

F.1 Bylaws and Update Report for 931 McClure Street: Rezoning Application No. 00669 and Development Permit with Variances Application No. 00127

Staff provided a brief update on the application regarding the revisions to plans.

Moved By Mayor Helps

Seconded By Councillor Loveday

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1262) No. 22-009

Committee discussed the following:

- Removal of below market housing units
- Reduced height and density

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Andrew

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

1. Housing Agreement (931 McClure Street) Bylaw (2022) No. 22-010

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Andrew

Development Permit with Variances Application No. 00127

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. 00669, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00127 for 931 McClure Street, in accordance with:

1. Plans date stamped December 2, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum site coverage from 60% to 79%;
 - ii. reduce the open site space requirement from 30% to 27%
 - iii. reduce the minimum parking requirement from 11 stalls to 10 stalls;
 - iv. reduce the minimum rear yard setback from 4.0m to 2.83m (to building) and 2.2m (to balconies);
 - v. reduce the front setback from 5.0m to 0m (to front stairs) and 3.0m (to building);
 - vi. reduce the side yard setbacks from 2.0m to 1.0m
3. Final Plans generally in accordance with the plans date stamped December 2, 2021 with revisions to add a replacement street tree on the boulevard, to the satisfaction of the Director of Parks, Recreation and Facilities.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Council Report

For the Meeting of January 13, 2022

To: Council **Date:** December 30, 2021

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

Subject: **Update on Rezoning Application No. 00669 and Development Permit with Variances Application No. 00127 for 931 McClure Street**

RECOMMENDATION

Rezoning Application No. 00669

That Council waive the Land Use Procedures Bylaw requirement for a Community Association Land Use Committee (CALUC) second consultation phase and give first and second reading of the Zoning Regulation Bylaw Amendment No. 22-009 (Amendment No. 1262), and give first, second and third readings of Housing Agreement (931 McClure Street) Bylaw No. 22-010.

Development Permit with Variances Application No. 00127

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. 00669, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00127 for 931 McClure Street, in accordance with:

1. Plans date stamped December 2, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum site coverage from 60% to 79%;
 - ii. reduce the open site space requirement from 30% to 27%
 - iii. reduce the minimum parking requirement from 11 stalls to 10 stalls;
 - iv. reduce the minimum rear yard setback from 4.0m to 2.83m (to building) and 2.2m (to balconies);
 - v. reduce the front setback from 5.0m to 0m (to front stairs) and 3.0m (to building);
 - vi. reduce the side yard setbacks from 2.0m to 1.0m.
3. Final Plans generally in accordance with the plans date stamped December 2, 2021 with revisions to add a replacement street tree on the boulevard, to the satisfaction of

the Director of Parks, Recreation and Facilities.

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

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Development Permit with Variances (DPV) Application. Relevant rezoning considerations include the proposal to increase the density and add multiple dwelling as a new use while the relevant DPV considerations relate to the application’s consistency with design guidelines and the impact of variances.

Enabling Legislation

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 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

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.

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variances Application for the property located at 931 McClure Street. The proposal is to rezone from the R-K Zone, Medium Density Attached Dwelling District, to a new R-103 Zone, 931 McClure Street District, to increase the density and construct a four-storey residential building consisting of seven dwelling units located above an at-grade parking structure. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping, as well as, variances related to site coverage, open site space, setbacks and parking.

In accordance with Council’s motion of June 17, 2021, included below, the necessary conditions that would authorize the approval of Rezoning Application No. 00669 have been fulfilled.

Rezoning Application No. 00669

That the matter be referred back to staff to undertake a technical review and any other analysis on the revised plans to be submitted by the applicant and bring forward a report to Council on

the application at the same time as bringing first and second reading of the bylaws for public hearing.

The following points were considered in assessing the Rezoning Application:

- The proposed use and density are generally consistent with the *Official Community Plan, 2012* (OCP) Urban Residential Urban Place Designation and the provision of larger ground-oriented units that are suitable for households with children furthers the housing goals of providing a diversity of housing forms in all neighbourhoods
- The proposal is generally consistent with the *Fairfield Neighbourhood Plan, 2019* which envisions new residential development up to 2.5:1 floor space ratio and approximately six storeys in height in the northwest area of the neighbourhood
- The applicant has provided a Tenant Assistance Plan that meets the *Tenant Assistance Policy*
- The application is subject to the *Density Bonus Policy, 2019* and the applicant is offering a community amenity contribution of \$7,470.11 to the Local Amenities Reserve Fund.

The following points were considered in assessing the Development Permit with Variances Application:

- The application is consistent with the design guidelines for Development Permit Area 16: General Form and Character with regard to providing human-scaled architecture that addresses the street, supplying parking hidden from the public realm and utilizing high-quality, durable exterior materials
- The variance to reduce the required number of vehicle parking stalls is supportable on the basis of providing extra bicycle parking and bike room facilities
- The variances for setbacks and site coverage are supportable as they offer a contextual response to the existing site conditions and adjacent buildings.

BACKGROUND

Description of Proposal

The Rezoning Application is to rezone the property from the R-K Zone, Medium Density Attached Dwelling District, to a new site-specific R-103 Zone, 931 McClure Street District, zone in order to increase the density from 0.6:1 floor space ratio (FSR) to 1.38:1 FSR and allow for multiple dwellings as a permitted use at this location.

The following changes from the current R-K Zone are being proposed and would be accommodated in the new zone:

- establish a base density of 0.6:1 FSR and maximum density of 1.38:1 FSR associated with the provision of an amenity contribution towards the Local Amenities Reserve Fund and a housing agreement to ensure a future strata cannot restrict long-term rentals
- allow for multiple dwellings as a permitted use
- increase the maximum height to 13.5m
- reduce siting requirements related to site coverage, setbacks and open site space.

The associated Development Permit with Variances Application is for a four-storey residential building with seven dwelling units located above an at-grade parking structure. Specific changes from the previous proposal include:

- a change from 15 dwelling units to seven three-bedroom dwelling units – three fronting McClure Street and four accessed via pathways and stairs located along the side of the building
- removal of the two one-bedroom below market housing units secured in perpetuity through a covenant and housing agreement with the Capital Regional District
- a reduction in density from 1.51:1 FSR to 1.38:1 FSR
- a reduction in building height and number of storeys from 18.87m (five- and four-storeys) to 13.5m (four-storeys) with the building still arranged in two masses atop a common at-grade parking structure
- a change from Step 4 (net-zero ready) construction to Step 3 of the BC Energy Step Code
- ten at-grade parking stalls, garbage/recycling area and bicycle room with 18 long-term bike parking stalls and a bike wash area enclosed within the building
- removal of the elevator and exterior staircases within the internal courtyard
- removal of the rooftop decks.

Exterior building materials include:

- sandblasted concrete on the first-storey with brick cladding facing McClure Street
- combination of white stucco and grey metal panel as the predominant materials on the second through fourth storeys
- aluminum frame windows.

Landscaping elements include:

- front yard landscaping including space for shrubs, perennial grasses and short-term bicycle parking
- private balconies for all dwelling units
- extensive plantings within the side and rear yards including new columnar trees (increase from six trees to 29 trees), perennials, grasses and shrubs
- interior courtyard planting including three trees in planters.

The proposed variances are related to:

- increasing the maximum site coverage from 60% to 79%
- reducing the minimum parking requirement from 11 stalls to 10 stalls
- reducing the minimum rear yard setback from 4.0m to 2.83m (to building) and 2.2m (to balconies)
- reducing the front setback from 5.0m to 0m (to front stairs) and 3.0m (to building).

Land Use Context

The area is characterized by a mix of residential housing types. To the east and south of the site are four-storey multiple dwelling residential buildings. The property to the west of the site is developed as a two-storey building with four dwelling units. On the north side of McClure Street, opposite the subject site, is the Mount St. Angela property which is approved for development as a six-storey seniors' living facility – the proposal retains the heritage designated house at 924 McClure Street and the new building would have three-storey ground-oriented units fronting the McClure Street with the upper storeys stepped back from the street. The heritage designated Abigail's hotel is located at the west end of the block. There is a new four-storey hotel building currently under construction on that site.

Existing Site Development and Development Potential

The site is presently developed as a single-family dwelling. Under the current R-K Zone, the property could be developed as three attached dwelling units.

Data Table

The following data table compares the proposal with the existing R-K Zone, Medium Density Attached Residential District; the URMD Zone, Urban Residential Multiple Dwelling District; and the previous proposal. The relevant OCP and Neighbourhood Plan policies are included for reference. An asterisk is used to identify where the proposal does not meet the requirements of the URMD Zone.

Zoning Criteria	Proposal	Previous Proposal	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
Site area (m ²) – minimum	693.40*	693.40*	2775 (185 per dwelling)	1840	Encourages lot consolidation
Number of units – maximum	7	15	3	-	-
Density (Floor Space Ratio) – maximum	1.38:1	1.51:1	0.6:1	2:1	1.2 – 2.5:1
Lot width (m) – minimum	17.28	17.28	18	-	-
Height (m) – maximum	13.36	18.87* (roof access) 16.0 (main roof)	8.5 (measured to ceiling)	18.5	20 (Fairfield Plan)
Storeys – maximum	4 (three residential above at-grade parking)	5 (four residential levels above parking)	2.5	6	3 – 6 storeys (OCP) 6 storeys (Fairfield Plan)
Site coverage (%) – maximum	79*	71.90*	33	40	-
Open site space (%) – minimum	27*	26.50*	45	50	-
Setbacks (m) – minimum					
Front Yard	0* (stairs) 3.0* (building)	0* (stairs) 2.25*	7.5 (average)	4.00	Variable

Zoning Criteria	Proposal	Previous Proposal	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
		(balcony) 5.73 (building)			
Rear Yard	2.2* (balcony) 2.83* (building)	1.12* (first storey) 3.00* (above the first storey)	2.50 (blank wall) 4.00 (habitable room) 7.5 (living room)	10.00	-
Side Yards	1.00*	2.00*	2.50 (blank wall) 4.00 (habitable room) 7.5 (living room)	6.00	-
Parking – minimum	10*	10*	11	11	-
Visitor parking included in the overall units – minimum	2	2	1	1	-
Bicycle parking stalls – minimum					
Long term	18	24	9	9	-
Short term	6	6	6	6	-

Active Transportation

The application proposes 18 long-term bicycle parking stalls in a ground floor bicycle storage room, which doubles the *Zoning Regulation Bylaw* requirements and supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this rezoning application.

Community Consultation

The *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications* states that an additional CALUC meeting is required if one of the following changes occur:

- a change to the uses (additional uses added)
- an increase in the height
- an increase in the density or floor space ratio (FSR)
- a reduction in the setbacks or increase in site coverage equal to or greater than 20%.

While this revised proposal has resulted in a decrease in density and height, the side yard setbacks have also been reduced by more than 20%, which triggers a requirement for a CALUC meeting. However, given the proposal is generally consistent with the original proposal for this site which was presented at a CALUC meeting, and Council's direction to prepare this application for a public hearing, it is recommended that Council waive the requirement for an additional CALUC meeting.

Consistent with the *CALUC Procedures for Processing Rezoning and Variance Applications*, the Fairfield Gonzales CALUC was notified of the revised application on September 7, 2021. A letter from the CALUC had not been received at the time of writing this report. The applicant had previously consulted the Fairfield Gonzales CALUC at a Community Meeting held on September 27, 2018 prior to submitting this application. A second CALUC meeting was held on November 7, 2019 following changes to the proposal. Meeting summaries are attached to this report.

ANALYSIS

Rezoning Application

Official Community Plan

The *Official Community Plan* (OCP) land use designation for the property is Urban Residential. This designation envisions low and mid-rise multi-unit buildings up to six storeys with floor space ratios up to 2.5:1 in this location. Given the relatively smaller site size (693.4m²) the proposal for three-storeys of residential above an at-grade parking level with a floor space ratio of 1.38:1 is considered consistent with this designation.

The change to larger three-bedroom units helps to advance the OCP housing goals of providing a diversity of housing types in all neighbourhoods and the creation of new housing that is suitable for households with children.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) provides guiding policy for land development in the northwest area of the neighbourhood consistent with the OCP in terms of use and density. The northwest area of the neighbourhood is envisioned as a residential area that provides a transition in height and density from the higher density urban core to the lower density residential neighbourhood character to the east and south. The Plan envisions residential buildings up to six storeys with pedestrian friendly features fronted by greenspace. Building massing should be distributed to reduce building bulk and minimize shadowing and privacy impacts on adjacent properties. The proposed development is generally consistent with these policies.

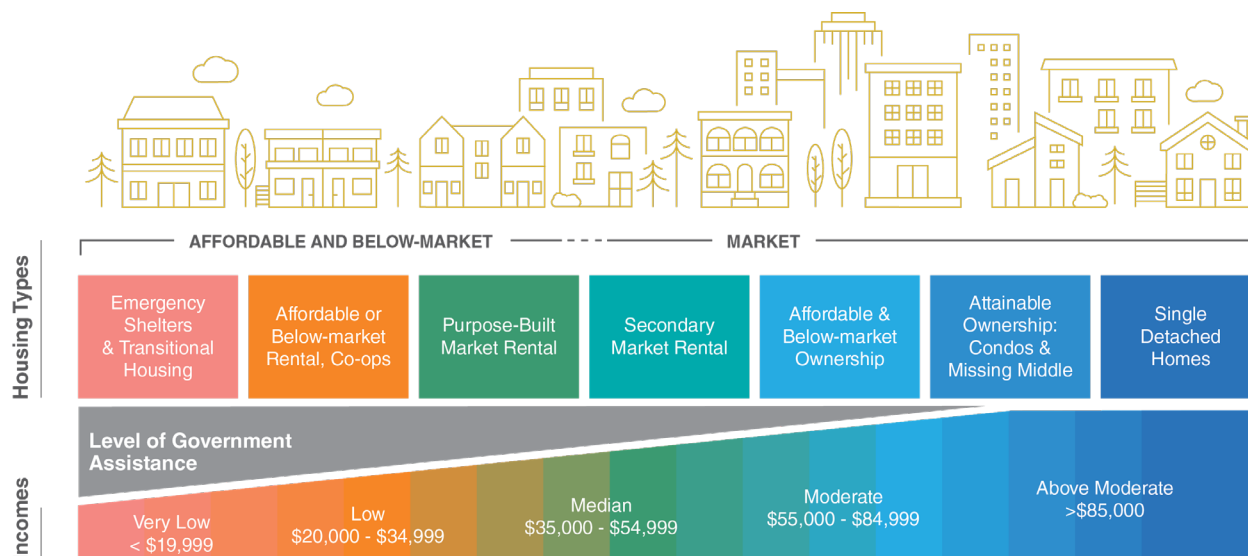
Community Amenity Contribution

Consistent with the Density Bonus Policy 2019, an amenity contribution of \$7,470.11 to the Local Amenities Reserve Fund has been included as a condition of additional density within the

new zone and would be provided at the time of a building permit application. Until the amenity contribution is paid, it shall be adjusted annually by adding to the base contribution amount an amount calculated by multiplying that base contribution as of the previous year by the annual percentage increase in the Consumer Price Index (CPI) for Victoria.

Housing

The application, if approved, would create seven new strata residential units which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*. The proposed three-bedroom dwelling units would provide market housing options for those in the moderate to above moderate income brackets.



Affordability Targets

No affordable dwelling units are proposed in association with this rezoning application.

With the previous application for 15 dwelling units the applicant had proposed two one-bedroom units as below market housing secured in perpetuity through a covenant and housing agreement with the Capital Regional District. The two units would have been sold at a minimum of 15% below market value to qualified first time homebuyers from the Capital Region with a maximum income of approximately \$88,000.

Security of Tenure

The applicant has provided an executed housing agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners. Provision of this type of housing agreement is also a requirement within the new site-specific Zone in order to achieve density above the base amount of 0.6:1 FSR.

Existing Tenants

The proposal is to demolish an existing single-family dwelling. Consistent with the *Tenant Assistance Policy*, the applicant has provided a Tenant Assistance Plan which is attached to this report. The current tenants started their tenancy after this rezoning application was submitted to the City; therefore, they are not eligible for assistance under the *Tenant Assistance Policy*. Nevertheless, the applicant is offering a moving allowance of \$750.

Development Permit with Variances Application

Official Community Plan: Design Guidelines

The OCP identifies the site within Development Permit Area (DPA) 16: General Form and Character, which supports multi-unit residential development that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA.

Design guidelines that apply to DPA 16 are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*, *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)* and *Guidelines for Fences, Gates and Shutters (2010)*. The proposal is consistent with these guidelines as follows:

- the separation of the building into two masses, reduced building height and removal of the exterior stair access and elevator reduces the shadowing impacts on the buildings to the east and west when compared to the previous proposal
- limited openings on the side elevations, north/south unit orientation and removal of the roof decks minimizes privacy impacts on adjacent buildings
- the reduced width of the front half of the building allows for more side yard landscaping, including trees, which help to soften the building's appearance and provides a more sympathetic transition with the neighbouring properties
- dwelling units are oriented to face the street with front steps, operable windows and balconies on the front façade that add to a pedestrian friendly streetscape
- parking is enclosed within the building and screened from view
- the majority of the landscaped area would be planted with pollinators and native species
- exterior finishes incorporate high-quality, durable materials that provide unity and coherence in relation to existing buildings in the area.

Regulatory Considerations

Variances related to parking, site coverage and setbacks are proposed as part of the concurrent Development Permit application. This approach is recommended to ensure that reduced zoning provisions are not entrenched in the new zone so that any future alternative development proposals for the site would need to apply to Council to achieve similar variances.

Parking

Due to the reduction in the number of dwelling units from 15 to seven, the parking requirement has changed from 19 stalls to 11 stalls. A variance is requested to reduce the vehicle parking requirement from 11 stalls to 10 stalls.

Zoning Criteria	Proposal	Schedule C
Vehicle parking stalls – minimum		
Parking	10*	11
Visitor Parking (included in total)	2	1

Bicycle parking stalls – minimum		
Long Term	18	9
Short Term	6	6

This variance is considered supportable because the applicant is proposing additional long-term bike parking beyond what is required in the *Zoning Regulation Bylaw*. It is also worth noting that the location of the site is near services in the Downtown, the Frequent Transit Network (FTN) and All Ages Abilities (AAA) bicycle network which will help future residents consider reducing the number of motor vehicles they own.

Siting Variances

The requested front yard setback reduction for the front stairs and balconies is considered supportable as the wide staircase and balconies would include planters that can accommodate substantial greenery, which would add to the landscaped character of the street. It is also worth noting that the front setback for the building is generally consistent with the approved setback for the proposed building on the opposite side of McClure Street and exceeds the requirements of the standard URMD Zone.

The proposed building is divided into two masses separated by an internal courtyard, which leads to increase site coverage and a reduced rear yard setback. These variances are considered supportable because the divided massing helps to reduce the shadowing impacts on the adjacent buildings, providing better access to light for neighbours as well as the future residents in the proposed building. The proposal includes enhanced landscaping around the perimeter of the site as well as within the internal courtyard to mitigate the increased site coverage and to soften the transition with adjacent properties.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Sustainability

As indicated in the applicant's letter dated August 16, 2021 the building would be designed and constructed to meet the requirements of Step 3 of the *BC Energy Step Code*.

With the previous application for a five-storey building with 15 dwelling units, the applicant was offering a legal agreement securing a commitment to build to Step 4 of the *BC Energy Step Code*, which is the highest Step achievable for this class of building. Step 4 wood frame buildings are "Net Zero Ready", which means they are efficient enough to off-set their energy needs with a future investment in on-site renewable energy (e.g. solar panels).

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan (2013)* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

The original application was received prior to October 24, 2019; therefore, it falls under *Tree Preservation Bylaw No. 05-106* as adopted on December 15th, 2005.

There are no bylaw protected trees on the subject property. There are four undersized trees that will require removal to construct the proposed building. Three multi-stemmed Hazelnut trees with trunk diameter at breast height (DBH) of 29, 43 and 62cm are located near the southwest corner of the rear yard. A 25cm DBH Apple tree is located near the middle of the rear property line.

This proposal will require the removal of a declining 31cm DBH Accolade Cherry boulevard tree to construct a new driveway crossing. One new street tree will be planted on the City boulevard as a replacement tree. The proposed onsite landscaping includes a total of twenty-six Fastigiata Sweetgum trees planted down the sides of the building, three Slender Silhouette Sweetgum trees planted in the rear yard and three Golden Full Moon Maple trees in the central courtyard of the building.

Tree Impact Summary

Tree Type	Total	To be Removed	To be Planted	Net Change
On-site trees, bylaw protected	0	0	0	0
On-site trees, non-bylaw-protected	4	4	32	+28
Municipal trees	1	1	1	0
Neighboring trees, bylaw-protected	0	0	0	0
Total	5	5	33	+28

CONCLUSIONS

The application meets the Urban Residential Urban Place Designation in terms of use and density and would help to advance the OCP goals related to housing diversity. The provision of a bonus density contribution meets the criteria set out in the OCP to support densities above the base density contemplated under the Urban Residential Urban Place Designation. The building would integrate with the existing and future residential context, consistent with the objectives for Development Permit Area 16. The proposal also includes appropriate mitigation measures to off-set the proposed variances. The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

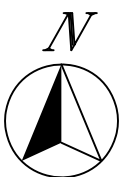
Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 2, 2021
- Attachment D: Letter from applicant to Mayor and Council dated August 16, 2021
- Attachment E: Community Association Land Use Committee Comments dated September 27, 2018 and November 7, 2019
- Attachment F: Council meeting minutes dated June 17, 2021
- Attachment G: Committee of the Whole meeting minutes dated June 3, 2021
- Attachment H: Tenant Assistance Plan
- Attachment I: Correspondence (Letters received from residents since Committee of the Whole on June 3, 2021).

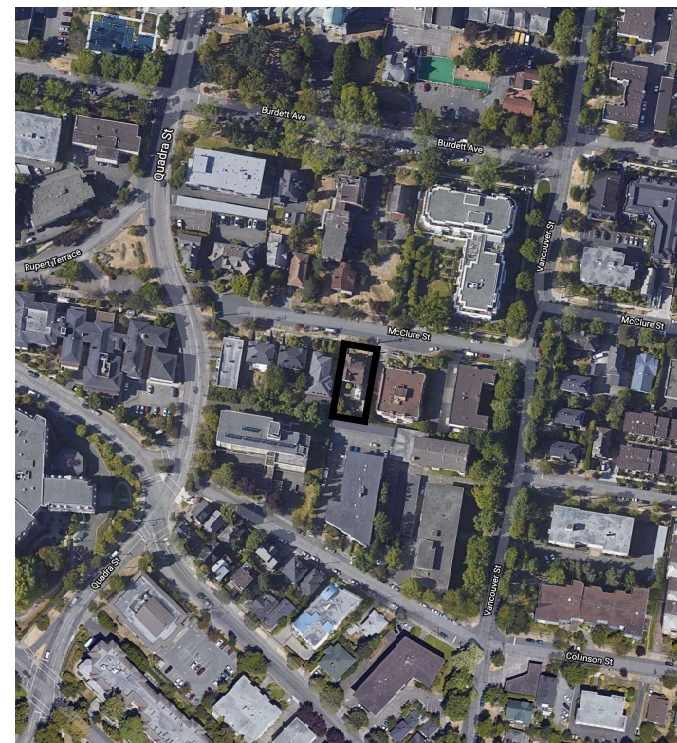


931 McClure Street
Rezoning No.00669



931 McClure Street
Rezoning No.00669













931 MCCLURE

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PROJECT DIRECTORY		
PROJECT	BUYER/SELLER	STRUCTURE
<p>20000 KINGSFORD BOULEVARD SUITE 1700 BIRMINGHAM, AL 35244 CONTACT: JESSIE HUGHES JESSIE.HUGHES@KINGFORD.COM (205) 400-2236</p>	<p>LE JANSSEN AND ASSOCIATES 14121 SLOANWOOD DRIVE SUITE 1000 BIRMINGHAM, AL 35244 CONTACT: FRANK HOSCHKE FRANK.HOSCHKE@LEJANSSEN.COM (205) 977-1271</p>	<p>READ ORANGE INTERNATIONAL, LTD. 20000 KINGSFORD BOULEVARD SUITE 1700 BIRMINGHAM, AL 35244 CONTACT: LUTHER L. HUGHES LUTHER.HUGHES@READORANGE.COM (205) 977-1271</p>
<p>DEVELOPER PETER HOLDINGS, LTD. PO BOX 400 PRINCE GEORGE, MD 21650 CONTACT: LARRY L. HUGHES LARRY.HUGHES@PETERHOLDINGS.COM (410) 672-1271</p>	<p>LANSCAPE 10000 BIRMINGHAM COLLEGE BLVD. SUITE 1000 BIRMINGHAM, AL 35244 CONTACT: CAROL KATZ CAROL.KATZ@LANSCAPE.COM (205) 569-5044</p>	<p>MECHANICAL CONSULTANTS INC. 20000 KINGSFORD BOULEVARD SUITE 1700 BIRMINGHAM, AL 35244 CONTACT: LUTHER L. HUGHES LUTHER.HUGHES@MECHANICALCONSULTANTS.COM (205) 977-1271</p>
<p>BUILDER JAMES DEVELOPMENT INC. 10000 BIRMINGHAM COLLEGE BLVD. SUITE 1000 BIRMINGHAM, AL 35244 CONTACT: FRANK GOODMAN FRANK.GOODMAN@JAMESDEV.COM (205) 977-1271</p>	<p>ONE CONSULTANT 10000 BIRMINGHAM COLLEGE BLVD. SUITE 1000 BIRMINGHAM, AL 35244 CONTACT: FRANK GOODMAN FRANK.GOODMAN@ONECONSULTANT.COM (205) 977-1271</p>	<p>ELECTRICAL 20000 KINGSFORD BOULEVARD SUITE 1700 BIRMINGHAM, AL 35244 CONTACT: LUTHER L. HUGHES LUTHER.HUGHES@ELECTRICALCONSULTANTS.COM (205) 977-1271</p>

SYMBOL LEGEND

ELEVATION REFERENCE	LEVEL	↑	GOING TO ELEVATION
ELEVATION TAG			GOING TO ELEV.
SECTION TAG			
DETAIL TAG			DRAWING NUMBER SHEET NUMBER
ASSEMBLY TAG			
DOOR TAG			WINDOW HEIGHT WINDOW HEIGHT
WINDOW TAG			
MATERIAL TAG			DRAWING NUMBER SHEET NUMBER
INTERIOR ELEVATION TAG			
REFERENCE TAG			

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D'Arcy Jones Architects Inc.

ISSUES:

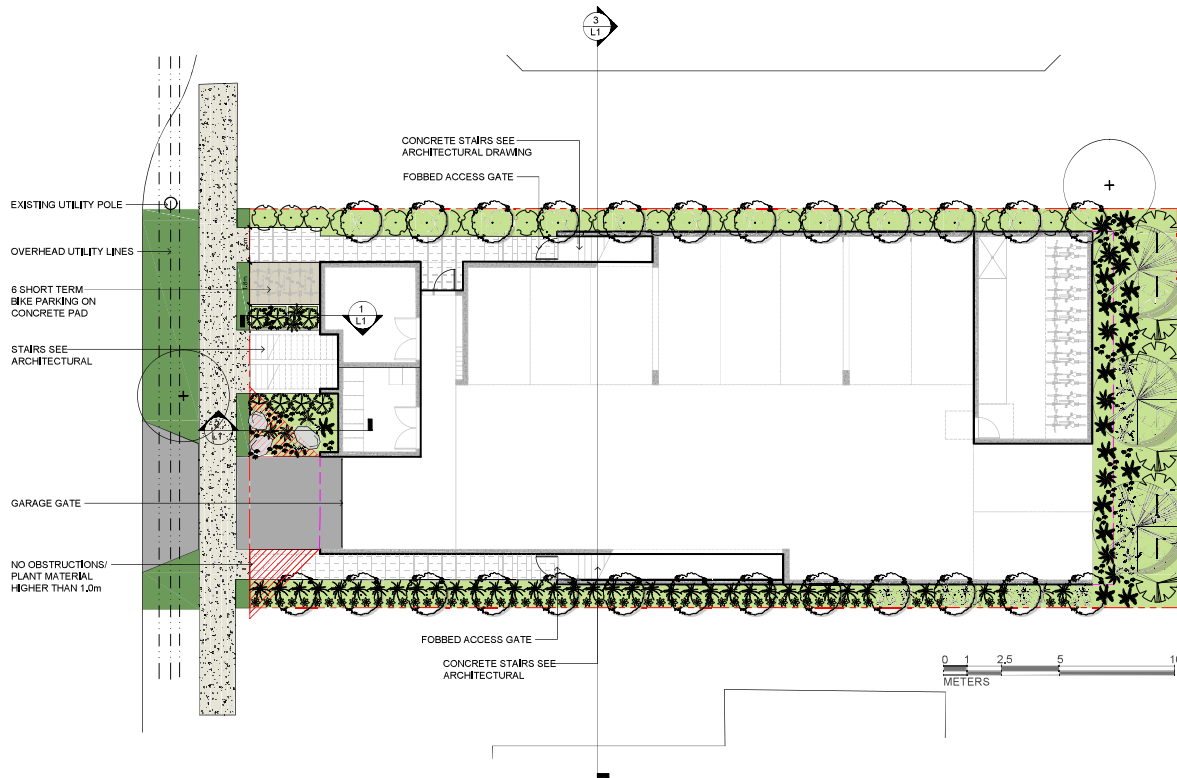
- A CALUC
- B REZONING
- C CALUC
- D REZONING
- D1 REZONING REVISIONS
- D2 REZONING REVISIONS
- D3 REZONING REVISIONS
- E REZONING
- F REZONING
- G 33% DESIGN DEVELOPMENT

10-29-2018	SCALE:
03-16-2018	DATE:
06-24-2018	2021-11-30
08-04-2020	DRAWN:
12-09-2020	JIN
01-28-2021	CHECKED:
03-04-2021	DJ
06-14-2021	REVISION:
08-10-2021	ISSUE:
11-10-2021	G
	CONSULT:

931 MCCLURE STREET
VICTORIA BC

A0.00

COVER PAGE

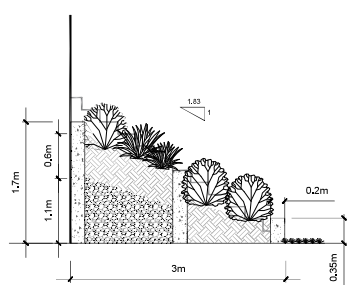


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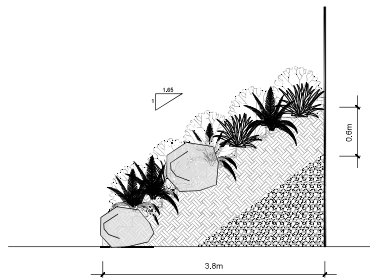
- PROPERTY LINE
- ROOF OVERHANG
- ON-SITE LANDSCAPE AREA
 - 600 mm DEPTH 1L GROWING MEDIUM (SCL5) AND SHRUBS
 - 75 mm DEPTH MULCH
- CONCRETE SIDEWALK
 - LIGHT BROOM FINISH
- CONCRETE DRIVEWAY
- SOD MUNICIPAL BOULEVARD AREA
 - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MWC2)
 - SOD
- MUNICIPAL SIDEWALK
 - TO CITY OF VICTORIA STANDARDS
- BRICK PAVING
 - BARKMAN BROADWAY PLANKS 100mm
 - PATTERN MIX OF 500mm x 150mm, 400mm x 100mm, and 451mm x 76mm
 - COLOR: MIX OF CHARCOAL, NATURAL, AND STERLING
- EXISTING TREE
- PROPOSED TREE
- BOULDER
 - 1 X 1m LOCAL GRANITE
 - BURIED DEPTH OF HEIGHT

NOTES:

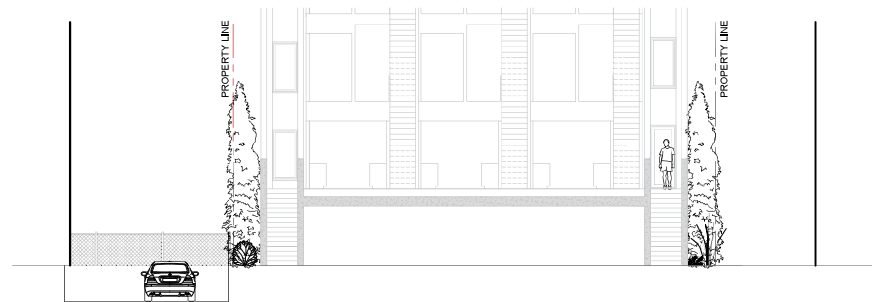
- SEE L7 FOR IRRIGATION PLAN
- SEE TREE PLANTING PLAN FOR LANDSCAPE GRADING



1
L1
ENTRANCE PLANTER DETAIL
NTS



2
L1
ENTRANCE SLOPED PLANTING DETAIL
NTS



3
L1
SECTION THROUGH NEIGHBOR'S SITE
NTS



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialandscapewca 250 590 1156

CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
931 McClure Street
Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	REVIEW FOR	DATE
1	REVIEW	11/06/2021
2	DESIGN DEVELOPMENT REVIEW	10/27/2021
3	30% DESIGN DEVELOPMENT	11/10/2021

SEAL



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:
SCALE: 1:100

L1

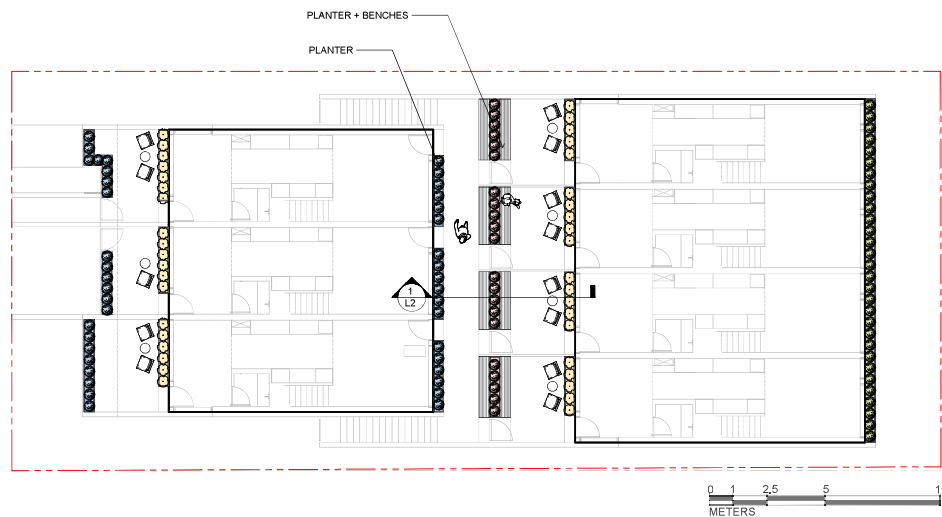


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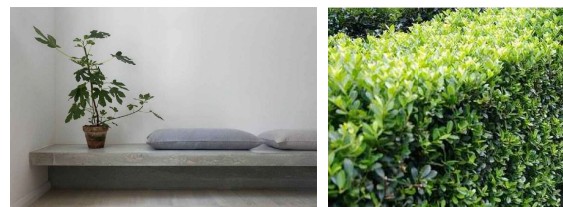
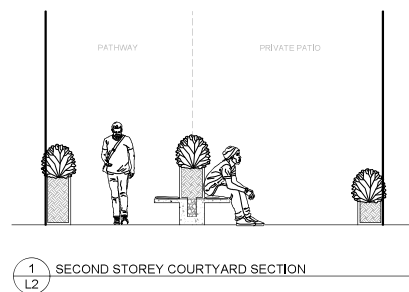
CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS:
931 McClure Street
Victoria, BC

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG



LEGEND	
	PROPERTY LINE
	WHITE METAL PLANTER • AT 600mm HT
	CONCRETE PLANTER WITH WHITE METAL EXTENSION • AT 600mm HT
	WHITE METAL PLANTER • AT 350mm HT
	LIVING ROOM PLANTER • SEE ARCH DRAWING FOR DETAIL
	BUILT IN BENCH



FLOATING CONCRETE BENCH WITH ILEX HEDGE

NO.	REVIEW FOR	DATE
1	REVIEW	10/01/2021
2	DESIGN DEVELOPMENT REVIEW	10/27/2021
3	30% DESIGN DEVELOPMENT	11/10/2021

SEAL

NORTH ARROW

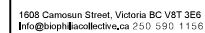


DRAWING TITLE:
MAIN FLOOR
LANDSCAPE PLAN

DWG NO.

