SM (398 SF)	26.23 SM (282.33SF)
BASEMENT FLOOR AREA	N/A	103.22 SM (1111.02 SF)
MAIN FLOOR AREA	—	170.04 SM (1830.31 SF)
UPPER FLOOR AREA	—	179.00 SM (1926.75 SF)
MAX FLOOR AREA (FIRST & SECOND STOREYS)	280 SM (3014 SF)	349.04 SM (3757.06 SF)
TOTAL FLOOR AREA (FLOOR AREA + ACCESSORY)	300 SM (3229 SF)	380.00 SM (4039.39 SF)
FLOOR SPACE RATIO (FSR)	—	3757.06 / 5811.40 = <b>0.65</b>



1 SITE PLAN  
SCALE: 1:100



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ISSUE:  
REZONING

CONSULTANT:  
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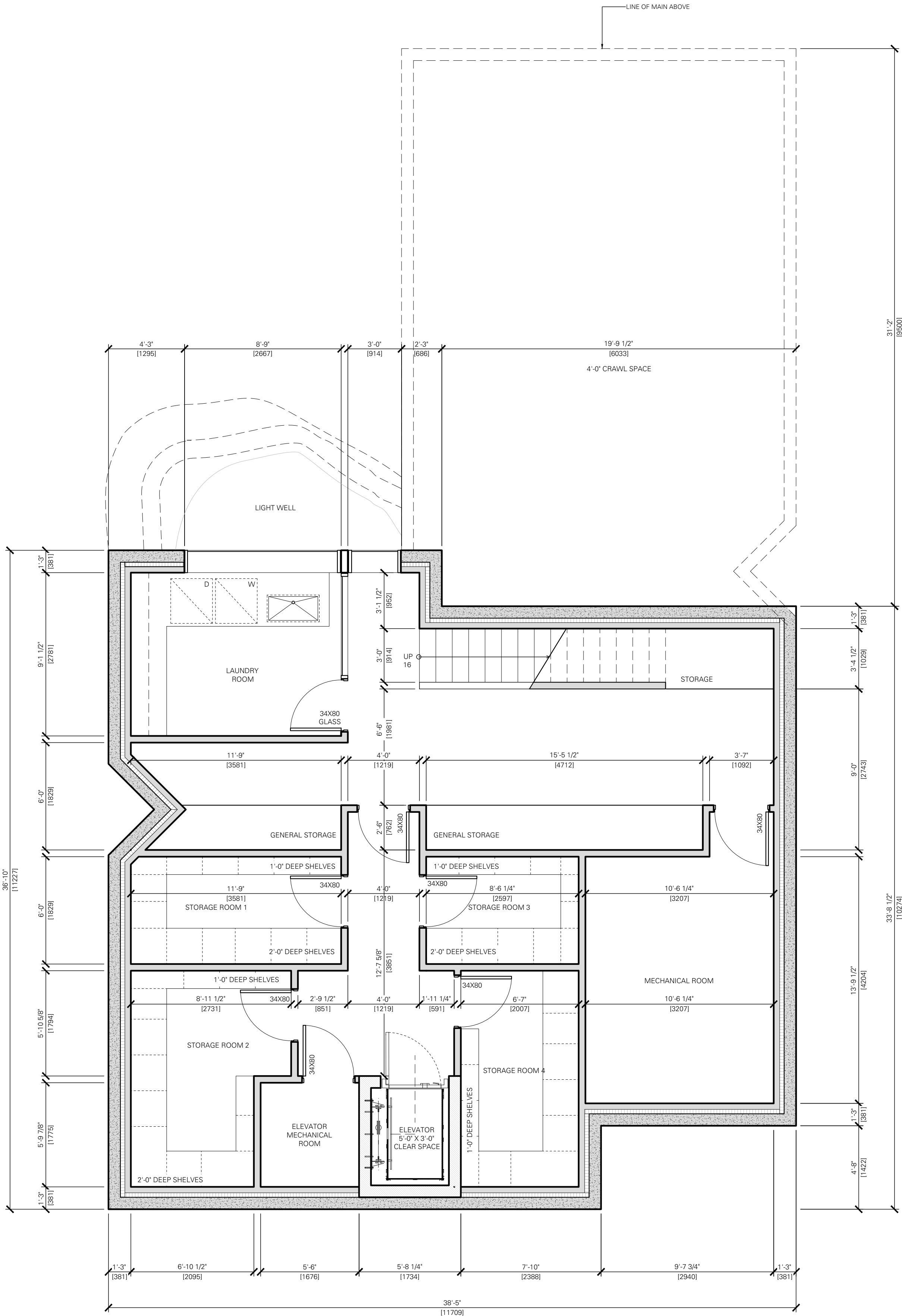
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1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A1.10





1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



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SCALE:  
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DATE:  
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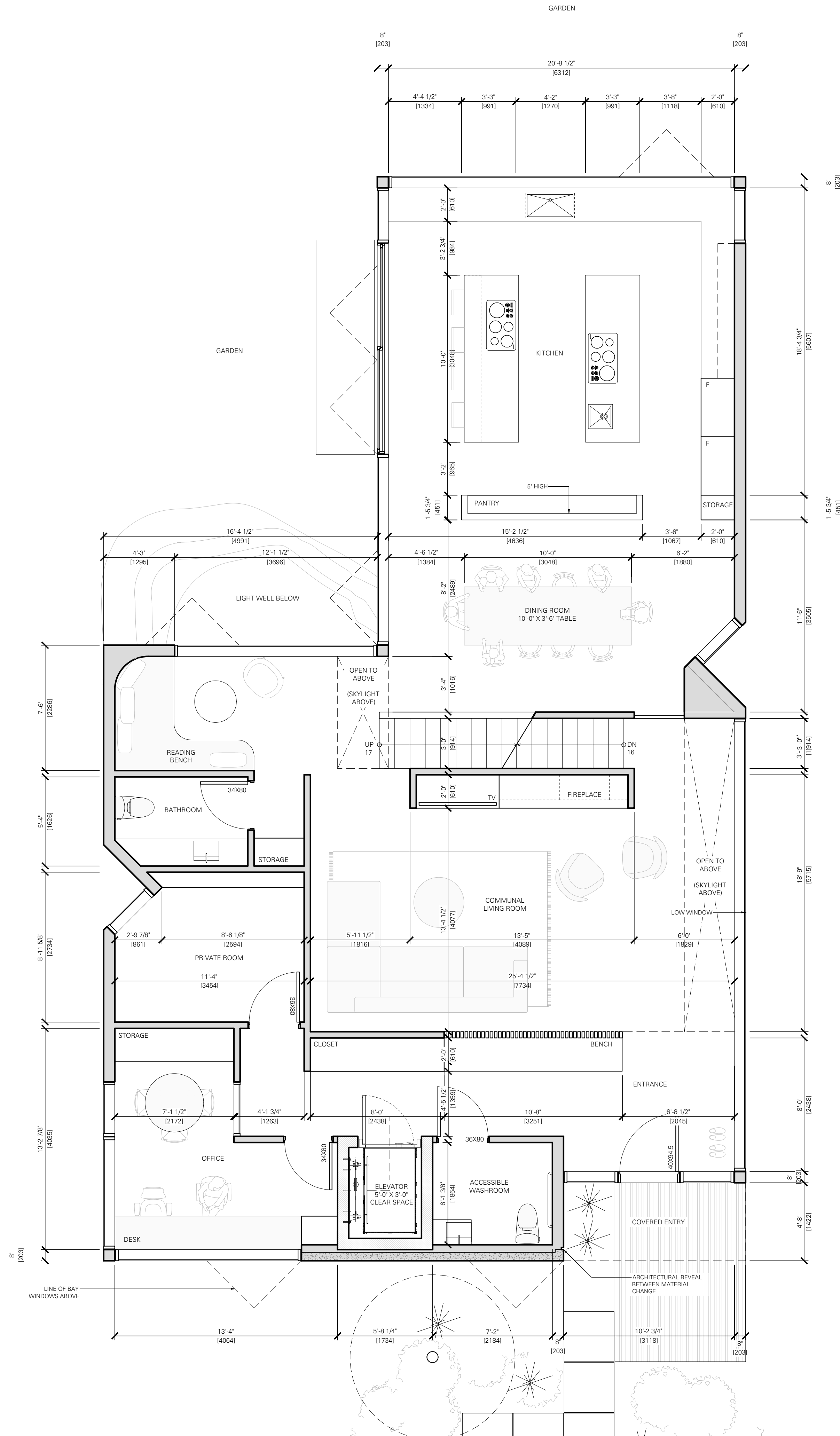
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1628 HOUSE  
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VICTORIA, BC

A2.00

BASEMENT PLAN



1 MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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SCALE:  
1/4" = 1'-0"

DATE:  
2020-10-22

DRAWN:  
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REVISION:  
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ISSUE:  
REZONING

CONSULTANT:  
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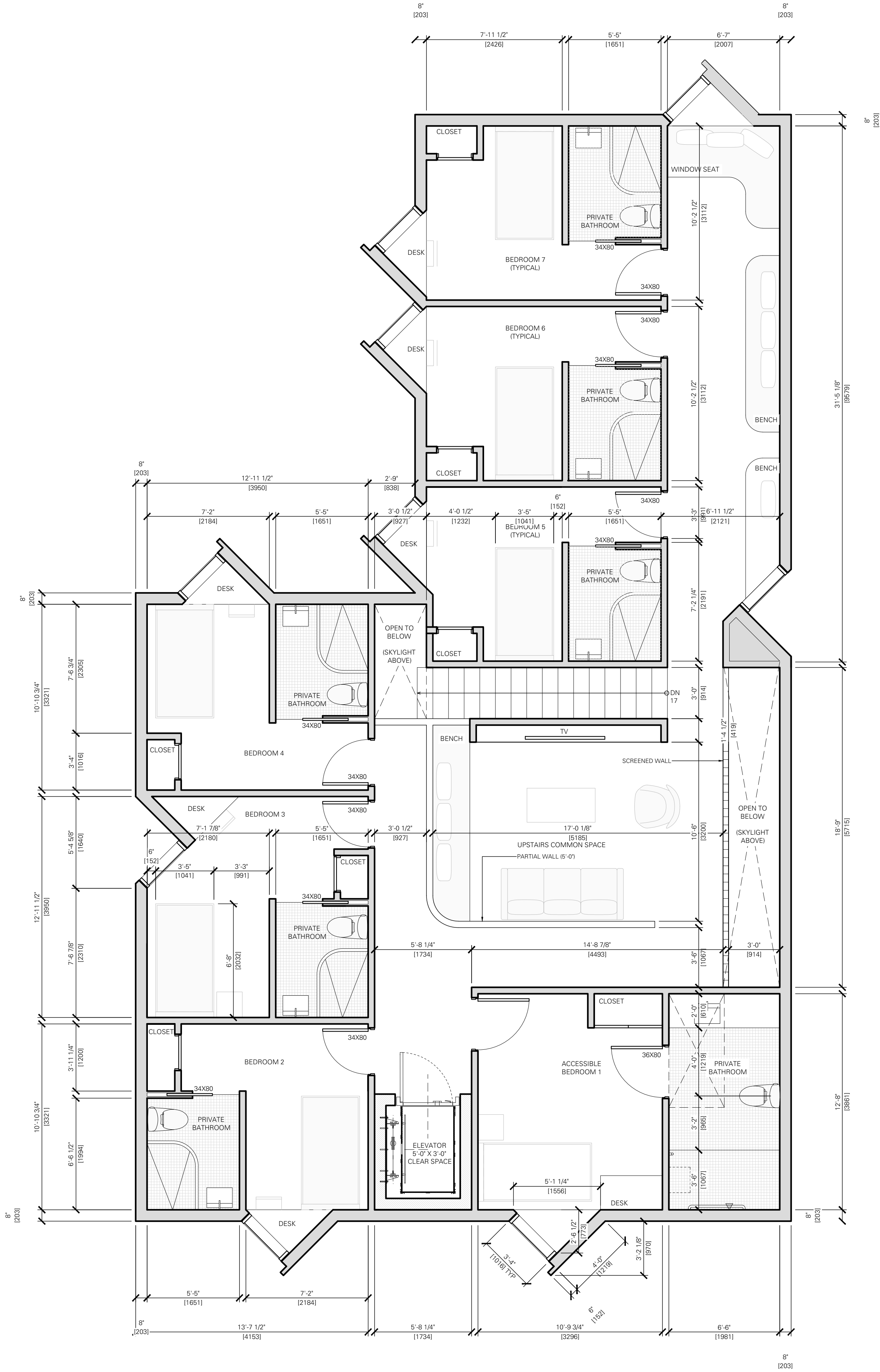
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1628 HOUSE  
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VICTORIA, BC

A2.10

MAIN PLAN



1 UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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SCALE:  
1/4" = 1'-0"

DATE:  
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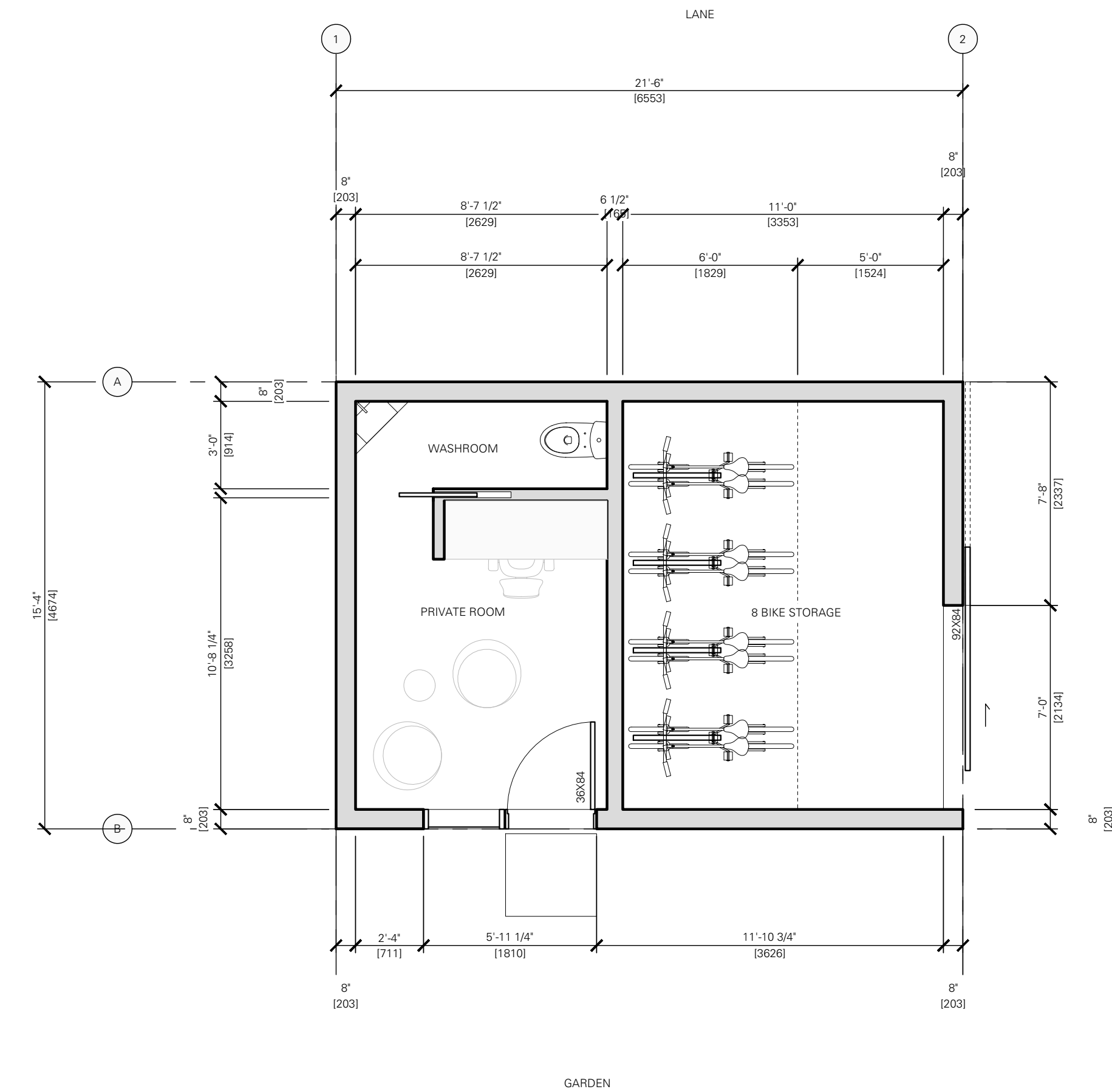
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1628 HOUSE  
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VICTORIA, BC

A2.20

ISSUES:		
A	ISSUED FOR REZONING	2019-12-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



 **ACCESSORY BUILDING PLAN**  
SCALE: 1/4" = 1'-0"

**D'Arcy Jones Architects Inc**

309 -175 Broadway East  
Vancouver BC V5T 1W2  
T 604 669 2235  
F 604 669 2231  
mail@darcyjones.com