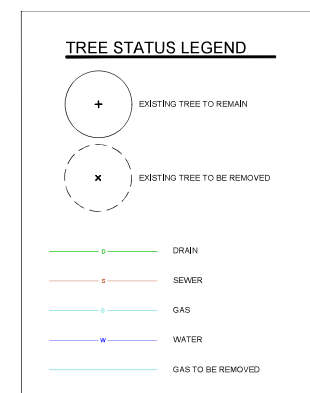
SCALE: 1:100

L2



PROJECT ADDRESS:
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Victoria, BC

DESIGNED BY: **BLANCA BODLEY**
DRAWN BY: **KIM TANG**



NO.	ISSUED FOR	YYMM
1	REVIEW	10/6/20
2	DESIGN DEVELOPMENT REVIEW	10/27/2
3	33% DESIGN DEVELOPMENT	11/10/2

SEAL

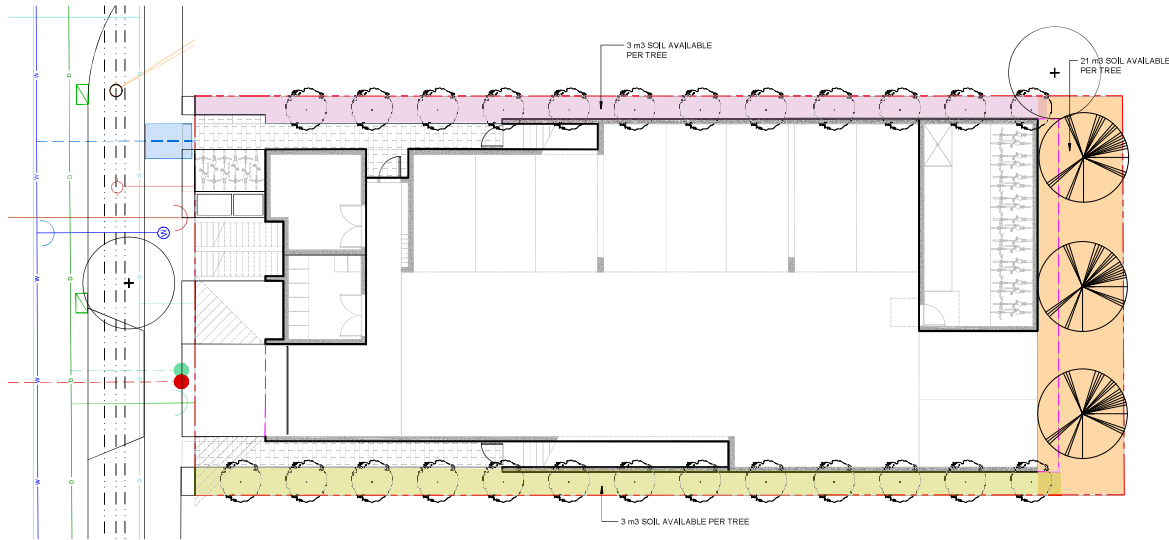


DRAWING TITLE:
**EXISTING TREE
RETENTION AND
REMOVAL PLAN**

DWG NO:

SCALE: 1:100

L3



TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Height at Maturity (m)	Spread at Maturity (m)
25		Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B&B	4cm	15m	2m
3		ACER RUBRUM 'ARMSTRONG'	Rubrum Armstrong	B&B	4cm	15m	5m

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



Slender Silhouette Sweet Gum



Rubrum Armstrong



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CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS
**931 McClure Street
Victoria, BC**

DESIGNED BY **ELIANCA BOOLEY**
DRAWN BY **KIM TANG**

NO.	ISSUED FOR	DATE
1	REVIEW	10/06/2021
2	DESIGN DEVELOPMENT REVIEW	10/27/2021
3	50% DESIGN DEVELOPMENT	11/18/2021

SEAL

NORTH ARROW

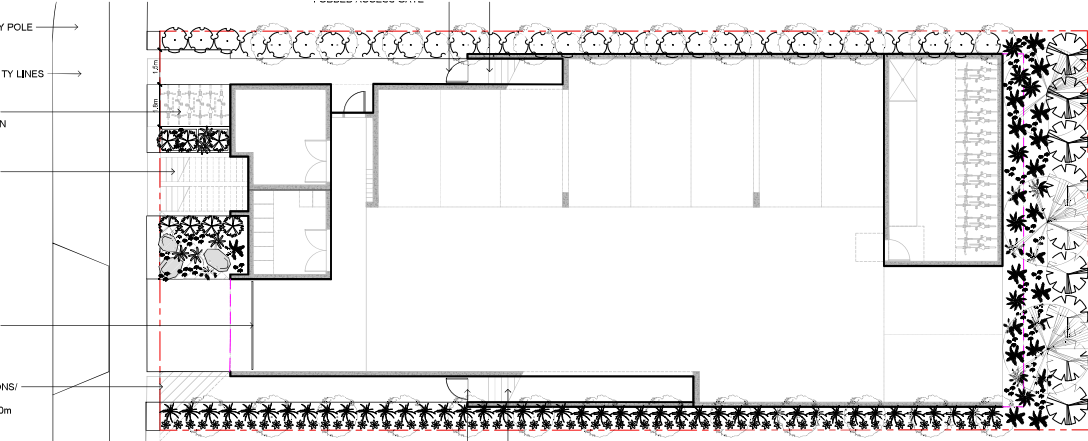


DRAWING TITLE:
TREE PLANTING PLAN

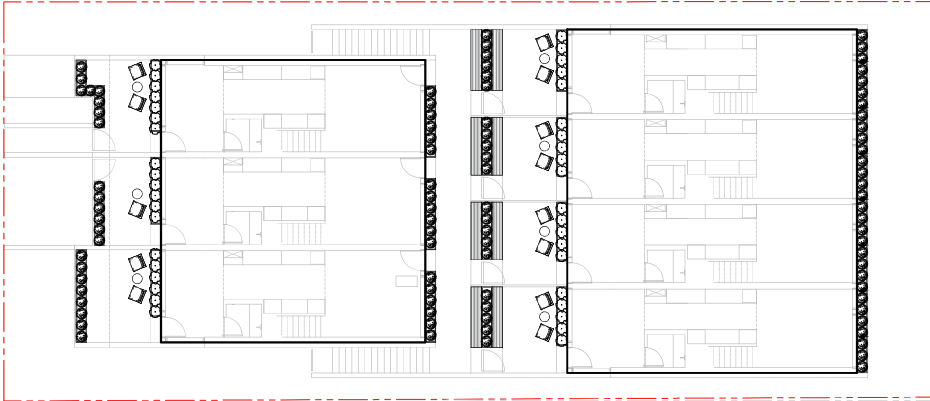
DWG NO.

SCALE: 1:100

L4



GROUND FLOOR PLANTING PLAN



MAIN FLOOR PLANTING PLAN



SECOND FLOOR PLANTING PLAN

PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Food Bearing	Height at Maturity (m)	Spread at Maturity (m)
9		Oemleria cerasiformis	Indian Plum	3 Gallon	Y		Y	1.5-6	1.5-6
5		Hakonechloa macro	Hakone Grass	1 Gallon				0.3-0.6	0.3-0.6
9		Blechnum spicant	Deer Fern	1 Gallon				0.5	0.6
43		Stipa tenuissima	Mexican feather grass	1 Gallon				0.3-0.6	0.3-0.6
69		Echinacea 'Pow Wow White'	Pow Wow White Echinacea	1 Gallon		Y		0.3-0.6	0.3-0.6
22		Polydictum munitum	Western sword fern	1 Gallon	Y			0.6-1.2	0.6-1.2
7		Azalea 'Delaware White Valley'	Delaware White Valley Azalea	2 Gallon		Y		1.8m	1.2m
3		Asarum canadense	Canadian Wild Ginger	Flat	Y			0.3	0.3
95		Sarcococca hookeriana var. humilis	Dwarf Sweetbox	1 Gallon		Y		0.6	0.6
91		Ilex crenata 'Dwarf Pagoda'	Dwarf Pagoda	1 Gallon				0.9	0.6

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. THE TOTAL PLANTS ON SITE: 354
THE QUANTITY OF NATIVE, FOOD BEARING, AND POLLINATOR PLANTS: 205
THE PERCENTAGE OF NATIVE, FOOD BEARING AND POLLINATOR PLANTS: 58%



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CLIENT:

ARYZE DEVELOPMENTS

PROJECT ADDRESS

931 McClure Street
Victoria, BC

DESIGNED BY: BIANCA BOOLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	DATE
1	REVIEW	1/26/2021
2	DESIGN DEVELOPMENT REVIEW	1/27/2021
3	50% DESIGN DEVELOPMENT	1/19/2021

SEAL

NORTH ARROW

DRAWING TITLE:

SHRUB PLANTING PLAN

DWG NO.

SCALE: 1:100

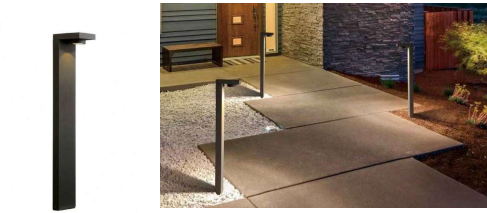
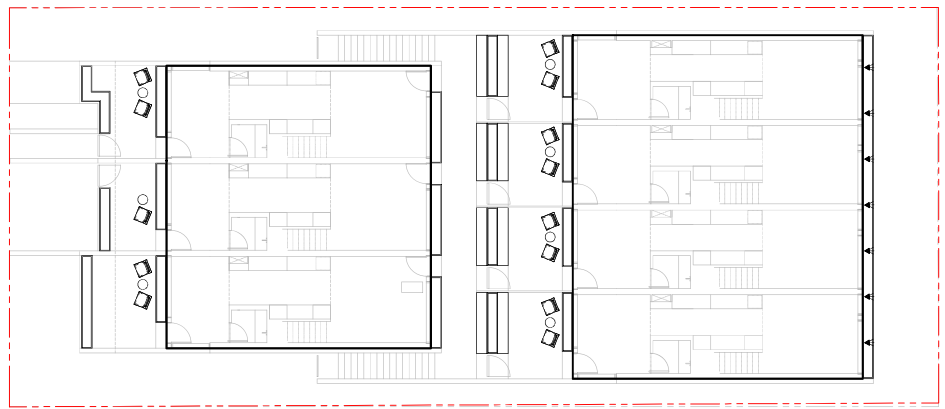
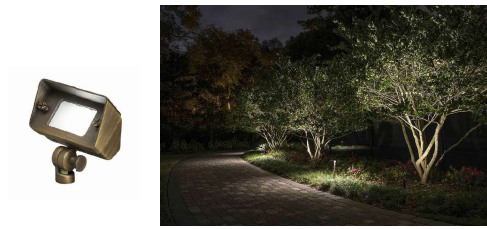
L5



LEGEND

➤ WASH LIGHT

⊠ PATH LIGHT



CLIENT:
ARYZE DEVELOPMENTS

PROJECT ADDRESS
**931 McClure Street
Victoria, BC**

DESIGNED BY: **BLANCA BOOLEY**
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	BY
1	PREVIEW	10/01/2021
2	DESIGN DEVELOPMENT REVIEW	10/07/2021
3	50% DESIGN DEVELOPMENT	11/16/2021

SEAL

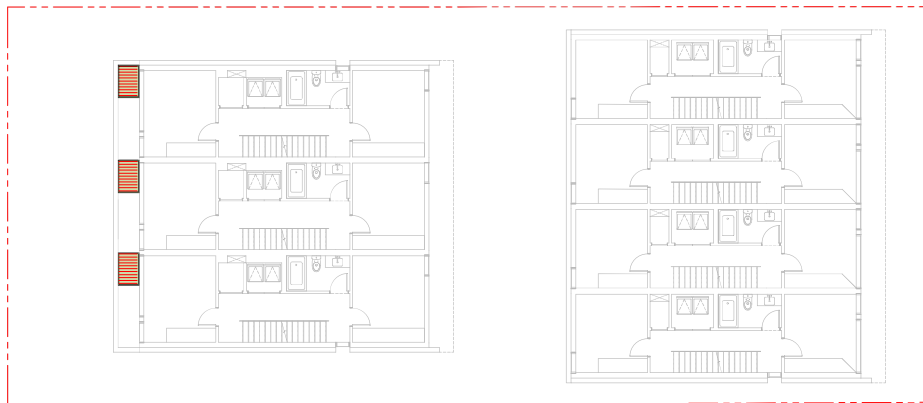
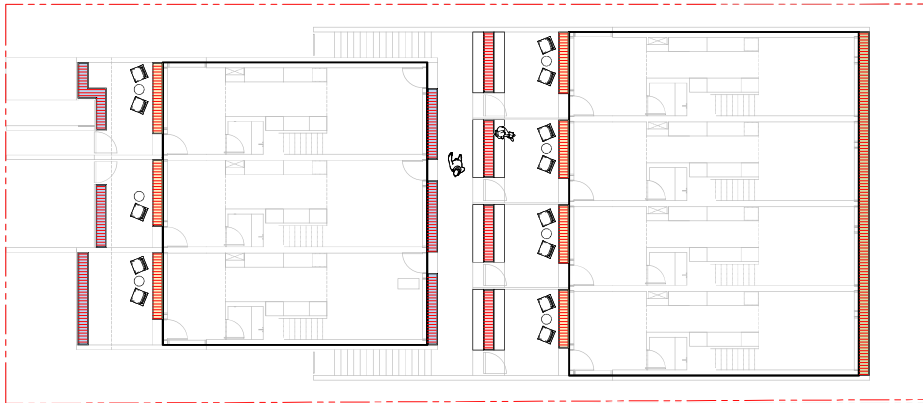
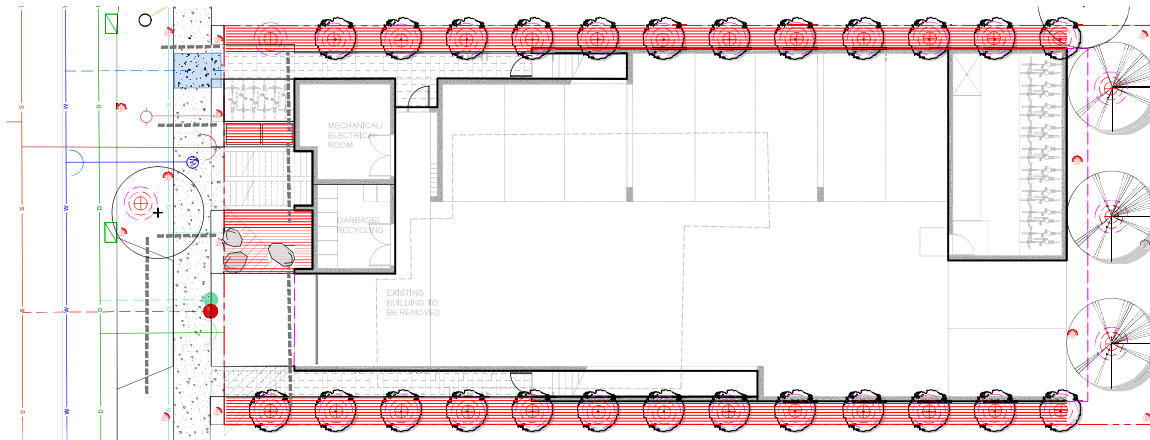


DRAWING TITLE:
LIGHTING PLAN

DWG NO:

SCALE: 1:100

L6



LEGEND: OFF-SITE IRRIGATION

- (TURF) RAIN BIRD 1804 12 SERIES MPR
- (TURF) RAIN BIRD 1804 12 SERIES MPR
- DURA-FLO DRIP TREE RING @ 18GPH
- AREA TO RECEIVE DRIPLINE
- IRRIGATION SLEEVE
 - COORDINATE INSTALLATION WITH GENERAL CONTRACTOR

LEGEND: ON-SITE IRRIGATION

- RAIN BIRD 1804 12 SERIES MPR
- RAIN BIRD 1804 12 SERIES MPR
- DURA-FLO DRIP TREE RING @ 18GPH
- AREA TO RECEIVE DRIPLINE
- IRRIGATION SLEEVE
 - COORDINATE INSTALLATION WITH GENERAL CONTRACTOR

- IRRIGATION NOTES:
- DETAILED IRRIGATION PLAN TO BE SUBMITTED AT BUILDING PERMIT APPLICATION STAGE.
 - ALL IRRIGATION DESIGNS AND INSTALLATIONS SHALL MEET THE MINIMUM STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF B.C. (IIBC).
 - MUST HAVE CITY FILL CONNECTION MIN. 15 gpm ON FLOAT SWITCH.
 - MUST HAVE 15 gpm MONO DRIVE PUMP FOR IRRIGATION SUPPLY WITH MASTER VALVE AND DCVA SHUT OFF AND BLOW OUT.
 - TIMER LOCATION DETERMINED BY CONTRACTOR AND CONTRACTOR TO SUPPLY 120 V POWER.



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CLIENT
ARYZE DEVELOPMENTS

PROJECT ADDRESS
931 McClure Street
Victoria, BC

DESIGNED BY: BIANCA BOOLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	DATE
1	REVIEW	1/16/2021
2	DESIGN DEVELOPMENT REVIEW	1/27/2021
3	33% DESIGN DEVELOPMENT	1/16/2021

SEAL

NORTH ARROW

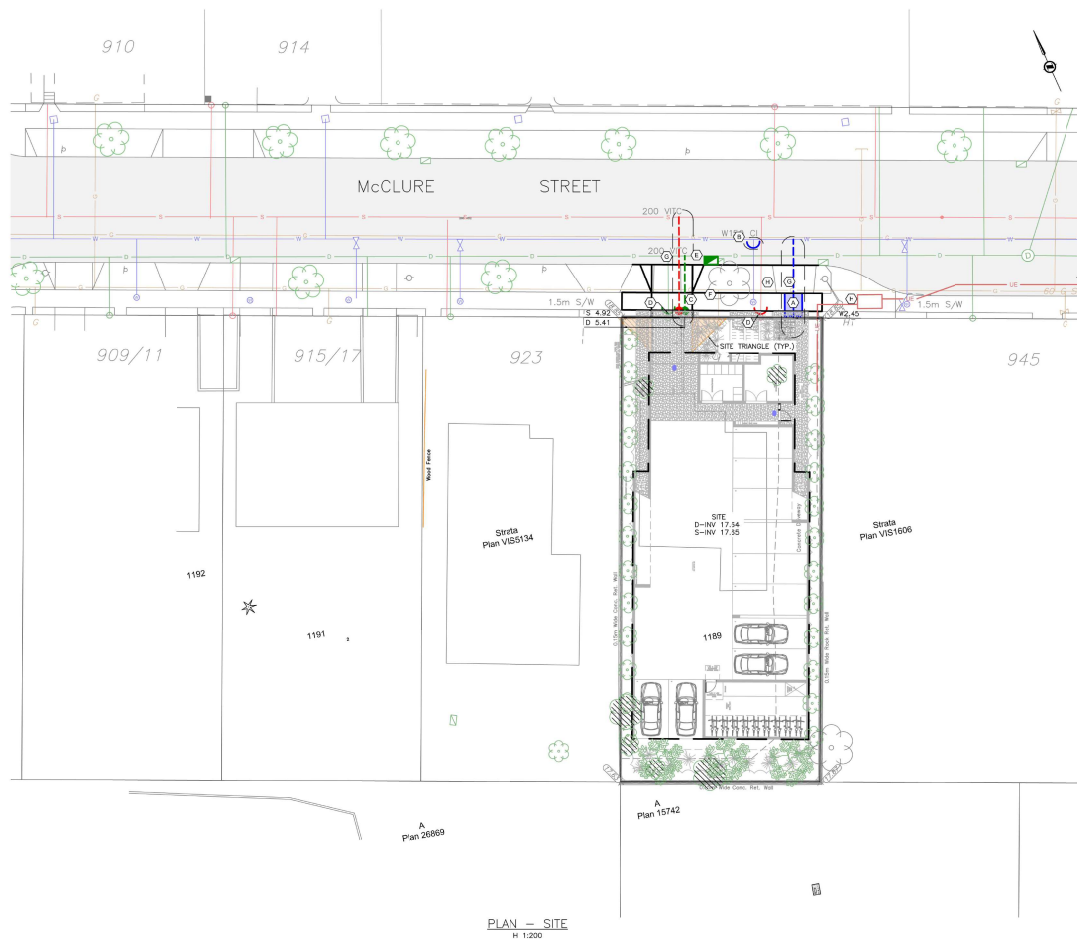


DRAWING TITLE
IRRIGATION PLAN

DWG NO.

SCALE: 1:100

L7



CONSTRUCTION NOTES:

- (A) CITY OF ACTORIA TO INSTALL DOMESTIC/FIRE WATER SERVICES COMPLETE WITH VAULT AT DEVELOPER'S EXPENSE.
- (B) CITY OF ACTORIA TO CAP EXISTING WATER SERVICE AT DEVELOPER'S EXPENSE.
- (C) CITY OF ACTORIA TO INSTALL 150mm STORM AND 150mm SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBERS IN SAME TRENCH AT DEVELOPER'S EXPENSE.
- (D) CONTRACTOR TO CAP EXISTING STORM AND SANITARY SERVICES AT PROPERTY LINE DURING HOUSE DEMOLITION.
- (E) CONTRACTOR TO REPLACE CATCH BASIN AS REQUIRED.
- (F) CONTRACTOR TO REMOVE EXISTING CURB, GUTTER, BOULEVARD AND SIDEWALK AND REPLACE WITH NEW CURB, GUTTER, BOULEVARD AND 1.5m SIDEWALK.
- (G) CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND CONSTRUCT NEW DRIVEWAY.
- (H) CONTRACTOR TO COORDINATE WITH BC HYDRO FOR ELECTRICAL SERVICING AS REQUIRED.

PRELIMINARY ONLY

VL_Project\30844 - Purvey Group - 931 McClure Eng\07 - Engineering\02 - Drawings & Sketches (Eng)\30844 - Design.dwg Plot Date: November 10, 2021

931 MCCLURE STREET
PRELIMINARY SITE
SERVICING PLAN
33% DESIGN DRAWINGS

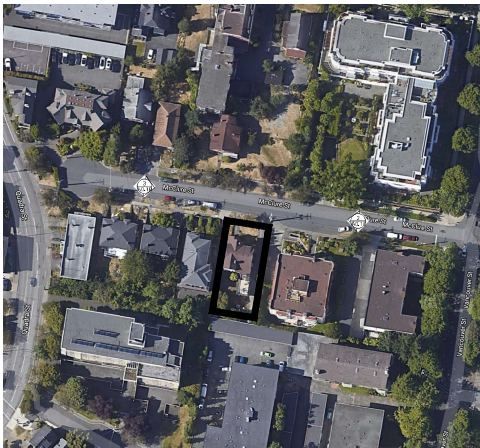
Scale: 1:200
Sheet: 1 of 1
Eng. Project No.: 30844



JEA J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@janderson.com





CONTEXT PLAN
1:100



EXISTING MCCLURE STREET LOOKING EAST
1:50



EXISTING MCCLURE STREET LOOKING WEST
1:50

D'Arcy Jones Architects Inc

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REVISIONS:

A	CALC.	1/20/2018
B	REVISION	03/16/2018
C	CALC.	06/16/2018
D	REVISION	09/16/2018
D1	REVISION REVISIONS	12/16/2018
D2	REVISION REVISIONS	01/16/2019
D3	REVISION REVISIONS	03/16/2019
E	REVISION	06/16/2019
F	REVISION	08/16/2019
G	33% DESIGN DEVELOPMENT	11/16/2019

SCALE:

DATE: 2019-11-01

DRAWN: JH

CHECKED: JH

REVISION: JH

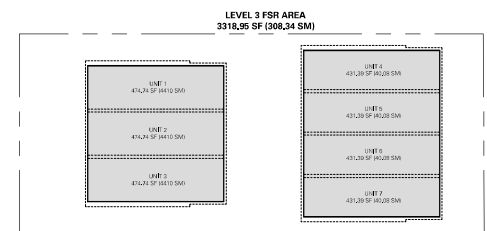
ISSUE: G

CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

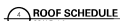
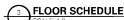
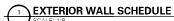
A0.10

CONTEXT PHOTOS

[illegible]

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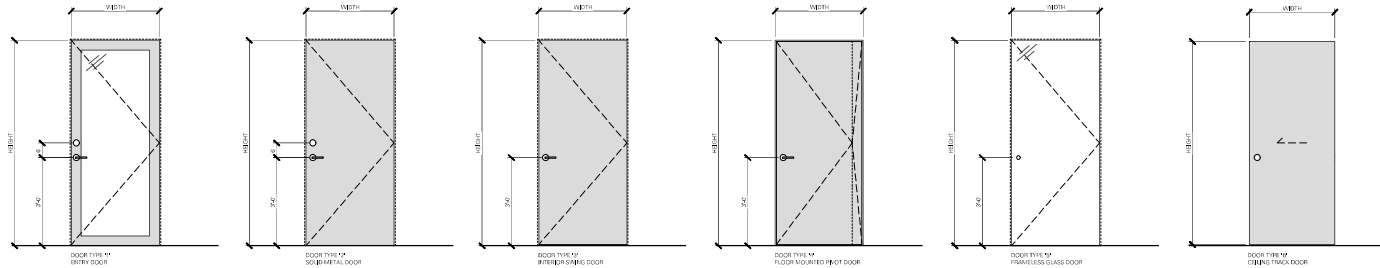
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A0.50

WINDOW SCHEDULE



DOOR TYPES
SCALE: 1/24

DOOR SCHEDULE

DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	HINGE HARDWARE	LEVER HARDWARE	LOCK	DOOR STOP	DOOR SWEEP
D001 GARAGE ENTRY	1 36" / 914mm	96" / 2438mm	1.75" / 44mm	G	2 2 1	E Y Y			
D002 UTILITY	2 72" / 1829mm	96" / 2438mm	1.75" / 44mm	M	2 4 1	E Y Y			
D003 GARBAGE	2 72" / 1829mm	96" / 2438mm	1.75" / 44mm	M	2 4 1	E Y Y			
D004 BIKE STORAGE	2 36" / 914mm	96" / 2438mm	1.75" / 44mm	M	2 4 1	E Y Y			
D101 ENTRY @ DINING	1 36" / 914mm	90" / 2286mm	1.75" / 44mm	G	2 2 1	E Y Y			
D102 ENTRY @ LIVING	1 36" / 914mm	108" / 2743mm	1.75" / 44mm	G	2 2 1	E Y Y			
D103 POWDER	4 34" / 864mm	90" / 2286mm	1.75" / 44mm	P	4 3 1	P Y -			
D201 BED/BATHROOM	3 34" / 864mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	P Y -			
D202 UTILITY	3 34" / 864mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	- Y -			
D203 LAUNDRY	3 56" / 1422mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	- Y -			
D204 UTILITY	3 26" / 660mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	- Y -			
D205 LAUNDRY	3 60" / 1524mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	- Y -			
D301 MASTER PATIO	1 34" / 864mm	84" / 2134mm	1.75" / 44mm	G	2 2 2	E Y Y			
D302 BATHROOM	3 34" / 864mm	84" / 2134mm	1.75" / 44mm	W	1 1 1	P Y -			
D303 HALLWAY	5 36" / 914mm	108" / 2743mm	0.5" / 13mm	G	3 2 6	P Y -			
D304 MASTER BEDROOM	6 64" / 1626mm	108" / 2743mm	1.75" / 44mm	I	1 5 2	- Y -			
D305 MASTER BEDROOM	6 61" / 1549mm	108" / 2743mm	1.75" / 44mm	I	1 5 2	- Y -			

DOOR SCHEDULE LEGEND

MATERIAL	
P	PAINT-GRADE SOLID-CORE WOOD DOOR
G	GLASS DOOR
M	METAL DOOR
FINISH	
1	PAINTED WHITE TO MATCH GWB WALL, EXACT COLOUR TBC
2	PAINTED GRAY TO MATCH EXTERIOR CLADDING, EXACT COLOUR TBC
3	FROSTED GLASS TBC
4	VENEER/LAMINATE TO MATCH KITCHEN MILLWORK
HINGE HARDWARE	
1	TECTUS TE 340 3D, WHITE FINISH TO MATCH DOOR FINISH
2	TECTUS TE 340 3D, GRAY FINISH TO MATCH DOOR FINISH
3	FRITSJURGENSEN SYSTEM ONE
4	FULL MORTISE SPRING HINGE, COLOUR TO MATCH DOOR
5	EMBEDDED CEILING TRACK; KRIS TRACK KT41
6	CRL CAR01CH FLOOR MOUNTED GLASS PIVOT DOOR
LEVER HARDWARE	
1	FSB 1147; COLOUR TBC TO MATCH DOOR FINISH
2	FSB 42 4252; COLOUR TBC TO MATCH DOOR FINISH
LOCK	
E	EXTERIOR LOCK W/ THUMB TURN TO MATCH LEVER; FSB STANDARD MORTISE LOCK
P	PRIVACY LOCK TO MATCH LEVER
DOOR STOP	
	GHOSTOP GS300
DOOR SWEEP	
	PEMCO 411 NBL AUTOMATIC DOOR BOTTOM

D'Arcy Jones Architects Inc

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REVISIONS

A	CALC.	1/20/2018
B	REVISION	03/16/2018
C	CALC.	06/16/2018
D	REVISION	09/06/2018
E	REVISION	12/06/2018
F	REVISION	03/06/2019
G	33% DESIGN DEVELOPMENT	06/16/2021

SCALE

1/24

DATE: 2021-11-01

DRAWN: JH

CHECKED: DJ

REVISION:


ISSUE: G

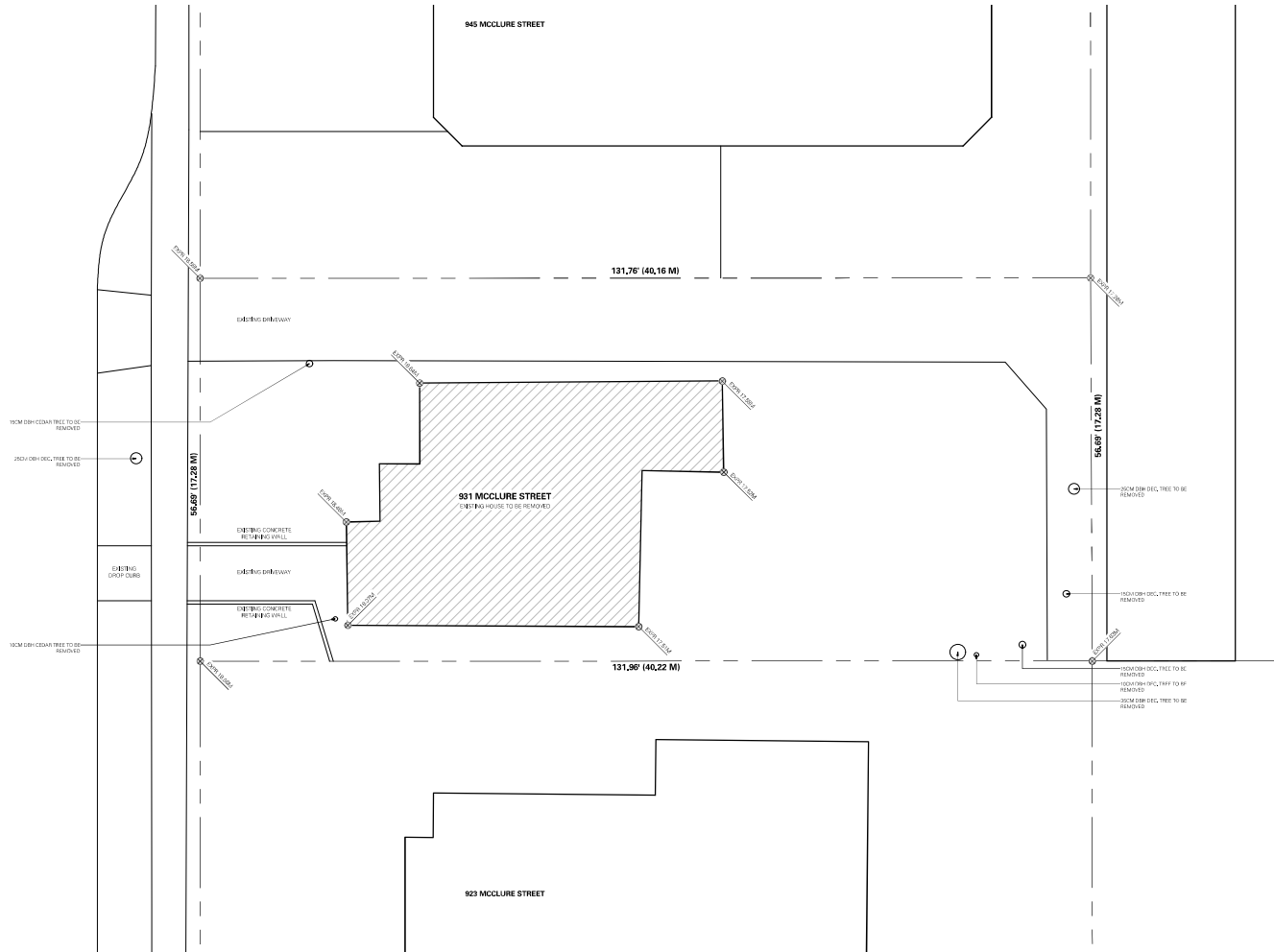
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A0.60

DOOR SCHEDULE

 **SITE PLAN**
SCALE: 1:100



D'Arcy Jones Architects Inc

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REVISIONS:

A	CALC.
B	REVISION
C	CALC.
D	REVISION
D1	REVISION REVISIONS
D2	REVISION REVISIONS
D3	REVISION REVISIONS
E	REVISION
F	REVISION
G	30% DESIGN DEVELOPMENT

SCALE:

1:100

DATE:

2021-11-01

DRAWN:

JH

CHECKED:

DJ

REVISION:

ISSUE:

CONSULTANT:

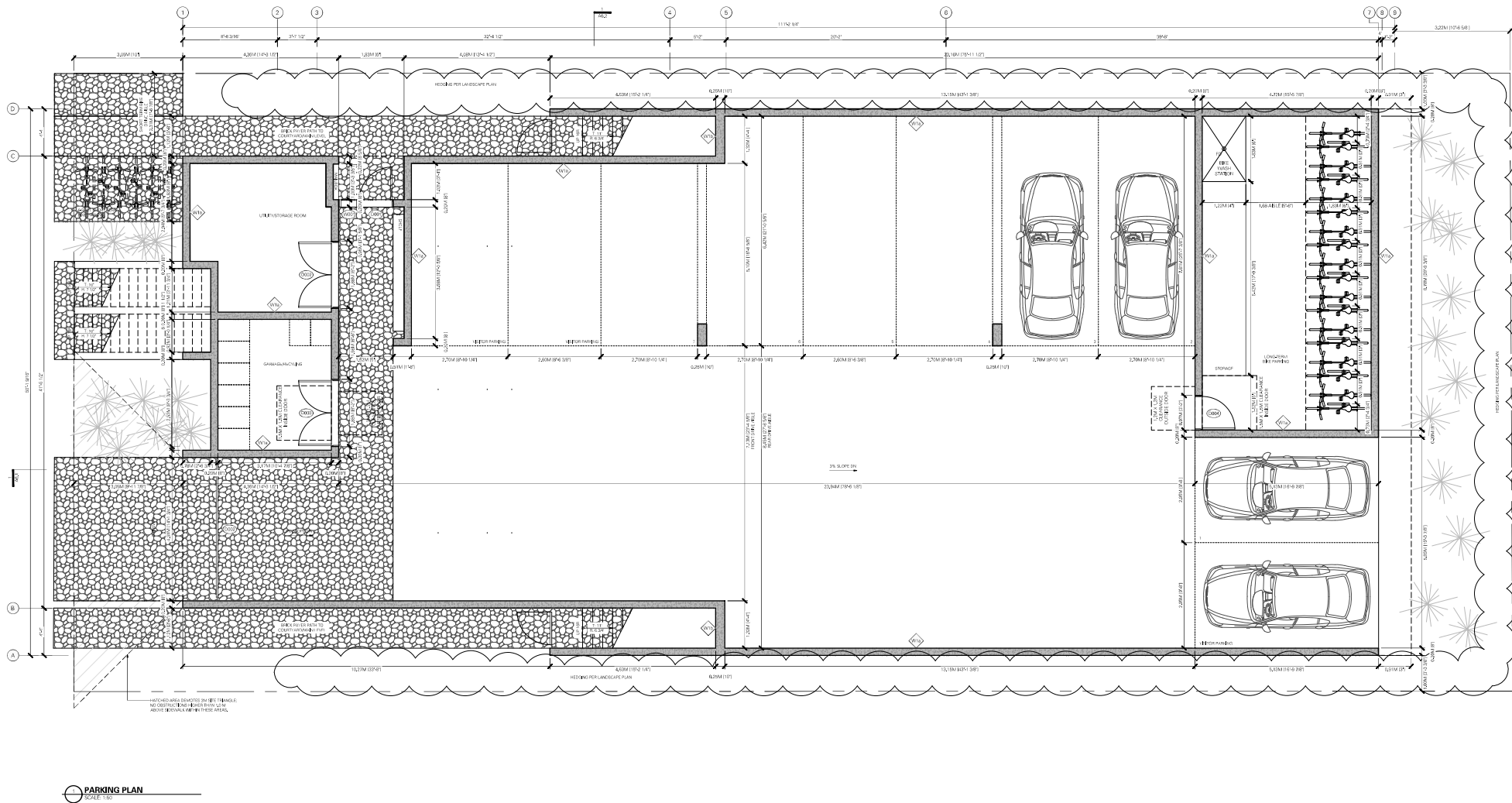
931 MCCLURE STREET
VICTORIA BC

A1.00

EXISTING SITE PLAN



A1.10



PARKING PLAN
SCALE: 1/8"