**SCALE:**  
1/4" = 1'-0"

**DATE:**  
2020-10-22

**DRAWN:**  
RB

**CHECKED:**  
DJ

**REVISION:**  
-

**ISSUE:**  
REZONING

**CONSULTANT:**  
-

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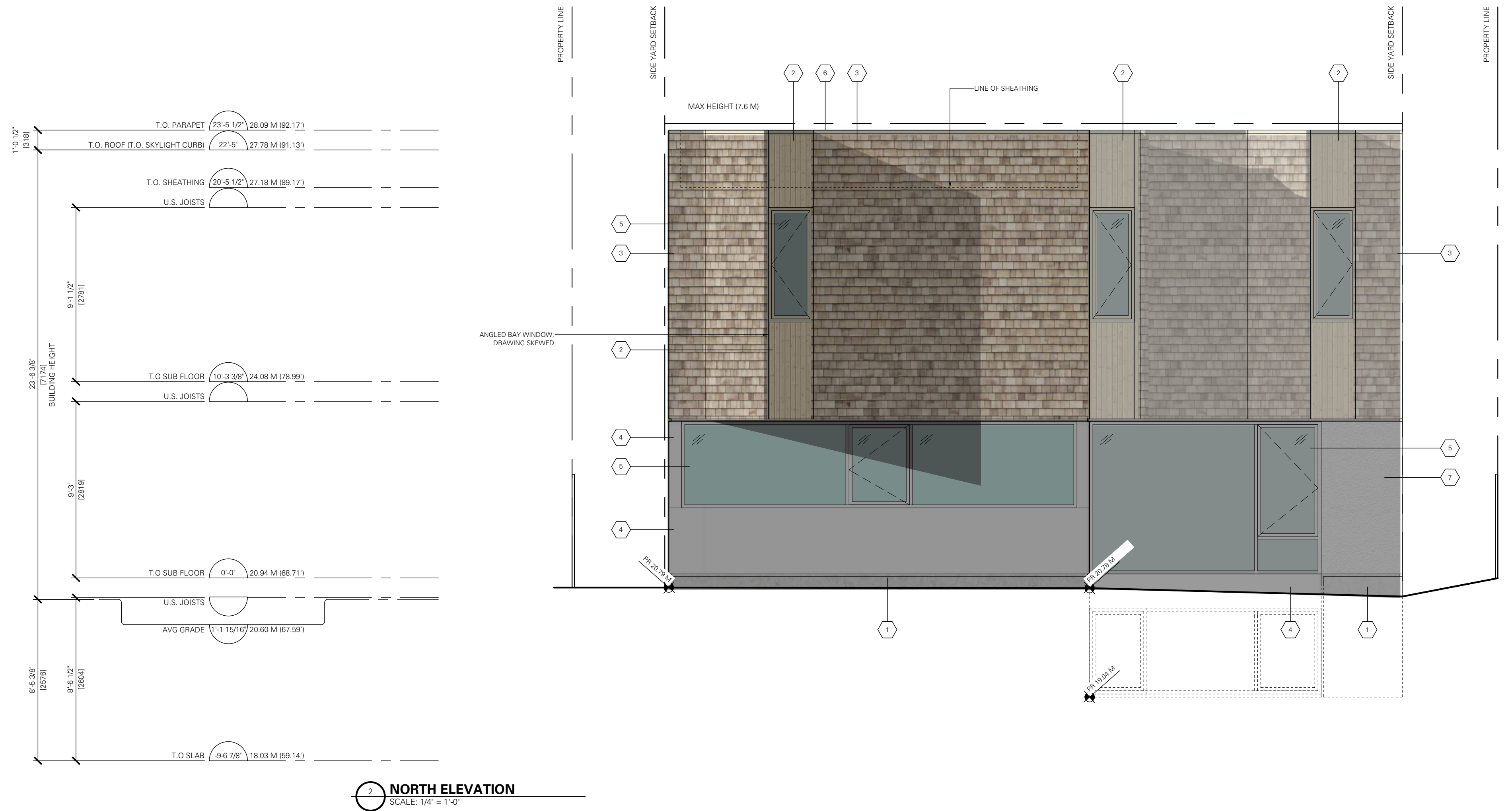
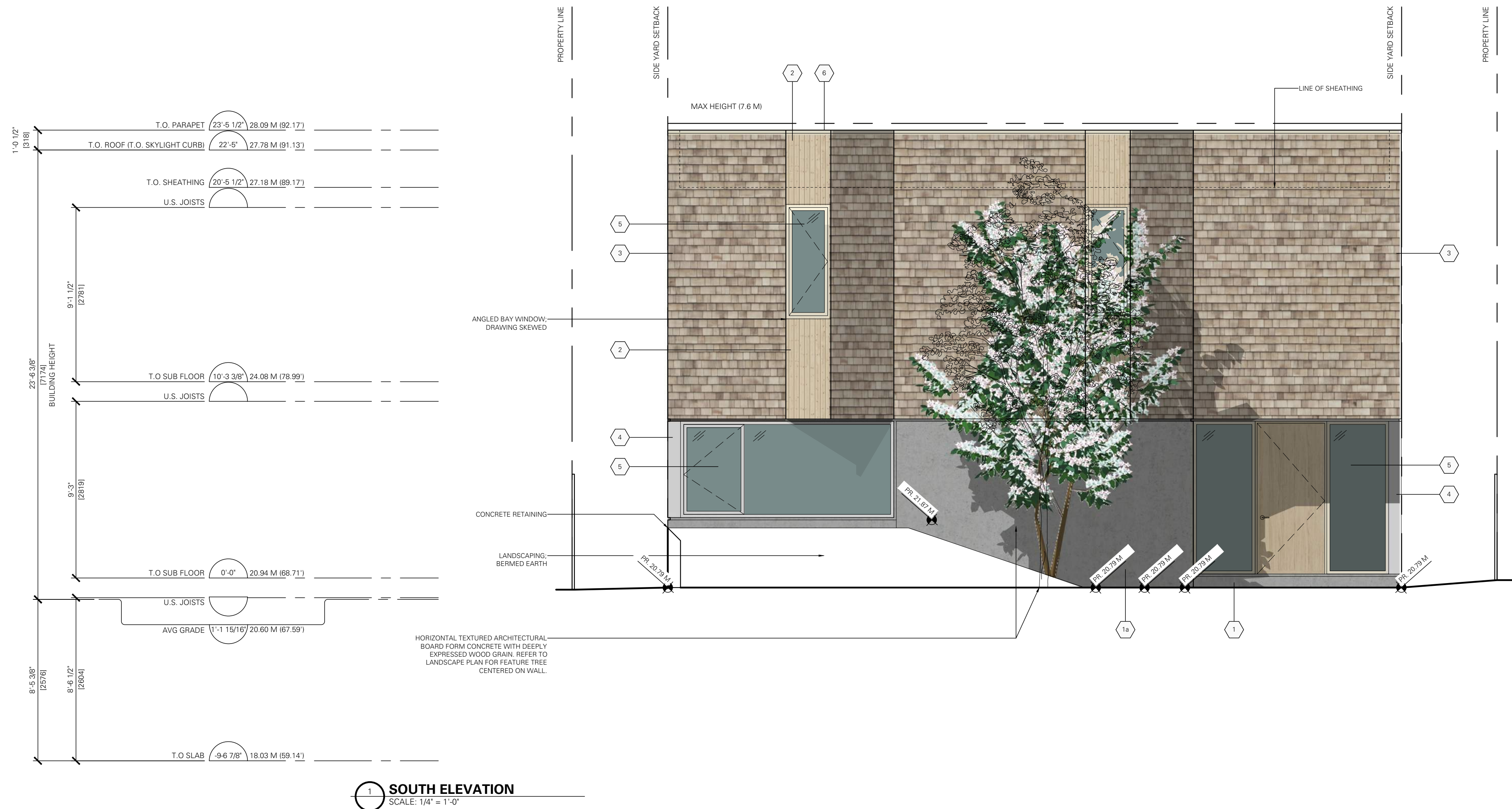
**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

A2.40

ACCESSORY BUILDING



ISSUES:		
A	ISSUED FOR REZONING	2019-12-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-06-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



MATERIALS	
1	EXPOSED CONCRETE
2	STAINED TAG WOOD SIDING
3	CEDAR SHINGLES
4	SMOOTH PANEL
5	ALUMINUM WINDOW; SPEC TBD
6	22-GAUGE METAL FLASHING
7	GREY STUCCO
8	SMOOTH WOOD PANEL

#### D'Arcy Jones Architects Inc

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Vancouver BC V6T 1W2  
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mail@darcyjones.com

SCALE:  
1/4" = 1'-0"

DATE:  
2020-10-22

DRAWN:  
RB

CHECKED:  
DJ

REVISION:  
-

ISSUE:  
REZONING

CONSULTANT:  
-

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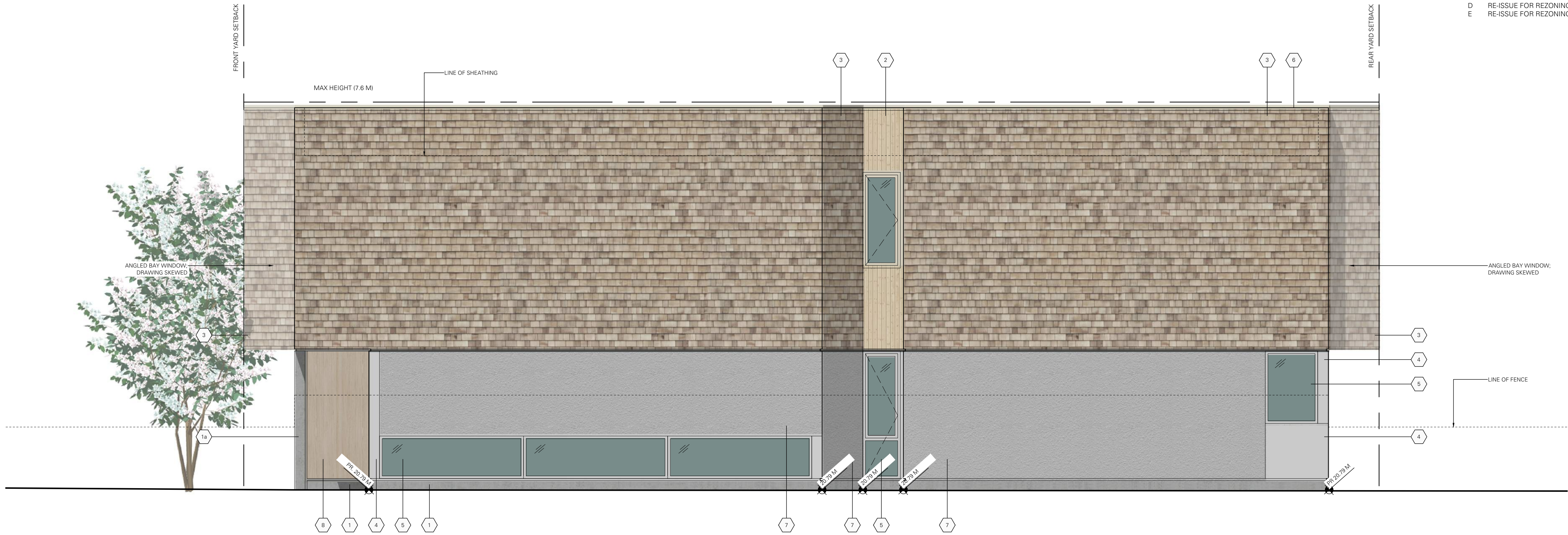
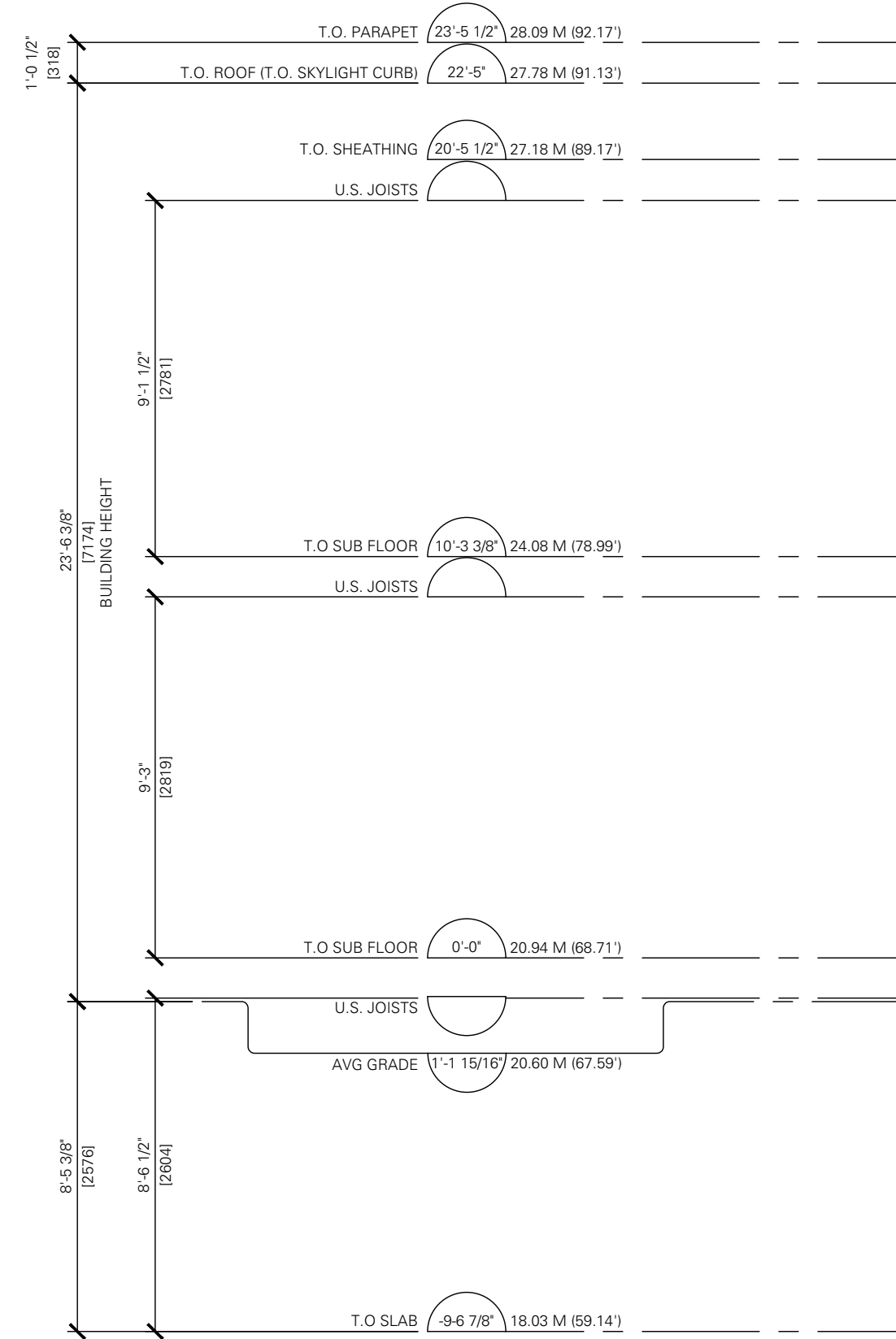
**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

# A5.10

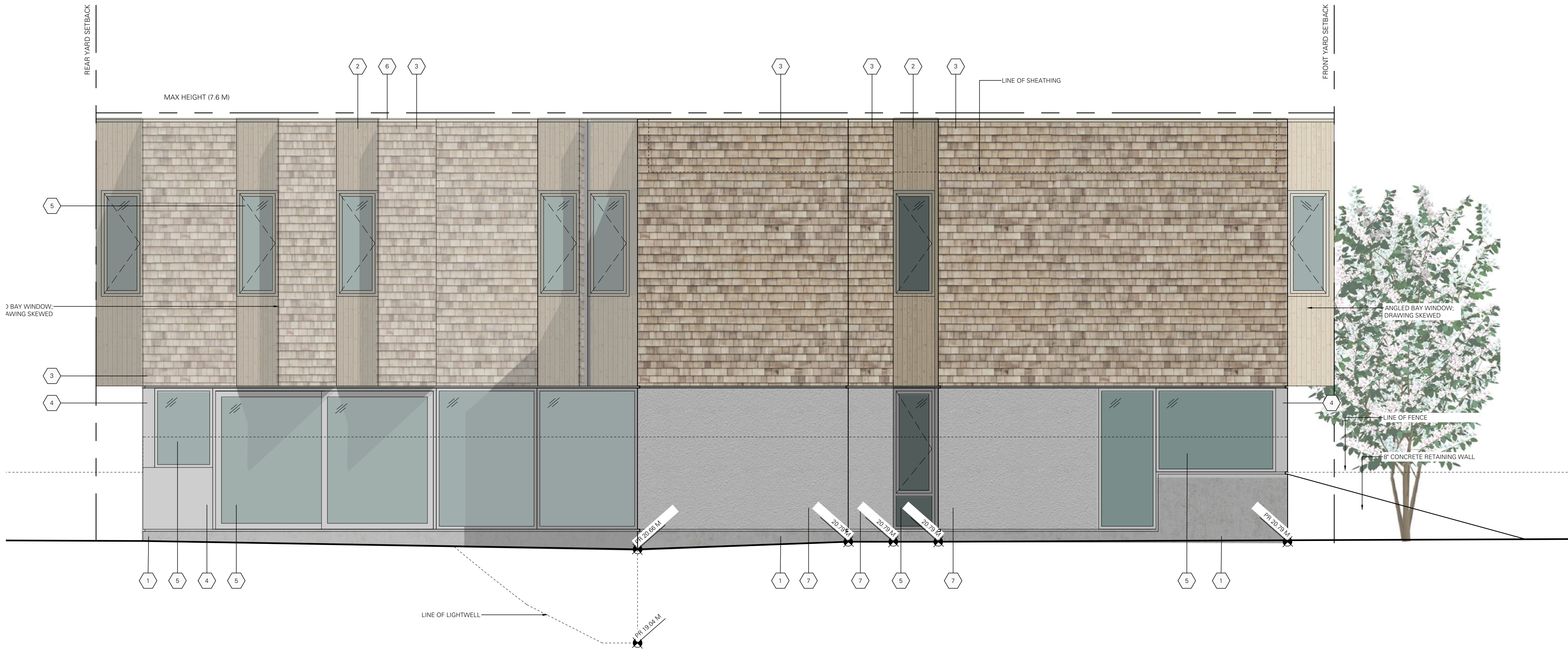
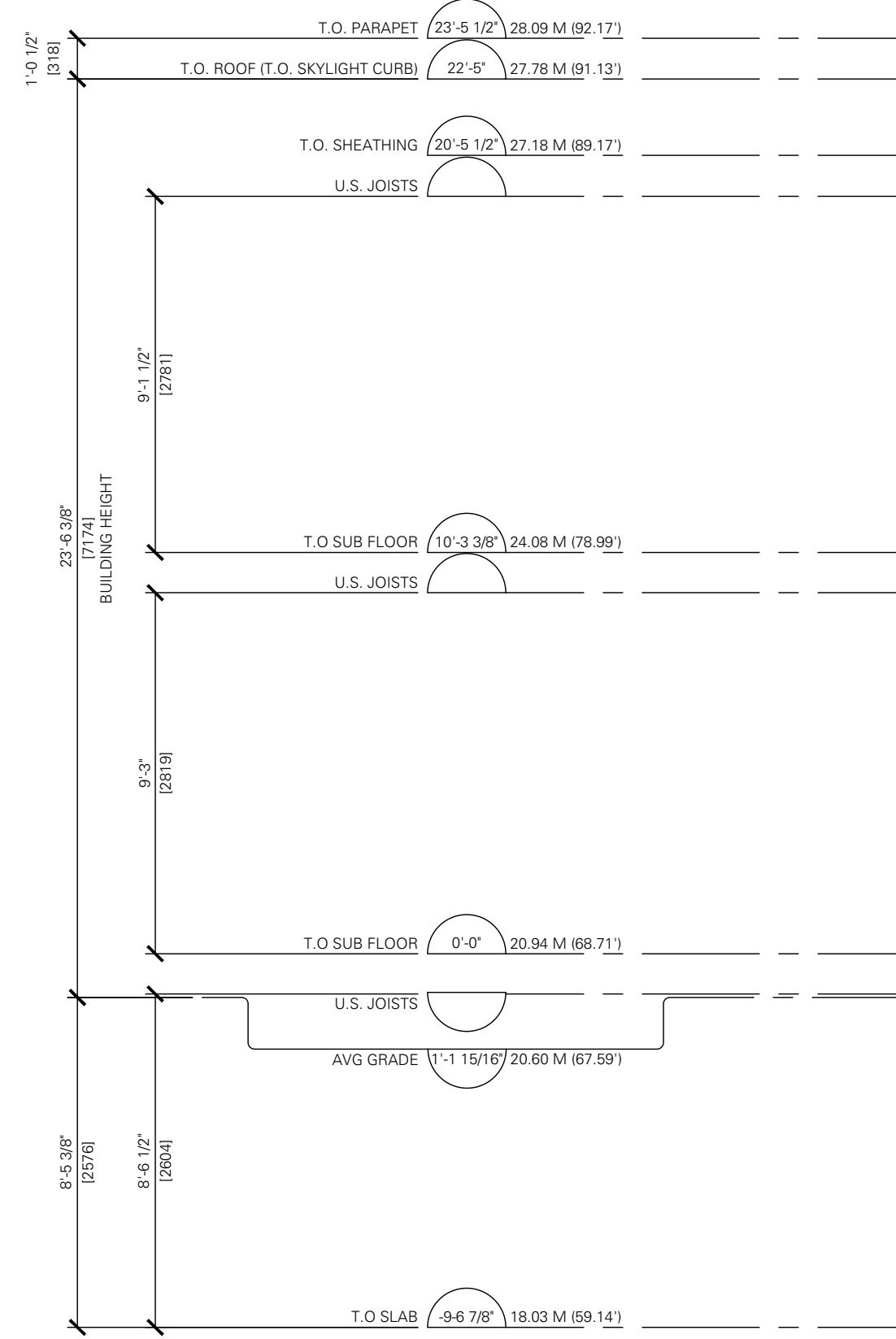
ELEVATIONS



ISSUES:		
A	ISSUED FOR REZONING	2019-12-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**D'Arcy Jones Architects Inc**

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T 604 669 2235  
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mail@darcycjones.com

SCALE:  
1/4" = 1'-0"

DATE:  
2020-10-22

DRAWN:  
RB

CHECKED:  
DJ

REVISION:  
-

ISSUE:  
-

CONSULTANT:  
-

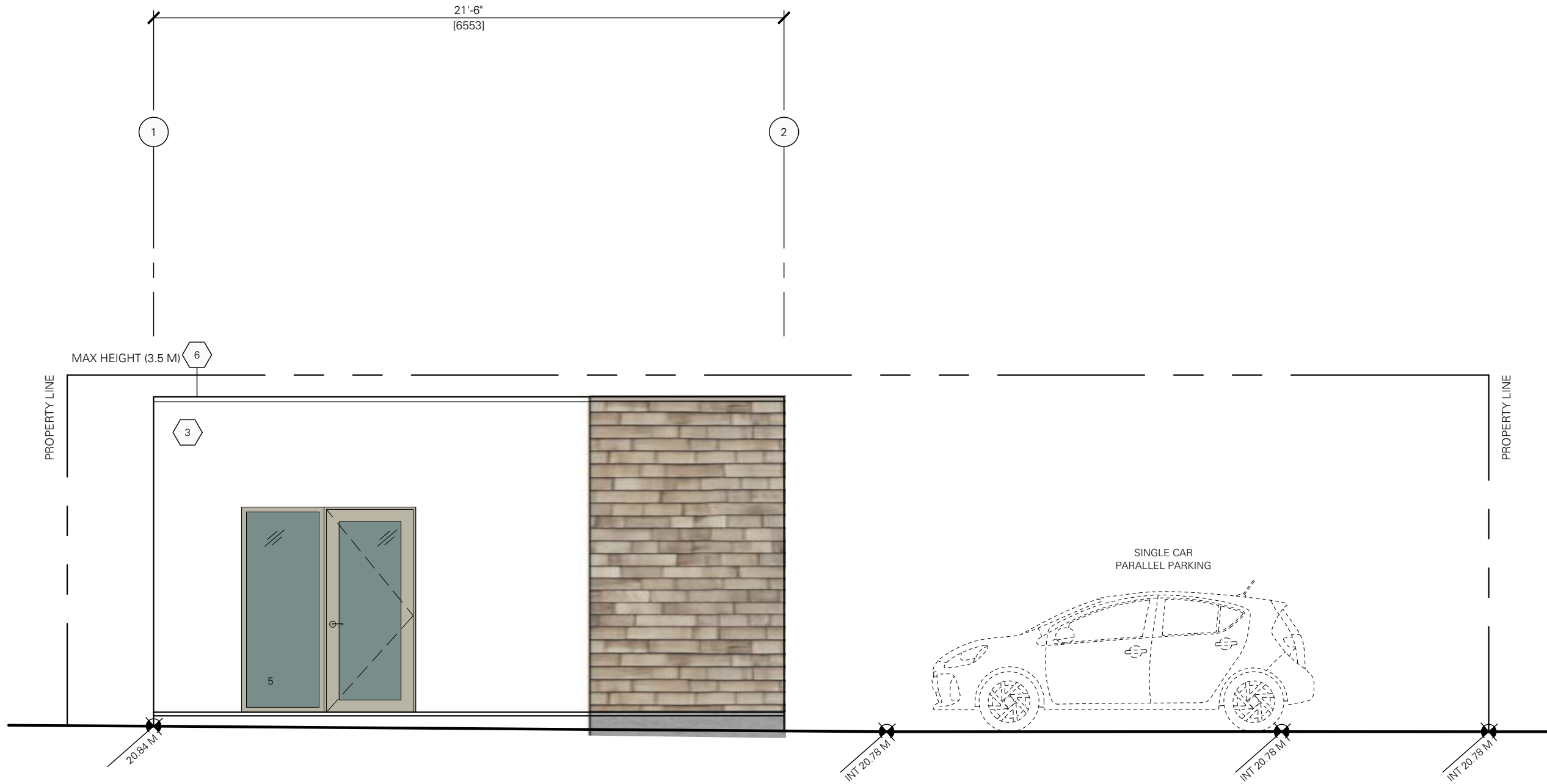
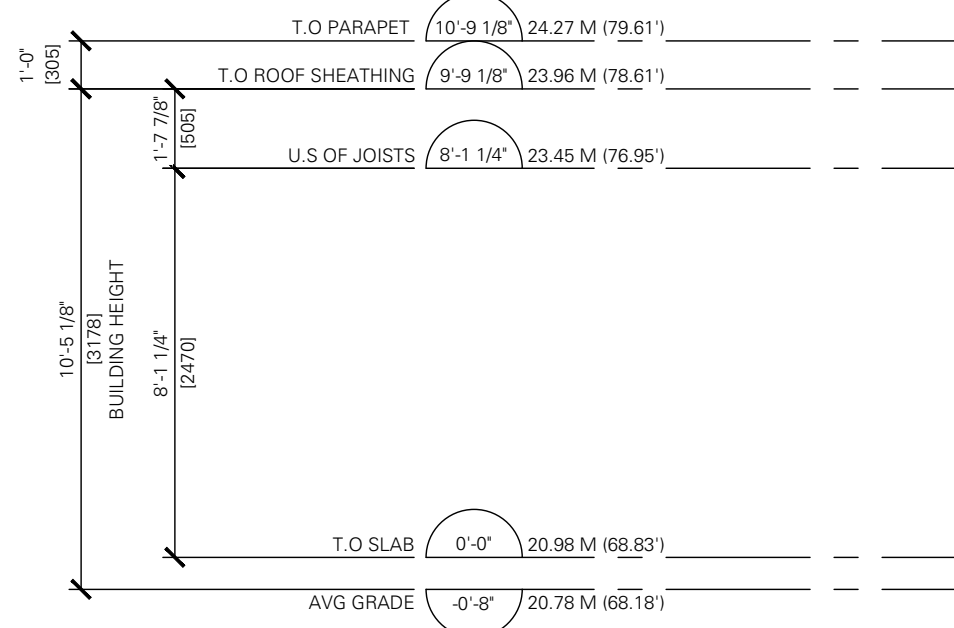
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**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

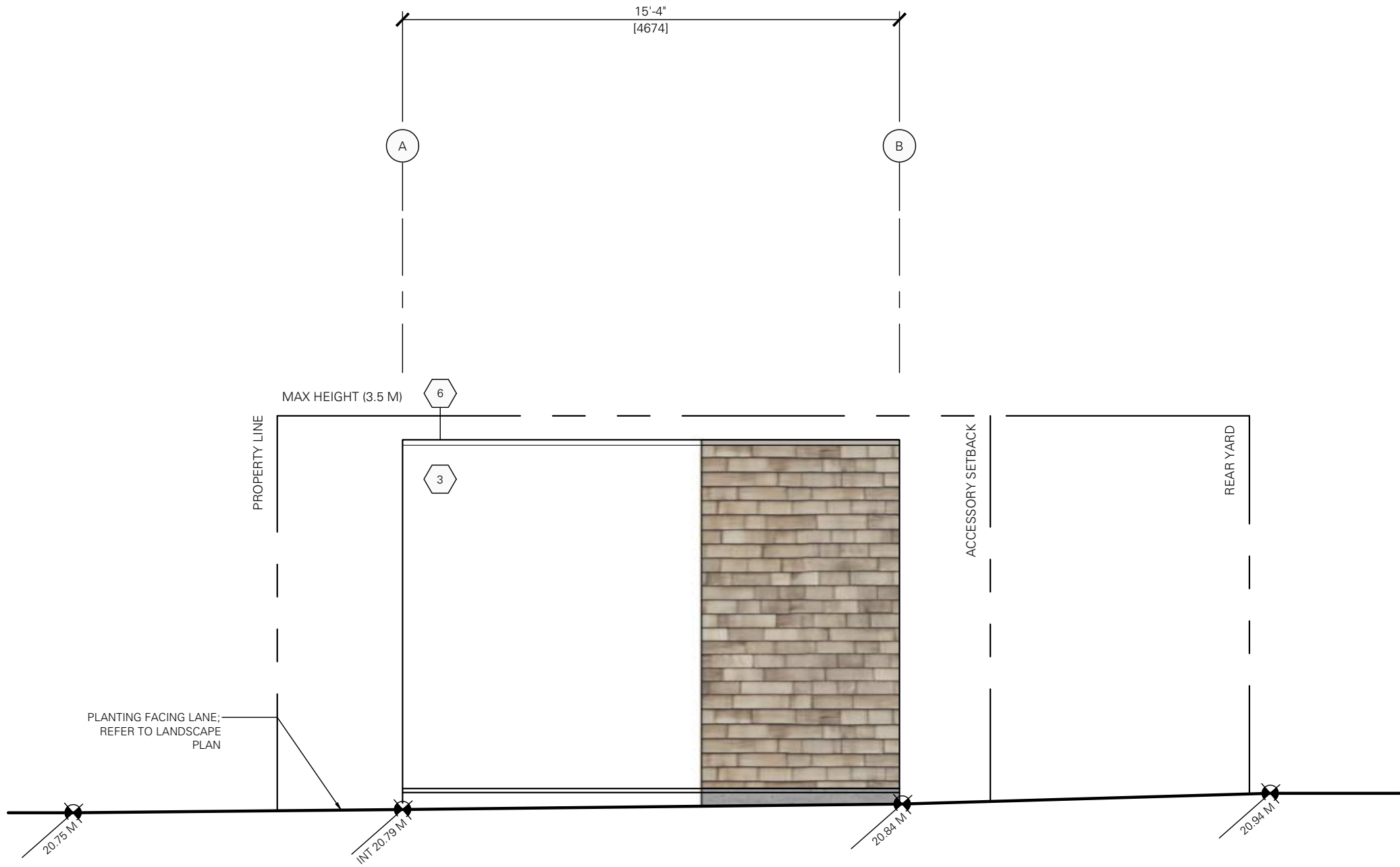
**A5.20**

ELEVATIONS

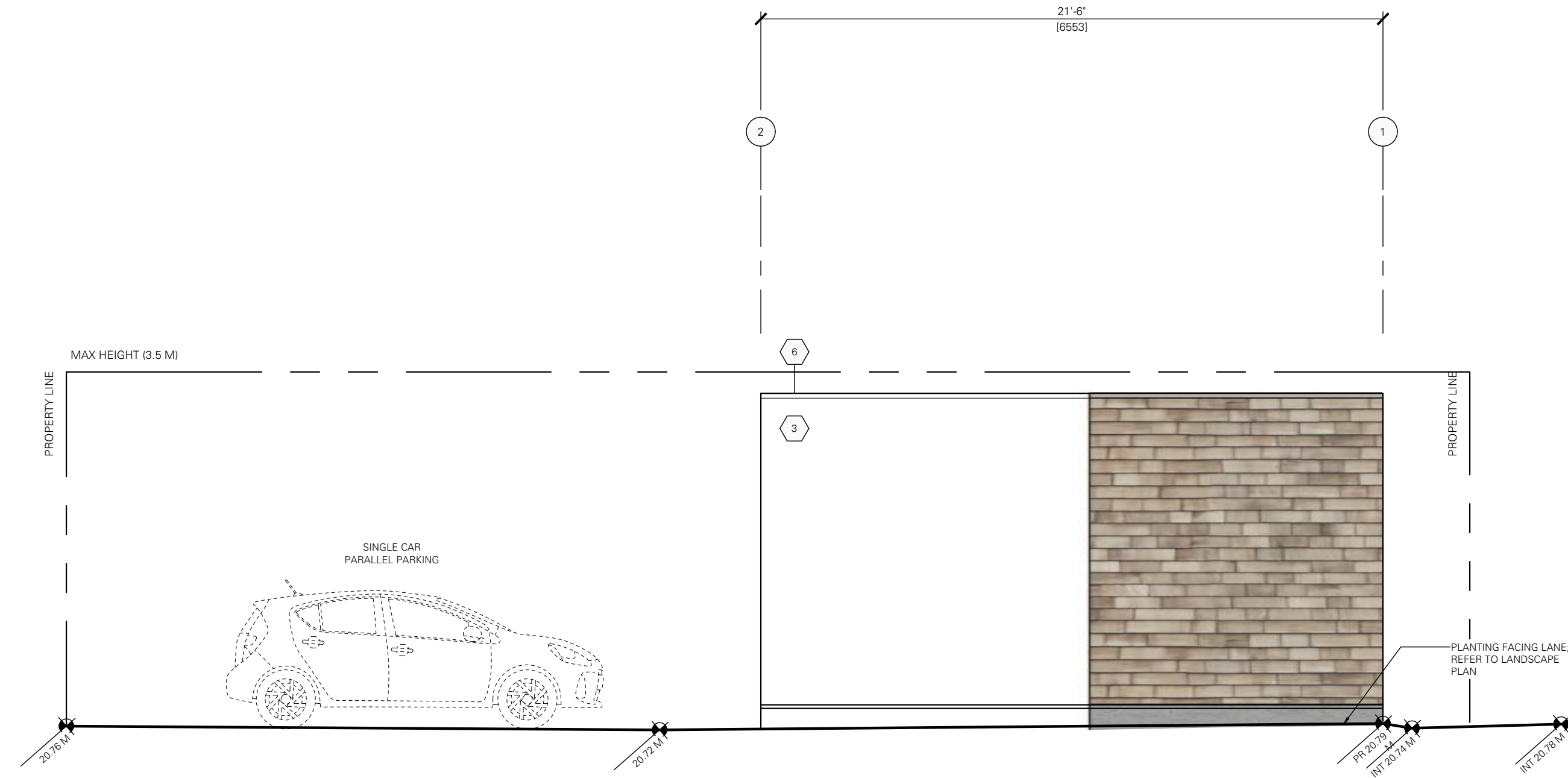
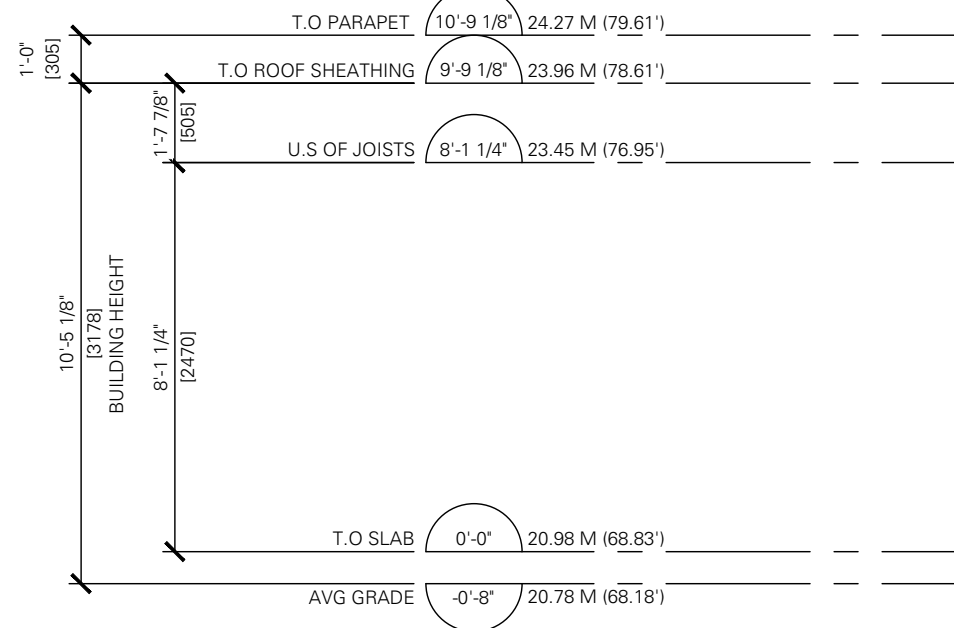




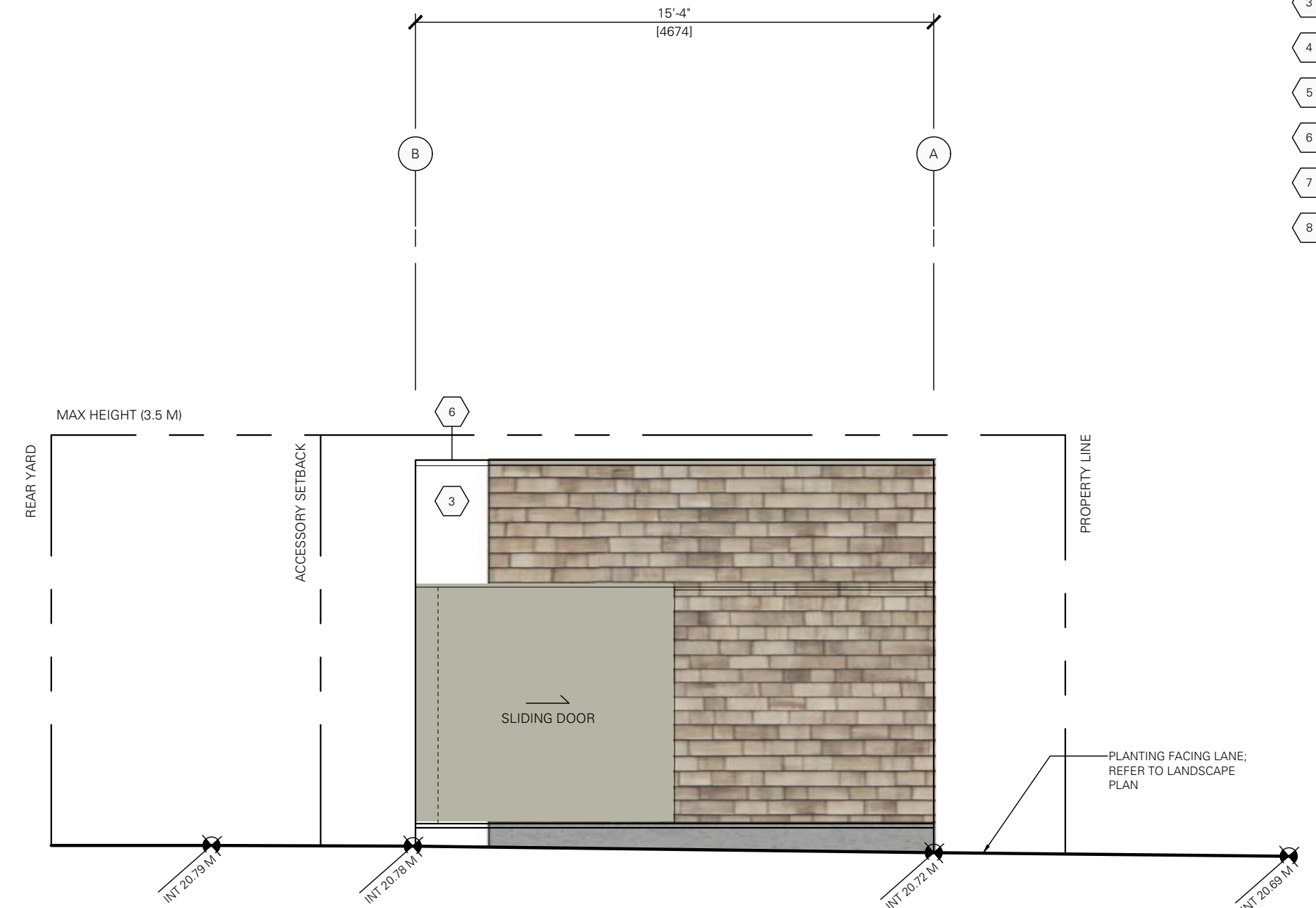
1 ACCESSORY BUILDING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 ACCESSORY BUILDING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 ACCESSORY BUILDING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 ACCESSORY BUILDING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