D'Arcy Jones Architects Inc

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REVISIONS:

NO.	DATE	DESCRIPTION
A	1/20/2018	INITIAL
B	03/16/2018	REVISION
C	06/16/2018	REVISION
D	09/16/2018	REVISION
E	12/16/2018	REVISION
F	03/16/2019	REVISION
G	06/16/2019	REVISION

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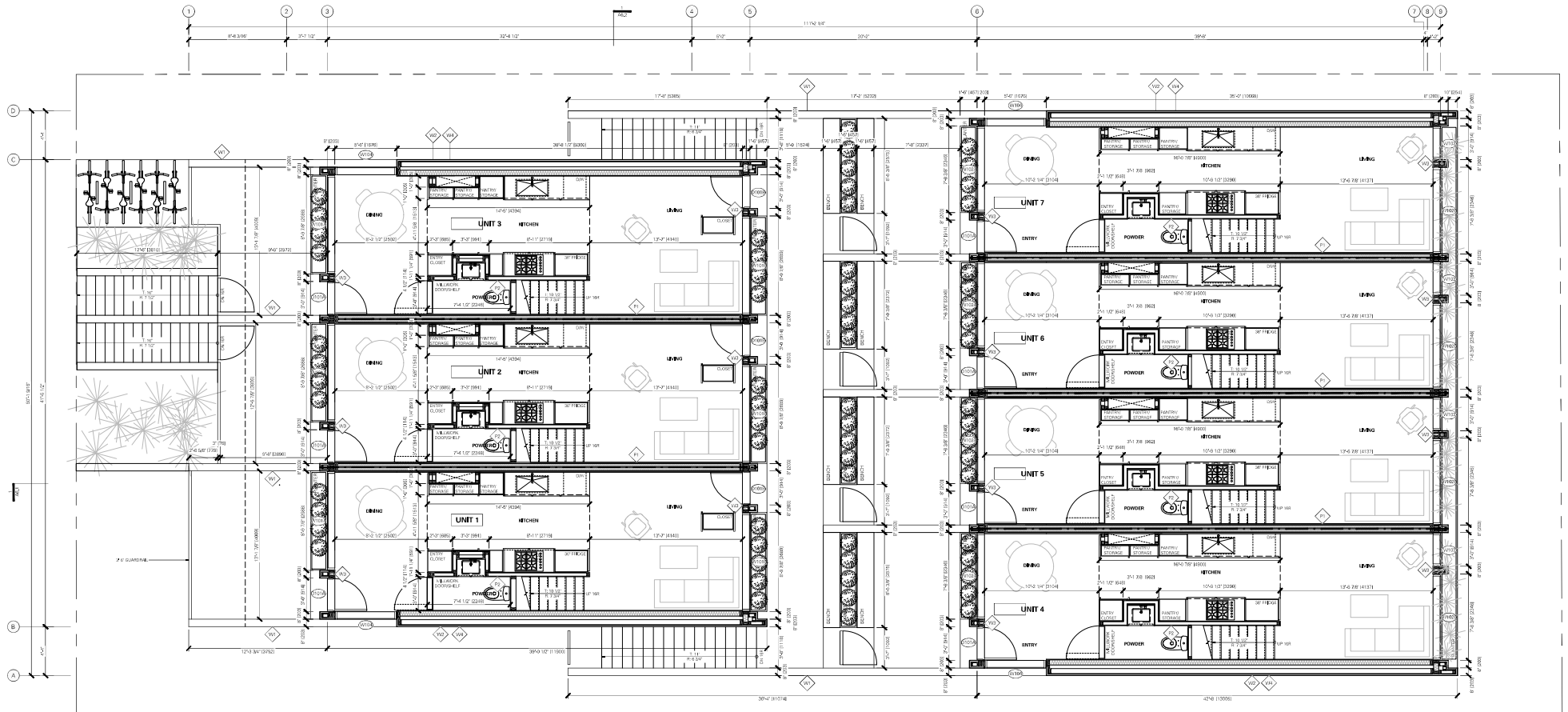
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CHECKED: JH
REVISION: 11-15-2017

ISSUE:

CONSULTANT

931 MCCLURE STREET
VICTORIA BC

A2.10
PARKING PLAN



MAIN LEVEL PLAN
SCALE: 1/8"

D'Arcy Jones Architects Inc

380-1175 Broadway East
Vancouver BC V5T 1A2
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F 604 669 2271
info@djai.com

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ISSUES:

A CALC. 1/20/2018
B REVISION 03/16/2018
C CALC. 06/16/2018
D REVISION 09/04/2020
E REVISION 03/04/2021
F REVISION 06/16/2021
G 33% DESIGN DEVELOPMENT 11/15/2021

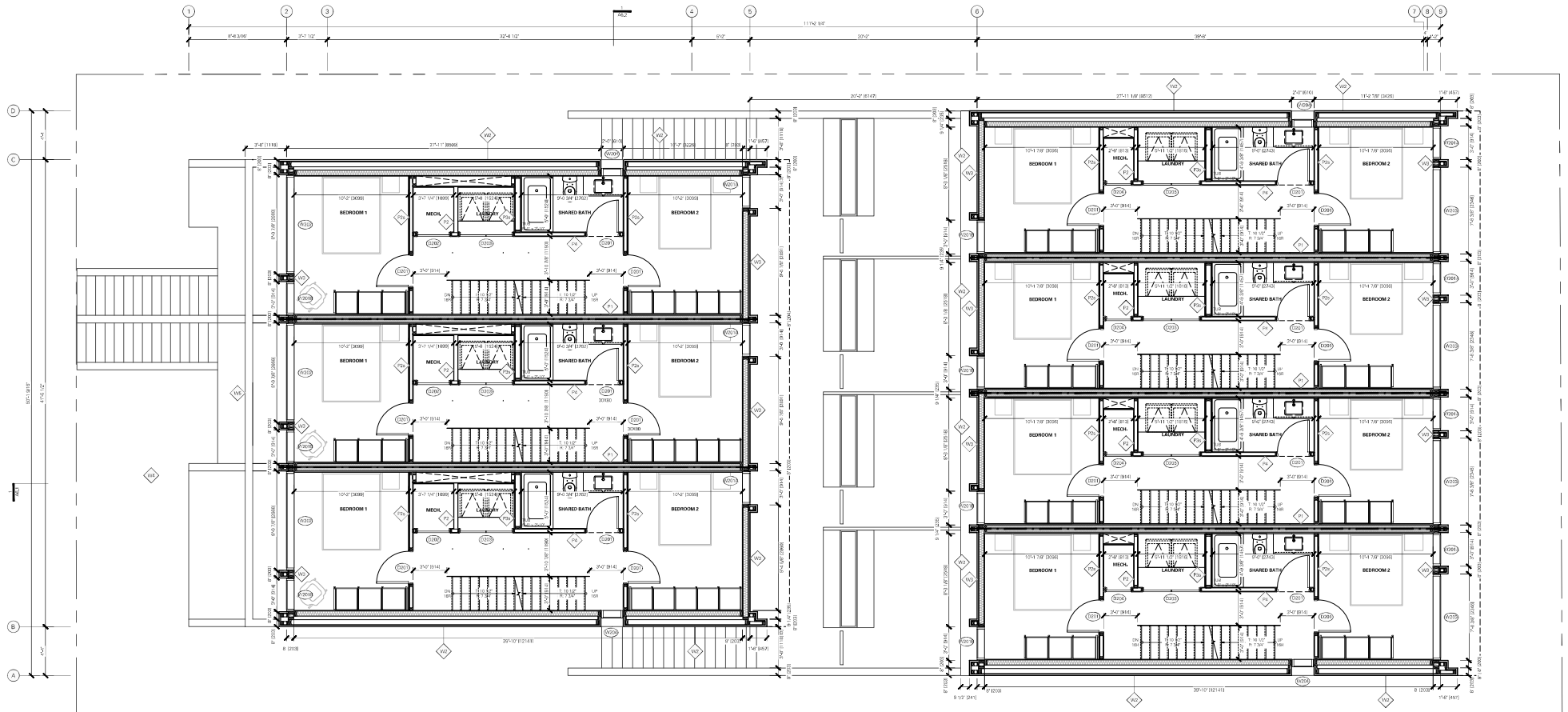
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ISSUE:
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.20
MAIN LEVEL PLAN



SECOND LEVEL PLAN
SCALE: 1/8"

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ISSUES:

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F. REVISION

G. 33% DESIGN DEVELOPMENT

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03/16/2019

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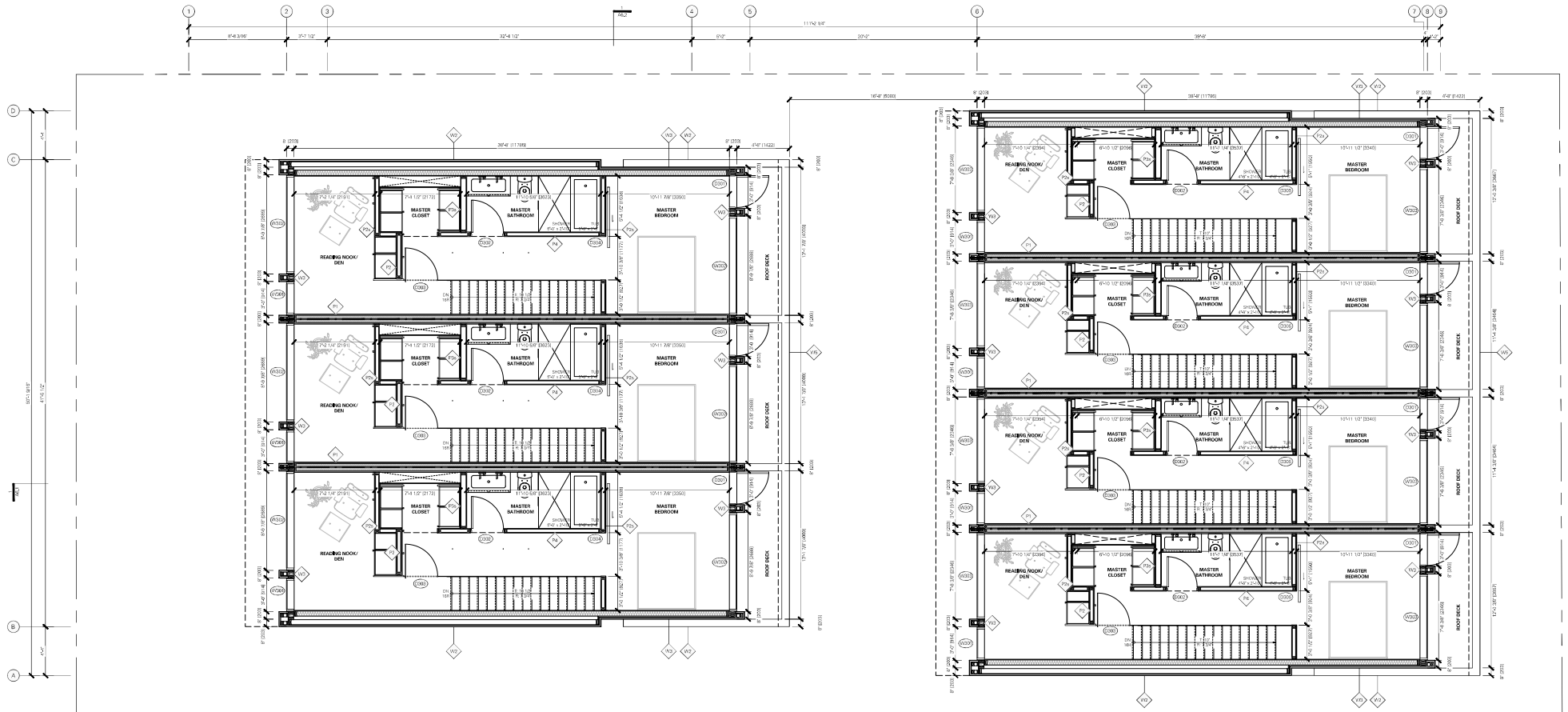
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931 MCCLURE STREET
VICTORIA BC

A2.30

SECOND LEVEL PLAN



THIRD LEVEL PLAN
SCALE: 1/8"

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REVISIONS:
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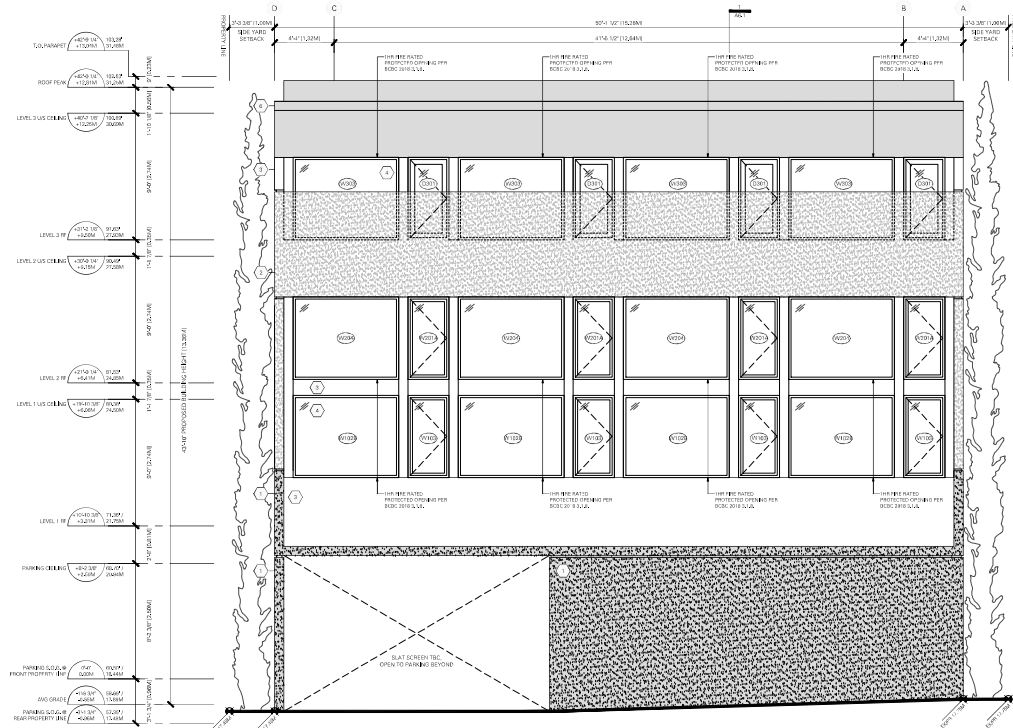
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CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.40
THIRD LEVEL PLAN



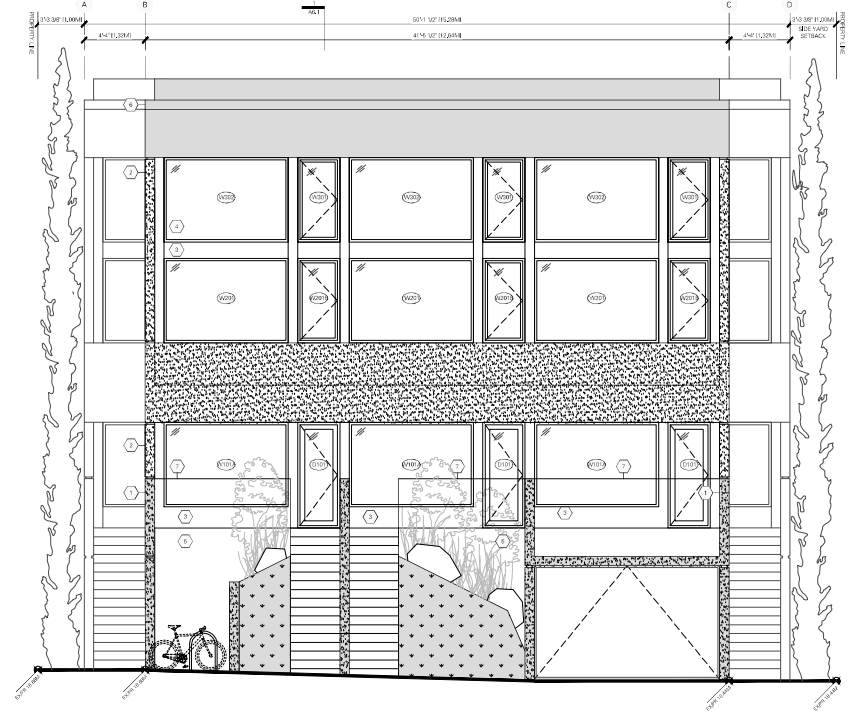
ROOF PLAN



SPATIAL SEPARATION CALCULATIONS
 RESIDENTIAL LEVELS ABOVE PARKING CLASSIFICATION D:
 BOUNDED SURFACE: 218.75 SF / 204.26 SQM
 EXPOSED BUILDING FACE: 18.75' / 5.71M
 LIMITING DISTANCE: 25% + 46.25 SF / 4.29 SQM
 ALLOWABLE UNPROTECTED OPENINGS: 25% + 46.25 SF / 4.29 SQM
 PROPOSED UNPROTECTED OPENINGS: 25% + 46.25 SF / 4.29 SQM

SOUTH ELEVATION (REAR)
 SCALE: 1/8"

- MATERIALS**
- 1 SANDBLASTED CONCRETE
 - 2 STUCCO WHITE
 - 3 METAL PANEL - GREY
 - 4 ALUMINUM FRAME WINDOWS
 - 5 STONE PAVING
 - 6 METAL PAVING / ROOF PROTECTION
 - 7 PRINTED METAL SPINDLE GUARD
 - 8 METAL PLANTER



NORTH ELEVATION (FRONT)
 SCALE: 1/8"

D'Arcy Jones Architects Inc

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 Vancouver BC V5T 1A2
 TEL: 604 689 2275
 FAX: 604 689 2271
 info@djones.com

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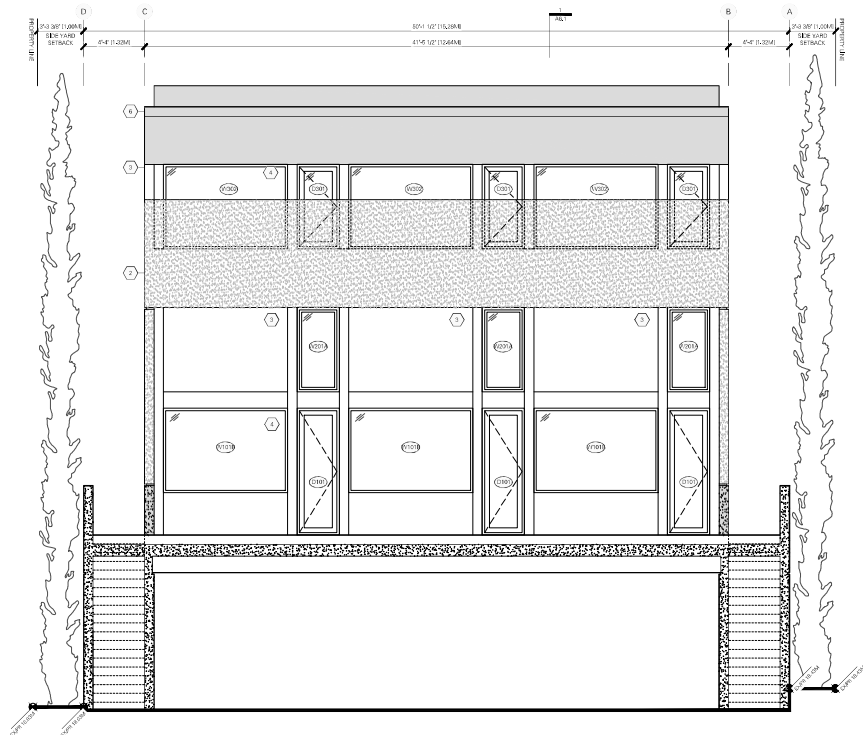
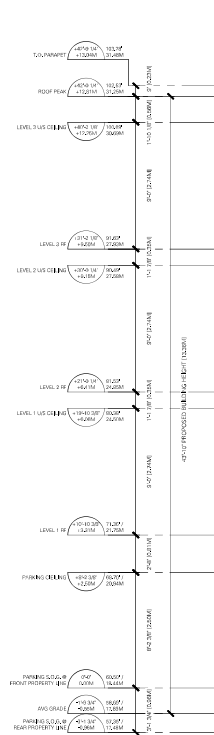
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REVISIONS:
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 B REVISION 0/4/2018
 C CALC. 0/4/2018
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 E REVISION 0/4/2021
 F REVISION 0/4/2021
 G 33% DESIGN DEVELOPMENT 11/15/2021

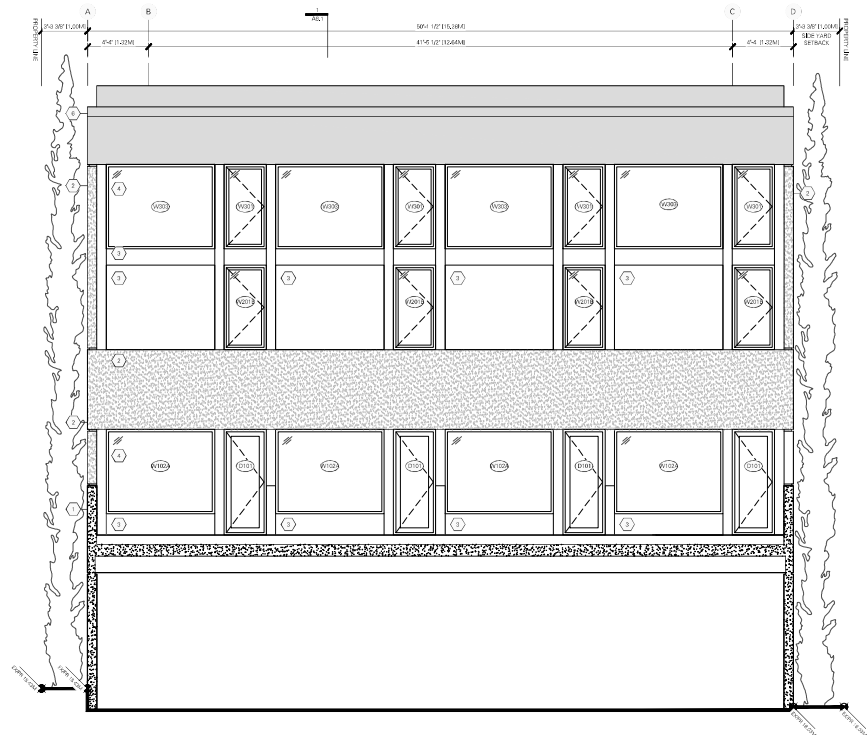
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CONSULTANT:

931 MCCLURE STREET
 VICTORIA BC

A5.10
 BUILDING ELEVATION



COURTYARD ELEVATION (NORTH)
SCALE 1:50



COURTYARD ELEVATION (SOUTH)
SCALE 1:50

MATERIALS

- 1 SANDBLASTED CONCRETE
- 2 STUCCO WHITE
- 3 METAL PANEL - GREY
- 4 ALUMINUM FRAME WINDOWS
- 5 STONE PAVING
- 6 METAL FLASHING / ROOF PROTECTION
- 7 PRINTED METAL SPINDLE GUARD
- 8 METAL PLANTER

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ISSUES

A	CALC.	1/20/2018
B	REVISION	03/16/2018
C	CALC.	06/16/2018
D	REVISION	09/16/2018
D1	REVISION REVISIONS	12/16/2018
D2	REVISION REVISIONS	01/16/2019
D3	REVISION REVISIONS	03/16/2019
E	REVISION	06/16/2019
F	REVISION	08/16/2019
G	33% DESIGN DEVELOPMENT	11/16/2019

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20'0"=1'-0"

DRAWING

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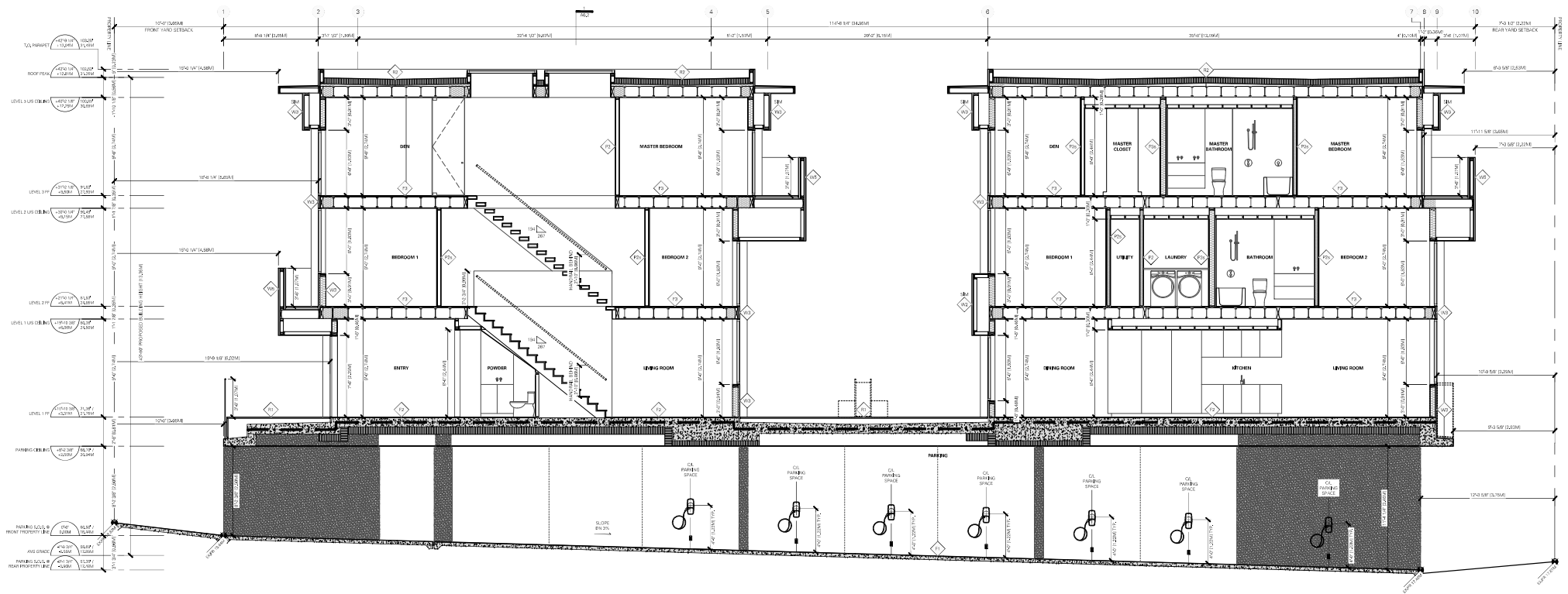
CONSULTANT

931 MCCLURE STREET
VICTORIA BC

A5.20
BUILDING ELEVATION



A5.30



SECTION A
SCALE: 1/8"

D'Arcy Jones Architects Inc.

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REVISIONS:

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E. REVISION
F. REVISION
G. 33% DESIGN DEVELOPMENT

1/20/2018

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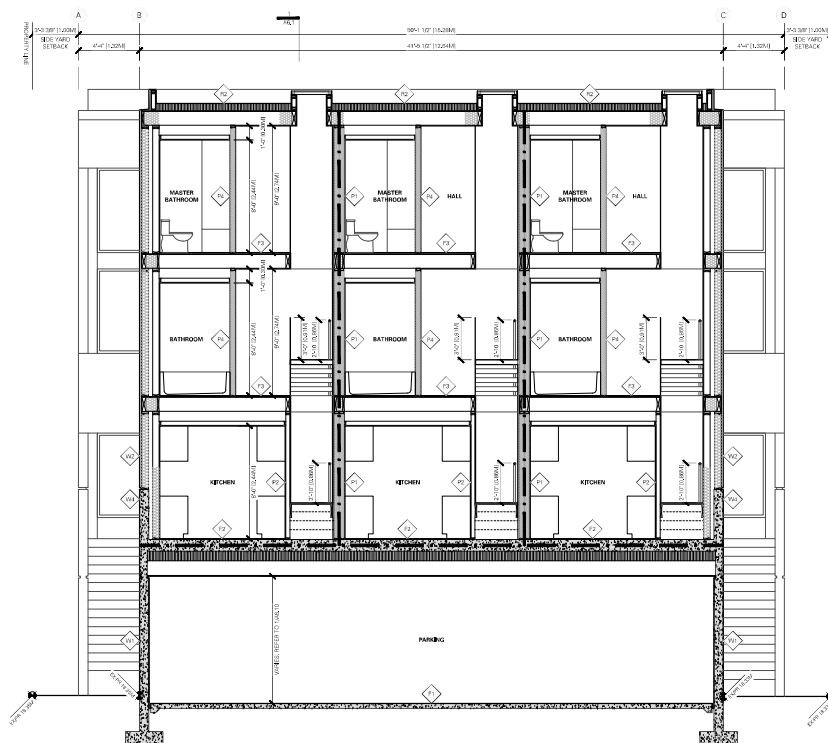
ISSUE:

CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A6.10

SECTION



SECTION

ARYZE

Aryze Developments
1839 Fairfield Road
Victoria, BC V8S 1G9
P: (250) 940-3568
W: aryze.ca

16 August 2021

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

Re: 931 McClure Street / REZ 00669 DPV 00127

Dear Mayor and Council,

Introduction

On behalf of Aryze Developments, we would like to thank you for reconsidering your motion from the June 3rd Committee of the Whole (CoTW) regarding 931 McClure, and allowing this project to advance to Public Hearing in it's revised format. While the current zone for the subject is Medium Density Attached Dwelling (R-K), it falls within an Urban Residential designation within the Official Community Plan (OCP) which supports higher density up to 2:0 FSR, attached buildings up to three storeys and multi-unit buildings up to six storeys.

The project reflects the original design (submitted October 2018) in response to feedback from you and our neighbours. The building massing has been reduced and careful consideration given to our neighbours in the multi-family buildings to our North, East, South, and West.

Description of Proposal

The proposed project now consists of seven townhouses featuring all 3-bedroom, family oriented units. The units are dispersed between two buildings with the northern building comprising three homes fronting onto McClure Street, all approximately 1635sq.ft. The rear, southern building contains the remaining four units which will be accessed via the shared courtyard between the two structures, approximately 1528sq.ft each.

Other than the form of development, the most notable changes would be the reduction of height to three residential storeys, with a parking podium at grade. In addition to this, the proposed building width has been reduced to provide more landscaping on the side yards, increasing privacy while offering visual relief for the neighbours. Finally, the four-storey stairwell has been removed in consideration of the building's massing and potential shadowing that may have occurred as a result.

Consultation with Neighbours

Upon the June 3rd decision to have 931 McClure sent back to Staff, we met with neighbours to review and collect feedback. The outcome of this meeting was a mutual understanding and the residents of 945 McClure voiced their support for the original design with additional landscaping, and a few other minor revisions which are detailed above. With these changes, a letter of support has been provided from our apartment neighbours at 945 McClure. We are excited at the prospect of moving forward with this project and providing much needed infill housing in this diverse, highly compact and walkable neighbourhood.

Transportation & Parking

931 McClure street is an extremely central location and boasts a Walk Score of 86 (Very Walkable), establishing that most errands can be accomplished on foot with nearby amenities such as Cook Street Village and Beacon Hill Park. Convenient access to multiple transit routes is a further benefit and future residents of the proposed development will find BC transit routes #1, 3, and 7 all within one kilometre of the site, offering easy and affordable access to the rest of Victoria. In addition, with the recently completed bike lanes on Vancouver Street, 931 McClure is considered a 'Bikers Paradise' for those who opt for a car-lite lifestyle, cycling for commuter and pleasure uses alike.

Parking for the townhomes is contained in an at-grade, enclosed parkade structure which will have drive aisle access off of McClure Street. The parkade contains 16 secure bicycle parking stalls, as well as resident storage, garbage and recycling rooms. Finally, the proposal provides nine parking stalls for the 7-units.

Amenities

The proposed development will enhance the streetscape with its dense planting plan and the inclusion of over 30 deciduous trees throughout the development to help provide privacy and additional screening. In addition to the private patios for the front three units, there will be a private shared exterior courtyard between the two building structures with planters and seating for residents to utilize. The project is also being designed to include ample bike parking and secure storage in the parking area, both critical to compact urban living.

Sustainable Design

931 McClure will be designed and built to meet BC Energy Step Code - Step 3 in accordance with the City of Victoria's phased Step Code guidelines. The project will be designed with an integrated approach, including detailed energy modelling and a building envelope consultant resulting in a building that will reach high levels of energy performance. Furthermore, the central location and proximity to nearby amenities encourages a pedestrian and bicycle oriented lifestyle, thus reducing the amount of required vehicle trips.

Conclusion

We believe that this revised proposal represents an appropriate response to the planning objectives set out in the OCP and local area plan for Fairfield. Careful consideration has been given to the existing context within the neighbourhood and our immediate neighbours, while allowing for much needed housing diversity and increase in supply.

We feel that by providing a high quality and well designed development in this amenity rich neighbourhood, we are supporting the City of Victoria's objectives for sustainable growth. We thank you again for your consideration and look forward to providing this alternative form of housing to meet the needs of future families and individuals alike.

Thank you for your time,

**Luke Mari**

Principal, Development
Aryze Developments
1839 Fairfield Road
Victoria, BC

CALUC Meeting Report: September 27th, 2018

Address: 931 McClure

Developer: Luke Mari, Purdey Group
(Aryze) lmari@purdeygroup.com
Katherine Davies Aryze Development
Sam Edney Aryze Development

Architect: D'Arcy Jones Architecture Inc

Attendance: 18



Rezoning Requested	Current	Proposed	
	RK1 Medium Attached Density Dwelling	Site specific zone	
Number of Units	Multi Family 4	Multi Family 8	
	Current Zone	Proposed	
Site Coverage	33%	77%	
Number of parking stalls	1.5 per unit	1.0 per unit	
East Internal Side Lot Line	2.5M	0M	
West Internal Side Lot Line	2.5M	1.7M	
Community Amenity Contribution	2 units below market value		
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	0.4-0.6 (Approx)	1.5*	
*The Community Development Meeting Notice stated proposed building to have an FSR 1.0			

Neighbourhood Comments Feedback on development proposal:

Mass: “Basically Looking at a Wall”:

- All neighbours who spoke were not in favour of the current proposal because of its mass.
- “Massiveness of it on a very small lot.”
- Many will be looking at a “blank wall 4 storeys high!” “Basically looking at a wall”
- “I won’t be able to see the sky anymore”
- “Go back the drawing board.”
- “Too much mass! Asking us to look at a blank wall 4 storeys high.”
- “Site coverage is more than double.”
- “3 storeys loom over the sidewalk”

Asking for it to be redesigned to fit a more “human scale”.
See letters submitted to CALUC.

Loss of Light:

- Like mass, **many** neighbours spoke and are extremely concerned about loss of natural light created from the mass of the building.
- “Right now I get sunlight and this proposal has too many variances.”
- “I will lose all my sunshine.”
- “The blank wall to look at and my light blocked.”

See letters submitted to CALUC.

Design:

- “Looks likes ’36 mobile homes stacked”
- “Variances should be small- way too big.”
-

See letters submitted to CALUC

Greenspace & Gardens:

- 945 McClure and 923 McClure have “lovely landscaping”. The proposal has no front garden and that is valued highly among residents for socializing. The front setbacks are gardens and are considered a very valuable component for quality of life in this neighbourhood, which this proposal does not have.
- The proposed building there is no room for a setback for a garden. “Do you have to wring every inch of space?”
- No greenspace visible from the street.

Comments on Land Use policy:

- “Zoning should guide the land use.”
- “Variances are way too big and should only be small.”

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

Noted:

The Developer stated that, “Planning Department is quite supportive and is pushing for it and loves it.” Architect agreed that this was said by City of Victoria Planning Department.

Attached Letters to CALUC have had name and address redacted for privacy reasons. The originals reside with the FGCA CALUC Chair.

Regarding the proposed development at 931 McClure St., our main concern is that we will lose the sunlight that we receive now if a larger structure is built on the west side of our building. My wife is blind in one eye and has only partial vision in the other. The current sunlight makes it much easier to see day to day things in our condo. I am in support of our council who do not want the proposed development to proceed as outlined in there presentation. It does not fit with the current neighbourhood plan or style, it also would detrimentally change the view/light that the current owners enjoy on the west side of the building.

301 - 945 McClure St

Presentation to Community Meeting 27 September 2018

Re: Proposed Development at 931 McClure Street

My name is . My husband and I own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development at 931 McClure. Our unit is on the second floor, one of 8 on the west side of the building, so we would be directly impacted by the proposed redevelopment.

Our neighbourhood, North Fairfield, has been designated as a residential transition zone between the densely packed city center with high rises, and the mostly single family homes to the east. Many of these single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open surroundings, that makes Fairfield so appealing.

We live in a four story building with underground parking. On the west side of 931, on a lot the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two buildings each containing duplexes. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, some containing multi units. Many of the surrounding buildings are four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 and 8 story supportive, subsidized housing complex. So we have a mixture of building styles with already much increased density. Each building is on an appropriately sized lot, and most importantly, none of them overpowers their adjacent buildings as this proposed structure would!

It makes no allowance for the buildings on either side of it that have windows, doors, and porches facing it. It would effectively cover the narrow lot, right to the property line on both sides, extending from the street to within feet of the rear property line. To both east and west sides, it would present a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, right to near the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

Our building was not designed to have a long, high, blank wall, so close to the side of it. Like its predecessor, it was designed to take advantage of the light and sunlight surrounding it, as provided by the zoning and set-backs on both lots. We have rooms with windows on all four sides of our building. Each unit has a similar corner layout with 3 rooms along the side of the building. Our bright kitchens are flooded with light from a large, 3 section bay window. A bedroom contains one large double window, and another single window, which light both this room and the hallway, lined with closets, leading to it and a bathroom. Our dining rooms contain either one or two single windows, or a large, 3 section bay window. In each of the 8 units on the west side, these 3 rooms face west, and would be directly confronted by a large, long, blank wall.

We would all lose a great deal of what makes our units so appealing and our lives so enjoyable:

- our cross ventilation in the increasingly hot summers;
- our 180 degree views of the sky and neighbourhood to the west;
- our afternoon sunlight and most of our daylight in these 3 rooms.

We could never again enjoy a meal sitting at our sunlit kitchen table.

We would be condemned to live in semi-darkness in half of our home.

And of course, the value of our homes would be drastically reduced!

This proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides also present blank side walls, multi stories in height.

The proposed development is NOT suitable for 931 McClure Street.

There is a larger issue here than just our losses, devastating as they would be to us.

For this proposal to be approved, all existing zoning must be set aside. If this proposal were approved, it would set a precedent. It would send two loud and clear messages.

The first message would be to the residents and property owners in Victoria:

YOU DO NOT MATTER. YOU HAVE NO VOICE.

You can't depend on zoning, or Community Plans, or City Council to safeguard your interests.

Whatever the impact on the livability and enjoyment of your home, however much your property value is diminished, the city only listens to developers.

The second message would be to all developers:

COME AND GET RICH! IT'S A FREE-FOR-ALL!

Buy any lot, anywhere in the city, at any price. You can disregard the surrounding buildings, the neighbours, the neighbourhood, the community plan. **ZONING NO LONGER HAS ANY RELEVANCE.** You can build anything you like, anywhere you like, and make whatever profit you want.

That is no way to develop and maintain a pleasant, liveable, enjoyable, and affordable city!

Attached photo page containing:

- Photo showing windows on west side of 945 McClure.
- Archival photo of original building on 945 (numbered 941) McClure.

204 – 945 McClure Street

Photo showing windows on west side of 945 McClure.



Archival photo of original building on 945 (numbered 941) McClure



COMMENTS TO CALUC RE: DEVELOPMENT AT 951 McCLURE ST.

- The residents at 923 McClure St. were first contacted by Luke Mari on May 2, 2018 and were informed of development on May 17. We were told by L. Mari that DWG's were being revised. On June 27 we contacted L. Mari and offered to meet July 4 – no reply. On July 10, L. Mari suggested July 17. I was on vacation. On July 26 L. Mari said he would be out of the country through August. On August 10, I received plans from the architect via e-mail. These plans were hard to read and in imperial measurements. On August 28, I received the CALUC notice with a number of apparent errors re. the proposal. I believe we have not been properly consulted on this building.
- The lot is currently zoned RK; however, it does not meet the minimum dimension for RK. So, proposing a building(s) with a floor ratio of 1.46:1 (x 2.4) and site coverage of 90% (x 2.7) is a massive departure from zoning and hardly in line with “gentle densification.”
- According to Design Guidelines for Attached Residential Development: Townhouses should have generous landscaping in rear and side yards. Building articulation should be compatible in scale and proportion to that of neighbours and have a similar or complementary roofline. The buildings should be a minimum of 8 m. apart (6.25 on plan) and retaining walls are to be avoided.
- Because the buildings(s) are on an enclosed garage with a grade-level floor, the building will have a solid wall of approx. 45 ft. (12 m.) adjacent to our rear verandas and landscaping.
- In conclusion, this building is a massive departure from the city's proposal for gentle densification, and it does not meet RK zoning, R-7 Townhouse District Zoning, nor the City's design guidelines of attached residential development.

To: Fairfield Community Association

From: Unit 1, 923 McClure St, Victoria V8V 3E8

Date: September 27, 2018

Re: Community Meeting September 27, 2018 on the development proposed for 931 McClure

Follow is a summary of three main concerns I bring to the Community Meeting facilitated by the Fairfield Gonzales Community Association to receive feedback on the development proposed for 931 McClure.

1) The proposed development does not have a wide enough setback from the street.

- The proposed development would have a very minimal setback from the street and most of that setback would be filled with a flight of stairs and a driveway.
- All the buildings on this block of McClure have significant setbacks, many with nice gardens, including 945 McClure, the Burdett and Abigail's Hotel, and our property at 923 McClure.

2) The proposed development is too dense and too tall.

- The proposed development is a parking lot on the ground floor, with three floors above, totaling four floors. The current house is two floors.
- Almost the entire lot will be filled, in quite a cramped manner.
- We will live in perpetual shade at 923 McClure.
- Our front garden and patios will be sun deprived.
- Eight townhouses is far too many for such a small lot.
- It is not in keep with our block or indeed the whole neighbourhood.

3) The developers have not indicated they are committed to mitigating the impact of construction disturbance.

- Until Christmas 2017 we had a carefully tended garden next door.
- Now the yard is a mess, with uncut grass and weeds. (2 pictures attached.)
- The developers are asking us to suffer at least several years of noise, dust, chemical fumes, and construction traffic.
- They have not shown they have any commitment to being considerate neighbours.

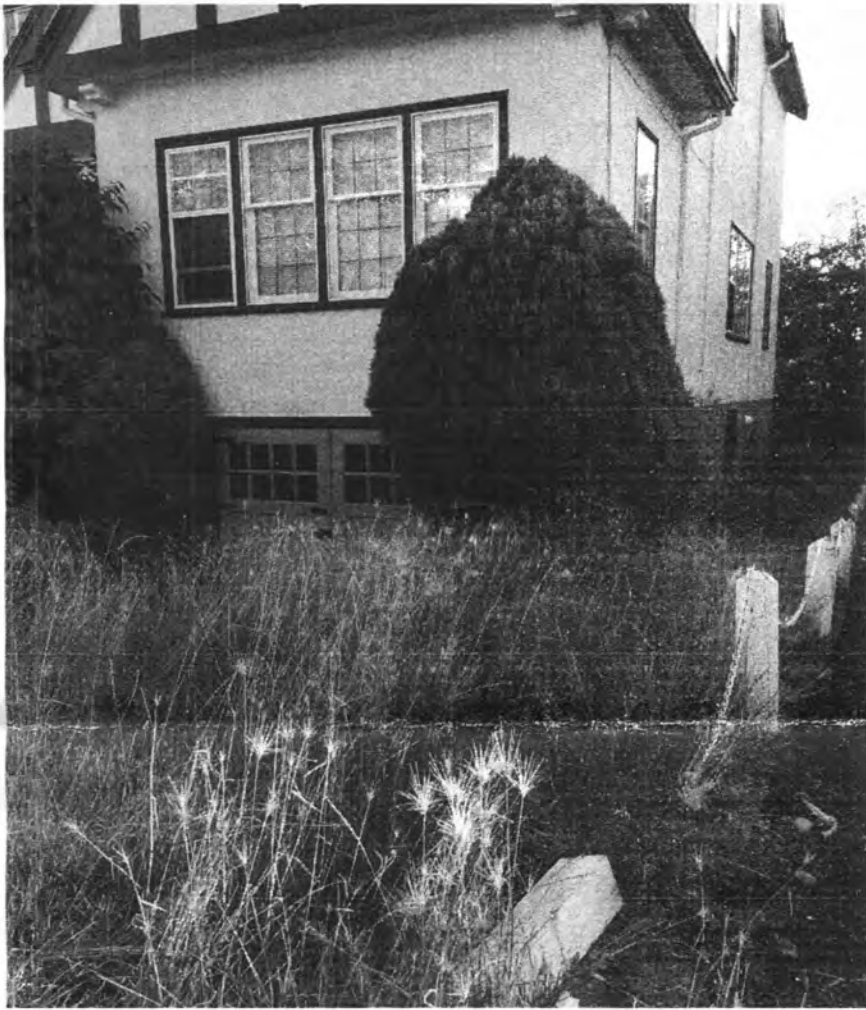
I would like to see a proposal that falls within the current zoning. This would be appropriate densification.

Unit 1, 923 McClure St, Victoria V8V 3E8

Photo 1: Uncut front lawn and weed-filled side garden 931 McClure.

Photo 2: Weed-filled garden and uncut grass, back garden of 931 McClure

Both photos taken September 27, 2018.





Strata 1606
945 McClure Street
Victoria, BC V8V 3E8

24 September 2018

Fairfield Gonzales Community Association
1330 Fairfield Road Victoria, BC V8S 5J1

SUBJECT: RE-ZONING OF 931 MCCLURE STREET, VICTORIA BC

Dear

The owners of Strata 1606 were advised of the proposed re-zoning and development of 931 McClure Street by The Purdey Group. They are proposing to build eight, three level townhouses, with parking at street level underneath the townhouse to make it a four-story building (see figure 1).

Attached to this cover letter are emails, letters and hand-written notes by owners of Strata 1606 outlining their apprehensions to this project. To summarize, we wish to make you aware of our deep concerns and our strong opposition to the following:

- a. The sheer mass of the building with little to no setbacks from the property lines. Does not conform to neighbouring buildings with setbacks and green spaces;
- b. The amount of sunlight that will be lost to the units on the west side of our building, adversely affects the owners' quality of life;
- c. The design of the project does not "ensure that the massing and placement of new buildings provide a transition to other adjacent lower-scaled buildings and heritage buildings" (reference page 48 paragraph 6.1.3 of the Draft Fairfield Neighbourhood Plan). It also fails to comply with paragraphs 6.1.8 to 6.1.11 on page 49 of the same reference; and
- d. The suggested market sale price for these townhouses had been stated to be between \$700K to \$750K with a CRD covenant that possibly two units would be sold at 15% under market value to create more affordable three-bedroom housing. This proposed project does not achieve the goal of affordable housing.

Strata 1606, representing the owners of 945 McClure, vigorously oppose the re-zoning and development of 931 McClure. This proposed design does not provide a sensitive transition in scale to existing buildings. It radically detracts from the McClure streetscape. We ask that you review the attached letters and emails that outline in more detail the many concerns of the owners. For your consideration.

President

Vice President

Treasurer

Secretary

Member at Large

Owners of
945 McClure Street
Victoria, BC V8V 3E8

24 September 2018

Fairfield Gonzales Community Association
1330 Fairfield Road Victoria, BC V8S 5J1

SUBJECT: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

Dear Mr.

As owners of 945 McClure, we wish to bring to your attention the proposed development and re-zoning of the subject address. The Purdey Group proposal is to replace the current building with 8 townhouses. We wish to convey the many concerns that we, as owners in our building, have with this proposed development.

Attached are pictures from the first presentation that was given by Luke Mari, Director of Development of Purdey Group. Figures 1 and 2 show front elevations of the 8 townhouses (4 in front and 4 in the back). Figures 3 and 4 show side elevations from the east and west. The dotted lines represent the outlines of our building at 945 McClure, to the east of 931 McClure; and of the townhouses at 923 McClure, to the west of 931 McClure.

These are the concerns that we have raised:

1. Proposed development is too massive for the site.

The proposed design is too big and dense for the existing site. It presents itself as two buildings sitting on top of a common surface parking lot, for a single massive four story "block".

The footprint would essentially cover the entire surface of the lot except for a rear setback.

The development would overpower our condo building to the east of it, and the townhouse building to the west of it.

Our building has green space and gardens on all four sides that allows residents to gather together for social events without impinging on our neighbours. Residents of the proposed development would have only the sterile front steps on which to gather.

2. Insufficient front setback

The proposed design provides no setback from the front property line, as required in the OCP.

The front stairs would come right to the public sidewalk. This would not be compatible with existing buildings on the street.

The front building line of the proposed building would extend it far beyond the front building line of both its neighbours and the rest of the street.

The bulk of the front stairs, and forward placement of the building, would prevent late afternoon summer sunshine from ever reaching the patio of the lowest unit on the east side at the front of our building. This is the only direct sunshine this patio receives.

Our building is set back from the sidewalk and gives passersby a view of our front gardens and the many flowering plants. This is sorely lacking from the proposed building.

3. Insufficient side setbacks

The proposed design provides no setback from the side property lines on either side, as required in the OCP.

The proposed structure would extend to the very edge of the property line on both sides. On each side, it would present a blank wall, four stories in height, tight against the property line, and extending beyond the facing walls of the buildings on both east and west sides of it.

Our building at 945 McClure Street was not designed to face a blank wall on either side, especially one right at the property line. Our west facing wall contains 8 units on 4 levels. Each unit has 7 windows in this wall, located in 3 separate rooms. All 56 windows would face a massive blank wall that is only feet away.

The townhouses at 923 McClure were similarly not designed to face a blank wall right on the property line. They have entry doors, a porch, and windows on two levels in their east facing wall.

No side access would be available for maintenance of the side walls of the proposed structures without infringing on neighbouring properties.

4. Detriments to our owners from proposed project

Sunlight would be eliminated, and daylight significantly reduced, in all 8 units on the west side of our building, by the height, extent and placement of the east wall of the proposed building.

The 56 windows in our west wall bathe their rooms in sunshine from mid-day until dusk. The proposed massive wall just outside each of them would effectively block most sunlight from reaching these windows, especially on the lower floors.

Earlier in the day, the 56 windows transmit unobstructed daylight. This daylight would likewise be blocked by the same wall. The 24 rooms and 8 hallways lit by this daylight would be in perpetual semi darkness.

A "courtyard" is proposed to separate the front 4 townhouses from the rear 4 units. Despite the protestations of the developer, it would do nothing to ameliorate this lack of light and sunlight. It is too narrow, and aligned on an east-west axis.

The significant reduction of light to currently bright and sunny rooms would have physical, psychological and economical cost to residents.

Increased electricity would be needed to light the formerly bright and sunny rooms and hallways.

We have several owners with limited vision who depend on the light and sunshine that enters the rooms that would be affected, especially their kitchens. They would find it difficult to see and do tasks.

We have several owners with limited vision who depend on the light and sunshine that enters the rooms that would be affected, especially their kitchens. They would find it difficult to see and do tasks.

External views would be eliminated for the 8 owners on the west side of our building by the height, extent and placement of the east wall of the proposed building.

The many windows in our west wall provide owners with multiple views of the neighbourhood that include trees, streetscape, skyscape, and the tower on Christ Church Cathedral. These would all be displaced by a single view of a large blank wall, only feet away.

Owners would lose significant enjoyment of their home, reduced functionality and attractiveness of 3 of the 5 rooms each unit contains, due to reductions in sunlight, daylight, and views.

Property values would be diminished for owners who live on the west side of the building. Owners on the east side would also be affected.

Current 2018 Assessed Values of the 16 units in our building is \$8,548,000. The cumulative effect of lower property values would be a significant financial loss to the owners.

Property tax revenue would likewise be diminished. In 2018, total taxes were \$44,500.91, with \$28,134.93 of this amount as revenue to the City of Victoria.

Security concerns would increase.

Parking for the proposed building would be open and unsecured, while protected from weather by the structures above. Planting material has been suggested in an attempted make the space more appealing.

Past experience has shown that this setting would provide cover for break-ins and vandalism. It would likely attract criminal activity to this proposed building, and by proximity, to our building.

5. No benefits for proposed increase in density.

The proposed development would add no amenities to the streetscape. It would not protect the residential nature of McClure Street. The additional density is not commensurate with the value for the street.

Street congestion would increase, and available street parking would diminish.

Access to, and egress from, the 900 block of McClure is only possible via Vancouver Street. The road surface is narrow, and parking is permitted on both sides of the street.

Residents are already facing an increase of both private and commercial vehicle traffic from the expansion of the Abigail Bed and Breakfast and the anticipated development on the Mount St. Angela property.

The added burden of congestion would not be in keeping with this unique street scape and would exacerbate traffic hazards.

Established trees would be replaced with smaller plantings and trees in planters. This is not in keeping with supporting canopies and green spaces as outlined in the Official Community Plan (OCP).

It should be mentioned that The Purdey Group confirmed to us at their first meeting that they purchased the duplex building at 915/917 McClure Street which is located to the west of the townhouses. We do not wish to set a precedent for redevelopment of that property.

At the time of the writing of this letter, the proposal for the development of 931 McClure Street has not as yet been presented to the Fairfield / Gonzales Community Association.

In closing, we, owners of 945 McClure, are not in favor of this project. We fear the developer is looking to maximize their profits, and owners of our building will be left with diminished property values and diminished enjoyment of our homes. This would carry forward not just for current owners, but for future owners as well.

Owners of 945 McClure Street

Unit 204

Unit 101

Unit 102

Unit 103

Unit 104

Unit 201

Unit 203

Unit 301

Unit 302

Unit 303

Unit 304

Unit 401

Unit 402

Unit 404

Unit 202

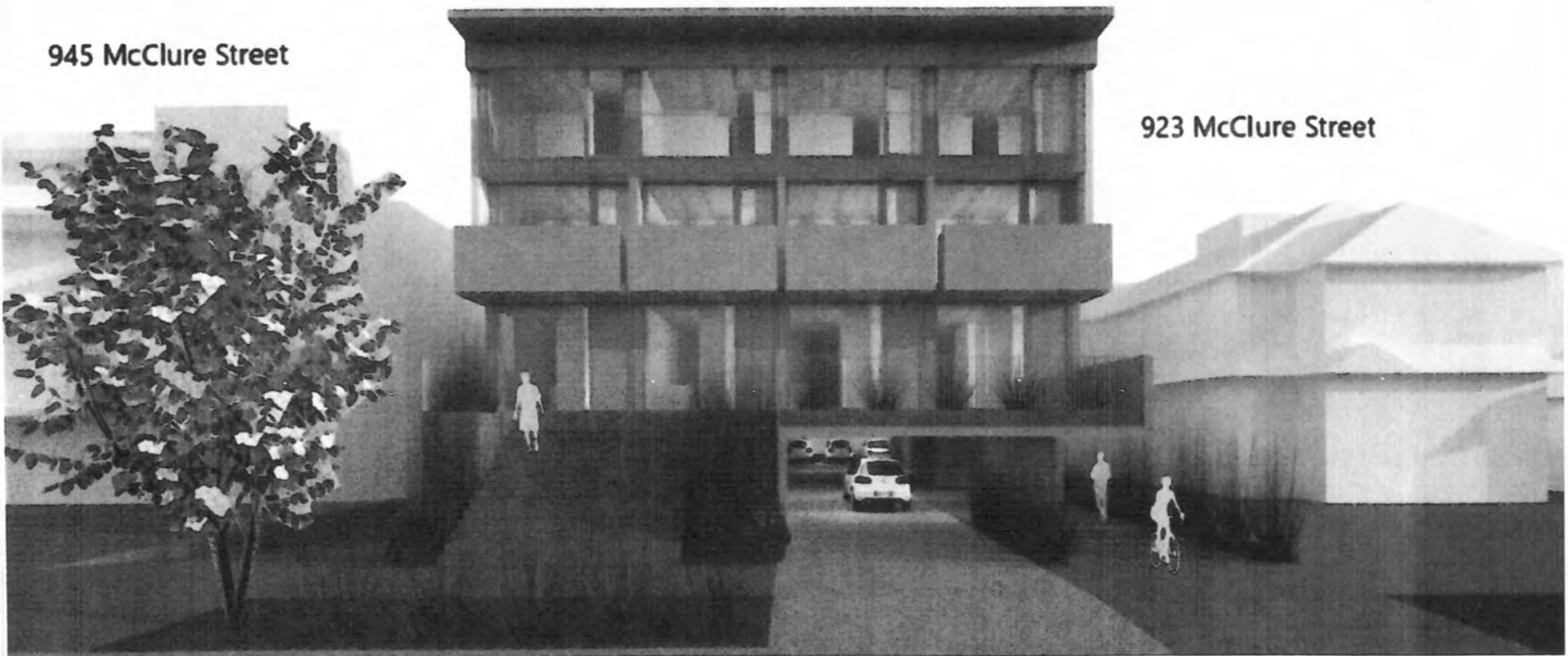
1

931 McClure Street

Figure 1

945 McClure Street

923 McClure Street



Front View

Figure 2

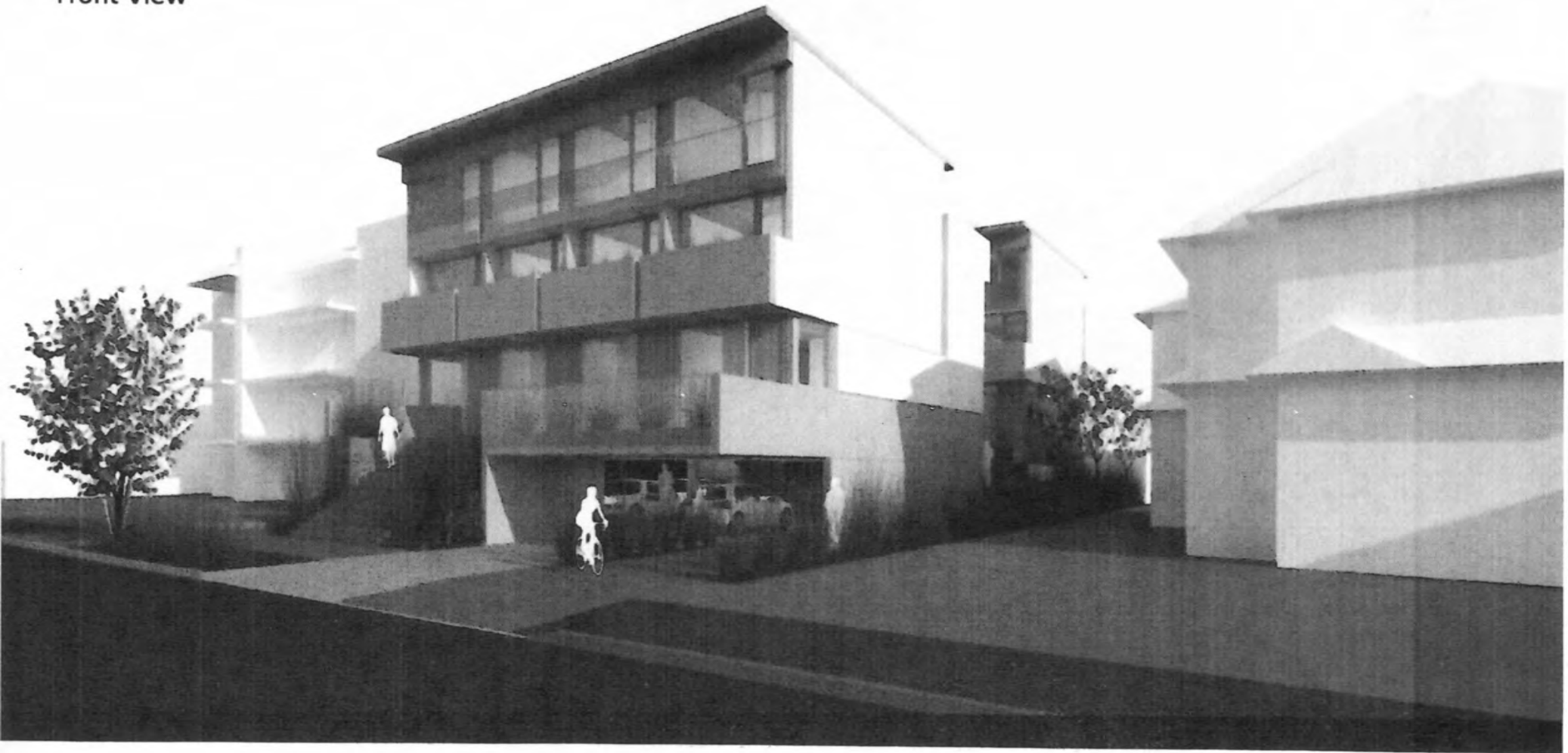


Figure 3

Back of Property

Dotted lines represent
outline of 945 McClure

Front of Property

East Elevation

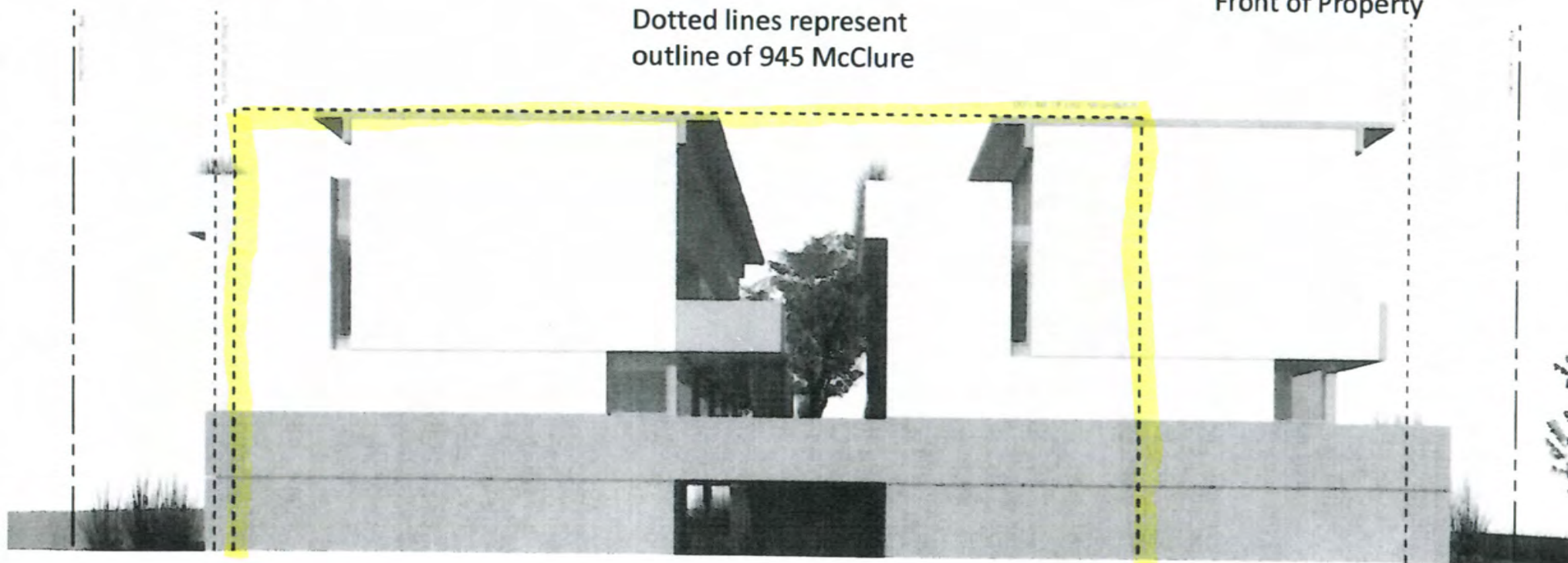
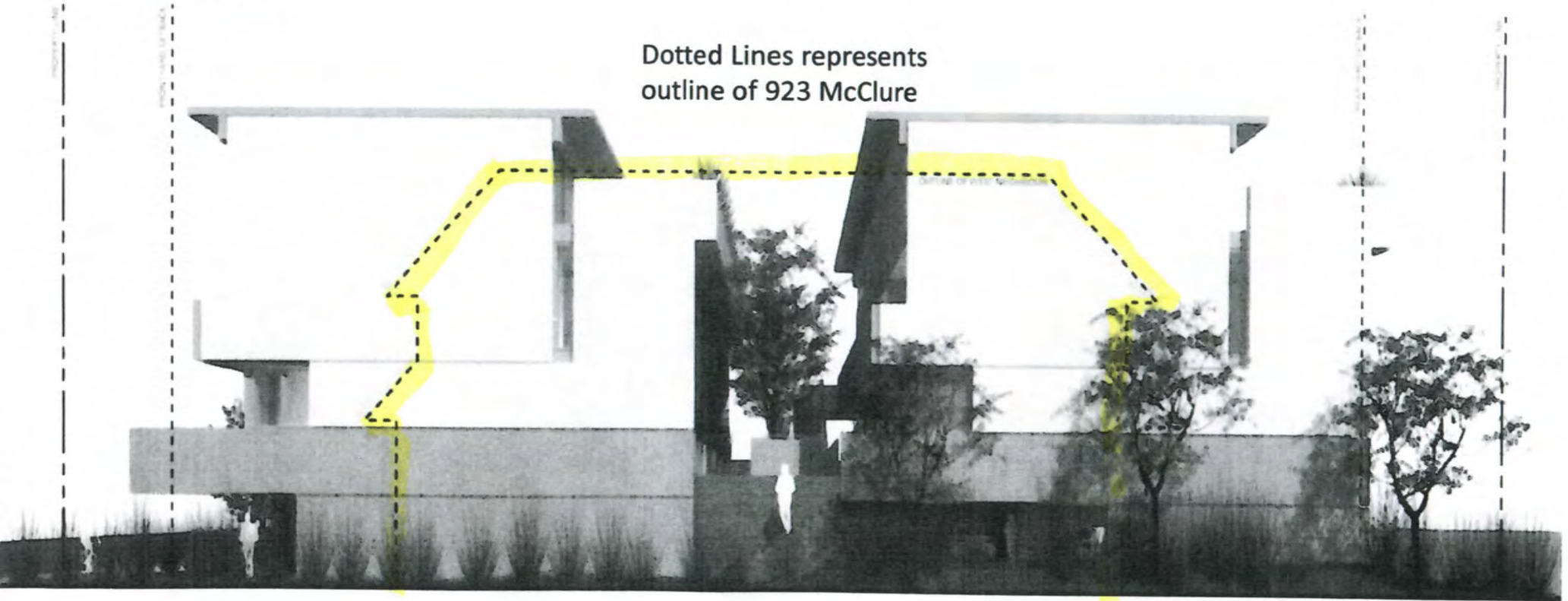


Figure 4

Front of Property

Dotted Lines represents
outline of 923 McClure



West Elevation

To Whom it may Concern,

Jim and I reject the proposal for 931 McClure and following is a list of rationale in no particular order.

I will continue to review the Official Community Plan (OCP) and look for contradictions in the proposal and the objectives of the OCP.

The proposed structure;

- Are actually 2 separate buildings sharing a common ground floor parking space which is not in keeping with a traditional single building located on each lot
- Has 4/8 units without front access as Place Character Features requires in OCP
- Covers the site to maximum capacity and does not allow for adequate access without infringing on neighbour property
- Covers the site to maximum capacity and does not allow for protection of the environment and appearance with trees and the current canopy
- Has very small set back at front and no setbacks to 4 sides of property is not in keeping with OCP
- Does not allow for rear access or underground parking (sited as either or in OCP; and "in a way that does not dominate development or streetscape")
- Will have unsecured parking and unsightly street views of parking (inconsistent with 8.48 of OCP)
- Does not allow for the ground space to adequately support landscaping in keeping with OCP (canopies and green spaces)
- Due to 4 floor height and maximum lot coverage will block sunlight to town-home complex to east of proposal and existing neighbours to west
- Will reduce the value of neighbours' homes (existing town-home owners and condominium owner neighbours) relative to the change in access to light and views

Further observations;

- The already narrow width of McClure Street will not allow for parking capacity and the added traffic of the proposed expansion of Abigail Hotel with additional increased density of proposal at 931 and other developments; a TRAFFIC PATTERN STUDY should be undertaken considering McClure Street is a "dead end" street and such study is recommended by the OCP 19.11.3

-The street width to proposed building height and scale does not fit the unique context of McClure Street.

-Traffic access to Vancouver Street is already impacted by poor visibility and the addition of Bicycle Traffic on Vancouver.

Proposed increased density of the street and it's single option of entrance-exit on Vancouver Street will be a significant safety hazard for pedestrians, bicyclists and motorists. As noted in the OCP Priority should be given in order to pedestrians, cyclists and then motorists.

-There is already one commercial garbage pickup on McClure (Abigail Hotel) and a second large pick up for the Chelsea a large Condominium development on Burdett; and finally, the pick up for the apartment located on Vancouver.

Consideration for the added burden of congestion of traffic to existing arrangements will not be in keeping with this unique street scape and will not protect the residential nature of McClure Street.

-There are no amenities added to the streetscape with this particular proposal so that the additional density is NOT commensurate with the value for the street

-The proposal would require Variances specific to this site (to accommodate the additional density) and the proposal as it is, will not enhance the objectives of the OCP in relation to the losses for this unique street.

-The proposed addition of 2 units of "affordable housing" or "social housing" within the complex will not be affordable to the target population considering the proposed price of ~\$700K (despite below market pricing).

Comments re development.

Capital letters are key words that were used in previous proposals (and other non flexible housing proposals)

MASS is much too big
both footprint - right to property lines
appearance - slab sided, blocky

HEIGHT - SHADING of neighbourhood property

AMBIANCE of street - another angular-blocky
appearance is against the
warm (+ Victorian style) STREETSCAPE.

TREE Removal - mature trees on back of property
will be replaced only by saplings

Impression that this is/was a prepackaged
design - "boilerplate" - not appropriate for
site - just fitted in to make a statement

Precedent - Owner has also houses along street
beyond the quadruplex (Mark-James) - and will
inevitably put more blockish buildings if this
one succeeds. Will probably make good offer

to fourplex to buy them out for this purpose

Margaret S Cox (404)

Maggië

Subject: : 931 McClure St Development
From:
Sent: 2018-08-24 3:50:57 PM
To:

t

Regarding the proposed development at 931 McClure St., our main concern is that we will lose the sunlight that we receive now if a larger structure is built on the west side of our building. My wife is blind in one eye and has only partial vision in the other. The current sunlight makes it much easier to see day to day things in our condo. I am in support of our council who do not want the proposed development to proceed as outlined in there presentation.

It does not fit with the current neighbourhood plan or style, it also would detrimentally change the view/light that the current owners enjoy on the west side of the building.

301 - 945 MCLURE ST

Sent: Thursday, September 27, 2018 3:14 PM
To: mayorandcouncil@victoria.ca
Cc: CALUC chair
Subject: 931 McClure

To: Fairfield/Gonzales Community Association Land Use Committee
Re: Proposed Development at 931 McClure Street

I regret that I am unable to attend the meeting this evening because of a prior commitment. However I want to register my opposition to this proposal on the following grounds:

1. The existing house is still viable and attractive with lawn and gardens providing green space

space.

2. The site coverage is more than double what current zoning allows and makes minimal or no allowance for green space visible from the street.

3. The 3 storeys will loom over the sidewalk with just 3.8 metres of clearance.

4. Neighbours on either side will face 3 storeys on their property line with no privacy or green space.

5. With the development at Cook and Oliphant and a proposal for Cook and Convent, there is adequate new housing in the area, although I doubt any of it is affordable.

Ours is described as a mixed neighbourhood, interspered with heritage houses. We don't want to see those heritage houses become isolated among apartment and townhouse developments. We value the green of lawns and gardens not just for their beauty, but for their capacity to absorb carbon.

This proposal sets a precedent for all of Fairfield and Gonzales which could see more individual houses destroyed and lots almost fully covered by the next multi-unit development. Say good bye to privacy, peace and green.

Please send me a copy of the report you submit to the city.