- MATERIALS
- 1 EXPOSED CONCRETE
  - 2 STAINED T&G WOOD SIDING
  - 3 CEDAR SHINGLES
  - 4 SMOOTH PANEL
  - 5 ALUMINUM WINDOW, SPEC TBD
  - 6 22-GAUGE METAL FLASHING
  - 7 GREY STUCCO
  - 8 SMOOTH WOOD PANEL
  - 1a EXPOSED BOARD FORM CONCRETE

D'Arcy Jones Architects Inc

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T 604 669 2235  
F 604 669 2231  
mail@darcyjones.com

SCALE:  
1/4" = 1'-0"  
DATE:  
2020-10-22  
DRAWN:  
RB  
CHECKED:  
DJ  
REVISION:  
-  
ISSUE:  
REZONING  
CONSULTANT:  
-

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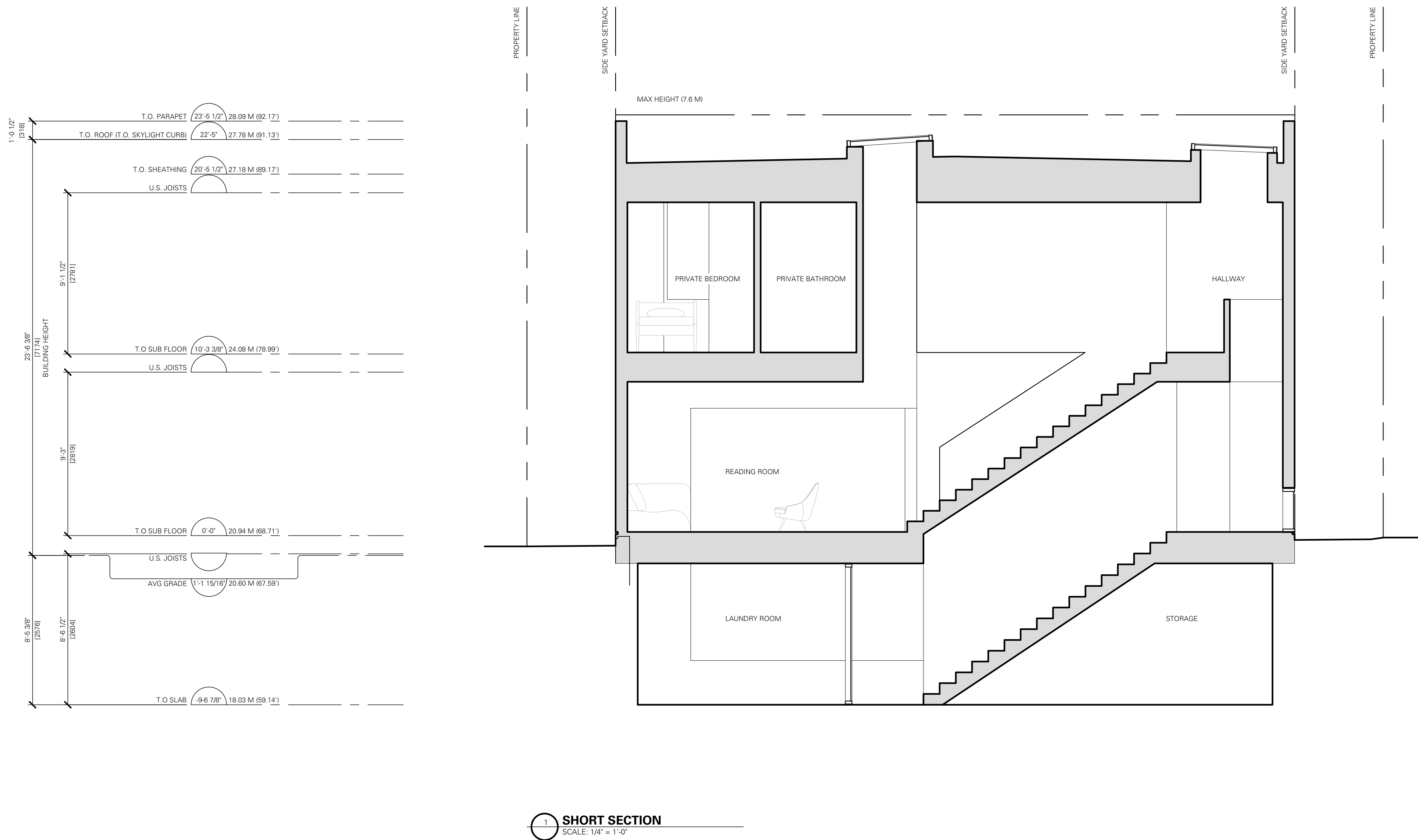
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1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A5.30

ELEVATIONS

ISSUES:		
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E	RE-ISSUE FOR REZONING	2020-10-19



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F 604 669 2231  
mail@darcyjones.com

SCALE:  
1/4" = 1'-0"

DATE:  
2020-10-22

DRAWN:  
RB

CHECKED:  
DJ

REVISION:  
-

ISSUE:  
REZONING

CONSULTANT:  
-

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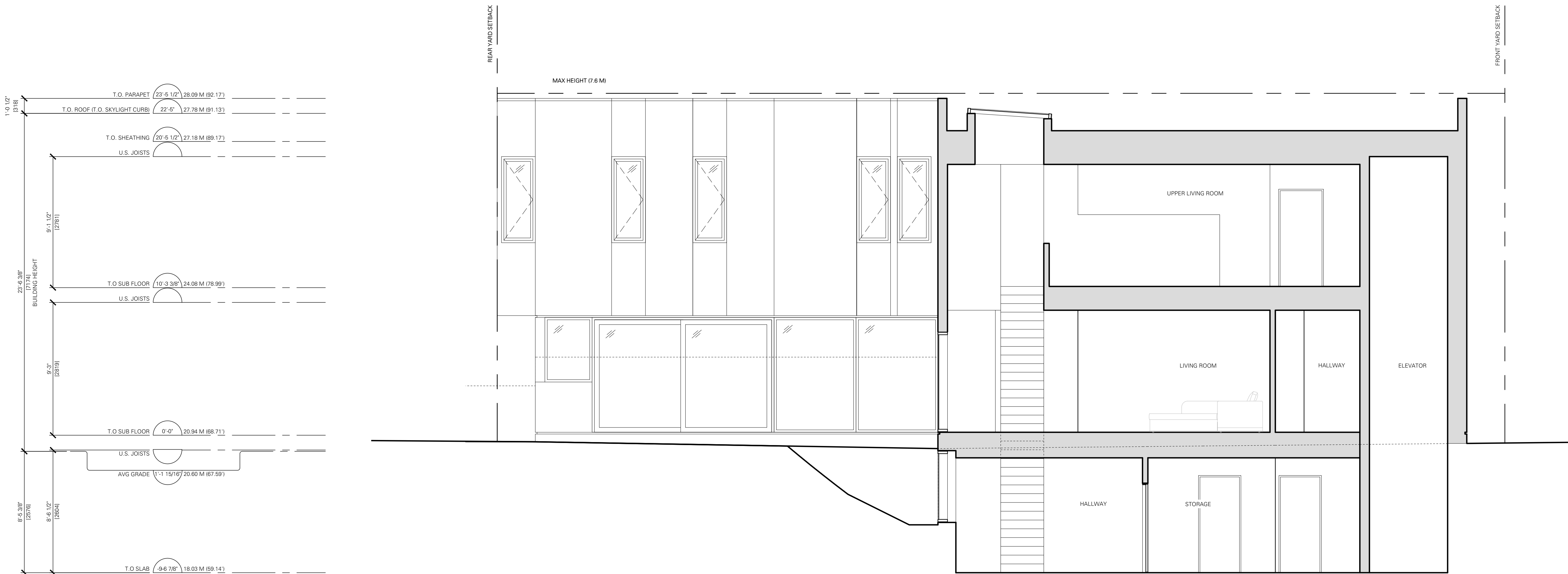
1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A6.10

SECTIONS



ISSUES:		
A	ISSUED FOR REZONING	2019-12-24
B	ISSUED FOR ADP	2020-05-11
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SCALE:  
1/4" = 1'-0"

DATE:  
2020-10-22

DRAWN:  
RB

CHECKED:  
DJ

REVISION:  
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ISSUE:  
REZONING

CONSULTANT:  
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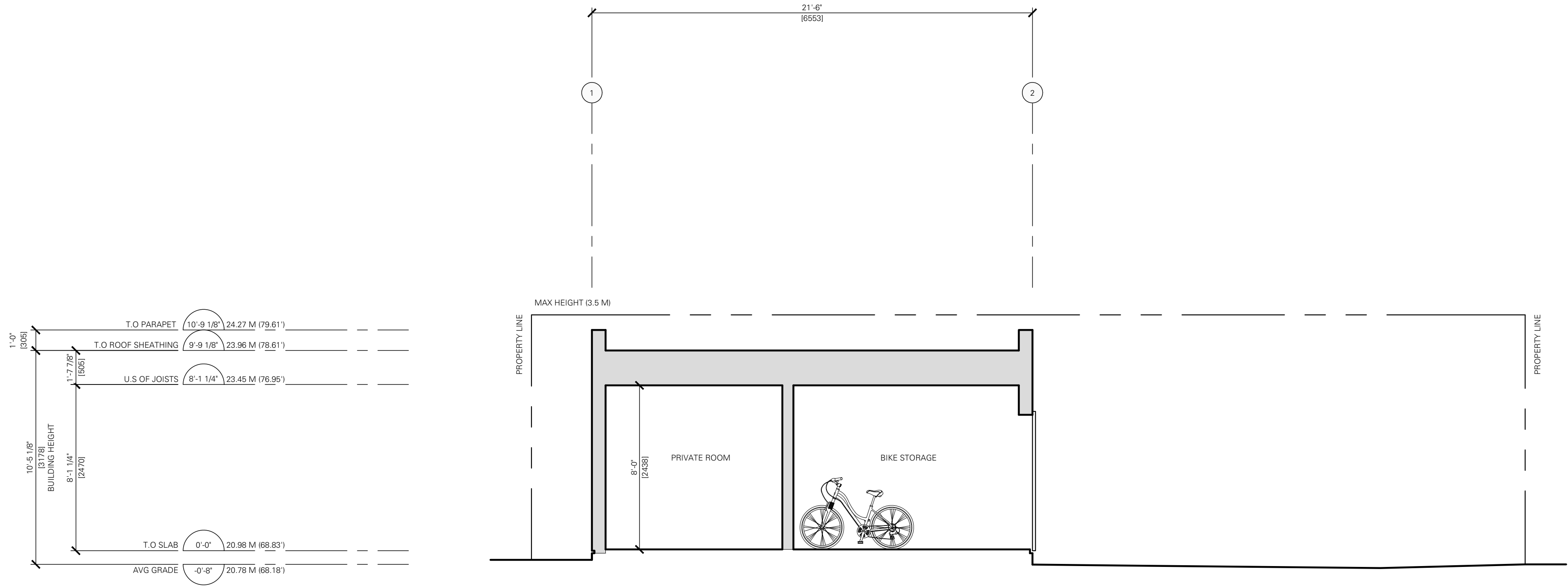
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**1628 HOUSE**  
1628 EDGEWARE ROAD  
VICTORIA, BC

A6.20

SECTIONS



1 ACCESSORY BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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RB

CHECKED:  
DU

REVISION:  
-

ISSUE:  
REZONING

CONSULTANT:  
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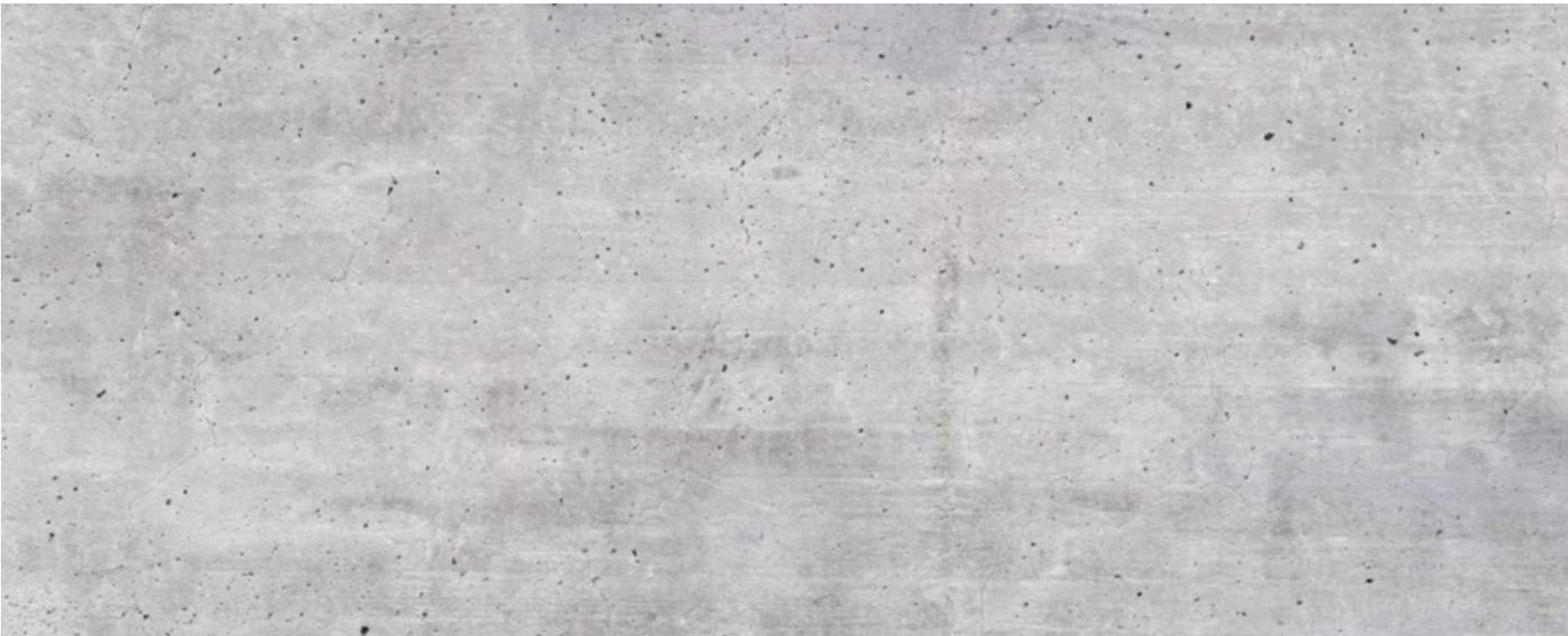
1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

A6.30

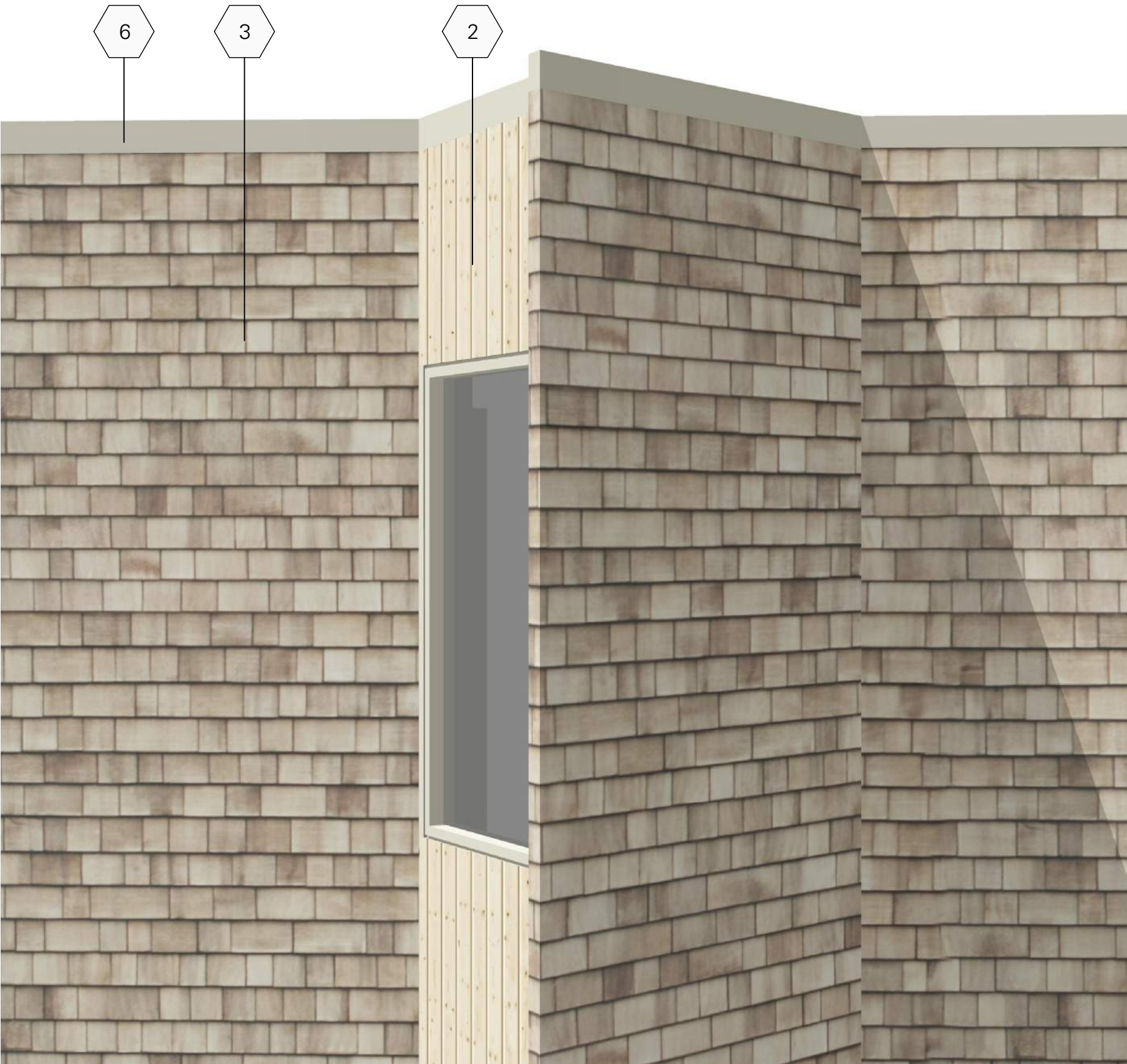
SECTIONS



1 EXPOSED CONCRETE



1a TEXTURED BOARD FORM CONCRETE



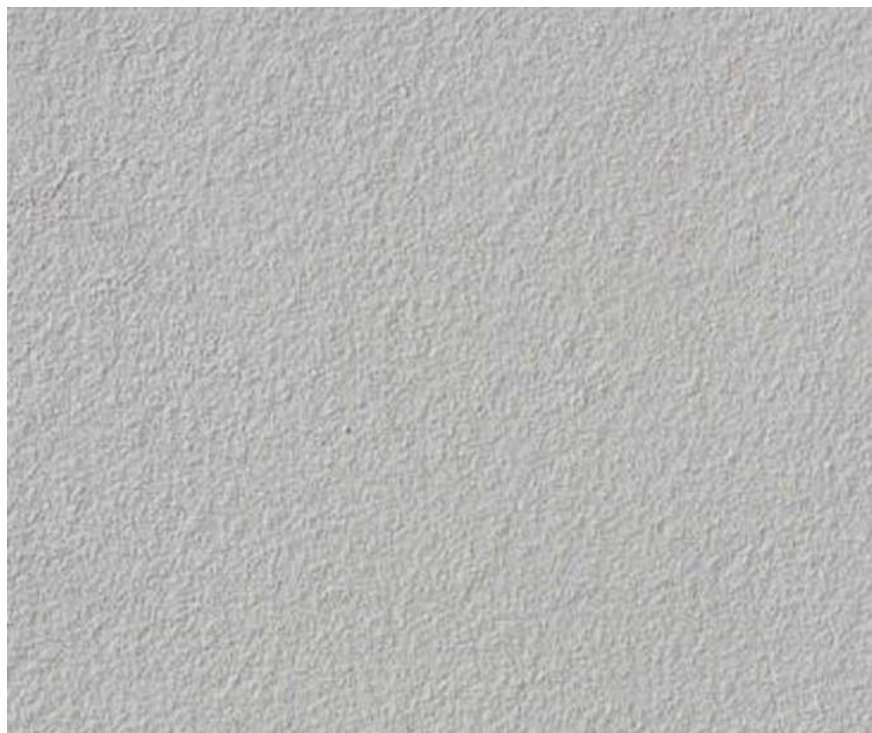
2 STAINED T&G WOOD SIDING



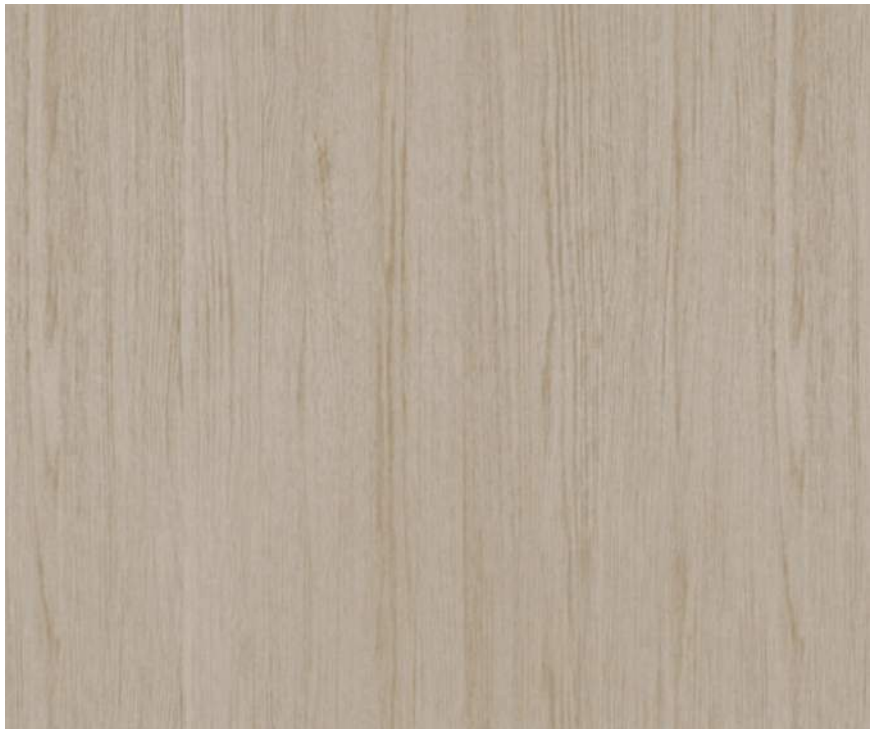
3 STAINED CEDAR SHINGLES



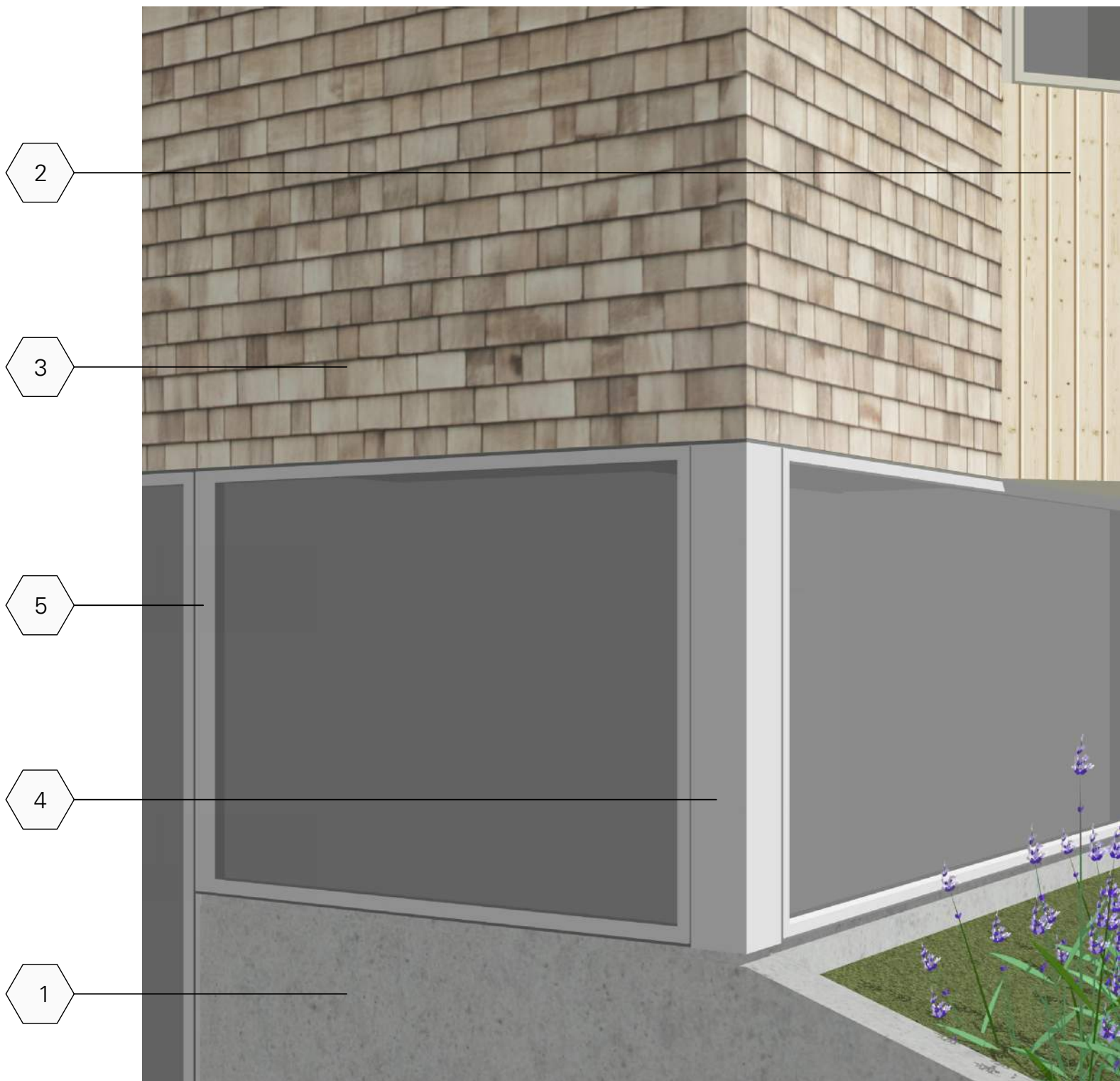
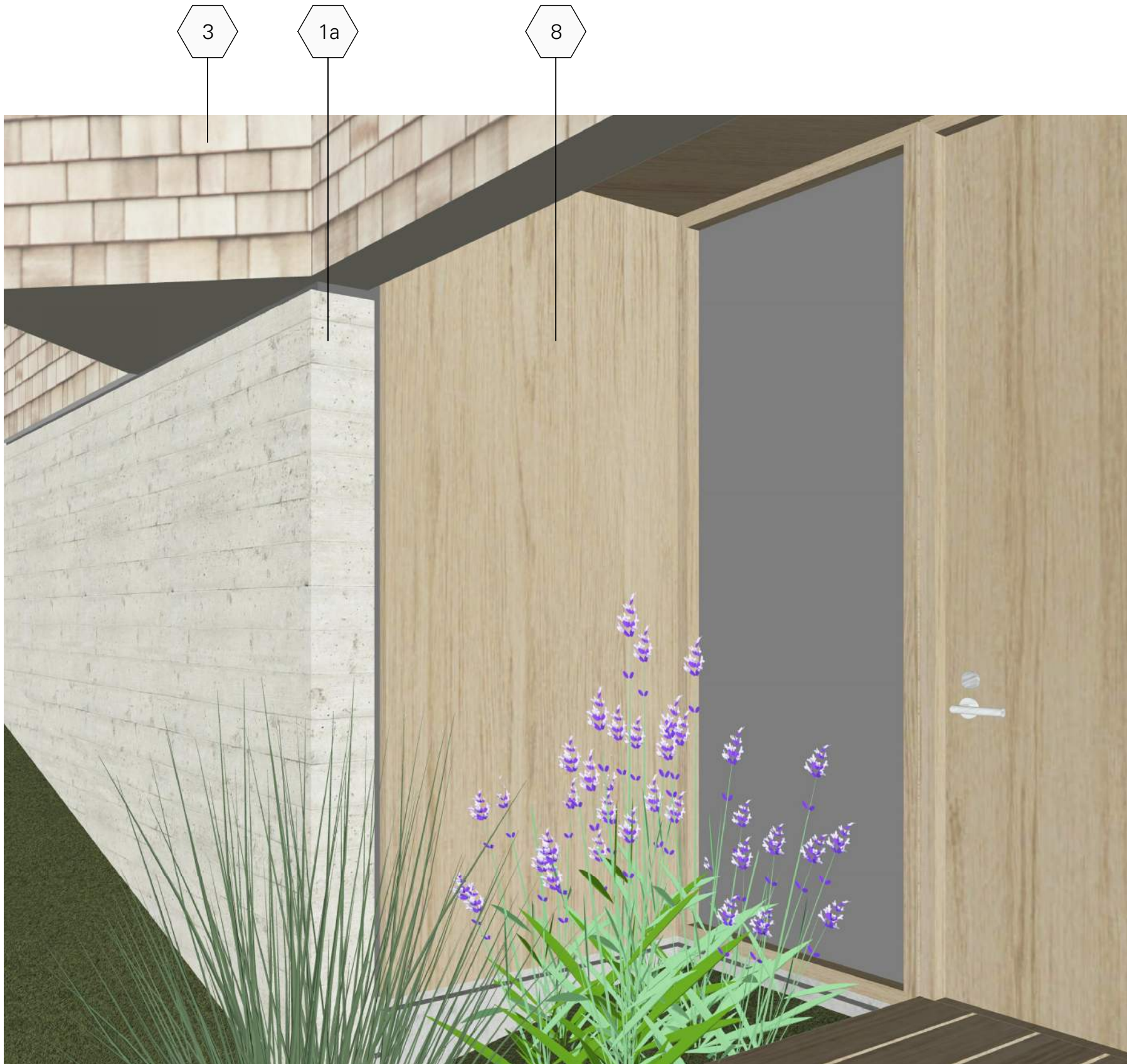
4 5 6 SMOOTH PANEL, FLASHING & ALUMINUM WINDOWS (COLOUR TO MATCH LOCATION)



8 SMOOTH WOOD PANEL



7 GREY STUCCO



D'Arcy Jones Architects Inc

309 -175 Broadway East  
Vancouver BC V5T 1W2  
T 604 669 2235  
F 604 669 2231  
mail@darcyjones.com

SCALE:

DATE:

2020-10-22

DRAWN:

RB

CHECKED:

DJ

REVISION:

ISSUE:

CONSULTANT:

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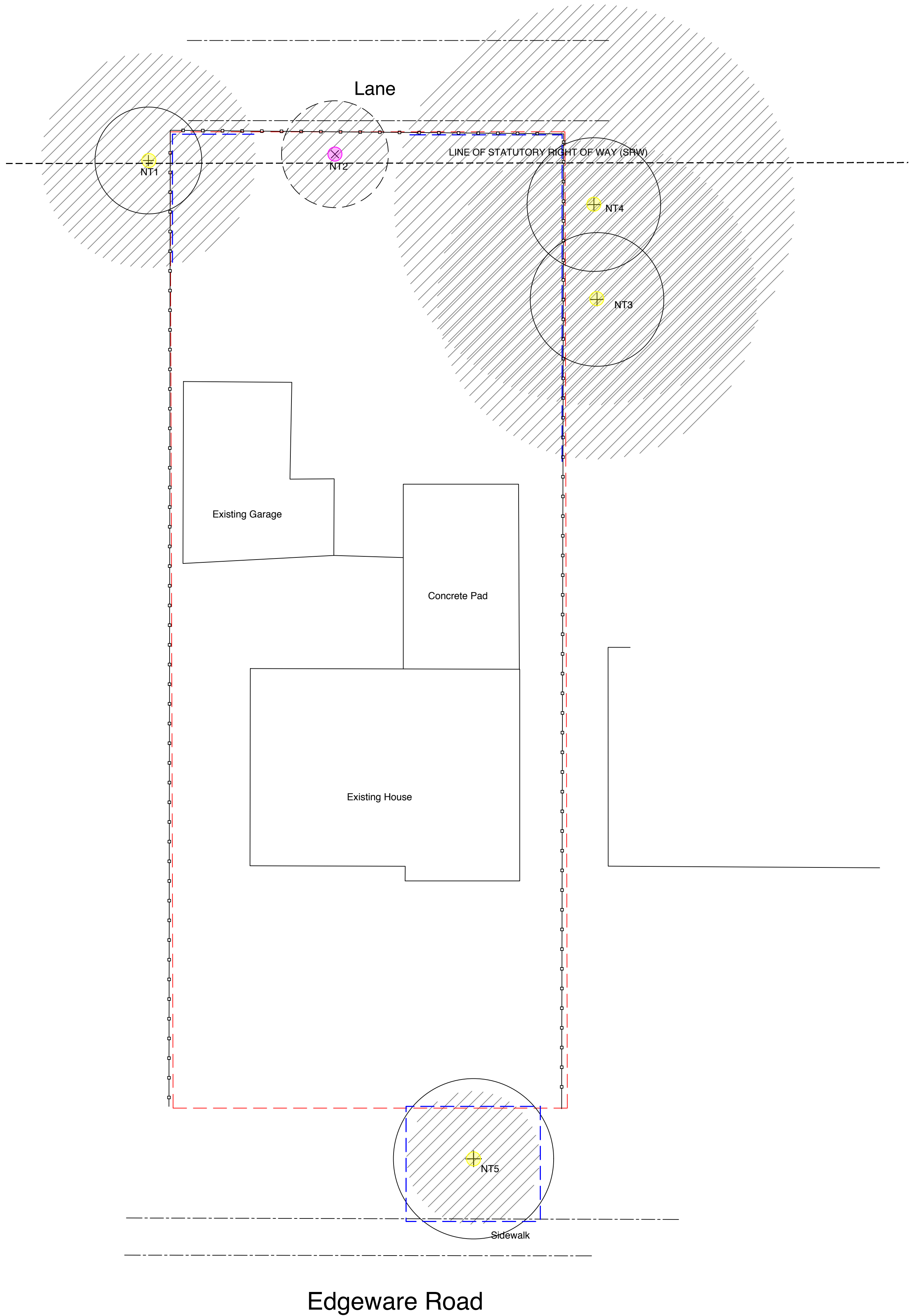
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1628 HOUSE  
1628 EDGEWARE ROAD  
VICTORIA, BC

# MATERIAL BOARD





Inventory date: September 24, 2020

Tree Resource Spreadsheet - 1628 Edgware Road

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status
NT1	Fig	<i>Ficus spp.</i>	32 (9 + 60% of 9,7,8,7,7)	4.0	4.0	Moderate	Fair	Fair	Annually pruned historically.	Yes	
NT2	Willow leaf Pear	<i>Pyrus salicifolia</i>	12.0	4.0	2.0	Poor	Good	Fair	Next to north fence.	No	
NT3	Cherry	<i>Prunus spp.</i>	48 (18 + 60% of 9,15,11,14)	5.0	6.0	Moderate	Fair	Fair	Tortrix infestation.	Yes	
NT4	Apple	<i>Malus spp.</i>	62 (16 + 60% of 9,15,16,10,10,12,5)	5.0	7.5	Moderate	Fair	Fair	Canker infection. Overhangs back lane.	Yes	
NT5	Red horsechestnut	<i>Aesculus carnea</i>	25.0	6.0	2.5	Good	Fair	Fair	Girdling root.	Yes, municipal	

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: tmtreehelp@gmail.com

LEGEND

+

EXISTING TREE TO REMAIN

x

EXISTING TREE TO BE REMOVED

EXTENT OF CRITICAL ROOT ZONE

- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

-----

SRW

-----

TREE PROTECTION FENCING


- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

●

TREE FOR REMOVAL

●

PROTECTED TREE TO RETAIN

 **BIOPHILIA**  
design collective

Biophilia design collective Ltd.  
250.590.1156  
Info@biophiliacollective.ca

CLIENT NAME  
D'ARCY JONES

PROJECT  
House

ADDRESS  
1628 Edgware Rd

DESIGNED BY  
Bianca Bodley

DRAWN BY  
KH/EB/KT



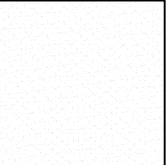

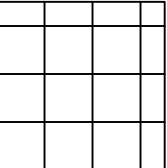


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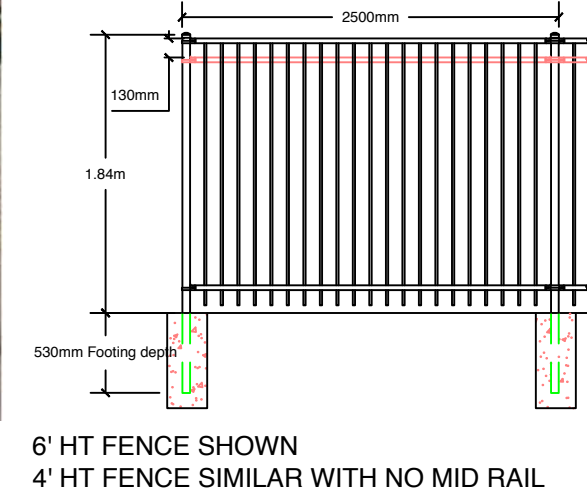
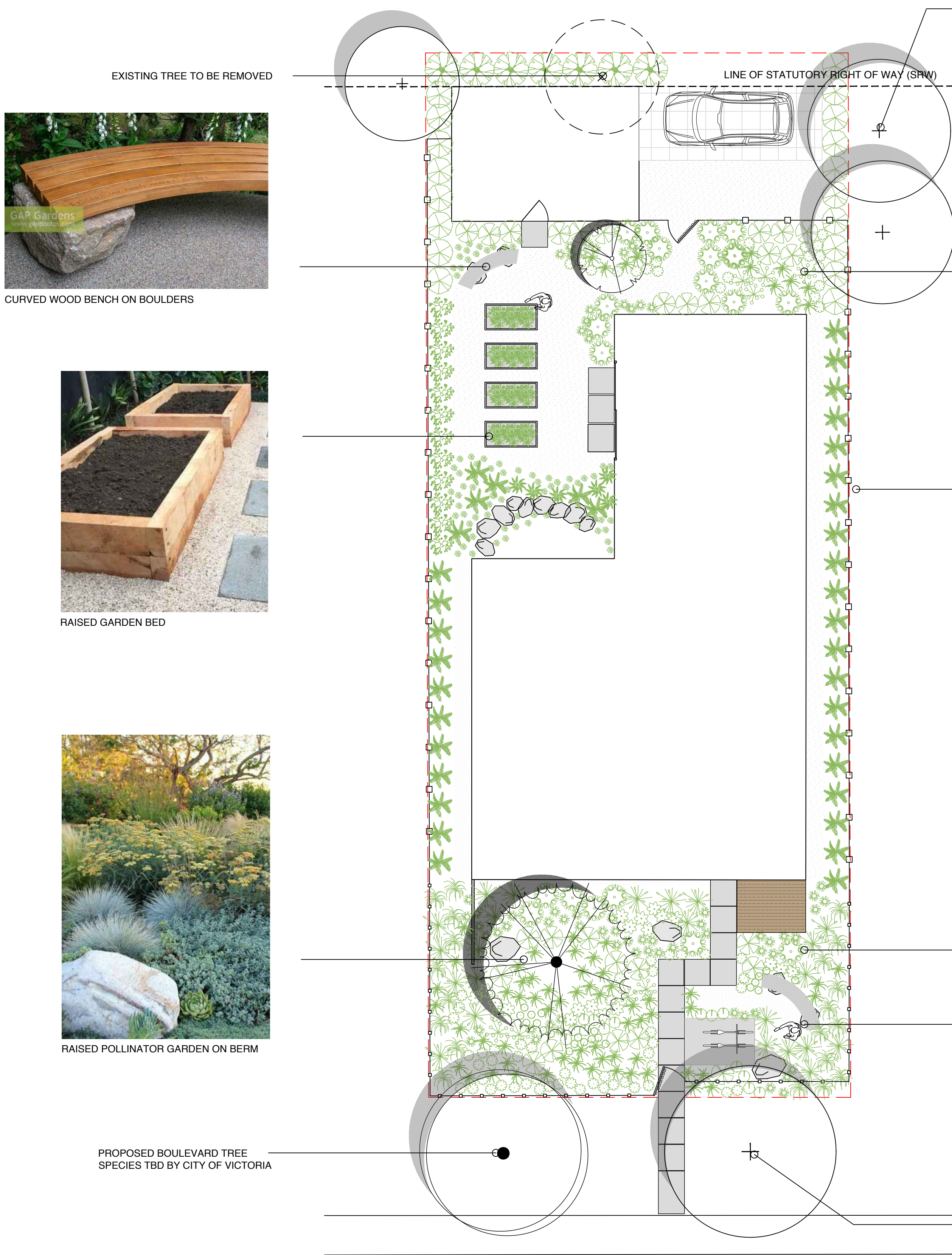
**L0** Existing Tree Removal  
and Retention Plan