CALUC Meeting Report: November 7th, 2019

Address: 931 McClure

CALUC Members: Joanna Fox,
Don Monsour, Dave Thompson,
Owen Sieffert

Developer: Aryze
Presenter: Luke Mari, Partner
Architect: D'Arcy Jones
Architects

Attendance: 20



Rezoning Re- quested	Current	Proposed	
	RK	Site specific zone	
Variances	No	Yes	
OCP Amendment required?	No	No	
Number of Units	5	16	
	Current Zone	Proposed	
Site Coverage	33%	72%	
Number of parking stalls	1.5 per unit	10	
Set Back East	2.5m - Blank walls and windows of non-habitable rooms 4m - Habitable rooms other than a living room 7.5m - Living room	2m (6 – 6 ¾")	

Set Back West	2.5m - Blank walls and windows of non-habitable rooms 4m - Habitable rooms other than a living room 7.5m - Living room	2m (6 – 6 ¾’)	
Set Back South	Same as West & East	3m (9’ – 10 1/8’)	
Set Back North	6m (19.69’)	5.7m (18’ – 9 1/2’)	
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	0.6 – 1.0	1.5	
Height	8.5 M (27.91’)	18.1m (59’ – 3’)	

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email (mayorandcouncil@victoria.ca). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

Themes

Density and Growth Areas

- Site is located in the neighbourhood’s northwest corner, which has been identified for increases in density and housing stock. Fairfield generally has had slower growth rates than other neighbourhoods in the city.
- Located in a transitional area between lower density in South and West Fairfield, to the Urban Core and Downtown.
 - The OCP places the lot in the Urban Residential designation, which allows for 6 stories and an FSR of 2
- Surrounding housing is mostly multi-family dwellings, with many larger buildings built in the 1980’s

- Current zoning is RK
 - Permits 4-plex

Design

- Despite being allowed for under the Urban Residential Designation, didn't believe that 6 stories would be appropriate for the site
- Two blocks, four and five stories, with 6 one-bed and 10 two-bed condos
 - One-bedroom: 4x 522 sq ft, 2x 535 sq ft
 - Two-bedroom: 10x 789 sq ft
- Interior atrium between the two blocks with landscaping and exterior stairwells
- 10 interior parking stalls and 22 bicycle spaces at street level
- Taller block features a rooftop courtyard with a private sundeck
- Trees will be planted along the perimeter landscaping, interior atrium, and roof courtyard
- Shadow study concluded that there would be large winter shadows, consistent with the shadows throughout the neighbourhood. Fall shadows would fall on neighbouring properties

Community Consultation

- Third design iteration, having changed housing typology from townhouses to condominiums
- The design's vertical massing has changed in order to provide a setback from the lot line
 - Previous design featured no setback
- New design features windows on east and west walls to provide more detail to walls

Neighbourhood Comments/Feedback on Development Proposal:

Parking

- Concern that the ratio of parking spots and to units, and no visitor parking, will result in spillover on to streets that already have limited space taken by visitors of other buildings or uses, i.e. law courts. Neighbouring properties more closely adhere to the parking by-law providing space for every residence and some for visitors.
- Developer says that parking supply was determined by perceived falls in car ownership resulting in lower demand for spaces.
 - As part of agreements with the CRD to increase affordable housing supply, there will be a restrictive covenant eliminating parking spots for the development's affordable units (15% below market rate in perpetuity).
 - Buyers will know in advance that their unit will not come with parking.
 - EV charging will be available for some stalls with Flow Chargers, not billed to the strata electricity bill
- Some recent developments have proposed or proceeded with even lower parking to unit ratio
- Additional concerns over traffic on McClure, which is a cul de sac, creating a bottleneck on Vancouver. This effect could be more pronounced once traffic calming measures are introduced on Vancouver as part of the bike route project.

Light & Privacy

- Participants feel that the height and mass of the design will shade their residences in some units that already have limited light; some participants say they moved to this neighbourhood for the housing with light and walkable locations.
- After dark, there is concern that there will be light spillage from the open atrium and stairwells in to neighbouring apartments.
 - The atrium and stairwell also introduce additional privacy concerns for residents.

Neighbourhood Compatibility

- Concern that the balance between grey and green cover on the lot is not suitable. Considering that most adjacent properties have ample greenery, this property will not provide suitable amount or conditions for trees to flourish.
 - Sentiment that the area provided for landscaping and the chosen species will not be sufficient.
 - Concerns over losing older trees for saplings.
- Participants feel as though they are being pushed out of the area. There is general uncertainty over purchasing character homes in the area since buyers have no idea what type of development could be built next door.
 - Developer also owns property on same side of McClure, two properties west; says there is no immediate plan for development
- Concern that the development's size and architecture does not complement other surrounding properties.

Further Comments

- The city's Advisory Design Committee meeting on this property should not have taken place before bringing this design to the public
 - Community meeting had been requested for May but was not arranged; city staff made the decision to move forward as next available opportunity was six months later
 - Developer says a second community meeting was not required by City, however he wanted to hold one to maintain communication with residents
- Why not build a character 4-plex like adjacent property?
 - Developer says that building costs wouldn't allow a similar design to be financially viable
- Will these be rental units?
 - These units will be strata with 6 affordable units (the ones without parking spaces)
- EV chargers are adjustable to requirements for cars, bicycles, or accessibility scooters
- What is the purpose of the fin at the top of the building?
 - 4-foot fin at the top of the building is purely for aesthetic purposes and to soften the roofline transitions
 - Not entirely closed off to catch all debris, there is also access for cleaning
- A suggestion was proposed to consider reducing the number of parking stalls and thereby reducing the back height of the building

F. REPORTS OF COMMITTEE**F.1 Committee of the Whole****F.1.a Report from the June 3 COTW Meeting****F.1.a.a 931 McClure Street – Rezoning Application No. 00669
and Development Permit with Variances Application
No. 00127 (Fairfield)**

Moved By Mayor Helps
Seconded By Councillor Isitt

That the matter be referred back to staff to undertake a technical review and any other analysis on the revised plans to be submitted by the applicant and bring forward a report to Council on the application at the same time as bringing first and second reading of the bylaws for public hearing.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS**E.1 931 McClure Street – Rezoning Application No. 00669 and Development Permit with Variances Application No. 00127 (Fairfield)**

Committee received a report dated May 20, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application 00669 and Development Permit with Variances application No. 00127 for the property located at 931 McClure Street in order to construct a five-storey building with approximately 15 dwelling units, and recommending that it move forward to a Public Hearing.

Moved By Mayor Helps
Seconded By Councillor Alto

Rezoning Application No. 00669 for 931 McClure Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00669 for 931 McClure Street, 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. Revisions to the proposed rooftop decks to address potential privacy impacts, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of legal agreements for the following, in a form satisfactory to the City Solicitor and the Director of Sustainable Planning and Community Development:
 - a. to ensure that future strata bylaws cannot restrict the rental of units to non-owners (except for two below-market ownership units)
 - b. to secure two one-bedroom units as below-market housing (below market housing offered for sale at 15% below market rate, in perpetuity) with the Capital Regional District
 - c. to secure a commitment to building design and construction meeting Step 4 of the BC Energy Step Code
 - d. to secure the following transportation demand management measures:
 - i. one car share membership per dwelling unit;
 - ii. five hundred dollars in car share usage credits per membership; and
 - iii. five long term bicycle parking stalls in addition to the requirements under Schedule C of the Zoning Regulation Bylaw.
3. Secure a community amenity contribution in the amount of \$11,568.75 towards the Local Amenities Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00127

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. 00669, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00127 for 931 McClure Street, in accordance with:

1. Plans date stamped April 15, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum site coverage from 60% to 72%;
 - ii. reduce the minimum parking requirement from 19 stalls to ten stalls;
 - iii. reduce the minimum rear yard setback from 4.0m to 1.12m (first storey and balconies) and 3.0m (above the first storey);
 - iv. reduce the front setback from 5.0m to 0m for the front stairs and 2.25m for balconies;
 - v. increase the building height from 15.5m to 16.0 (main roof) and to 18.87m (roof access).
3. The Development Permit lapsing two years from the date of this resolution.”

Committee discussed:

- *Challenges regarding accessibility and lighting plans*
- *The desire for a more current community response on the application*
- *Support for the redesign, but concerns regarding the lot size*
- *Concerns related to escalating construction costs*

Moved by Councillor Isitt

Seconded By Councillor Dubow

That Council refer this matter to staff to work with the applicant to address concerns that have been raised by adjacent residents and report back to Council.

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

OPPOSED (4): Mayor Helps, Councillor Potts, Councillor Alto, Councillor Loveday

CARRIED (5 to 4)

Tenant Assistance Plan

The Tenant Assistance Plan and appendices must be submitted at the time of your rezoning application, and should be submitted directly to housing@victoria.ca. Please contact your Development Services Planner with questions or concerns.

Date of submission of Tenant Assistance Plan to Housing Policy staff: May 21, 2021

Current Site Information

Site Address:	931 McClure Street, Victoria BC V8V 3E8
Owner Name:	Purdey Pacific Properties Ltd.
Applicant Name and Contact Info:	Luke Mari, luke@aryze.ca
Tenant Relocation Coordinator (Name, Position, Organization and Contact Info):	

Existing Rental Units

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR	1	\$1195
2 BR	1	\$2000
3 BR	1	\$2300
3 BR+		
Total		

Current Building Type (check all that apply):

- ☐ Purpose-built rental building
☐ Non-market rental housing
☐ Condominium building
☒ Single family home(s), with or without secondary suites
☐ Other, please specify:

Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

The City of Victoria's [Tenant Assistance Policy](#) is intended to supplement the Residential Tenancy Act and offer additional support for tenants in buildings that are being considered for redevelopment. To review the full Tenant Assistance Policy and supporting documents, please refer to the City of Victoria's [website](#).

POLICY APPLICATION

If your plans to redevelop this property will result in a loss of residential rental units AND will require tenants to relocate out of the existing building(s), please submit a Tenant Assistance Plan with your application.

Do you have tenant(s) who have been residing in the building for more than one year, at the time when application is submitted?

☐ Yes ☒ No

If yes, tenants are eligible for support. Please complete the full form.

If no, please skip to and complete Appendix A: Occupant Information and Rent Roll.

When completing this form, please refer to the Tenant Assistance Policy guidelines for Market Rental and Non-Market Rental Housing Development. Please note that the form includes the required FOIPPA section 27(2) privacy notification which should be communicated to tenants.

APPLICANT: Please complete the following sections to confirm the details of the Tenant Assistance Plan:		CITY STAFF: Did applicant meet policy?
Compensation Please indicate how you will be compensating the tenant(s). Please specify whether option 1 or 2 will be provided, and whether at existing rents or CMHC average rates. (See Policy Section 4.1 or 5.1)	There are no tenants eligible for the TAPs compensation as at the time of application, there were no tenants who had lived in the house for more than a year. The home is setup as a rooming house with a main suite which were occupied by the sellers. The other suites were traditionally occupied by short term international exchange students who would live in the rooms for a single semester which resulted in very high turn over.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance. Please specify whether option 1 or 2 will be offered. (See Policy Section 4.2)	The policy does not apply to the current tenants but we are committed to providing the current tenants with a \$750 moving allowance. This will be communicated to the tenants by way of email and will include a timeline on a potential move date.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance, including the staff responsible or whether a third-party will be involved. (See Policy Section 4.3 or 5.3)	Policy does not apply	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning. (See Policy Section 4.4 or 5.5).	Policy does not apply	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Tenants Requesting Additional Assistance Please indicate whether tenant(s) have requested additional assistance above policy expectations, and specify what additional assistance will be provided. (See Policy Section 6.0)	Policy does not apply	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

APPLICANT:

Please complete the following sections to confirm the details of the Tenant Assistance Plan:

How and when did you inform tenants of the rezoning or development application? (Please refer to Policy Section 3.4)	Notice of the intention to redevelop was provided verbally to new tenants and was written into the lease agreements in order to have each tenant be fully aware of the temporary nature of the accommodations.
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)? (Please refer to Policy Section 3.4)	Our property manager will be providing more detailed updates as we enter into the Council review process which has more assured timelines.
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	N/A

Other comments (if needed):

FINAL Tenant Assistance Plan Review - [For City Staff to complete]

Application reviewed by Chloe Tunis (City Staff) on May 21, 2021 (Date)

Did the applicant meet TAP policy? Yes ☒ No ☐ N/A ☐

Staff comments on
final plan:

This application generally meets policy expectations. The applicant has stated that there are no tenants eligible to be included in the Tenant Assistance Plan, as there were no tenants living in the building for at least of year at the date of application. Due to changing property management, the applicant has not been able to provide previous leases or communication as evidence of this; however, they have provided anecdotal evidence, and the pattern of recent tenancies is consistent.

The application exceeds policy expectations as the applicant will be providing moving expenses equal to \$750 to all the current tenants, to be provided at the time of move out. The applicant has not communicated this to the tenants prior to the Committee of the Whole, but has committed this as a next step and will provide evidence of this communication to staff.

APPENDIX

Current and Future Outlook
from 945 McClure Street

Owners in the eight units on the west side of 945 McClure Street provided photographs taken from their kitchens, living and dining areas, and bedrooms. The developer's building plan was positioned on a satellite photograph and sight lines were used to identify the area of the new building that would be visible from the same perspective. This detail was added to the current photo.

BEFORE and AFTER images are provided for each of the original photos, and the derivation of each AFTER image is shown. Owners have added their personal comments on the impact of this new reality.

OUR BUILDING FACES TO THE SIDES RATHER THAN THE STREET

Our building at 945 McClure was designed for living areas to look to the east and west sides of the building rather than the street. **The primary windows in eight west-facing units – a total of 62 windows on the west wall of our building – provide access to sky, sunlight, greenspace and connection to the neighborhood. These will be blocked by the proposed development.**

West-facing windows at 945 McClure Street



In a healthy community, there is a reciprocal relationship between buildings. Each creates a positive place for others. Windows overlook shared space and through this reciprocity, buildings create the fabric of the neighborhood.

The before and after images in this appendix document the true impact of the proposed development.

Architect Christopher Day described design values and practices that create healthy places in his book *Places of the Soul: Architecture and Environmental Design as a Healing Art*, arguing for development that is sensitive to people and communities. His observations are relevant here.

“Sky – its space and quiet clouds – is a healer that is everywhere. Visible sky, natural light and sunlight all powerfully influence mood. ... The less sky there is visible, the more trapped, stressed and depressed people tend to become. ... Selective openings of space to focus attention on skyline and distant views are more effective than general space allowance which sometimes just makes for bleak deserts between cliffs of buildings.” (p 177)

“This isn’t a matter of designing buildings for certain uses then making them look nice, but of doing it the other way around. It means starting by asking what sort of qualities – for *all* the senses – are appropriate for this situation... It means starting by listening, by thinking not of privately-delineated buildings but of communally-experienced place.” (p 179)

“When organic growth becomes supplanted by the power of imposed ideas, the spirit of a place is under attack – and it is fragile! In only a few decades many places of soul-warming character and human support have ceased to exist...” (p 151)

UNIT 101



Personal Comments on the Impact of the Development

“Because we live in a north-facing unit, the light comes in from the side. We keep the lights on in all our rooms until mid-day, when the sun moves to the southwest. Sunlight streams into our home in the afternoon through west-facing windows. It is brightest from around 3:00 pm until dinner time.

The proposed building will leave us in perpetual shadow, blocking light from the west in all seasons. It will eliminate our view of the sky and surrounding greenspace. Instead of feeling connected to the neighborhood we will face a monolithic empty wall and four-storey stairwell.

The building has been designed to display a pleasant face to the street, but the reality we will live with is much different. Because our windows face west, the stairwell will be our featured view. The prospect is depressing.”