DATE  
September 25 , 2020

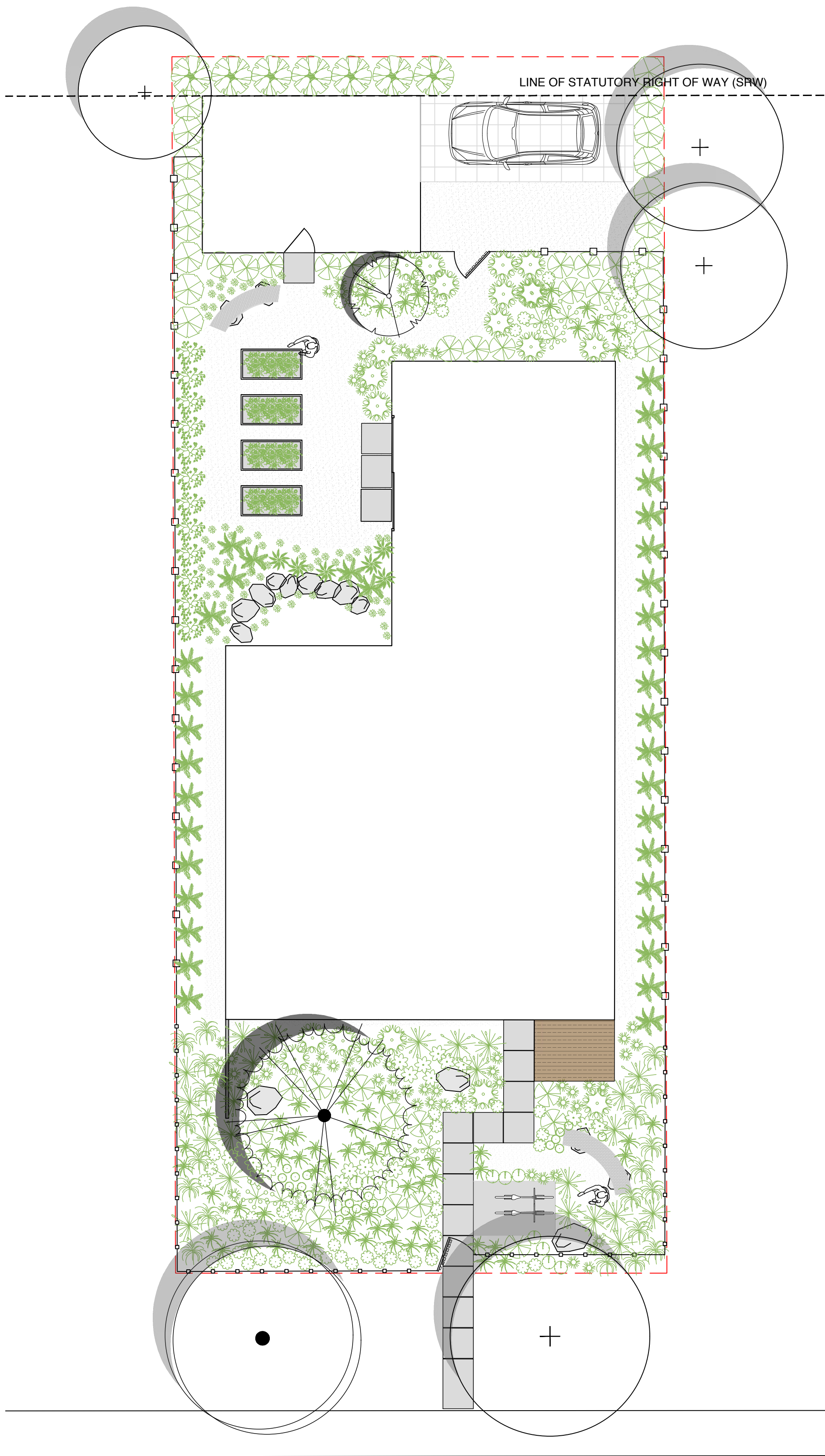


## LEGEND

	PROPERTY LINE
	SRW
	GRAVEL
	CONCRETE SIDEWALK
	PAVERS
	4' TALL PICKET FENCE
	6' TALL PICKET FENCE







Planting List											
Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Pollinator	Food Bearing	Native	Non-native	Size
1		Acer circinatum	Vine maple	Tree	4m	3m			X		3cm Cal
14		Achillea millefolium	Common yarrow	Perennial	0.6m	0.6m	X		X		1 Gallon
27		Allium cernuum	Nodding onion	Perennial	0.45m	0.25m	X		X		1 Gallon
6		Blechnum spicant	Deer fern	Fern	0.5m	0.6m			X		1 Gallon
71		Cornus canadensis	Creeping dogwood	Groundcover	0.15m	0.2m	X	X	X		4"
1		Cornus nuttallii	Pacific dogwood	Tree	10m	6m	X		X		4cm Cal
72		Deschampsia cespitosa	Tufted hairgrass	Grass	0.9m	0.6m			X		1 Gallon
70		Festuca idahoensis	Idaho fescue	Grass	0.8m	0.3m			X		1 Gallon
23		Helictotrichon sempervirens	Blue oat grass	Grass	1m	1m			X		1 Gallon
8		Lavandula angustifolia	English lavender	Herb	0.9m	0.9m	X			X	1 Gallon
20		Lupinus polyphyllus	Large-leaved lupine	Perennial	1m	0.7m	X		X		1 Gallon
7		Oemleria cerasiformis	Indian plum	Shrub	2m	1.2m	X	X	X		10 Gallon
37		Polystichum munitum	Western sword fern	Fern	1.5m	1.5m			X		1 Gallon
27		Salvia rosmarinus	Rosemary	Herb	0.9m	0.9m	X			X	5 Gallon
69		Salvia officinalis	Common sage	Shrub	0.45	0.4m	X			X	1 Gallon
18		Vaccinium ovatum	Evergreen huckleberry	Shrub	0.5-4.6m	1.5m		X	X		10 Gallon
21		Verbena bonariensis	Purpletop vervain	Perennial	1.5m	0.9m	X			X	1 Gallon
12		Vaccinium 'Northblue', 'Northcountry', 'Polaris', corymbosum 'Jubilee', corymbosum 'Chandler'	Blueberry	Shrub	0.6m	0.9m	X	X	X		2 Gallon
20		Miscanthus sinensis 'Graziella'	Maiden grass	Grass	0.9m	1.5m				X	3 Gallon

PLANTING AREA FOR POLLINATOR, FOOD BEARING, AND NATIVE PLANTS: 132 m2  
TOTAL PLANTING AREA: 207 m2  
PERCENTAGE OF POLLINATOR, FOOD BEARING, AND NATIVE PLANTS: 64%

Biophilia design collective Ltd.  
250.590.1156  
Info@biophiliacollective.ca

CLIENT NAME  
D'ARCY JONES

PROJECT  
House

ADDRESS  
1628 Edgeware Rd

DESIGNED BY  
Bianca Bodley

DRAWN BY  
KH/EB/KT

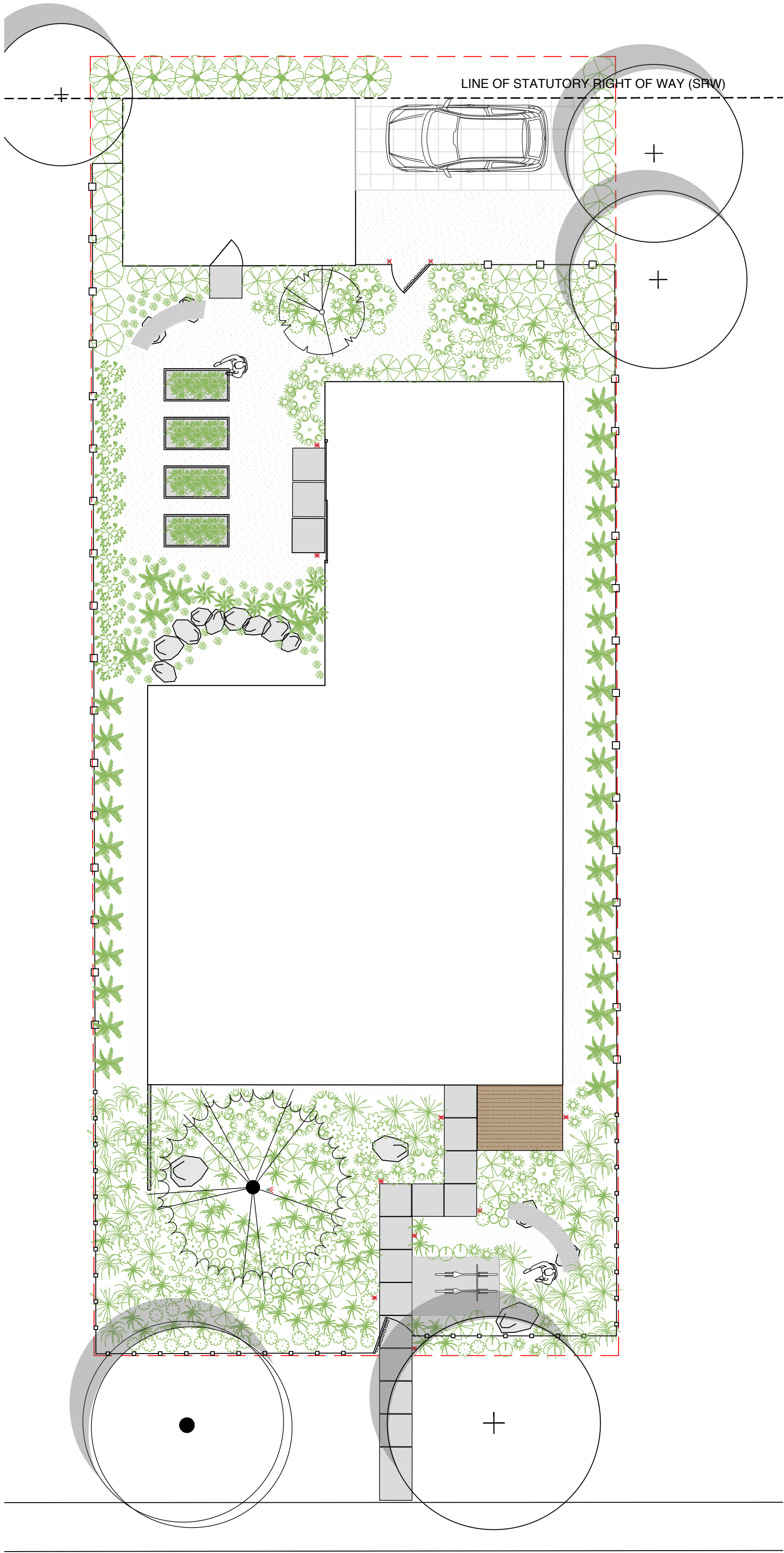


Scale: 1:100




## L2 Planting Plan


DATE  
September 25, 2020






**LEGEND**


-  PATH LIGHT
-  UP LIGHT
-  DOWN LIGHT



Down Light  
12V Louvered Down Rail Deck Light



Path Light  
12V LED Right Angle Path Light



Up Light  
3000K 500 Lumen 60 Degree Wide Flood Light

CLIENT NAME  
D'ARCY JONES

PROJECT  
House

ADDRESS  
1628 Edgeware Rd

DESIGNED BY  
Bianca Bodley

DRAWN BY  
KH/EB/KT



Scale: 1:100

# L3 Lighting Plan

DATE  
September 25, 2020

# ARYZE

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

October 19, 2020

## DESIGN RATIONALE & PUBLIC ENGAGEMENT

1628 Edgware Road

### INTRODUCTION

This proposal is for the new Rest Home – Class B, consisting of seven individual rooms and shared living spaces. The proposed development includes one main house, a small accessory building, and a single parking spot accessed from the back lane. The site is currently zoned R1-B, allowing for single family residential houses. This project's goal is to maintain materiality and scale of the current zone and existing streetscape, creating a contemporary new home that will fit in as a sympathetic and high quality neighbour.

### MASSING + DESIGN

The building's form looks like a single family home. Less tall than allowed under the current zoning and with conforming side yard setbacks, the upper storey bay windows are the only element encroaching on the allowed R1-B front and rear setbacks. The design focuses on natural light and ventilation for its residents. Limiting distance requirements for safe fire separation will be met. These angled bay windows rotating around the facade are strategically orientated to provide privacy and security for the guests. The main entry to the home is from Edgware Road with a recessed porch and large welcoming glass sidelight windows. The L-shaped building will require a variance for the total allowable area, but the house's additional area is located in the back and in the basement, to hide it. The massing at the rear of the home is narrower than allowed, to let natural light into a rear private courtyard, and to minimize the impact on flanking neighbours.

### MATERIALITY + LANDSCAPE

The first floor of the home will be finished in textured stucco, in keeping with other houses on the street. The top floor is finished with natural-toned cedar shingles, to minimize its massing and add a traditional residential material to the project and the street. Vegetable gardens tended by the guests will be located in the backyard, to highlight the change of the seasons. An earth berm at the front of the house will further downplay the house's front facade, so it appears to be nestled in a sea of wild grasses and shrubs that will bring colour and life to this mid-block site. Out front, a lush low maintenance garden and Japanese-garden style fence will complement the home's architecture.

### ENERGY EFFICIENCY / ACCESSIBILITY

The project will meet the most current energy BC Building Code Step Code requirements, and will be accessible for one of the guests.



## OPERATIONS / PUBLIC MESSAGING

To increase public awareness about the project and to keep the community informed and involved in the development we have taken the following steps:

1. We met with Oaklands CALUC on July 31, 2019 to explain the project and ask for a community meeting waiver [REDACTED]. On August 1, 2019 we received the waiver from Oaklands CA.
2. We mailed out postcards on February 28, 2020 inviting people to a presentation at Hillside Coffee and Tea on March 14, 2020 but due to COVID restrictions implemented on March 12, we had to cancel this in-person meeting.
3. On March 17, 2020 we sent out a mailer apologizing for the cancellation and provided a very detailed background on the project along with an FAQ sheet.
4. We have continued to correspond with neighbors on an ad hoc basis as required.
5. After the process with the City progressed, we hosted a Community Meeting via Zoom on July 29, 2020. All residences in the 100m+ radius were sent a mailer invite to attend, 8 people joined this event. The Zoom meeting was a 20min presentation followed by over an hour of Q&A.

## COVENANT

We are amenable to accomplish the security requirements of the City and believe that it can be achieved through a site specific zone applied to the site. If this however is not possible, understanding the intent and purpose of the security will be important before entering into a legal or housing agreement.

## SUMMARY

Drawing on our award-winning skills in designing new houses that architecturally fit into existing streetscapes, this proposal will become an admired asset on Edgware Road. The proposal is dignified and quietly sophisticated for its guests and for the surrounding neighbourhood.

Sincerely,

Luke Mari  
Principal, Aryze Developments Inc.

**From:** [Land Use](#)  
**To:** [Michael Angrove](#)  
**Cc:** [Sarah Murray](#); [Executive Director](#)  
**Subject:** Re: [REDACTED] in Oaklands  
**Date:** August 1, 2019 3:54:30 PM

---

Sorry I sent my previous email in error...

I was writing to inform you that the OCA and the OCA CALUC is willing to waive the required community meeting for the proposed [REDACTED] in Oaklands. The proponent is committed to working with neighbours on the development of the project [REDACTED].

Please accept this email as a formal waiver of the community meeting for this project.

If you would like additional information about the project please feel free to call me at [REDACTED].

Sincerely,  
David Angus  
Chair, Oaklands Land Use Committee.

**From:** Land Use  
**Sent:** August 1, 2019 3:49 PM  
**To:** Michael Angrove <mangrove@victoria.ca>  
**Subject:** [REDACTED] in Oaklands  
Hi Mike,

Last night, representatives from the OCA met with Luke Mari to discuss a [REDACTED] [REDACTED] is located at [1628 Edgeware Road](#).

- The zoning wouldn't have to change to accommodate [REDACTED] use, but they would like to apply for a variance to increase the occupancy [REDACTED]. They are not requesting any variance to parking

**MINUTES OF THE**  
**ADVISORY DESIGN PANEL MEETING**  
**HELD WEDNESDAY JUNE 3, 2020**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM**

**Present:** Sorin Birliga, Pamela Madoff, Jason Niles, Marilyn Palmer, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Stefan Schulson, Brad Forth, Elizabeth Balderson

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
 Rob Bateman – Senior Process Planner  
 Alena Hickman – Secretary

**2. APPLICATIONS**

**2.1 Development Permit with Variances Application No. 00138 for 1628 Edgeware Road**

The City is considering a Development Permit with Variance Application for a Rest Home (Class B) consisting of seven boarding rooms and shared living space.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT
D'ARCY JONES	D'ARCY JONES ARCHITECTURE

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

- street relationship and overall fit with the neighbourhood context
- setbacks and privacy impacts
- site coverage
- 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.