101A BEFORE AND AFTER

Current outlook from living/dining area

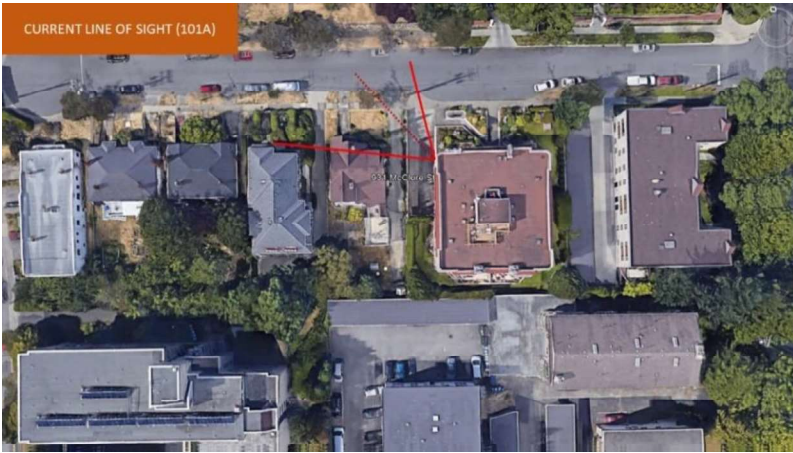


Future outlook from living/dining area



DERIVATION OF THE AFTER IMAGE

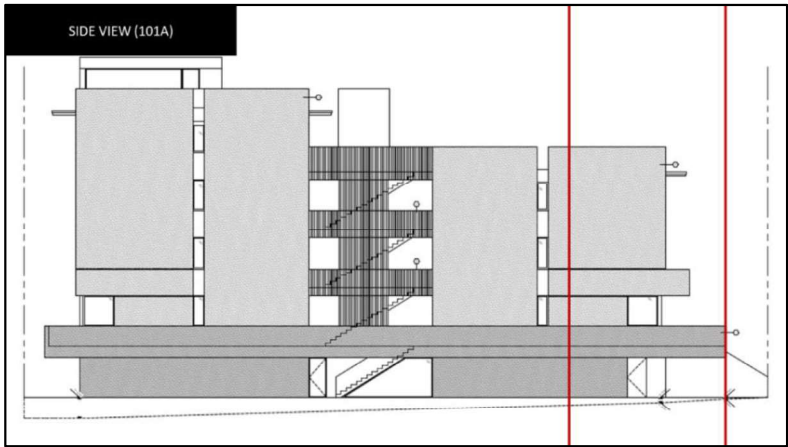
Current line of sight



Future line of sight



Visible area on the proposed building



101B BEFORE AND AFTER

Current outlook

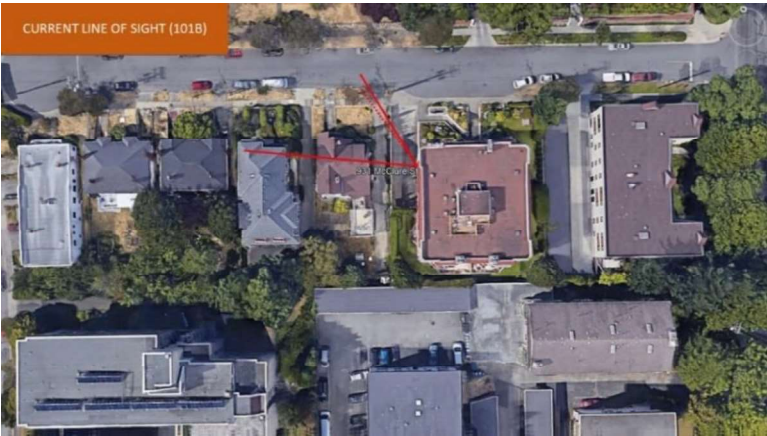


Future outlook

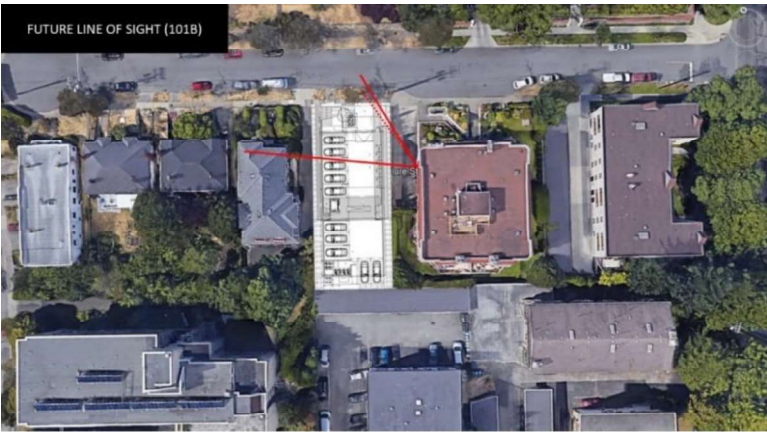


DERIVATION OF THE AFTER IMAGE

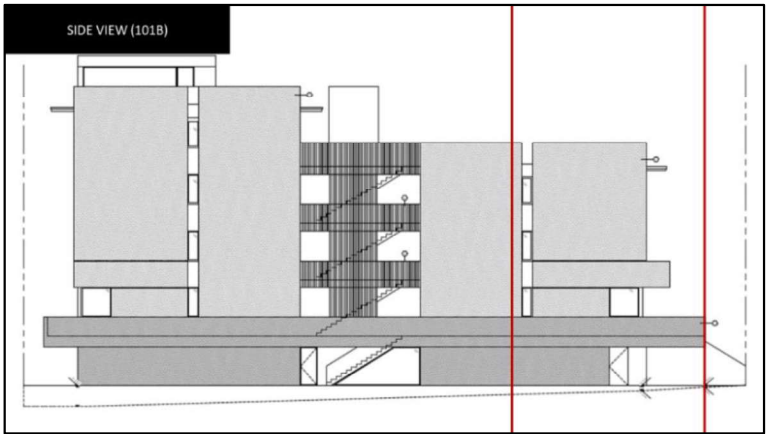
Current line of sight



Future line of sight

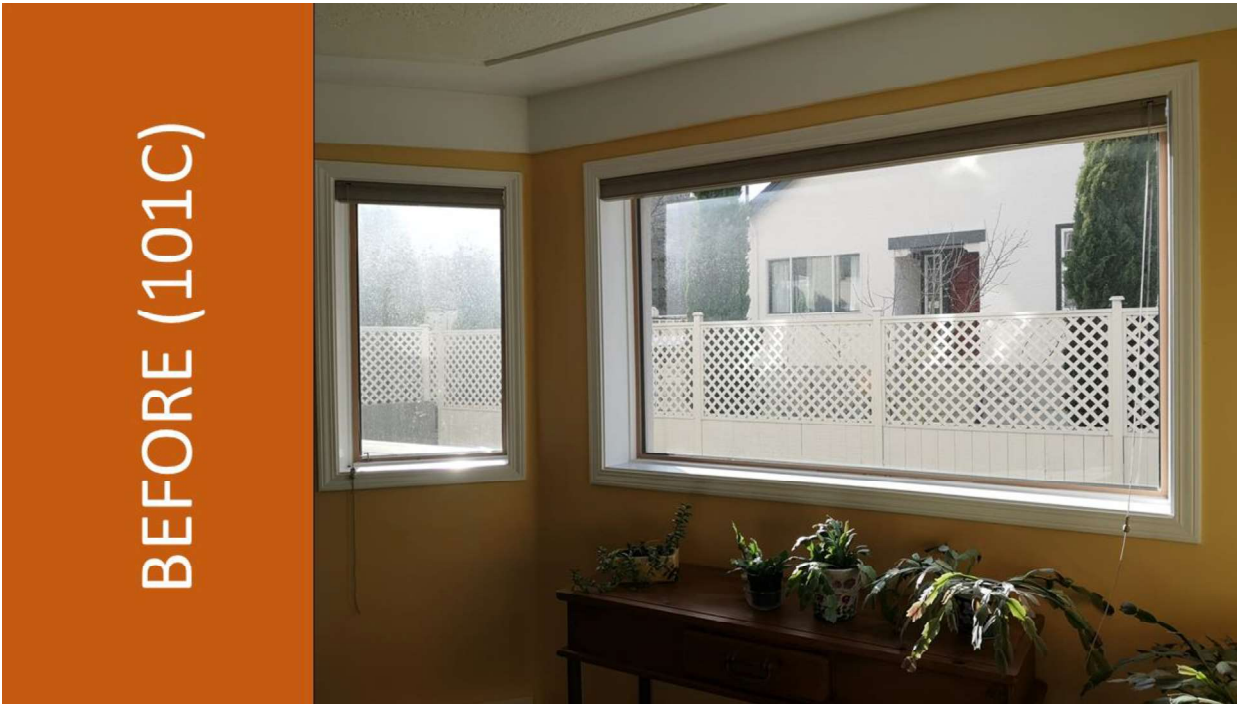


Visible area on the proposed building



101C BEFORE AND AFTER

Current outlook

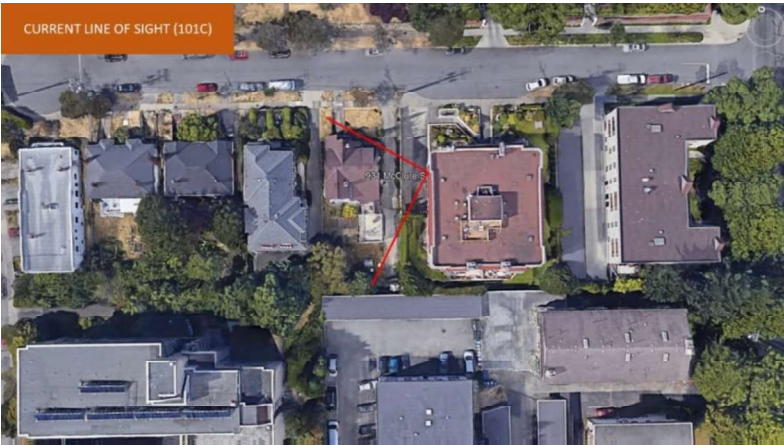


Future outlook

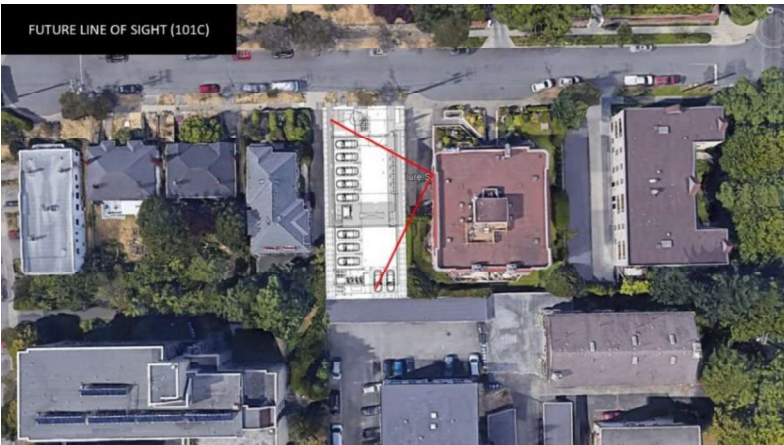


DERIVATION OF THE AFTER IMAGE

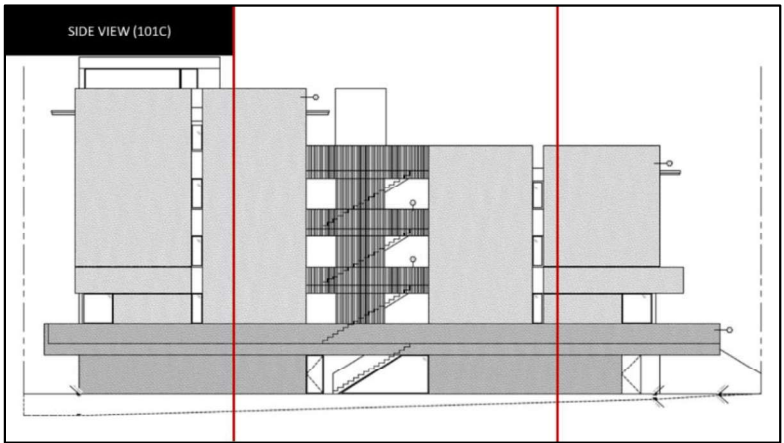
Current line of sight



Future line of sight

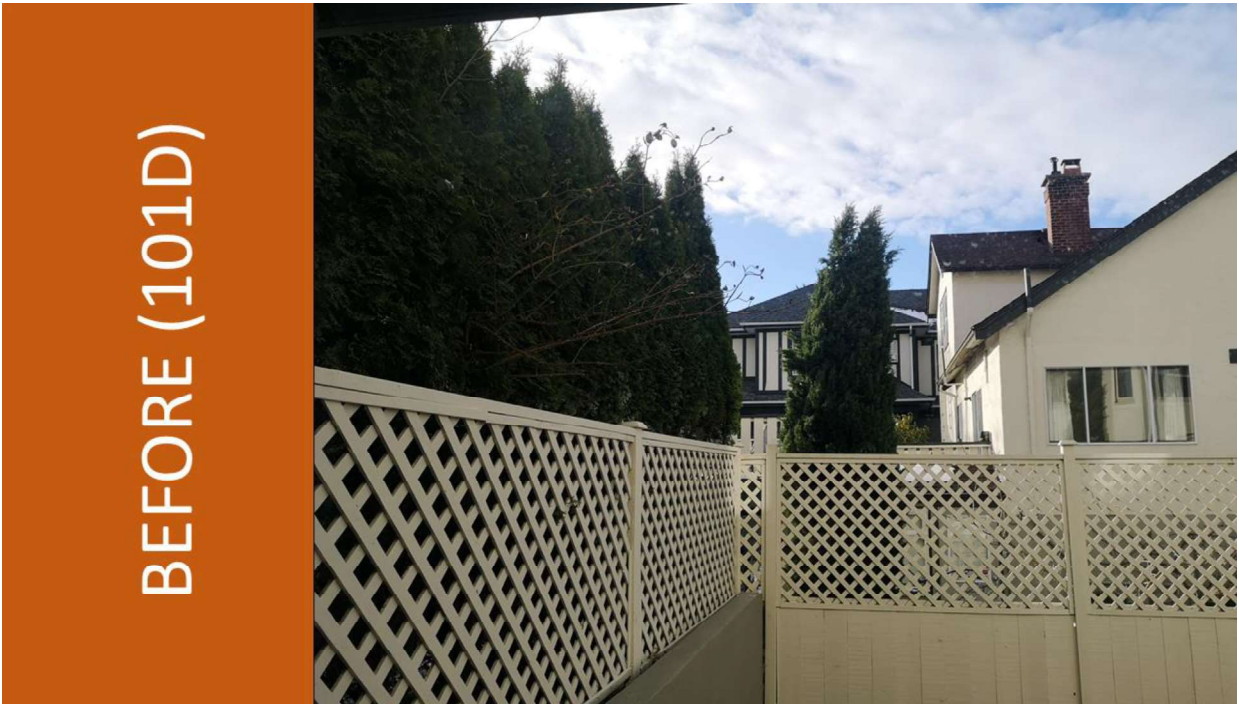


Visible area on the proposed building

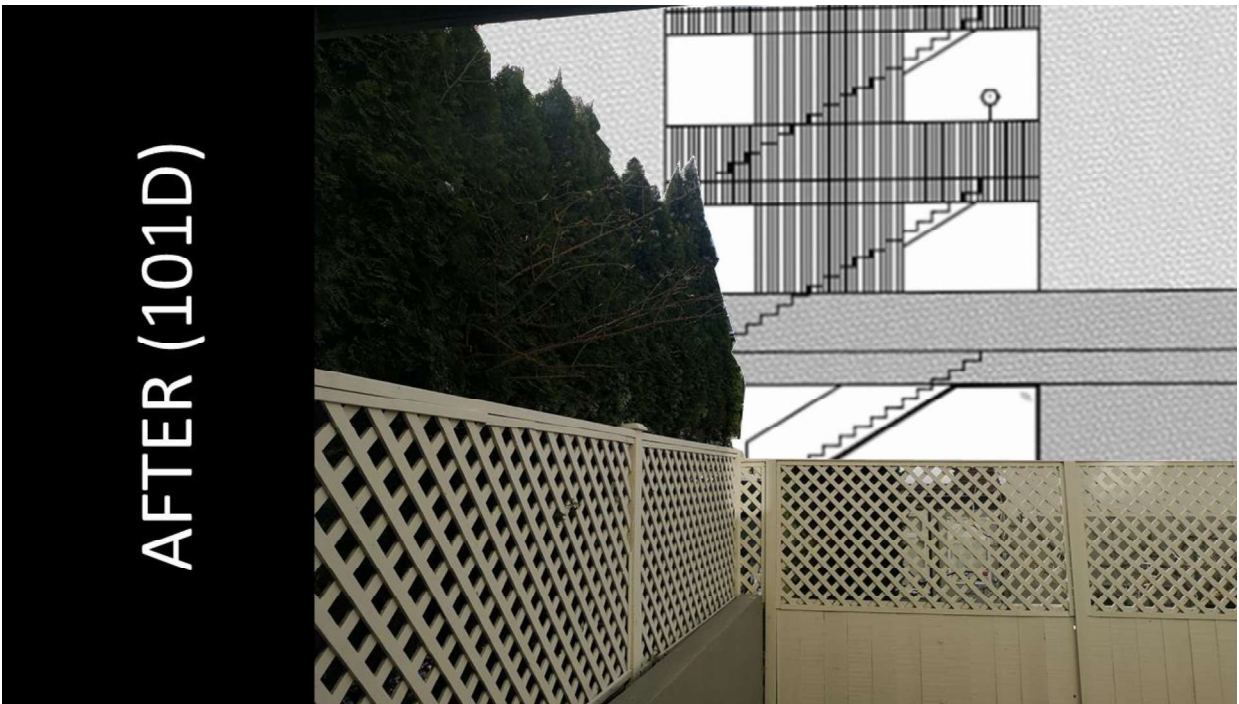


101D BEFORE AND AFTER

Current outlook

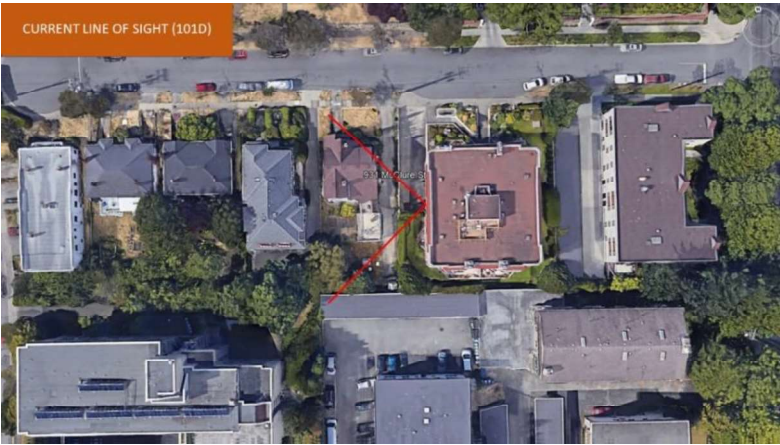


Future outlook

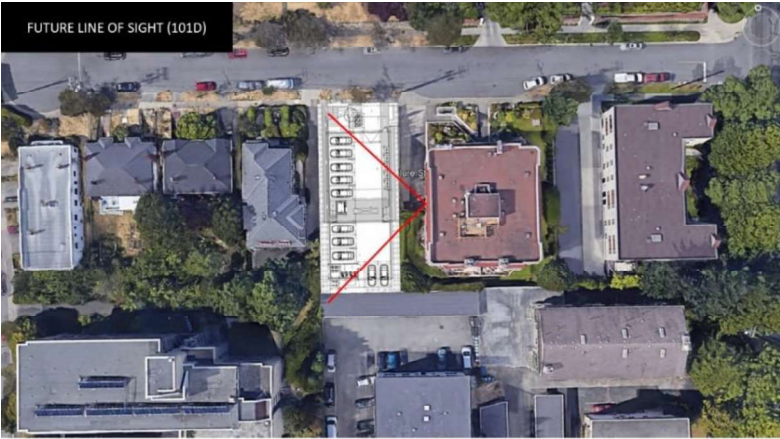


DERIVATION OF THE AFTER IMAGE

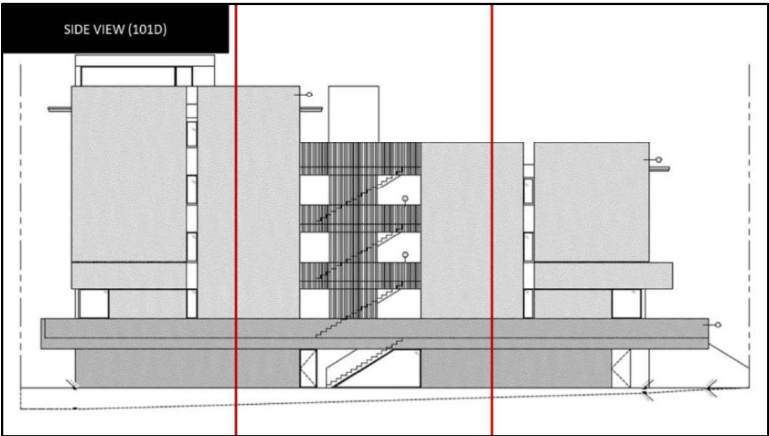
Current line of sight



Future line of sight



Visible area on the proposed building

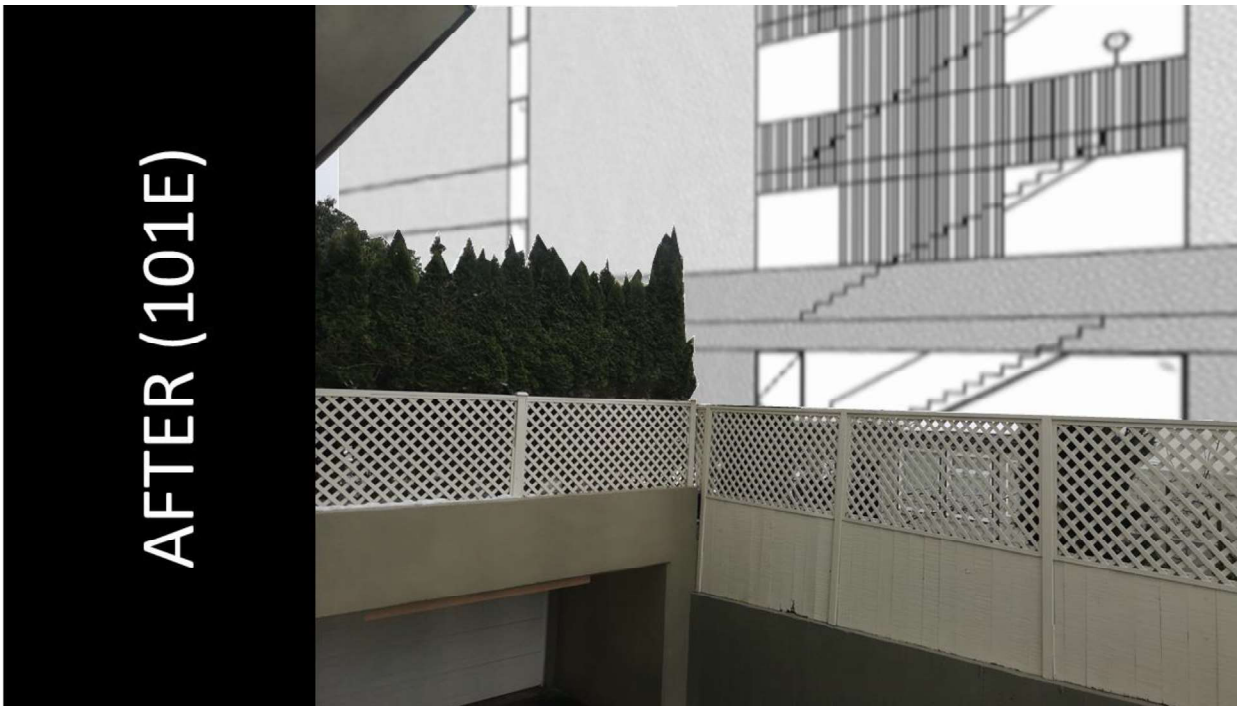


101E BEFORE AND AFTER

Current outlook

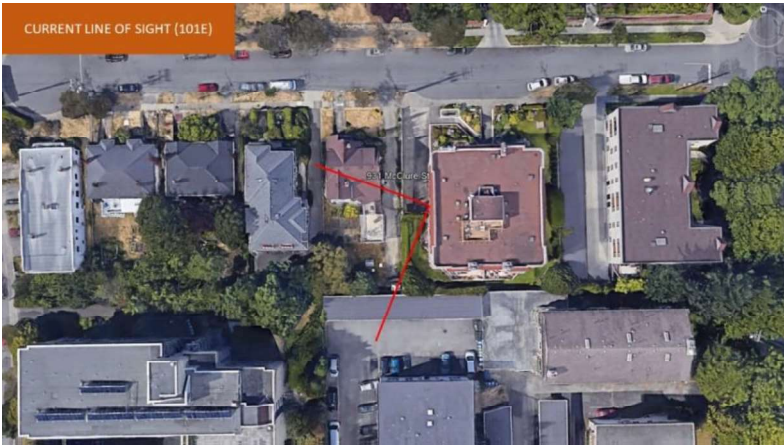


Future outlook

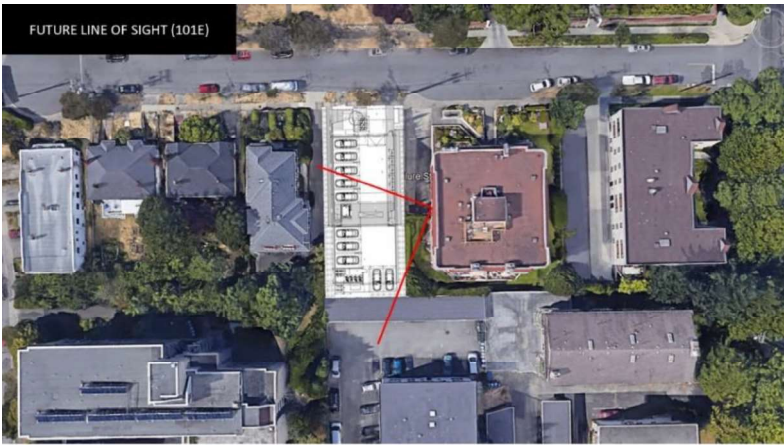


DERIVATION OF THE AFTER IMAGE

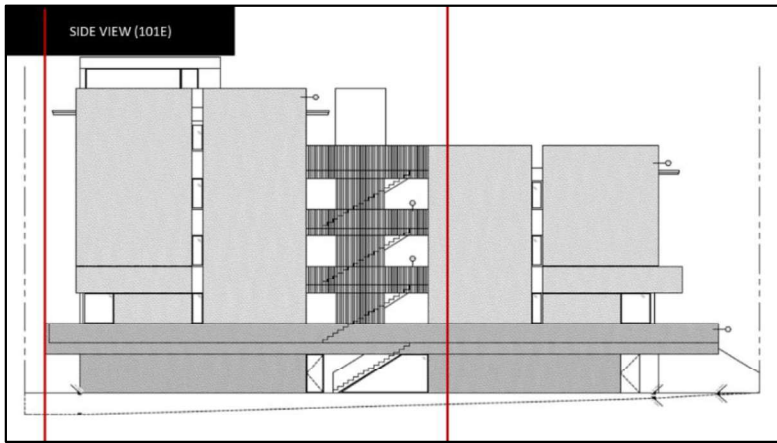
Current line of sight



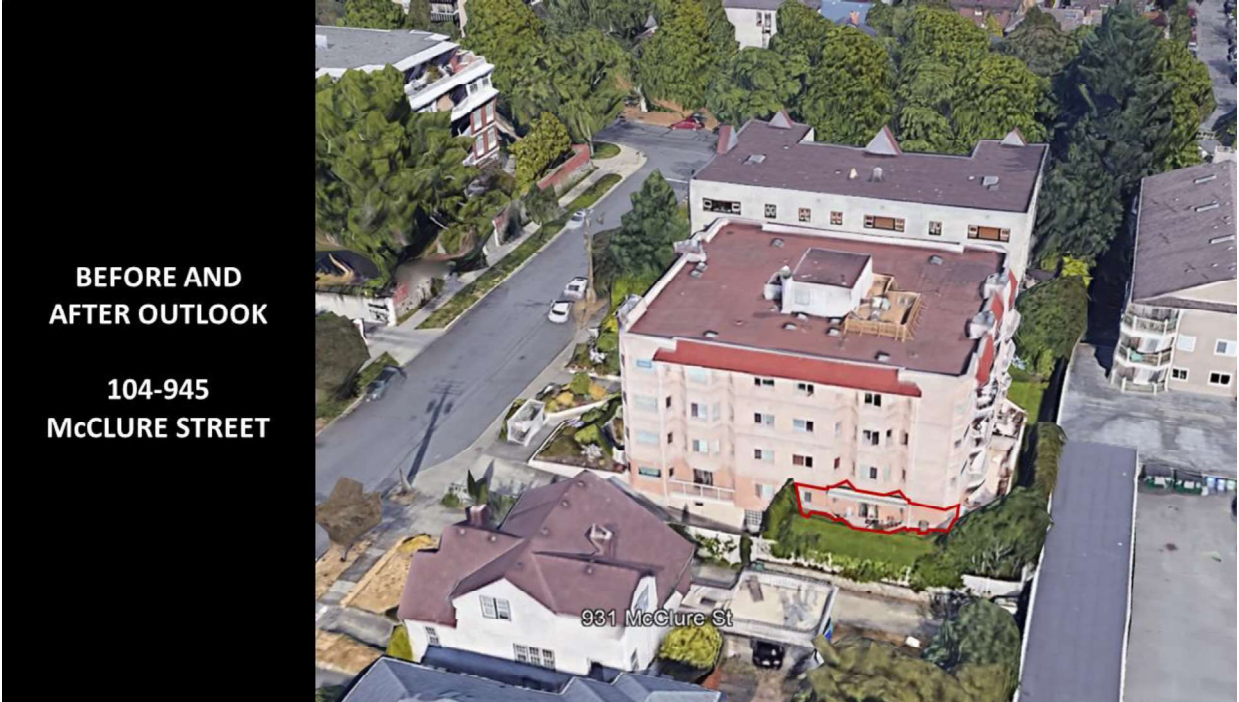
Future line of sight



Visible area on the proposed building



UNIT 104

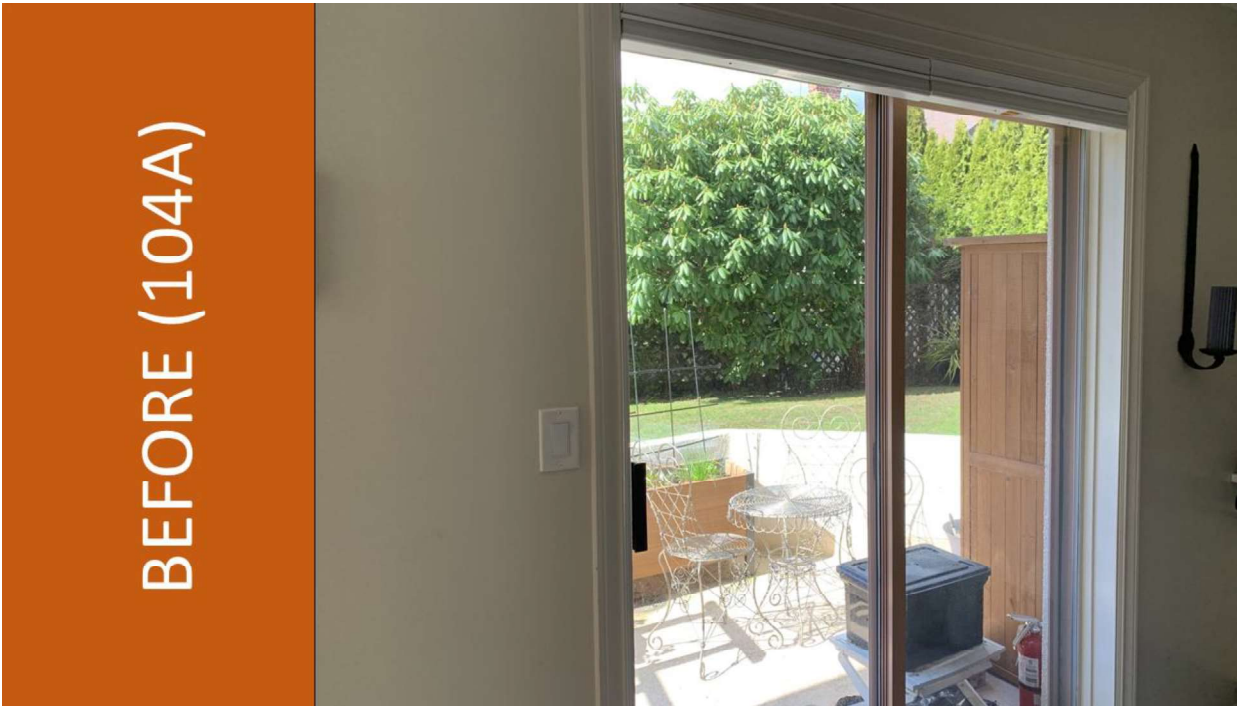


Personal Comments on the Impact of the Development

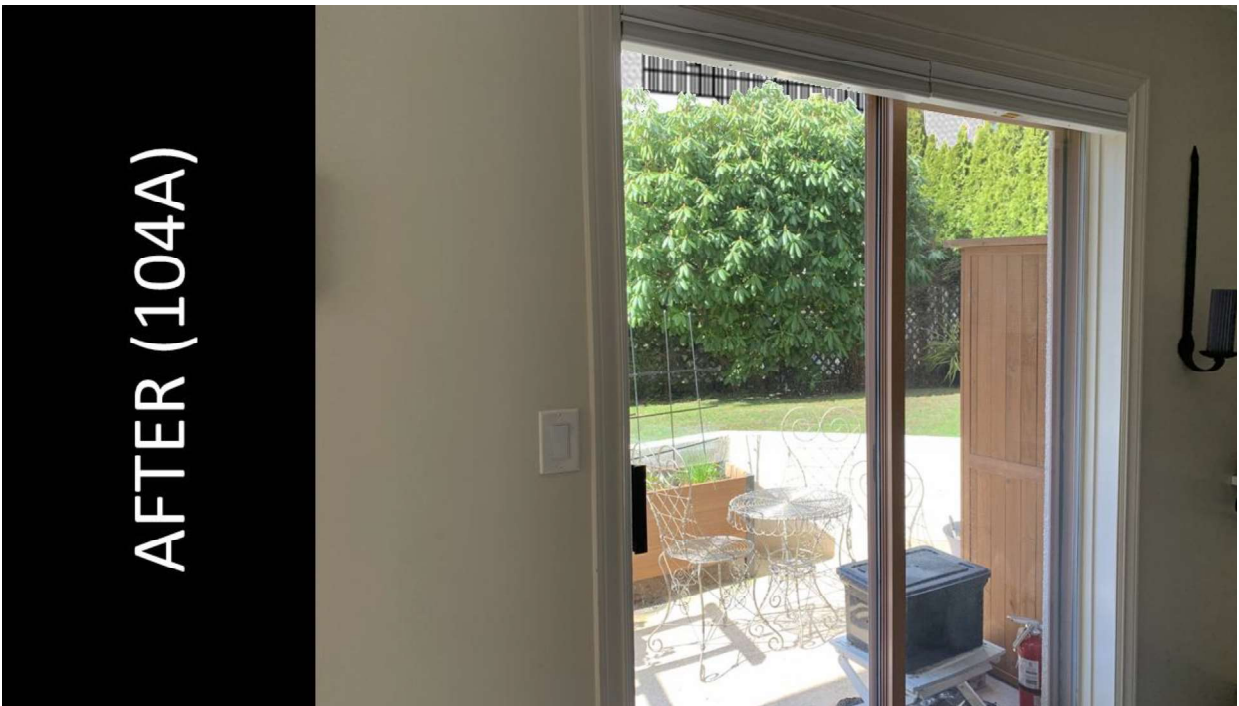
“Our west-facing patio will be deprived of sunlight from the early afternoon onwards. We grow herbs and some vegetables on the patio. We doubt there will be sufficient sunlight to continue growing these plants if the building is constructed. Our kitchen will be in perpetual shade.”

104A BEFORE AND AFTER

Current outlook

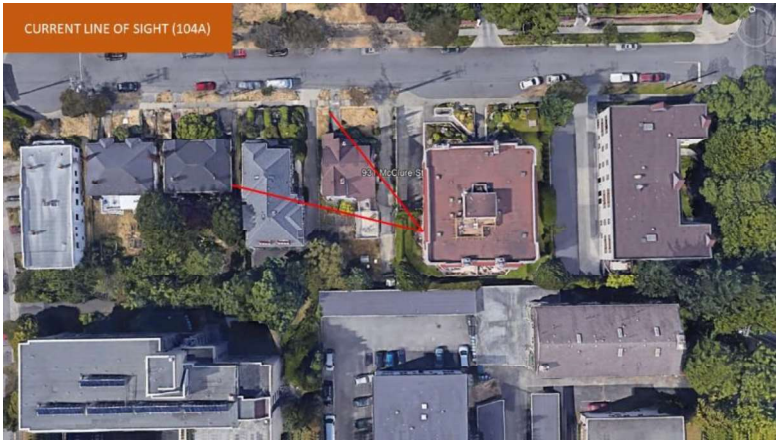


Future outlook



DERIVATION OF THE AFTER IMAGE

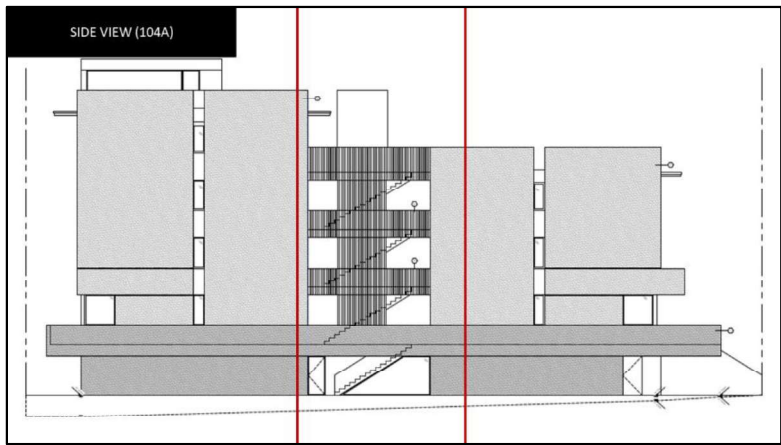
Current line of sight



Future line of sight

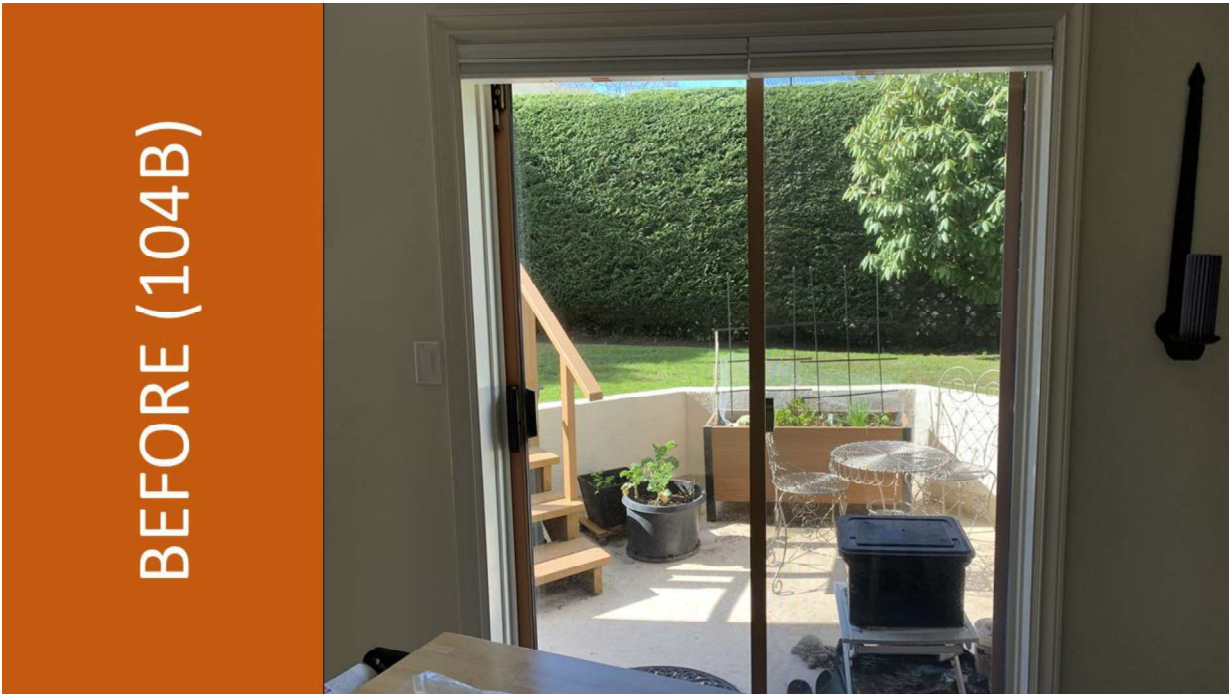


Visible area on the proposed building

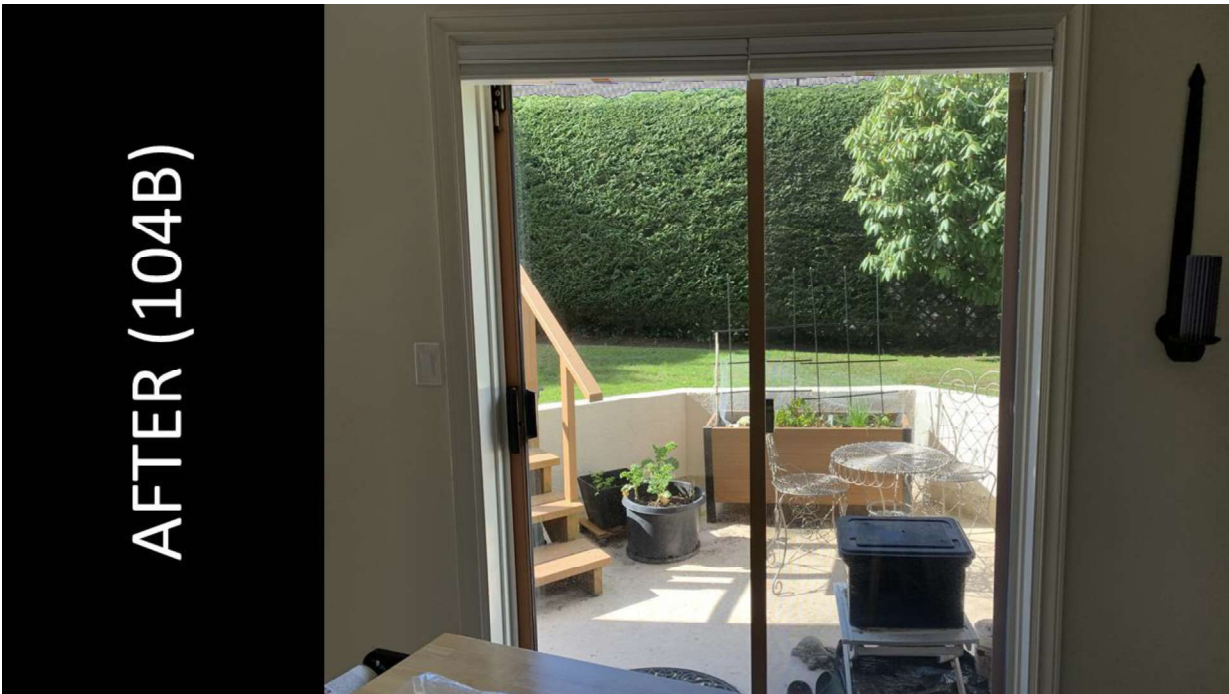


104B BEFORE AND AFTER

Current outlook

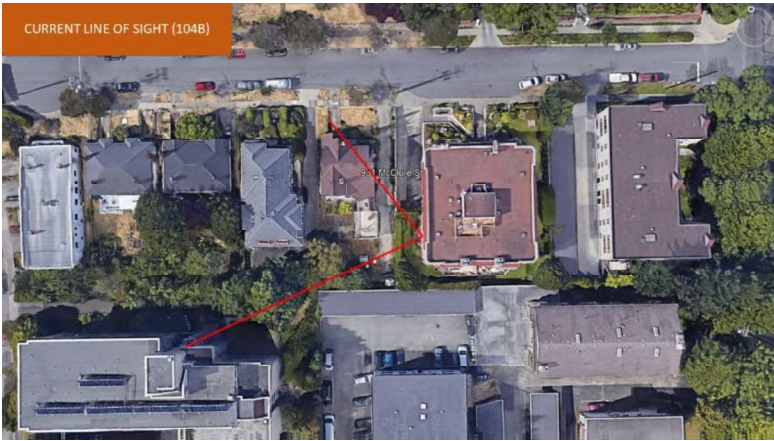


Future outlook



DERIVATION OF THE AFTER IMAGE

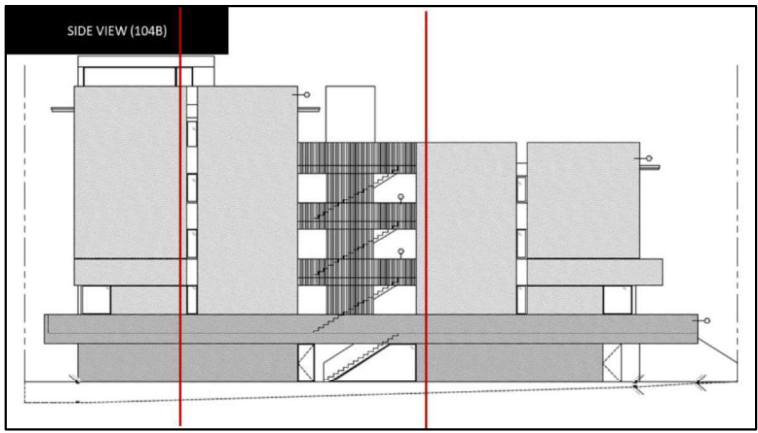
Current line of sight



Future line of sight

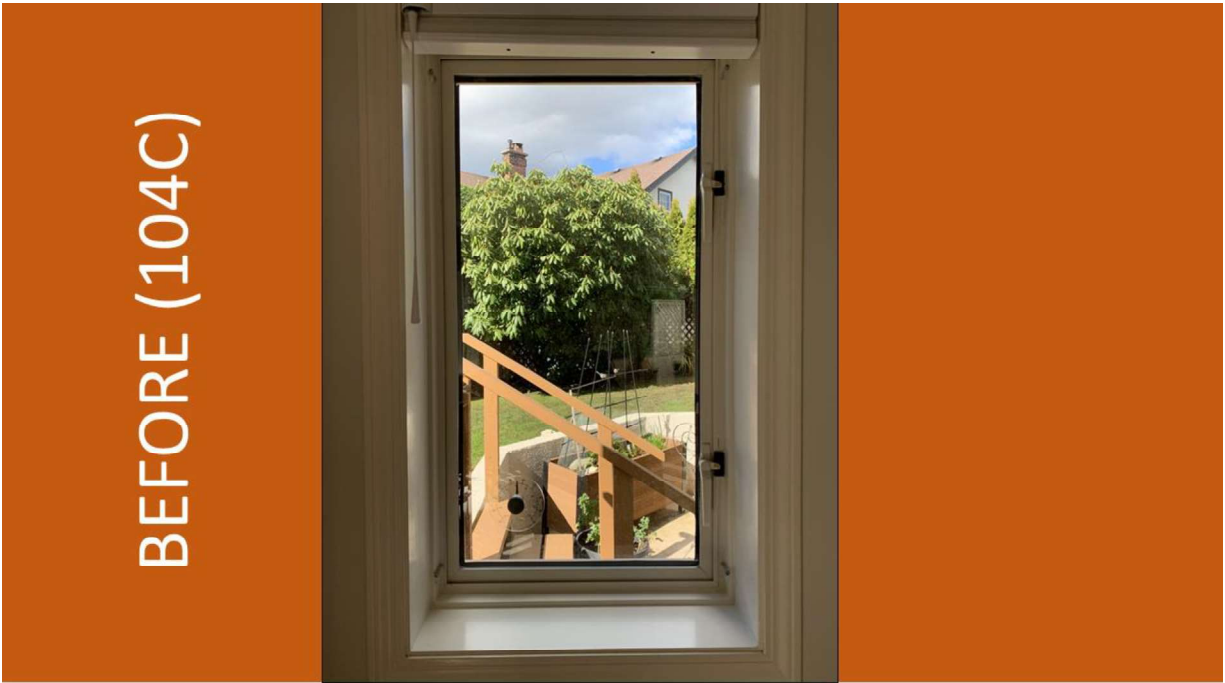


Visible area on the proposed building

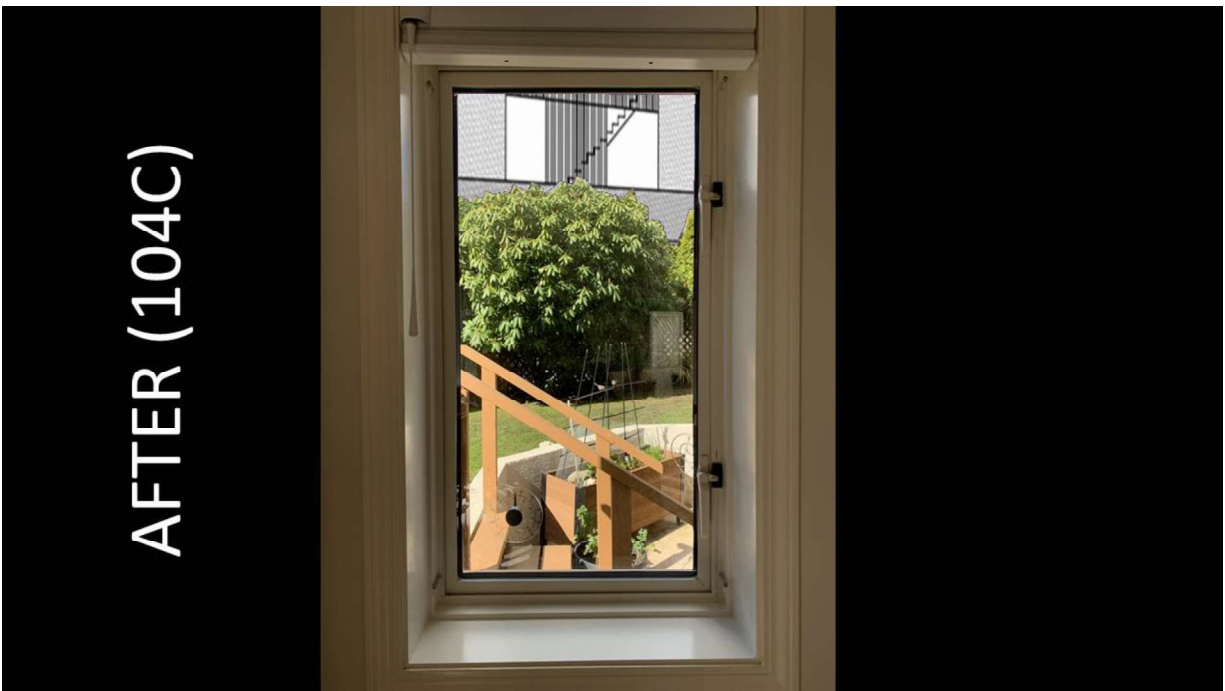


104C BEFORE AND AFTER

Current outlook

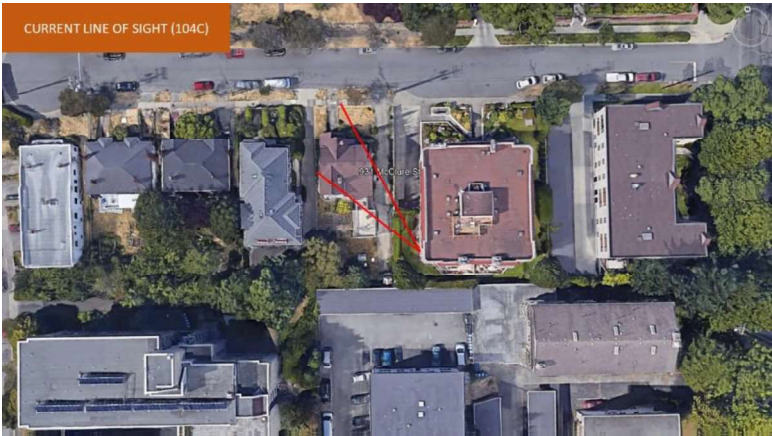


Future outlook

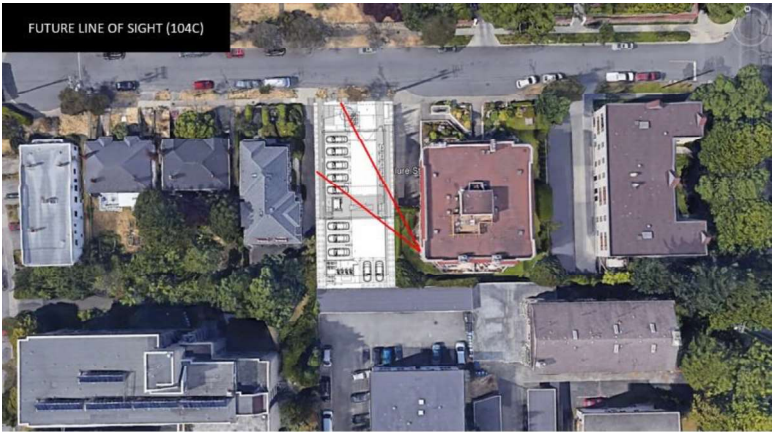


DERIVATION OF THE AFTER IMAGE

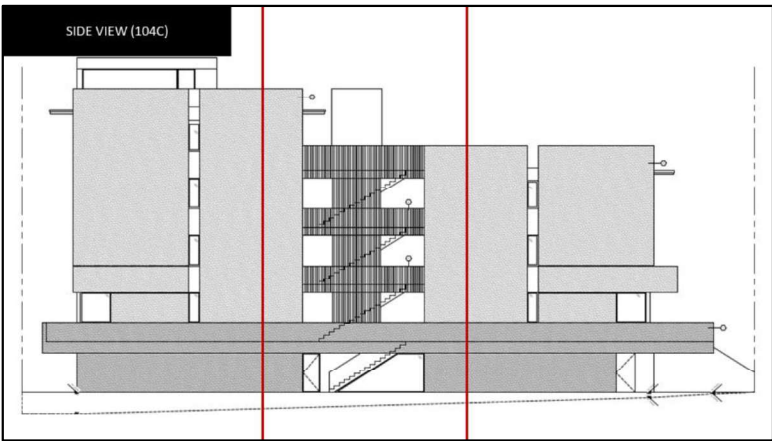
Current line of sight



Future line of sight

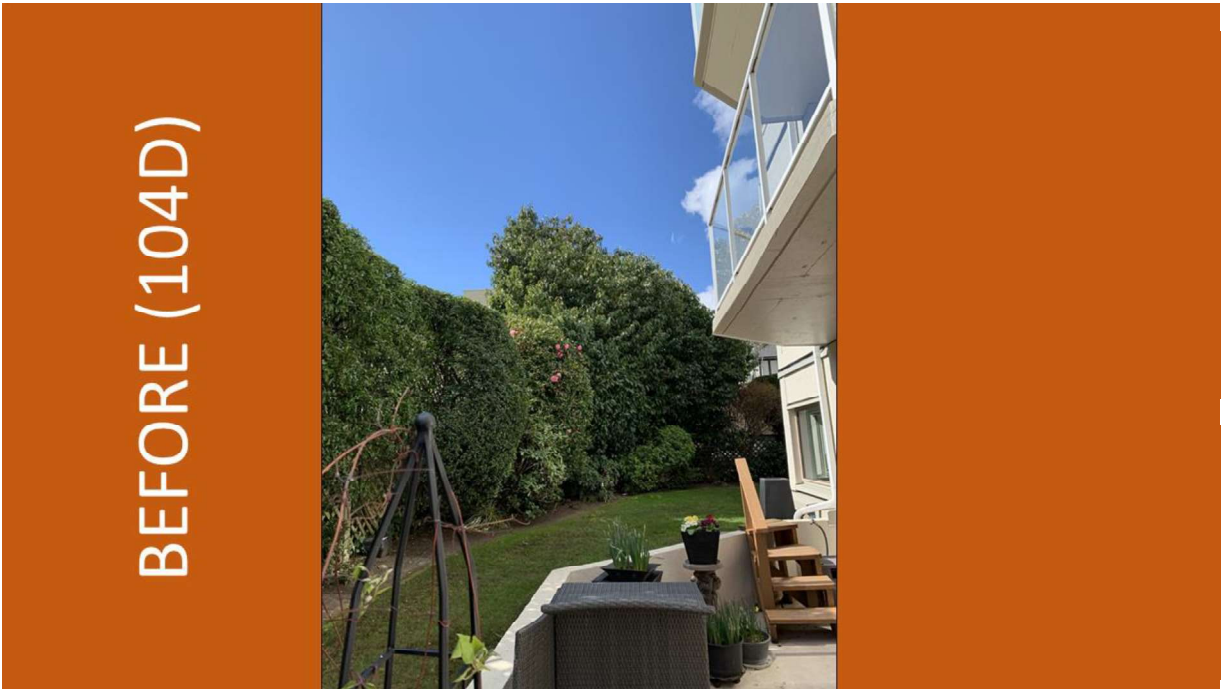


Visible area on the proposed building



101D BEFORE AND AFTER

Current outlook

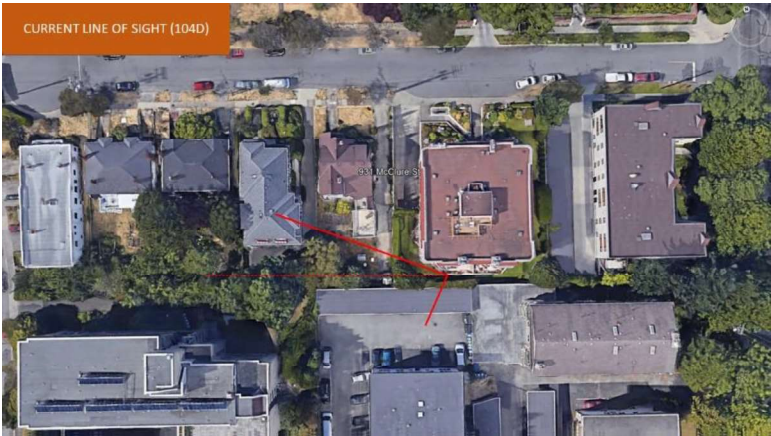


Future outlook

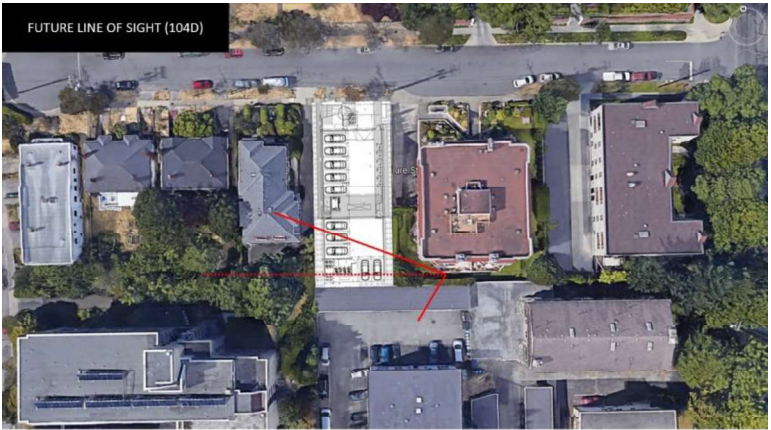


DERIVATION OF THE AFTER IMAGE

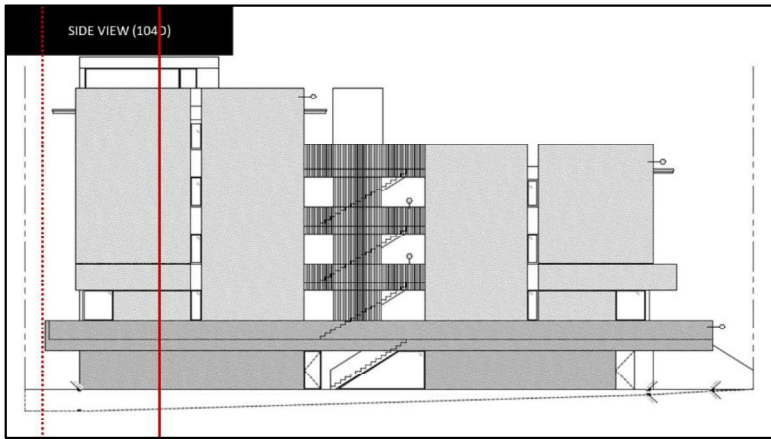
Current line of sight



Future line of sight



Visible area on the proposed building



UNIT 201



**BEFORE AND
AFTER OUTLOOK**

**201-945
McCLURE STREET**

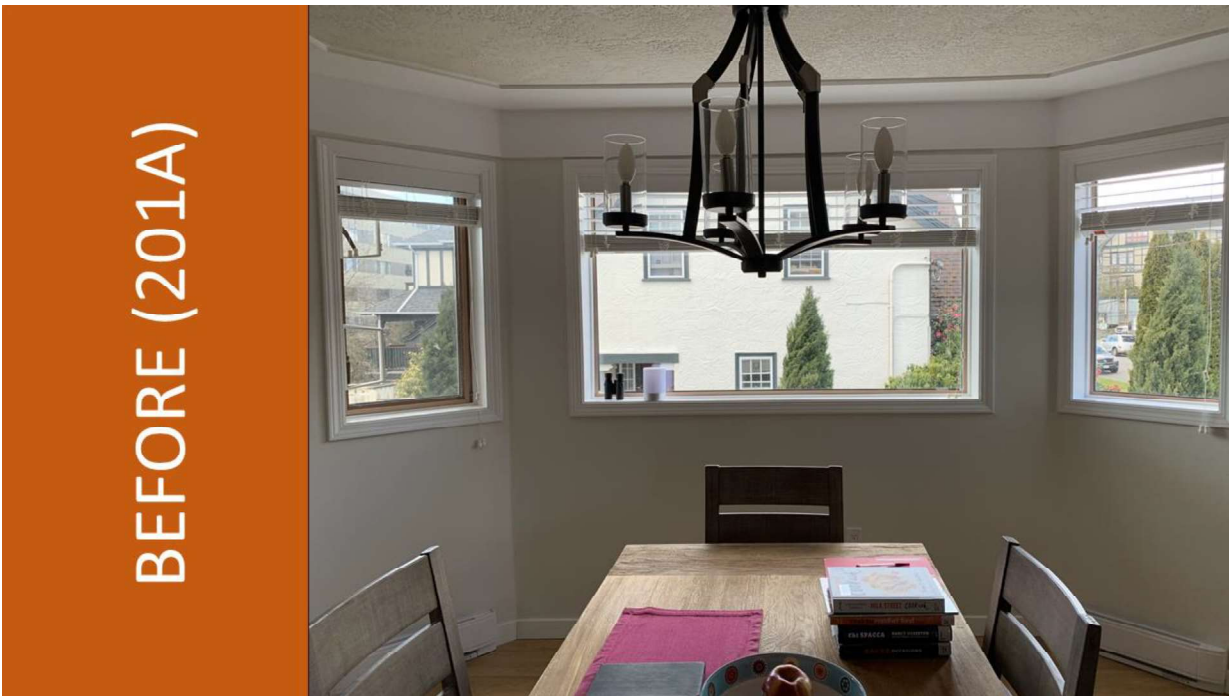
Personal Comments on the Impact of the Development

“The proposed development will have a negative impact on our quality of life for numerous reasons: less sunlight, less moonlight, inability to view the night sky, fewer trees and shrubs, reduced habitat for wildlife, including birds and squirrels, reduced privacy on the rooftop patio.

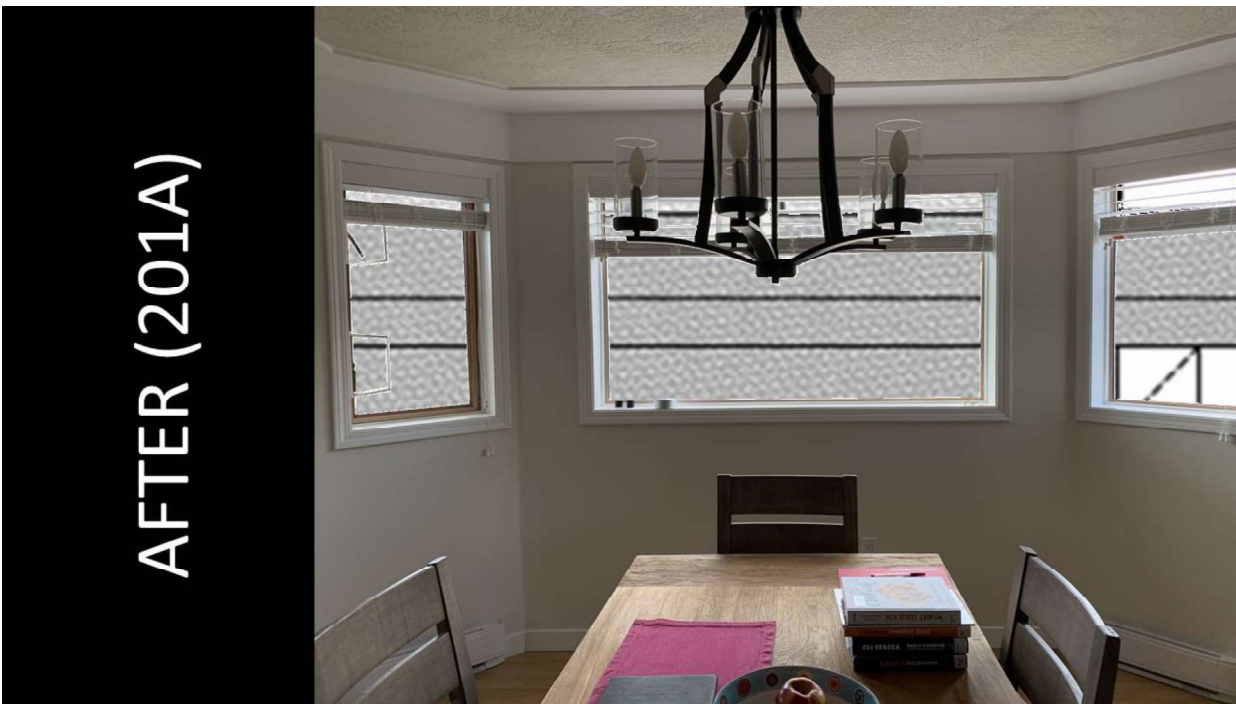
The proposed development will also increase our hydro costs and very likely reduce the resale values of all suites in our building, not only the west-facing ones that would be impacted by the decrease in natural light.”