*Elizabeth Balderson recused herself from this application.*

The Panel asked the following questions of clarification:

- Are these rental units?
  - They are specialized rental units [REDACTED]



- Will tenants qualify in a specific way? How do you select who gets a unit?
  - That is done through the [REDACTED] operator.
- [REDACTED]
  - [REDACTED]
- Is there a detail of the picket fence proposed for the frontage?
  - It goes from 6ft to 4ft, it's a modern expression
- Did you consider an accessible roof space on the building?
  - No because the railings would then be adding to the height of the building as well as adding to budget.
- Can you explain the mansard roof idea?
  - It was inspired by a mansard it's not literal. It reads more as the second storey is roof-like.
- Will you bring the East and West side variances into compliance?
  - Yes
- The distance between this project and other residences are quite small, what is the impact on the other residences.
  - Both adjacent houses have two small no dominant bathroom windows on the sides. We also do present them with fencing and hedges.
- Does the indent on the accessible room have to be positioned in its current location or can that be adjusted?
  - The bay works well there with the light that comes in, but it could be tweaked a little bit.
- Why did you select the dogwood tree?
  - That was selected because of it's flowering and it's also a native tree.
- The berries are poisonous, why did you decide on a Yew hedge?
  - Because it's low maintenance and providing a buffer without being massive.
- Is there no anticipation of bicycle parking issues with that variance?
  - Correct, we took direction from our operators based on experiences from our other facilities

Panel members discussed:

- Appreciation for landscape
- Appreciation for the look and details of this project
- Concern about the mansard roof interpretation and creation of shadow line
- Concern about the location of the inverted bay on the frontage
- Prefer the coniferous tree rather than the dogwood
- Concern about the yew hedge as it is a poisonous species
- Thought for seating in the back of the property

### **Motion:**

It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:

- Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage

- Consideration of the creation of a shadow line between the upper and lower levels
- Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room
- Reconsider the use of hedge species to be more consistent with the edible garden concept
- Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.

**Carried Unanimously**

From: J Snead <[REDACTED]>

Sent: June 14, 2020 9:20 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Cc: Charlotte Wain <CWain@victoria.ca>; jameszmarshall

<[REDACTED]>; Emily Shaw <[REDACTED]>; Karen Solomon

<[REDACTED]>; robert paterson <[REDACTED]>

Subject: Re: City of Victoria Design Panel Committee Review of Application No. 00138 for 1628 Edgeware Road

To: Members of the Advisory Design Panel, City of Victoria:

Since sending our letter to you earlier today, we met with a few neighbours for a "socially distanced" informal conversation about the status of the proposed development. A few of the neighbours asked to add their name to this letter, so please see the attached updated version of the letter.

We have significant concerns around the proposed design and development that require consideration by advisors and decision makers as the application is reviewed for rezoning and variances.

Thank you for your attention to these matters

Jennifer Snead

June 14, 2020

To: City of Victoria, Advisory Design Panel

Cc: Charlotte Wain, City of Victoria

Cc: Oaklands Community Association

**Subject: Development Permit with Variances Application No. 00138 for 1628 Edgeware Road**

We are writing to each of you on the City of Victoria Advisory Design Panel to express opposition to the proposed design and our extreme concern for the lack of regard and respect given to the surrounding neighbours of the 1628 Edgeware proposed development through this rezoning process. We were denied early consultation through actions taken by the Oaklands Community Association, in the name of “public interest” on the proposed [REDACTED] on Edgeware Road. The sensitivities [REDACTED] for the future residents of the facility, that were cited as the reason for bypassing the neighbourhood residents in 2019 have turned out to be untrue. It would appear that the characterization of the future use of the facility was constructed to avoid input from the community. It is disheartening to see that the covert communication strategy of the developer may be successful, given this proposal is being processed by the City before residents’ concerns have been addressed.

We understand that this Committee’s purpose is not to approve the use of the property, but to advise on the design. The proposed use of the facility is however inextricably linked to the design, so the two issues cannot be considered in isolation. We will, however, try to focus our concerns in this letter primarily on design aspects.

As this application relates to design, the residents have not been consulted or heard. We were told by the developer what it would look like in early April 2020, months after the applications had been filed with the City.

The design of the facility exhibits no respect or consideration of the existing neighbourhood; not even an attempt to be consistent with the character and architecture of even recent builds and renovations. It appears to have been designed in isolation and dropped on to this site, consuming as much of the lot as it possible can, with no integration with the community.

The design is not remotely in keeping with the existing neighbourhood, is not a bungalow style single family residence as described by the architect and developer and encroaches on the privacy of neighbours through variance application. The proposed facility is unsightly, massive, and clearly an institution. It is contrary to the developers claimed desire to have a centre that is inconspicuous and that would blend in for safety considerations. By its design it will be very



conspicuous and out of place and may potentially draw more activity and attention than is in the best interests of a quiet single-family residential neighbourhood.

It should be noted that while our neighbourhood has many long-time residents, it is not stagnant. Several residential improvements have been made on the 1600 block of Edgeware and Oakland over the past 15 years, all staying with the character and style of the neighbourhood. If the developer was interested in enhancing the neighbourhood, rather than just reaping the benefits of the neighbourhood, he would have incorporated more complementary design features.

The density of the proposed facility also calls into question issues such as parking for multiple residents, visitors, and staff, and potential further density expansion on the site.

If this design is approved, it would then set a precedence for future developments in the neighbourhood, thereby contributing to the erosion of single-family residential properties accessible to young families and seniors in Victoria. Will this development make it easy for any resident to expand its property density to run large rooming house businesses, or are there different rules for commercial developers and residents?

Our neighbourhood has a range of families (with and without school aged children) and seniors. As this is a proposed design that is entirely based on the proposed change in use from single family residential housing, I hope you can appreciate that both the obtrusive institutional style, and the manner in which the facility will operate and be managed are linked, and of paramount importance to members of the existing community.

**We respectfully request that you, as subject area experts and advisors to the Mayor and City Council, reject the current design proposed for the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road, for all the reasons discussed above.**

Please also acknowledge that you have read this letter and advise on any recommendations you may have to the residents of this community on being included in the deliberations.

Thank you,

Jennifer and Greg Snead, 1612 Edgeware Road

James and Julie Marshall, 1637 Oakland Avenue

Emily Shaw, 1618 Edgeware Road

Robert Paterson and Karen Solomon, 1652 Edgeware Road

April 21, 2020

To: Victoria Mayor and City Council

Cc: Charlotte Wain, City of Victoria

Cc: Chris Holt, Oaklands Community Association

cc. Luke Mari, Aryze Developments Inc.

**Subject: Proposed development at 1628 Edgeware Road**

We are residents of the 1600 Block of Edgeware Road and the south side of the 1600 block of Oaklands Ave. We are writing regarding the proposed development at 1628 Edgeware Road (the proposed [REDACTED]).

Given the conflicting information we have been provided to date by the developer and the City about the nature of the proposed facility, we have serious concerns and questions about this proposed development.

- The sign that was posted on the front lawn of the existing residence during the week of April 14<sup>th</sup> now indicates that there will be an application for zoning as “Rest home – Class B”. However, according to the city’s own definitions, ***“Rest home - Class B”*** means *“a facility in which food, lodging and care are provided with or without charge to more than two but not more than twenty persons, other than members of the operator’s family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care, but does not include a facility in which persons are detained as prisoners pursuant to judicial process, or a facility in which persons are treated for alcohol or drug addiction.”* What “infirmity” or “condition” will the residents have and what care will be provided? Will there be staff on site 24/7? How will parking for staff and visitors be accommodated? We are concerned that the proposed zoning as “Rest Home - Class B” does not accurately describe the true nature of the facility. Further, the developer has stated that the proposed facility is “like” [REDACTED] in North Park, which is in a medium density neighbourhood and is zoned as a **hostel**. The facility’s purpose is also at odds with the Official Community Plan, as well as the more dated Oaklands Neighbourhood Plan, which identifies the Oaklands neighbourhood as “traditional family dwellings.”

- The facility has been described by the developer in different ways to different groups. The Oaklands Community Association Land Use Committee was told that it would be a [REDACTED] and would look like a bungalow. The “sensitive” nature of this type of facility has been invoked to avoid community dialogue. However, the architectural plans present a design that stands out significantly from its surroundings, which is certain to attract attention from passersby, together with the easy accessibility from the alley, are factors that would be contrary to the developer’s claims of wanting discretion. Further, the developer has more recently stated that the residents will not be limited to [REDACTED] [REDACTED] and that up to 6 of the potential 7 occupants at any given time may be [REDACTED]. What is the true nature of the facility?
- What assurances do neighbours have that the facility will continue to operate as a seven-room, [REDACTED], without drop-in services? What prevents [REDACTED] from establishing the facility for a particular purpose and then operating it on a different basis? What process would be required if the facility were to expand its services to include day programs and/or drop-ins, as [REDACTED] in North Park does, and what opportunities would neighbours have to be heard? Would this require another rezoning application?
- What due diligence has the City performed regarding the developer’s claims that the development is exempt under the *Community Care and Assisted Living Act* from municipal zoning bylaws? What criteria apply in order to meet such an exemption and how has [REDACTED] fulfilled them? What specific provisions under the Act allow for this proposed facility and what licensing authority would the facility be accountable to if such an exemption actually does exist?
- What analysis has been performed regarding the proposed facility’s likely impact on the neighbourhood? For example, has the Victoria Police Department performed a risk assessment? What plans are in place to mitigate impacts on neighbouring properties and the families who live in them (e.g. light and shade, relaxed setbacks, security)?

We are therefore writing to request that all of our questions be answered and to request that a neighbourhood meeting with the city and the developer be scheduled.

We were not engaged by the Oaklands Community Association before they waived the requirement for a pre-application neighbourhood meeting. We note that municipal approval and community consultation was required for other “public interest” projects such as; complex care facilities (i.e. senior care centres in Oak Bay/Mt. Tolmie), and sewage treatment plants (i.e. the CRD wastewater treatment facility proposals in Saanich/Oak Bay/Esquimalt)

This development, a proposed seven room facility [REDACTED] [REDACTED] would be built in a long-standing family neighbourhood and should not be exempted from established community and municipal zoning processes. We submit that the true nature of the facility (both near and long term) and the impact on our family-oriented community needs to be ascertained and subjected to an objective review. The City and the Oaklands Community Association should not simply accept the assertions of the developer.

Sincerely,

Jennifer and Greg Snead, 1612 Edgeware Road

Philip Snead, 1612 Edgeware Road

Emily Shaw and Peter Fargey, 1618 Edgeware Road

Brian Yan and Rina Huo, 1602 Edgeware Road

Robert Paterson and Karen Solomon, 1652 Edgeware Road

Paul Craven and Lesley Ruzicka, 1635 Oakland Avenue

Debbie Talbot, 1606 Edgeware Road

Fred Curvelo, 1624 Edgeware Road

James and Julie Marshall, 1637 Oakland Avenue

Lars Sturrop, 1619 Oakland Avenue



Hello Victoria Mayor and Council,

I'm writing to express my full support and enthusiasm for the proposed development at 1628 Edgeware Rd.

As a neighbour to the property and lifetime resident of Victoria I am heartened to see a housing initiative aimed at helping those in our community that need a bit of extra support and would be proud to have such a place on my block.

In the face of the pandemic and the related closures of shelters and housing options, the need for different levels of housing and support are more important than ever.

Please support this opportunity to provide dignity, hope and compassion into the lives of the those who will live in the development.

Thanks kindly for your time and consideration,  
**Personal** resident on Edgeware Road.  
**information**

P.S. Please refuse the inflation of police budgets and, while it is a provincial matter, insist that Minister of Public Safety and Solicitor General Mike Farnworth decriminalize drugs.

Thanks again! :)

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**From:** "luke"  
**To:** Personal information  
**Sent:** Monday, August 10, 2020 12:43:18 PM  
**Subject:** Re: Follow up to community consultation mtg

Hi Personal information

We are working with the Anawim board on a response that is in alignment with their program needs.

I'll circle back as soon as I hear from them!

Glad you found the meeting helpful,

Luke

--

Luke Mari, MCIP/RPP  
Principal, Development  
ARYZE Developments  
1839 Fairfield Rd.  
Victoria, BC, V8S 1G9



Personal  
information

On 2020-08-01, 1:11 PM, wrote:

Hi Luke,

I found last week's community consultation meeting really helpful. I appreciated the society's transparency and openness to considering neighbours' concerns and ideas. I hope that other neighbours found it equally informati[ve].

Further to the discussion about gathering a list of uses that neighbours would like to see restricted, I am forwarding a list. I believe that I have raised these in our previous correspondence but summarize them again below for ease of reference:

- no drop-in/day programs
- no advertising/publishing the location
- no retail/fundraising sales (e.g. Xmas trees) on site
- no external signage
- occupancy limited to 7 residents
- consider no smoking anywhere on the grounds

Thanks again for your efforts to organize the session and I look forward to the society's response.

Regards,  
Personal information

Dear Mayor and Council,

I do not support the application to re-develop the property at 1628 Edgeware Road. I understand that several of my neighbours have or will submit a joint letter; while I agree with all of the points raised in that letter, I felt the need to write personally to express the reasons for my position.

Community consultation is incomplete. Engagement has not been meaningful and has been designed to merely tick the boxes. The proponents have actively avoided dialogue with neighbors, obtaining an exemption to the pre-application meeting, sending one letter informing us of the project and holding one "community consultation" meeting. During that meeting, the Chair of the Board invited neighbours to submit a list of concerns for consideration and offered to address them through a variety of means, such as a covenant or memorandum of understanding with neighbors (see attached); no response has been provided. Further, the Chair has now reversed his position, stating that he can only act on direction from the city with respect to the permitted uses of the facility. Please refer the application back to the proponents to complete meaningful community consultations before a decision is made.

Similarly, correspondence with the developer has been unproductive, with neighbours receiving unhelpful responses to questions about even the most factual and neutral of matters (e.g. smoking guidelines). Neighbours still have unanswered questions and are missing key information about the project, despite our best efforts over the past six months.

Other reasons for my position include:

- The design is unattractive, with large, blank concrete walls, and does not blend into the neighborhood. Rather, it is likely to emphasize the large, blank concrete walls of the rear of the shopping centre, rather than the charming, tree-lined street and surrounding houses.
- There is insufficient off-street parking (a single space).
- The zoning does not reflect the use. The society states that it is unable to afford the cost of adequate staffing to provide care for the residents, consistent with the "rest home" designation. "Care" requires the attention and services of another person; it is more than simply "caring about" someone.

Many of the above concerns have equally been raised by city staff and disregarded by the proponents.

While I understand the urgent need for diverse housing forms and am supportive of expanding access to recovery services in our city, the proposed location is NOT

SUITABLE for the project. Other locations within the Oaklands neighborhood (e.g. Hillside Avenue, Shelbourne Street, Richmond Avenue) are more appropriate to a residential care facility, with existing zoning that would offer greater flexibility to expand ancillary uses in the future (e.g. drop-in programs.)

Regards,

Personal information

Personal  
information Edgeware Road



November 2, 2020

To: City of Victoria Mayor and Council

Subject: **1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138**

Please accept this letter as a summary of issues that are of concern in the Edgeware neighbourhood with regard to the proposed development at 1628 Edgeware Road.

The community zoom meeting held on July 29 was our first dialogue with the society owner/operator and was very helpful in providing context to the overall project, however a number of items were raised with the society owner/operator that have not been addressed.

It is well understood that issues around homelessness and addictions are complex, and the services required are multi-faceted. Merely providing housing without proper supports and protections in place does not make a sustainable program, nor does it give the intended residents a chance for success.

#### **Discretion/ privacy**

We are a relatively quiet neighbourhood, with several seniors that successfully age in place, as well families and children that have the ability to safely access school, work and services.

We received verbal acknowledgement from the Chair of the board of the society that, while the residents of the proposed facility desire privacy, the existing neighbourhood residents also require privacy and protection from publicity associated with fundraising or provision of services to a broader extent or expanded client base.

We also asked that as the owner/operator may seek funding support from various levels of government, that they ensure any funding partners are aware of the need for non - disclosure of the facility address or location.

The Chair of the society advised that he would consult with the board regarding neighbours concerns around ongoing concentrated exposure to smoking/ vaping fumes from having 7 adults living on the site. The matter is not yet resolved.

The society owner/ operator needs to ensure that the facility does not consume more street parking than any other property owner in the block.

#### **Staffing/ Security**

At the zoom meeting it was indicated that rather than having full time trained staff on site, volunteers would visit the new facility periodically throughout the week. When a neighbour asked who we could contact if there was a problem at the site, the Chair of the society advised that rather than contact the society, we could call the police.

The society owner/operator currently operates another facility that is zoned as a hostel and provides a broad range of services to the homeless and addicted. It is understood that the society has a volunteer board, employ a few non-professional staff and are served by many volunteers.

It is not evident that the society has the capacity to properly manage an additional facility and provide the necessary support and security needed for the vulnerable clientele. Due to the nature of the existing facility, it likely has fewer legal requirements for trained staff and support levels. Please do not amend the proposed zoning from rest home to some other category, in response to the owner/operator's potential inability to provide the appropriate staffing levels.

It is important that the owner/operator has sufficient supports in place for its residents and is accountable for the safe operation of the facility, as is expected for any other rest home operator or landlord.

It is only by committing to adequate staffing levels and ensuring proper supports are in place for residents that the society owner/operator can ensure that the facility:

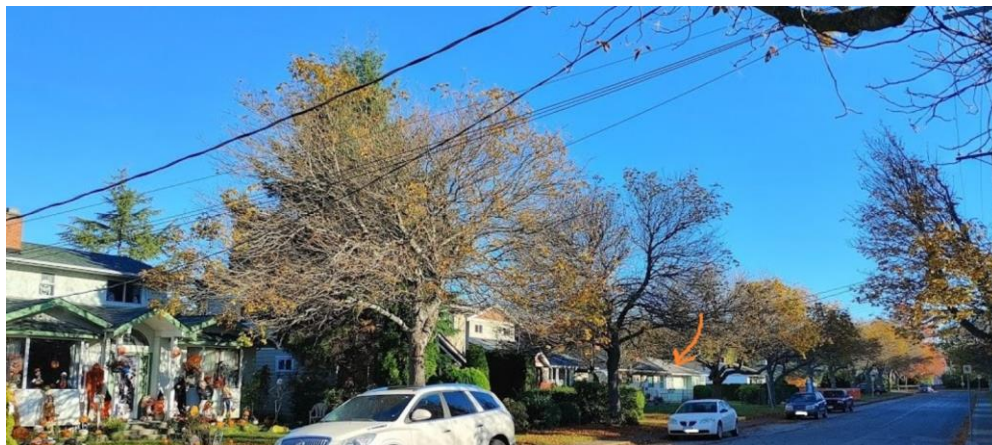
- remains a dry facility for the safety of those persons seeking respite from violence and addictions;
- Only houses up to 7 persons, ensuring that other friends and boyfriends won't also live there, thereby compromising the privacy and safety of other residents of the facility;
- The number of visitors at one time is managed, and it remains a peaceful rest home; and
- Security is in place for the benefit of the residents and the community.

In keeping with other community care facilities, the society should maintain full time (24/7) on site qualified staff and security.

### **Design**

The design of the facility exhibits no respect or consideration of the existing neighbourhood; not even an attempt to be consistent with the character and architecture of even recent builds and renovations. It appears to have been designed in isolation and dropped on to this site, consuming as much of the lot as it possible can, with no integration with the community.

Given the purpose of the project, it is unfortunate that the facility design is so obviously institutional, as it will draw undue attention to the society's vulnerable residents. Below is a photo of the section of the 1600 block of Edgeware Road with the spot that is proposed for this facility marked with an arrow.



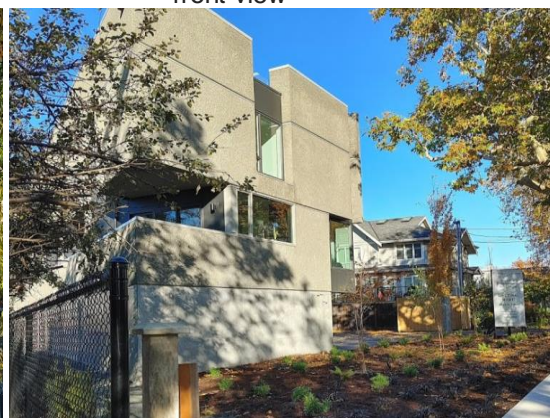
At the zoom meeting, several neighbours raised concerns about the design of the facility, and the architect responded by saying "it's beautiful".

Here are a few recent photos of a complex designed and built by this same team (Aryze/ D'Arcy Jones) on Shelbourne Street, near Pearl Street. The design is very similar to that of the proposed facility at 1628 Edgeware, and we are dismayed at how unsightly it is in person.

side view (hidden windows)



front view



It looks like an old 1970's medical office building and does not enhance any neighbourhood. Perhaps it is functional, but it is an eyesore. The design does not fit in with the character of our street lined with modest single family homes, as pictured on the previous page.

### Proposed Conditions/ Covenants

Following is a summary of covenants and restrictions that we request that the City of Victoria attach to the proposed rezoning. This list was provided to the developer and the society owner/operator shortly after the zoom meeting. We have not seen that these items have been addressed yet but ask that our Mayor and Council will give these conditions due consideration.

Stated Objective	Requested Assurances and protection
<p><b>Maintained as a Dry facility</b></p> <p>A dry facility benefits the intended residents by protecting them from drugs and associated dangerous behaviours of others that live there</p>	<p>Require that the proponent (and any other subsequent owner) enter a housing agreement to ensure that the dwelling units remain affordable and free from alcohol and drug use – for the safety of the residents that are actually seeking a chance at a life free of addictions and homelessness</p> <p>Full time (24/7) on site staff and security</p>
<p><b>Personal information</b></p> <p>We note that the Proponent is very visible in the media for the purposes of fundraising of its current location, and has not operated a facility that was discrete and out of the public eye before</p>	<p>Register legal agreements on title that prohibit any:</p> <ul style="list-style-type: none"> <li>• Identification of the address or street name of the facility in any publications, brochures or media</li> <li>• Advertising of the facility</li> <li>• Fundraising or sales on site</li> <li>• Food or clothing distribution</li> <li>• Drop in services including, showers, meals, classes, counselling or gatherings</li> </ul>

Stated Objective cont.	Requested Assurances and protection cont.
<p>through the "Rest home" – designation the society will operate a care facility</p> <p>If the property changes ownership , what would stop an individual or business from capitalizing on a very lucrative business opportunity as a multiple unit rental or dormitory?</p>	<p>to achieve and maintain the zoning of Rest Home Class B</p> <p>Register legal agreements on title that:</p> <ol style="list-style-type: none"> <li>1. the facility must be a licensed care facility or a registered assisted living facility thereby subject to the CCAL Act, including health inspections, and prescribed standards of care, and</li> <li>2. the facility would be owned by a non-profit or government agency that is experienced in running a dry facility.</li> </ol> <p>If either of these conditions are not met at any time, the zoning reverts back to Single Family Residential Zoning</p> <p>Full time (24/7) on site staff and security</p>

Thank you for your serious consideration of these matters which will improve the likelihood of the proposed facility to be sustainable, accountable, and meet the society's stated objectives, even under a future leadership of the society owner/operator.

In its current form we do not support the rezoning and variance application.

Sincerely,

Personal information

Edgeware Road

Oakland Avenue

Personal information

Edgeware Road

Personal information

Edgeware Road

Edgeware Road

Personal information

Edgeware Road

Oakland Avenue

Personal information

Edgeware Road

1

# Rezoning and Development Permit with Variances Application for 1628 Edgeware Road



1

Aerial

2

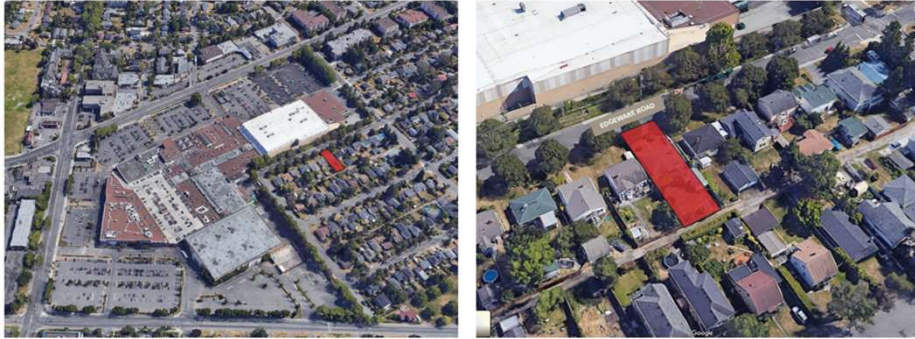


2



## Aerial View

3



3

## Site Context

4



Subject Property



Edgeware Road



Rear Lane



Hillside Mall



4

## Policy Context

5



5

## Streetscape

6



Max. height  
in R1-B Zone  
(7.6 m)



6

## Front View Artistic Render

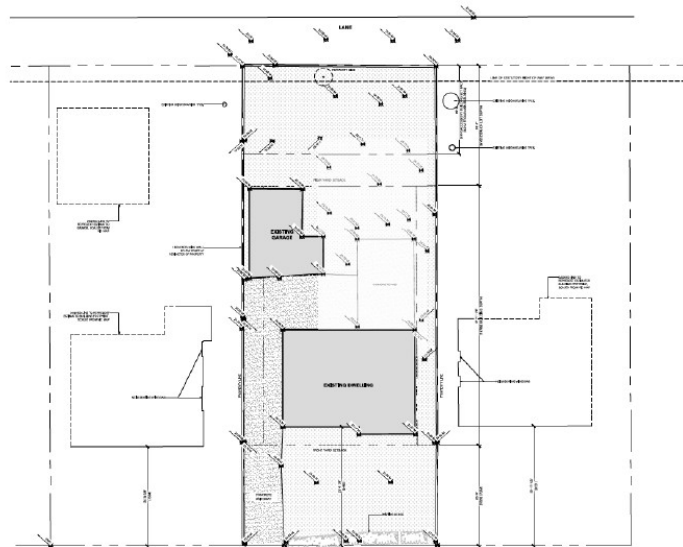
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7

## Existing Site Plan

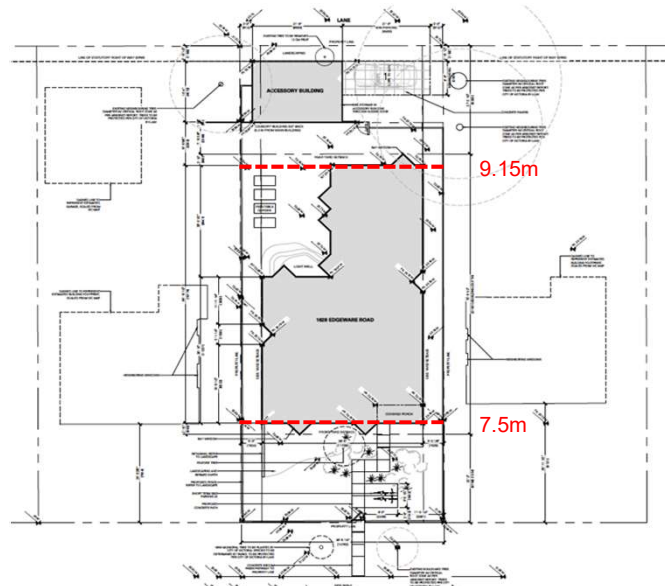
8



8

## Proposed Site Plan

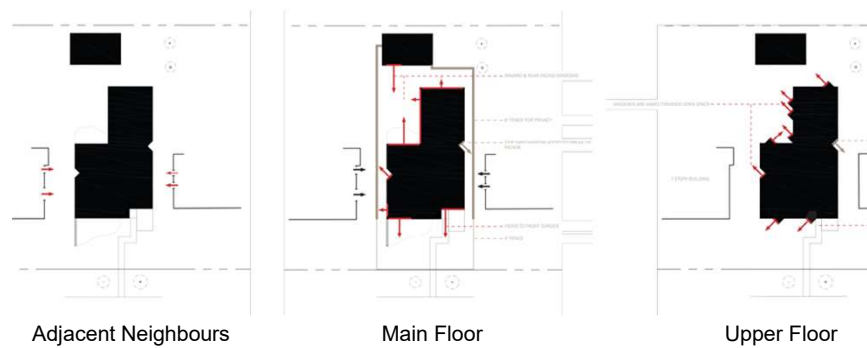
9



9

## Window Placement

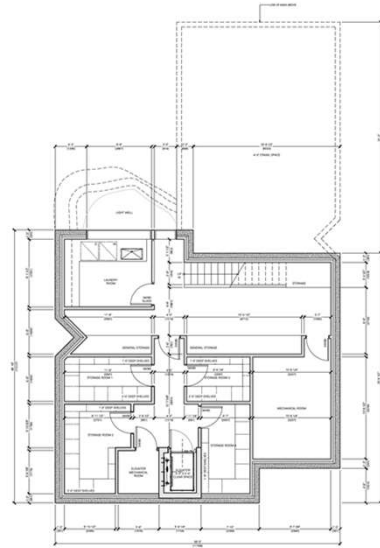
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10

## Basement Plan

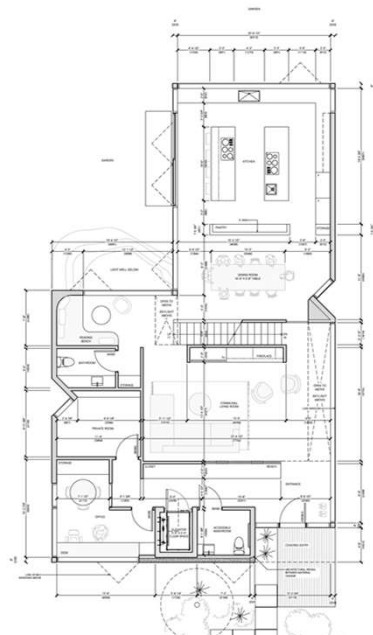
11



11

## Main Level Plan

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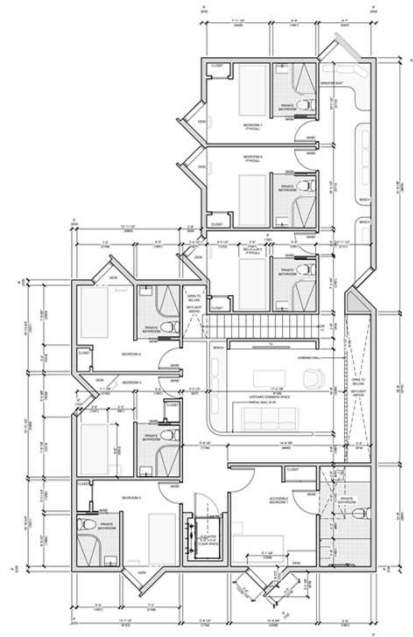


12



## Upper Level Plan

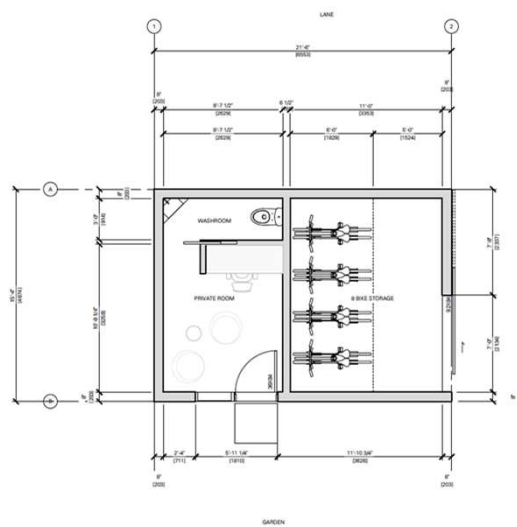
13



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## Accessory Building Plan

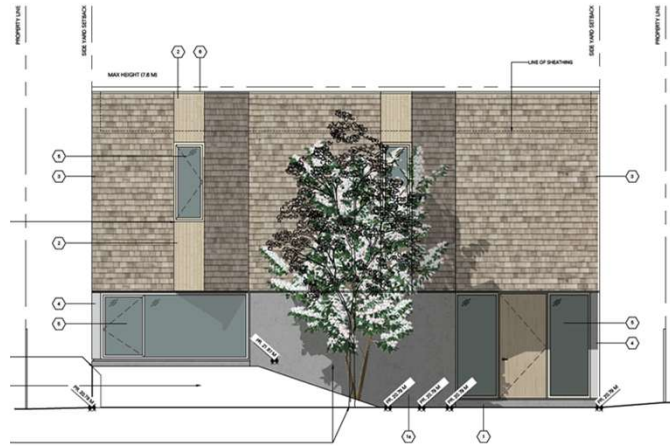
14



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## South Elevation (Front)

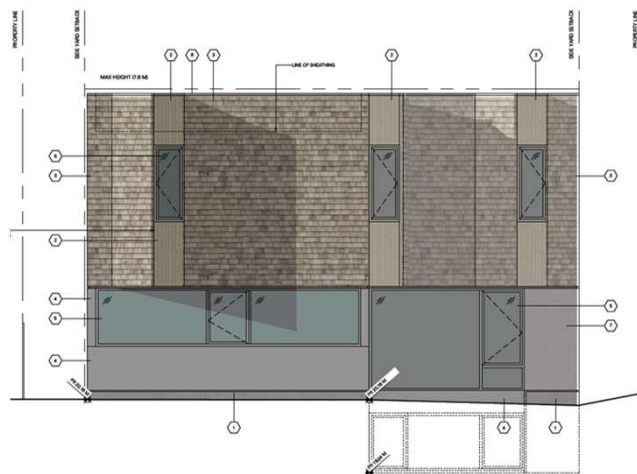
15



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## North Elevation (Rear)

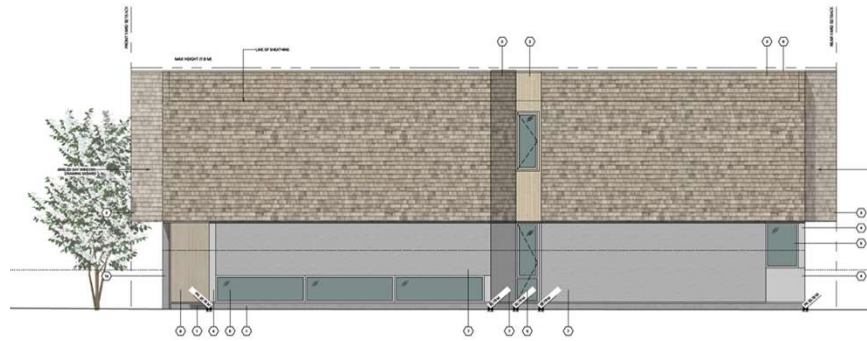
16



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## East Elevation (Side)

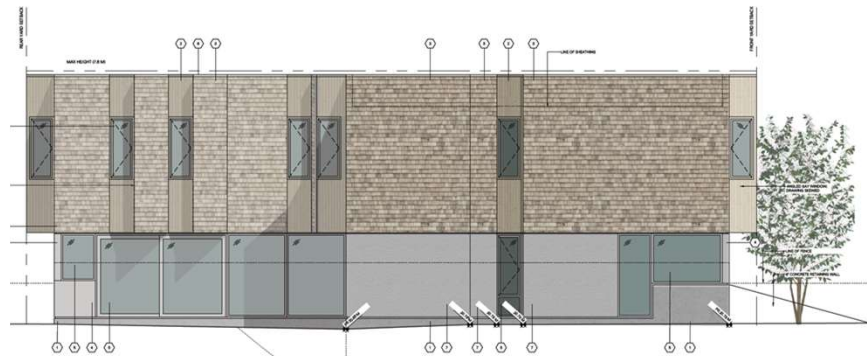
17



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## West Elevation (Side)

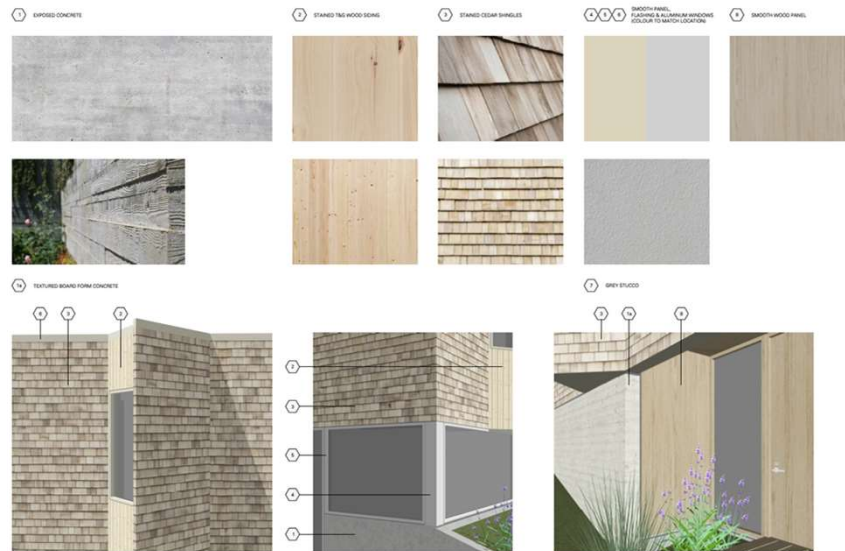
18



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## Material Board

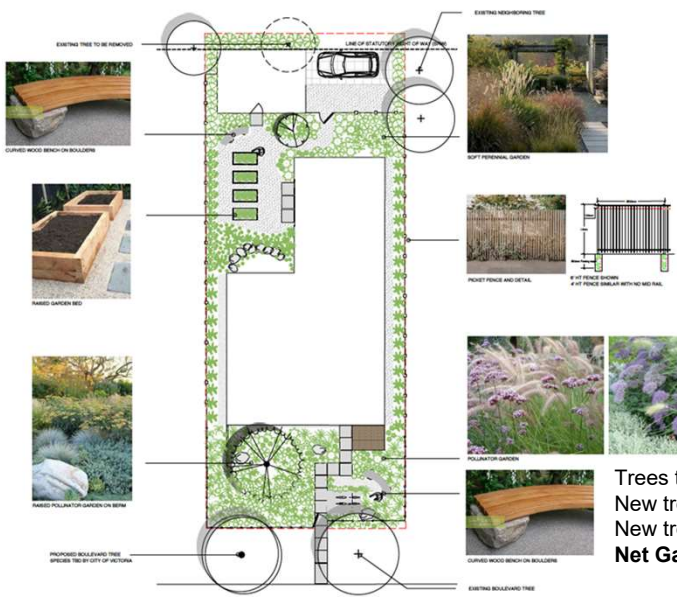
19



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## Landscape Site Plan

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Trees to be removed on site: 1  
New trees proposed on site: 2  
New trees proposed off-site: 1  
**Net Gain: +2**



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## Concept

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Front



Interior



Rear