201A BEFORE AND AFTER

Current outlook

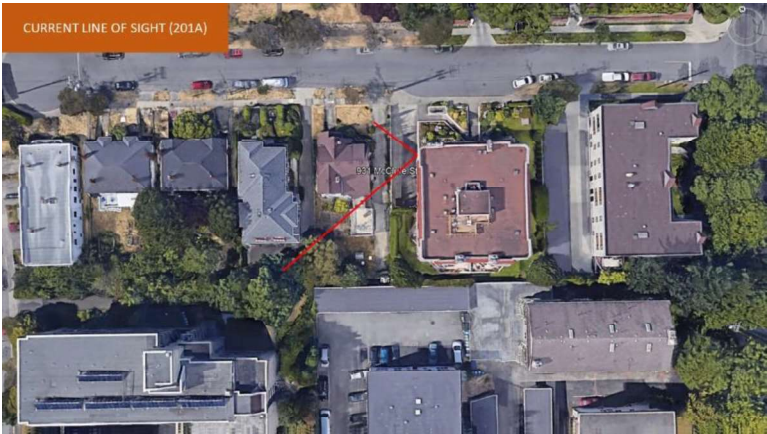


Future outlook

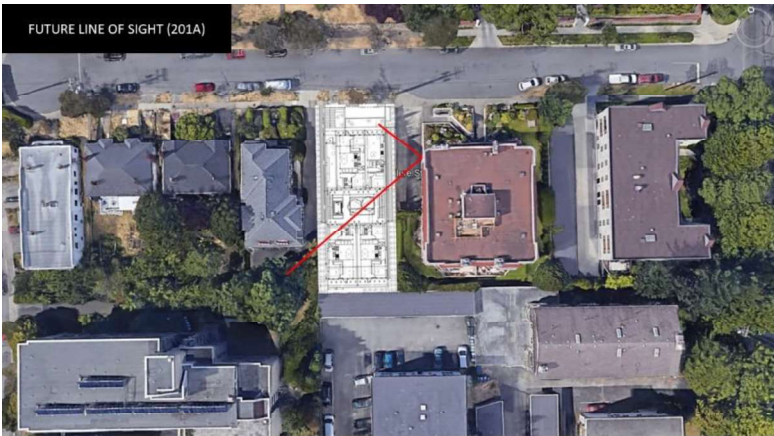


DERIVATION OF THE AFTER IMAGE

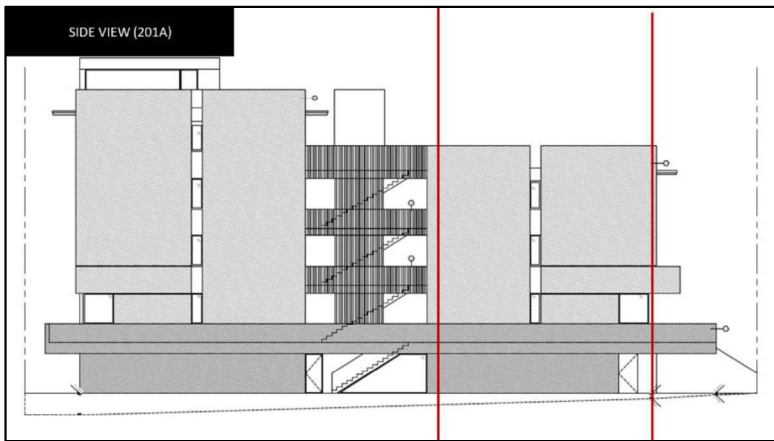
Current line of sight



Future line of sight



Visible area on the proposed building



201B BEFORE AND AFTER

Current outlook

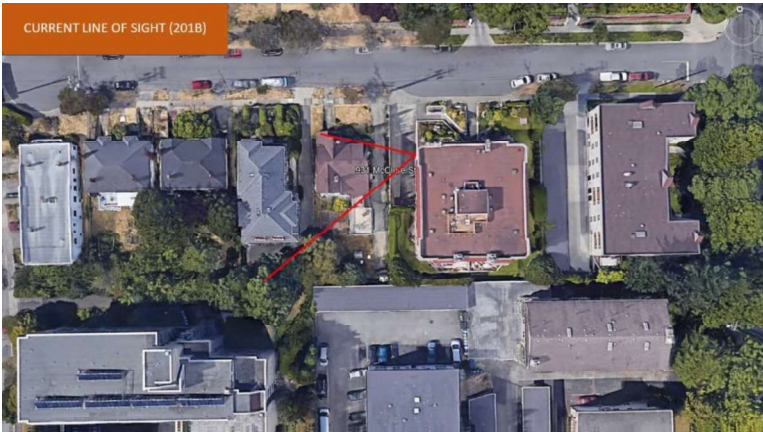


Future outlook

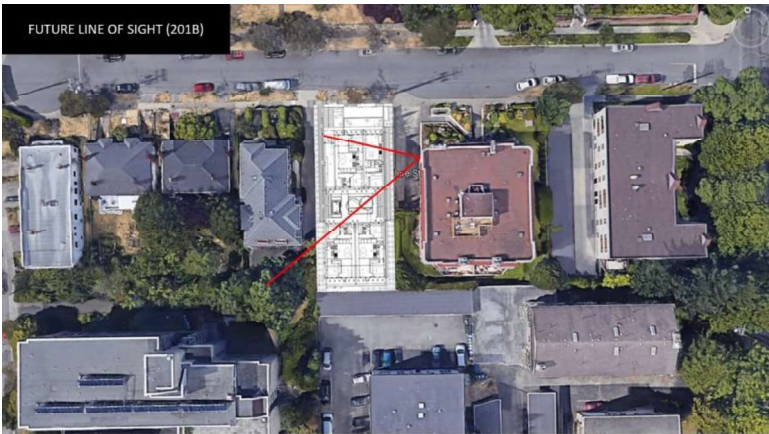


DERIVATION OF THE AFTER IMAGE

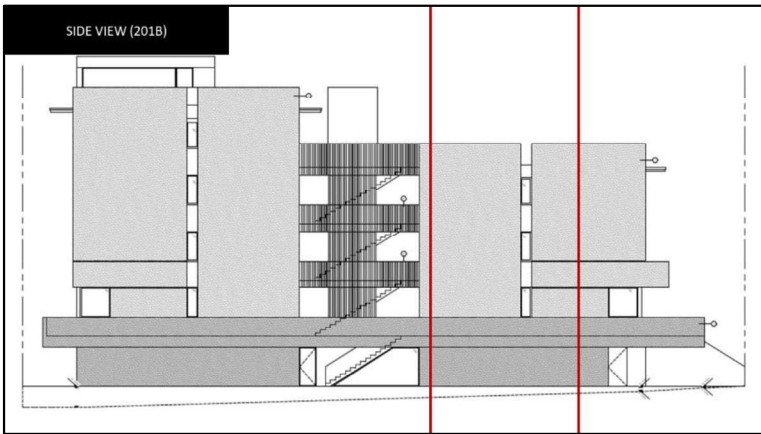
Current line of sight



Future line of sight



Visible area on the proposed building



201C BEFORE AND AFTER

Current outlook

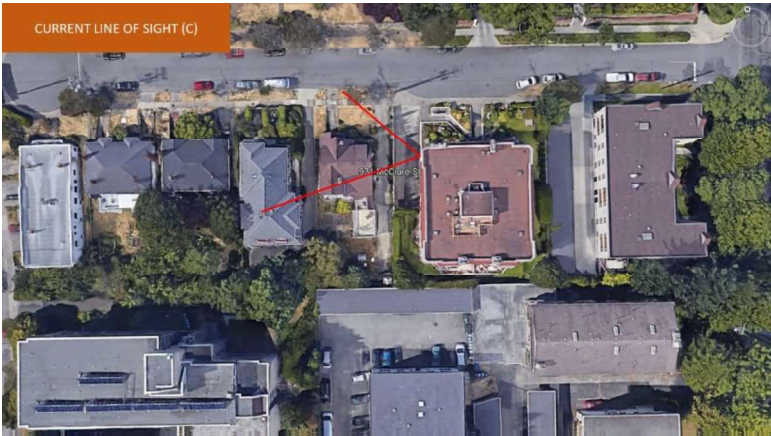


Future outlook

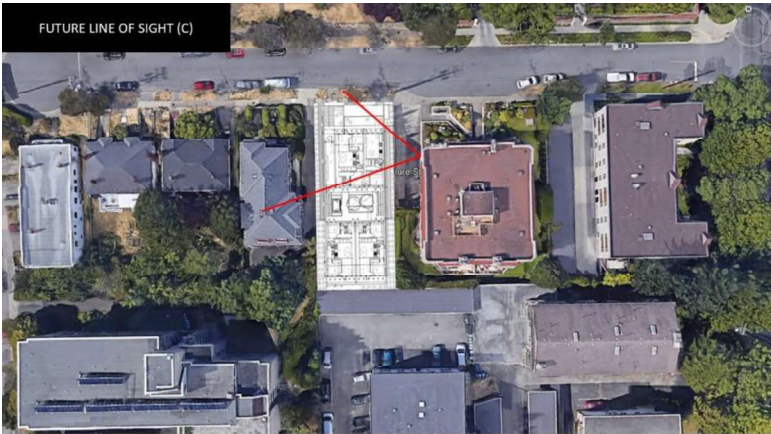


DERIVATION OF THE AFTER IMAGE

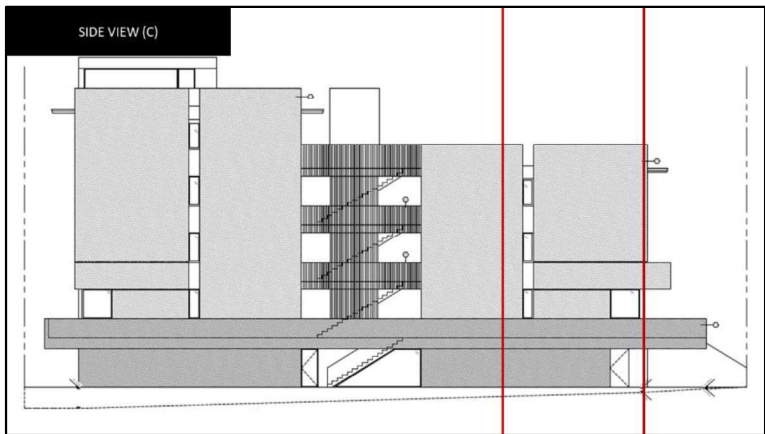
Current line of sight



Future line of sight



Visible area on the proposed building



201D BEFORE AND AFTER

Current outlook

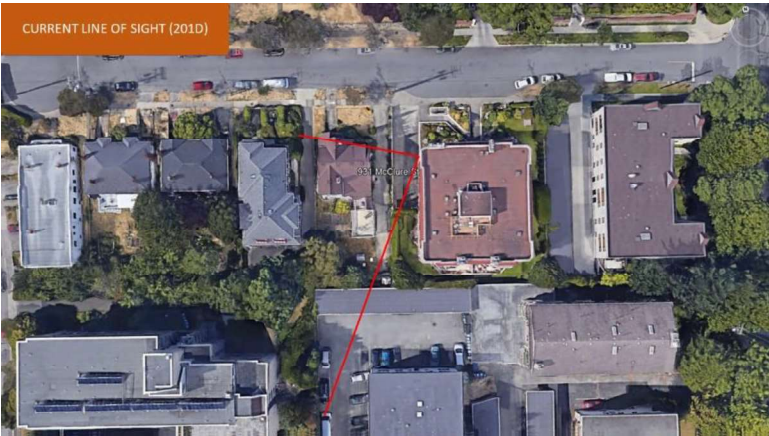


Future outlook

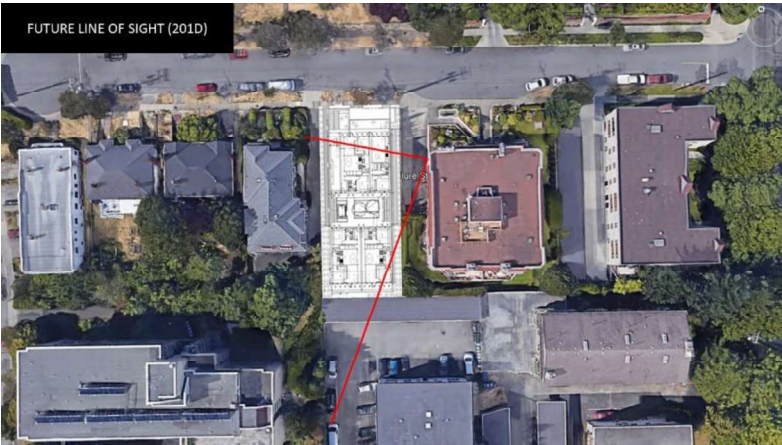


DERIVATION OF THE AFTER IMAGE

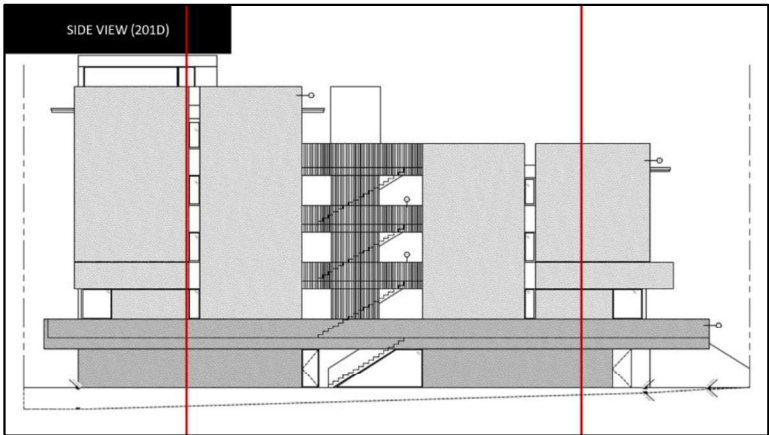
Current line of sight



Future line of sight

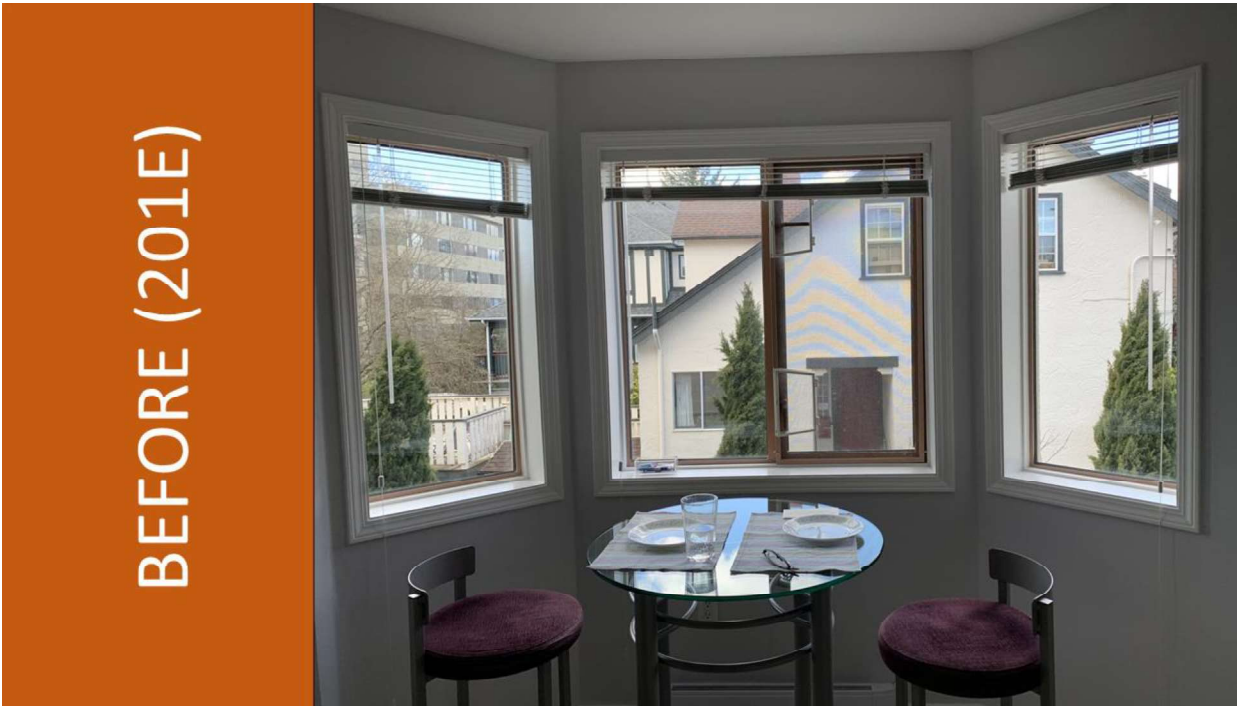


Visible area on the proposed building

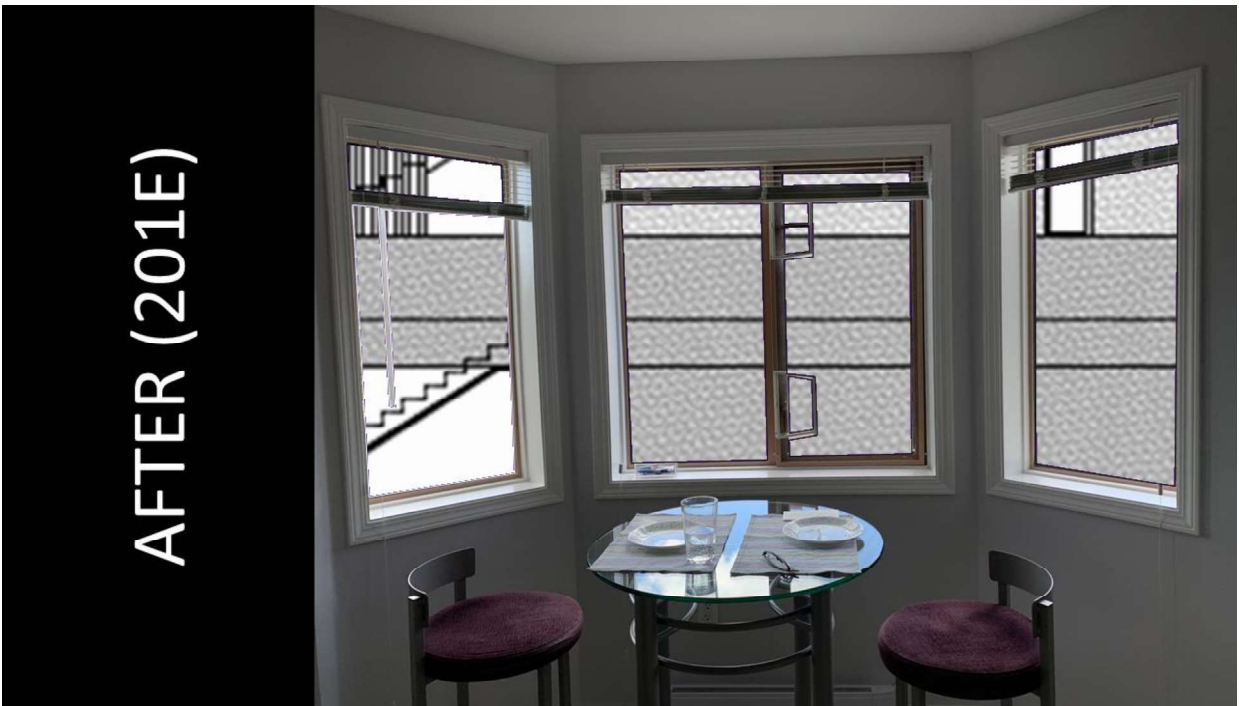


201E BEFORE AND AFTER

Current outlook

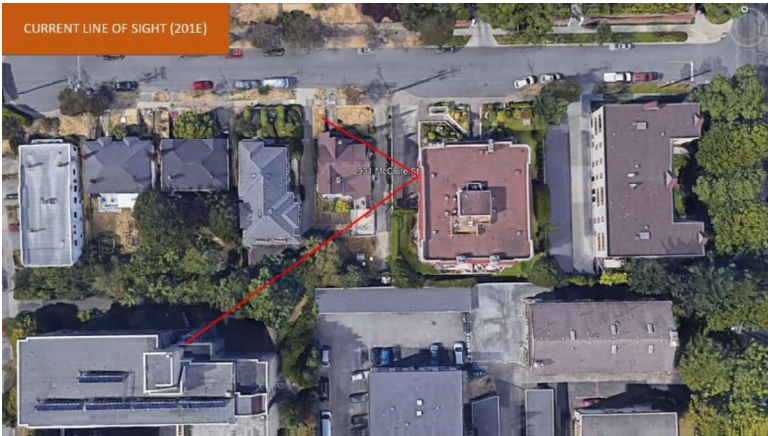


Future outlook

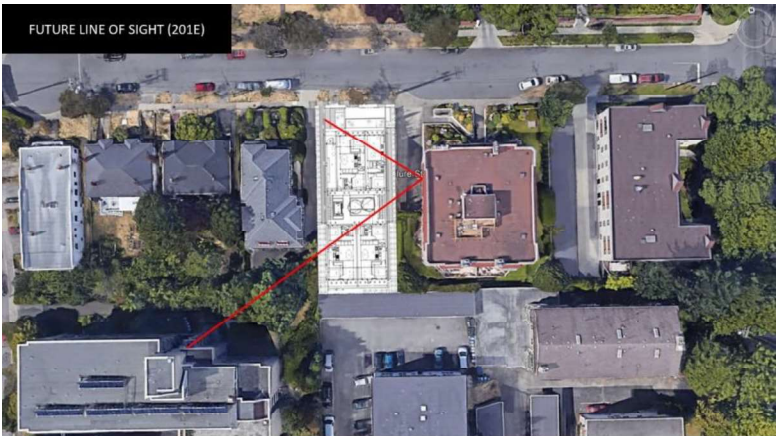


DERIVATION OF THE AFTER IMAGE

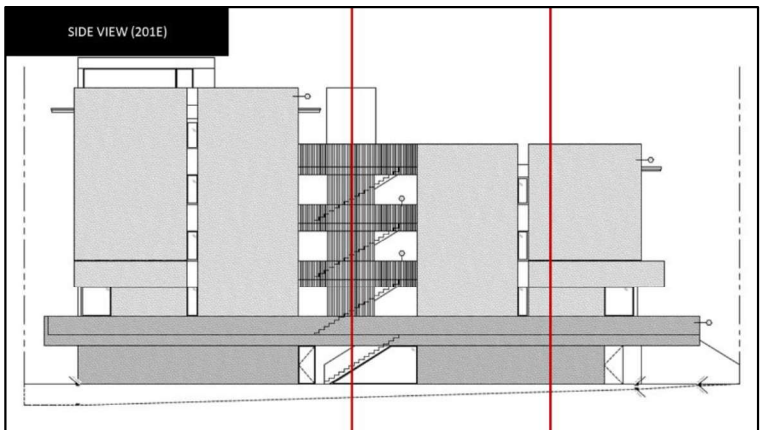
Current line of sight



Future line of sight

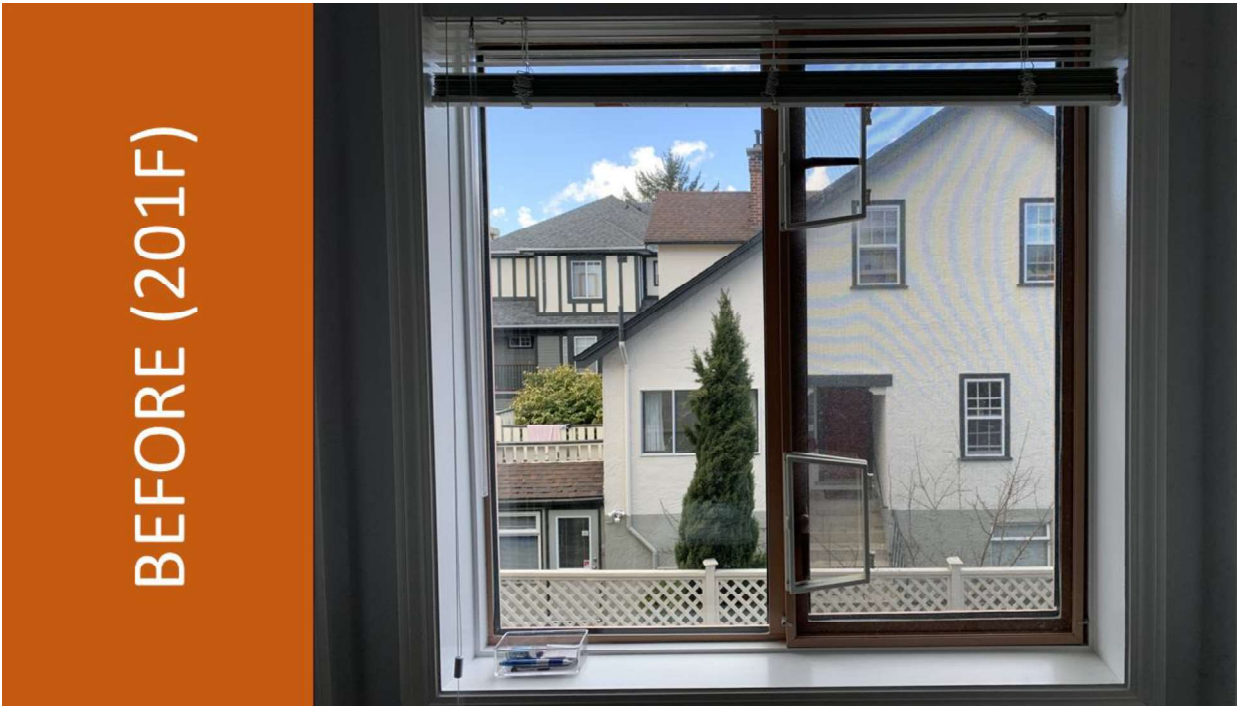


Visible area on the proposed building

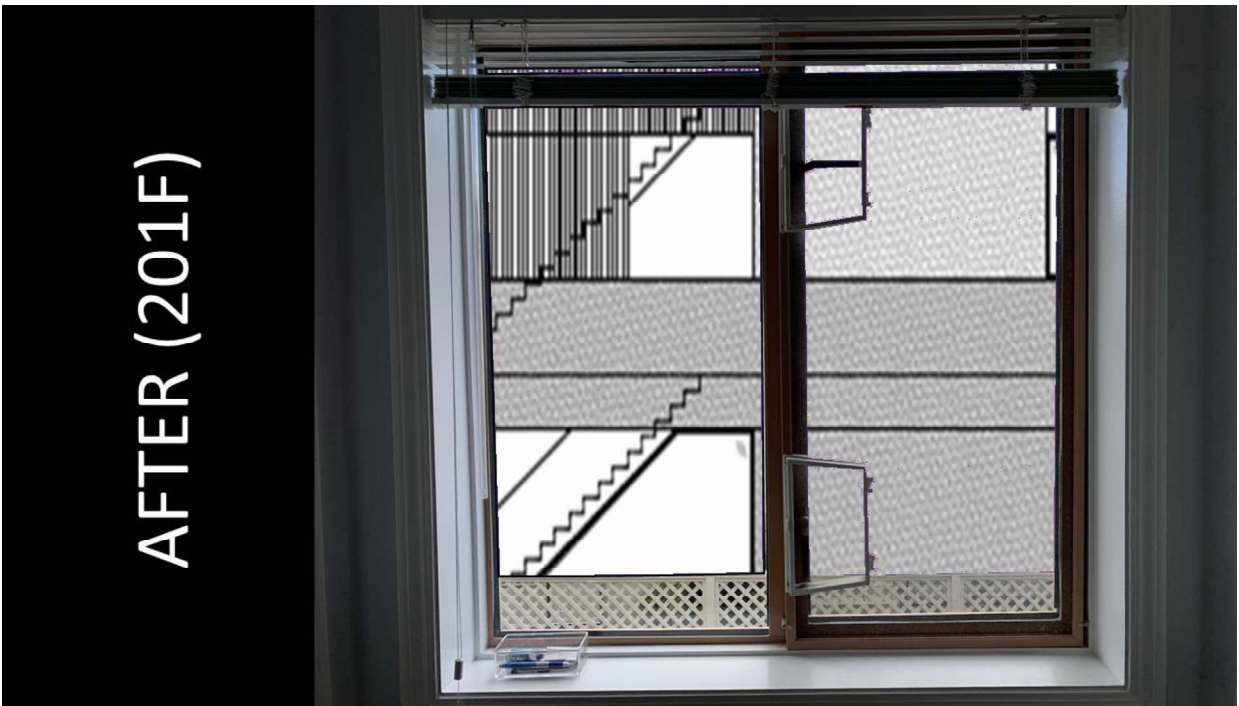


201F BEFORE AND AFTER

Current outlook

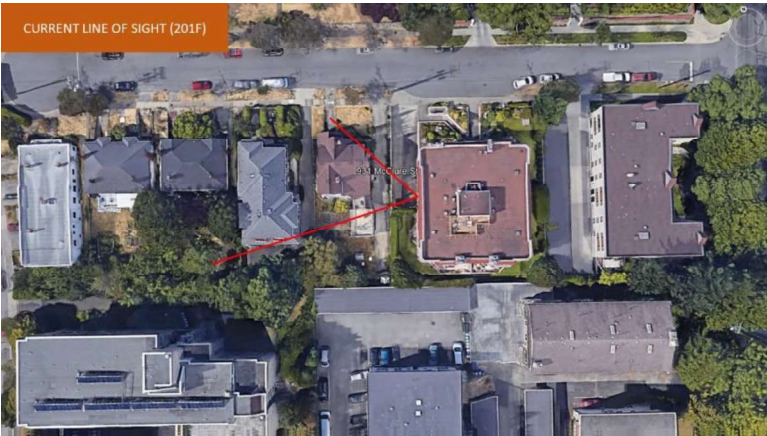


Future outlook

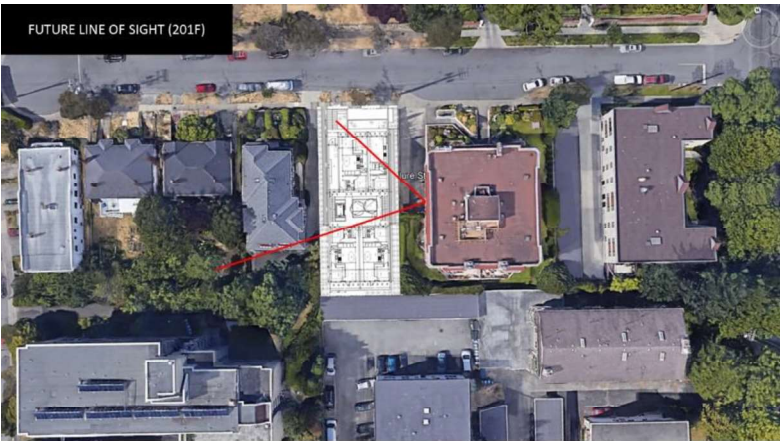


DERIVATION OF THE AFTER IMAGE

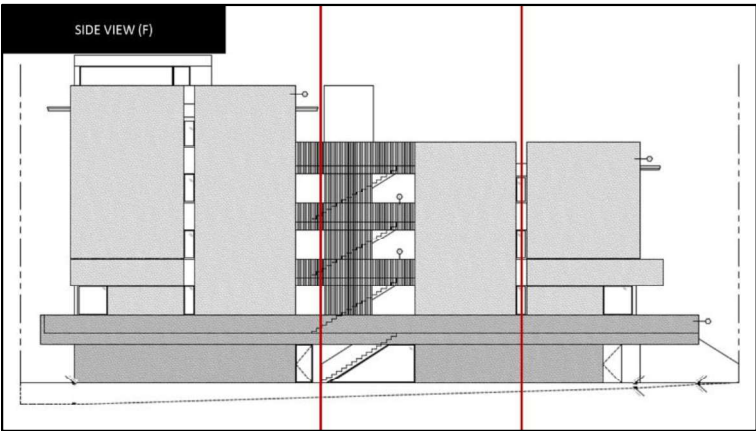
Current line of sight



Future line of sight

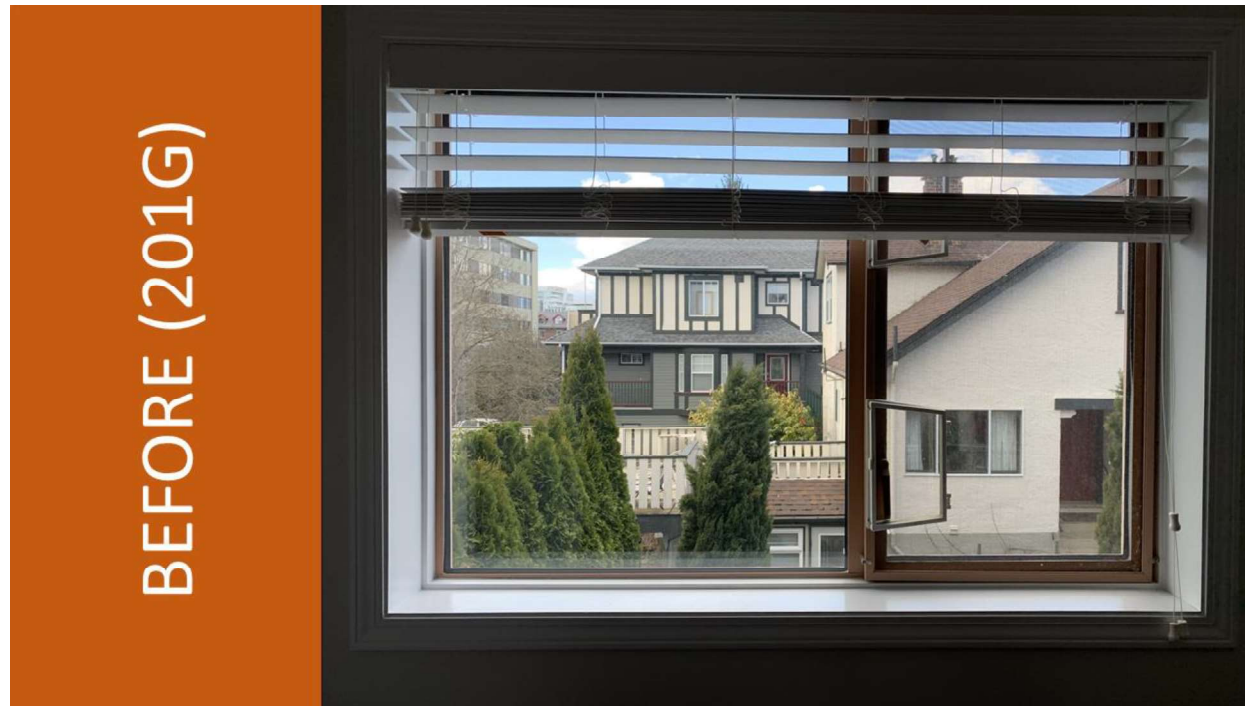


Visible area on the proposed building



201G BEFORE AND AFTER

Current outlook

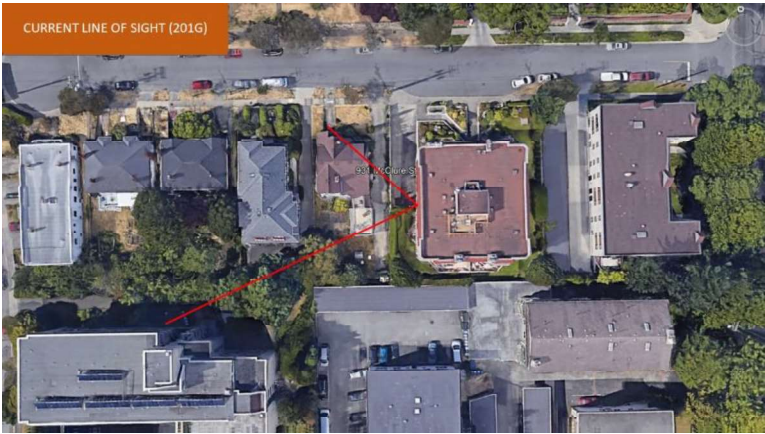


Future outlook

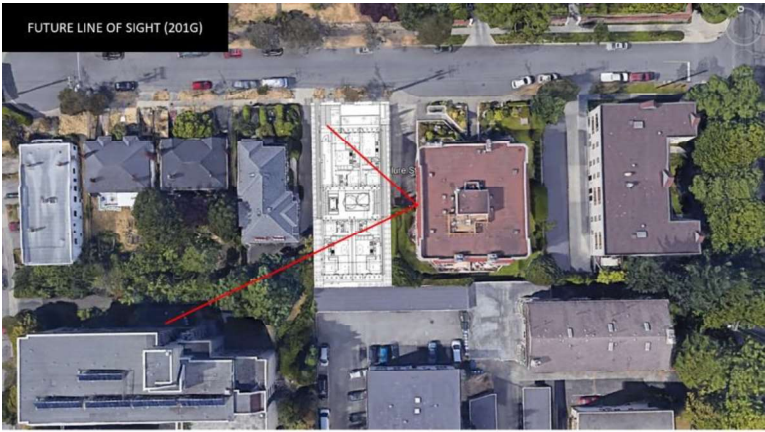


DERIVATION OF THE AFTER IMAGE

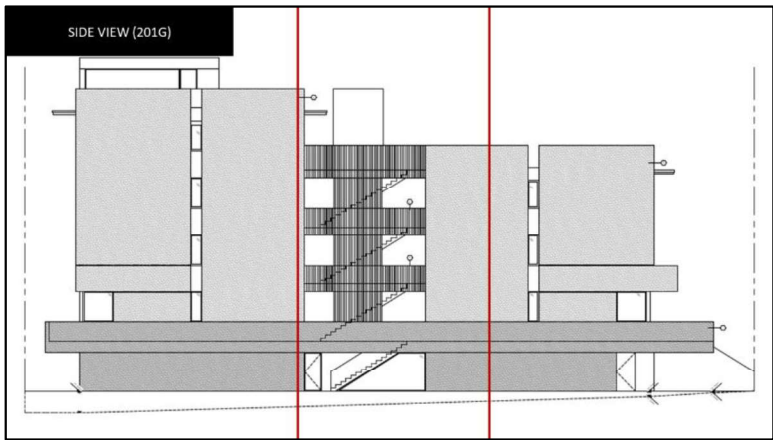
Current line of sight



Future line of sight



Visible area on the proposed building



UNIT 204



**BEFORE AND
AFTER OUTLOOK**

**204-945
McCLURE STREET**

Personal Comments on the Impact of the Development

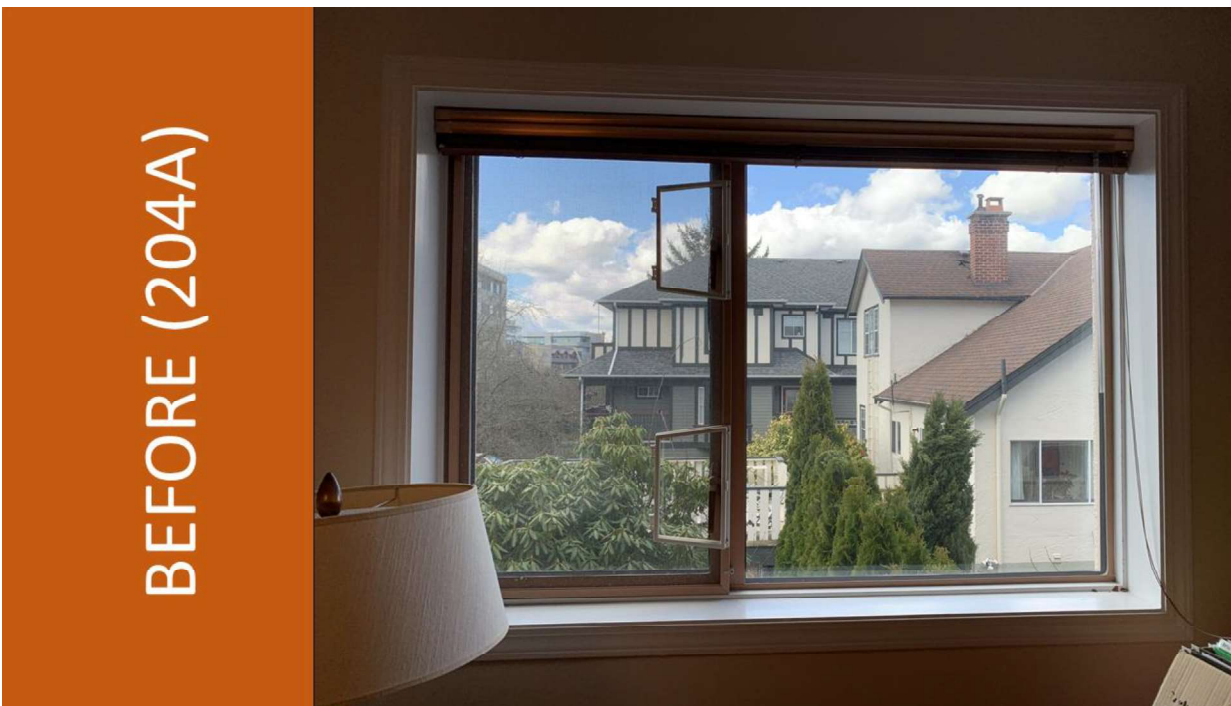
“My home is bright and daylight-filled, with views of open sky, many trees, and neighbours in surrounding buildings. Sunlight streams in through multiple large windows, all afternoon year round, and summer evenings. Delightful to live in!

This proposed building would significantly reduce the daylight, making my home dark and gloomy, especially on winter days. No sunlight could ever reach inside. I am an old lady with poor vision; I would need indoor lights blazing all day long.

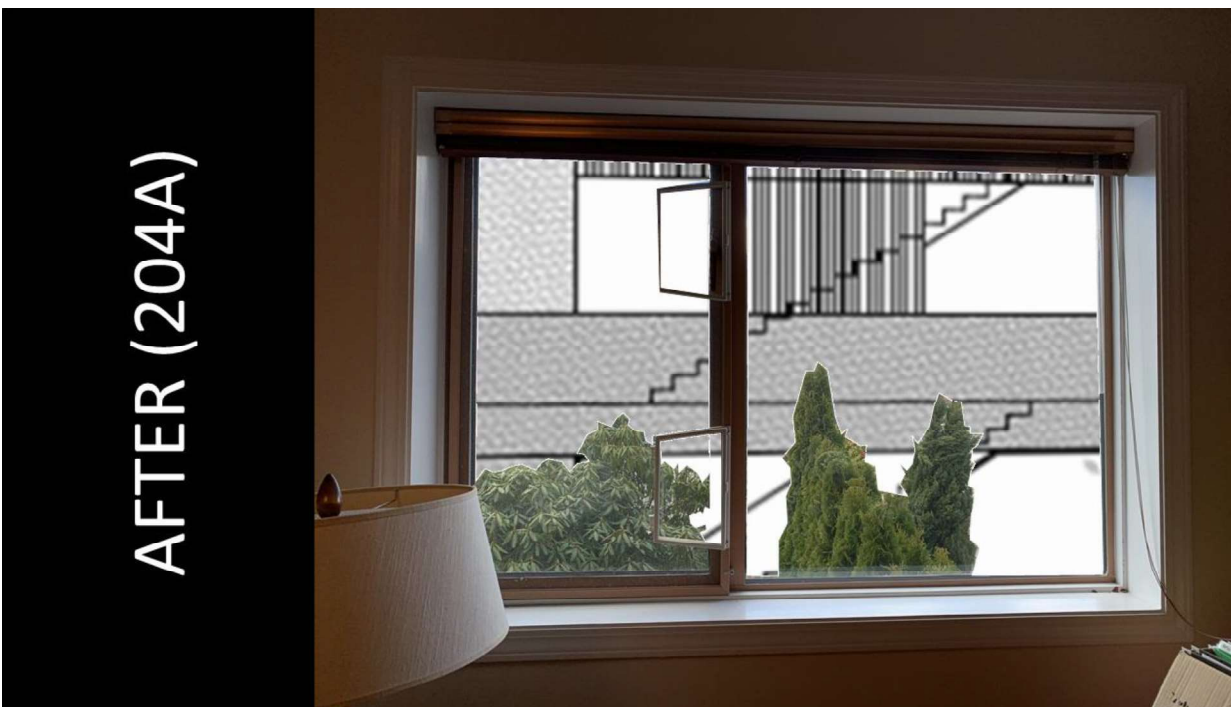
All my views and connections to the outside would disappear. I would be boxed in by a blank wall, mere feet away. It would be like existing in a prison! So very depressing.”

204A BEFORE AND AFTER

Current outlook

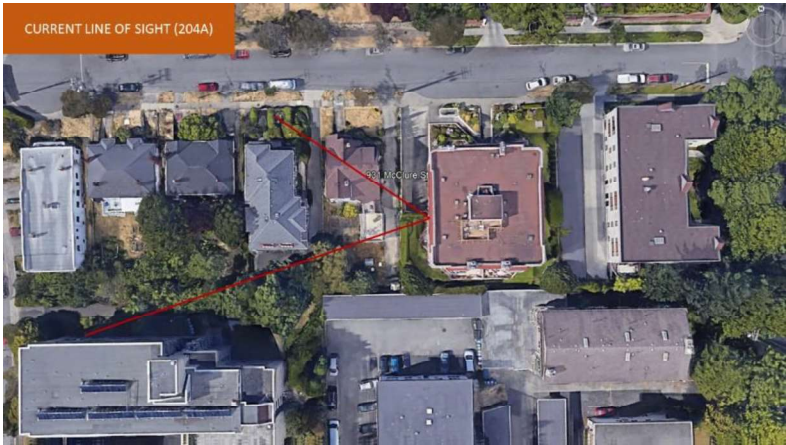


Future outlook

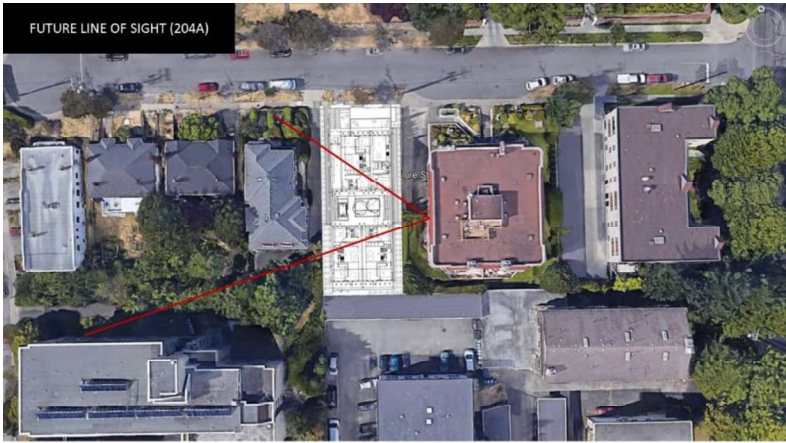


DERIVATION OF THE AFTER IMAGE

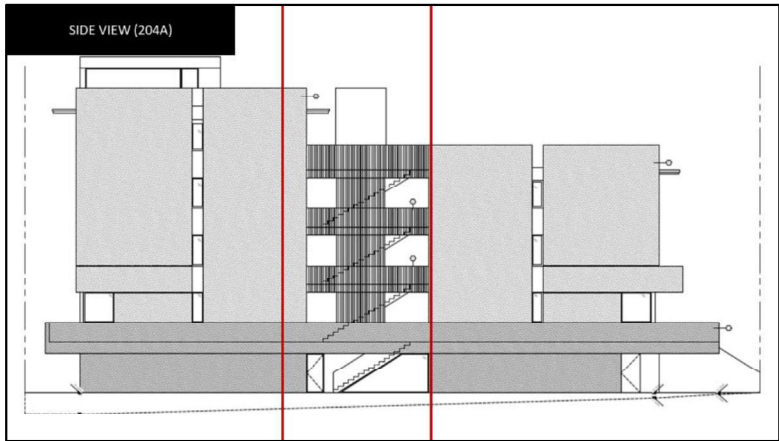
Current line of sight



Future line of sight

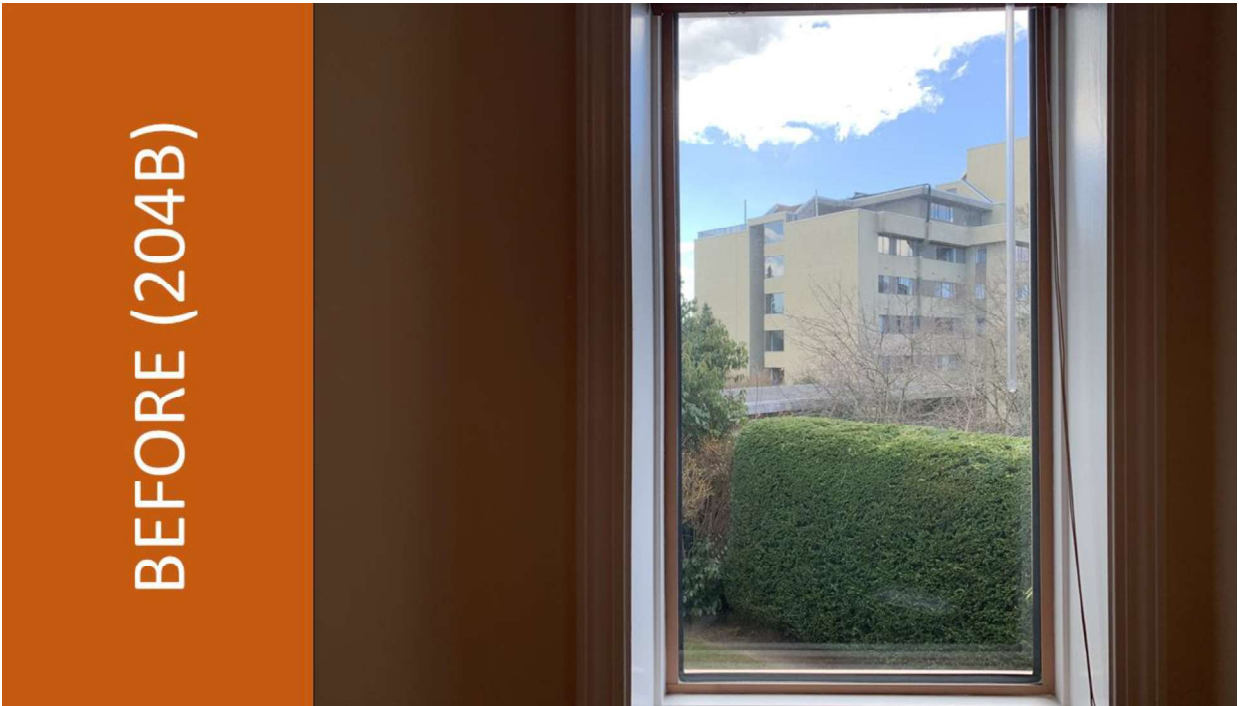


Visible area on the proposed building

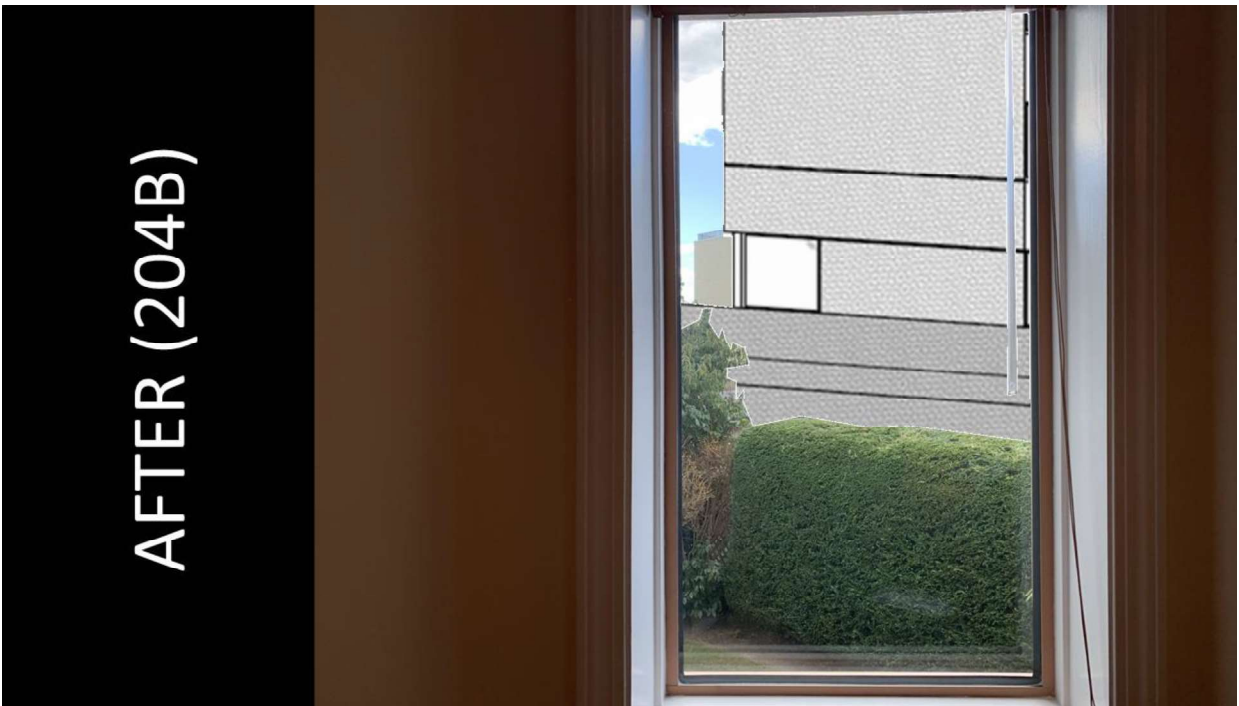


204B BEFORE AND AFTER

Current outlook



Future outlook



DERIVATION OF THE AFTER IMAGE

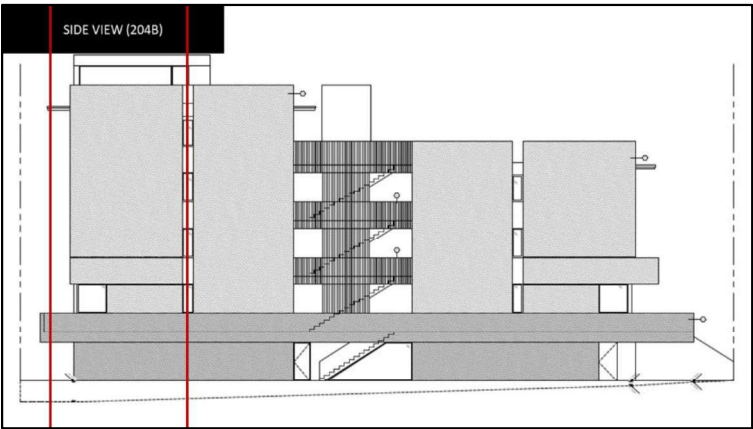
Current line of sight



Future line of sight



Visible area on the proposed building



204C BEFORE AND AFTER

Current outlook

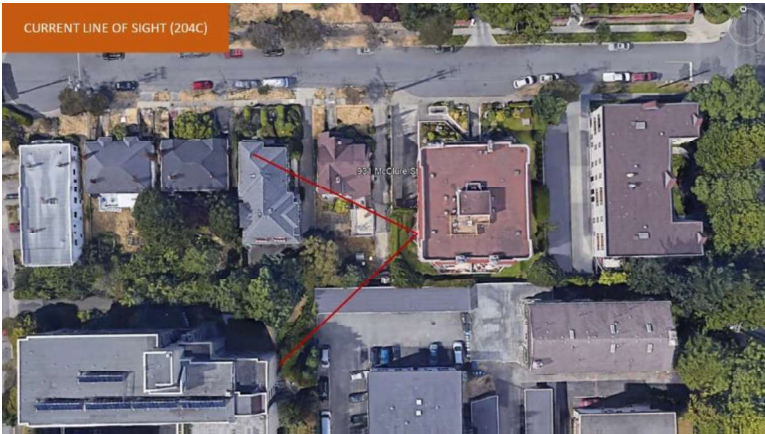


Future outlook

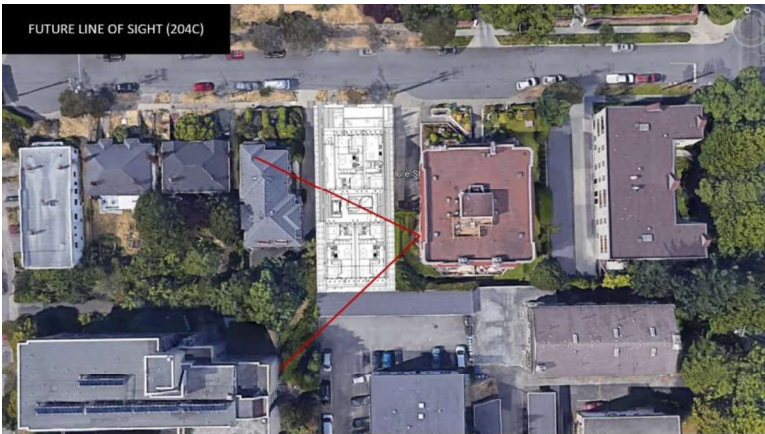


DERIVATION OF THE AFTER IMAGE

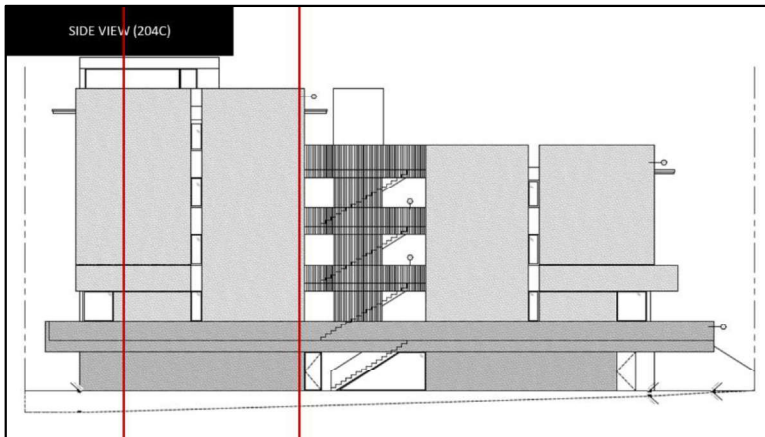
Current line of sight



Future line of sight



Visible area on the proposed building



204D BEFORE AND AFTER

Current outlook



Future outlook



DERIVATION OF THE AFTER IMAGE

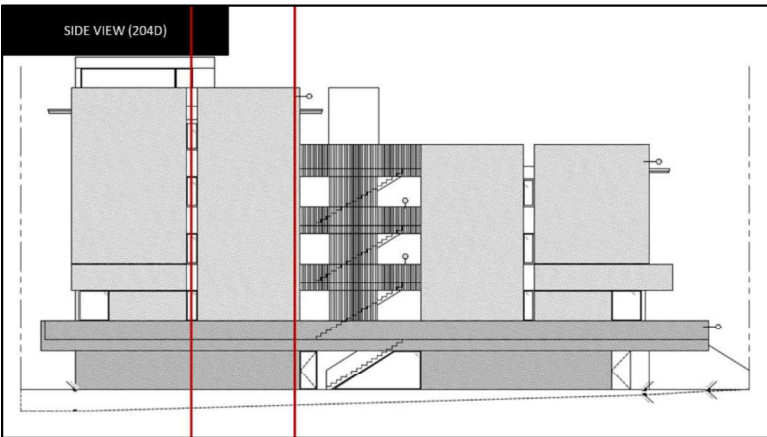
Current line of sight



Future line of sight

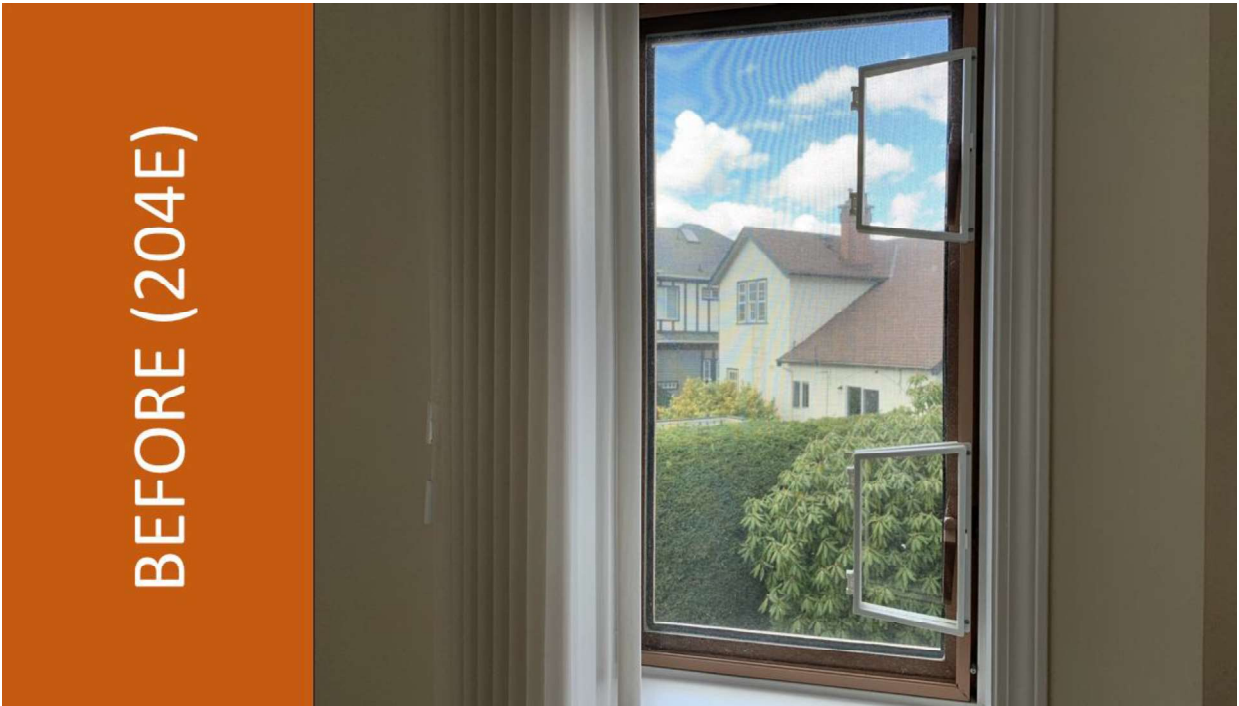


Visible area on the proposed building

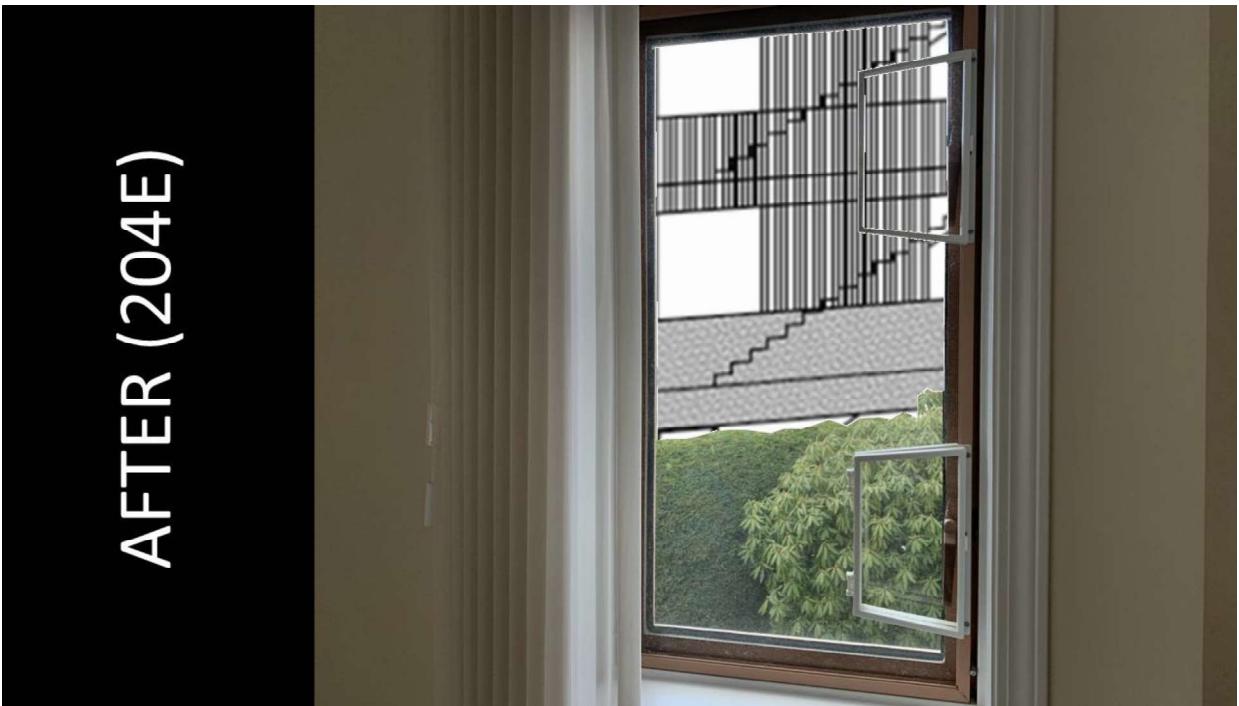


204E BEFORE AND AFTER

Current outlook

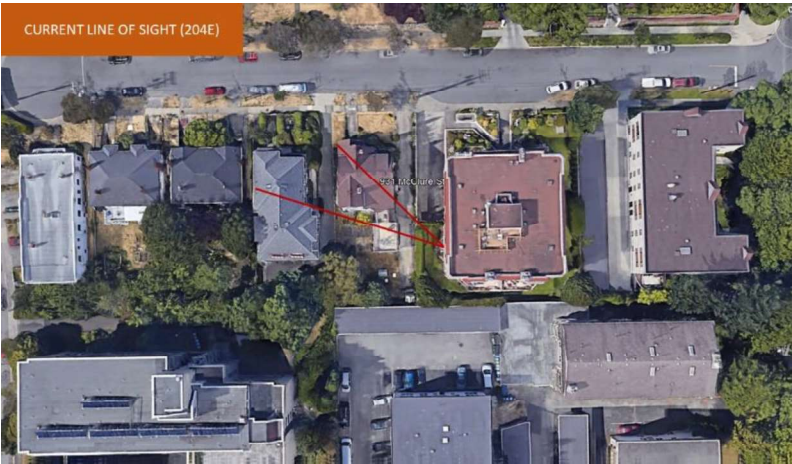


Future outlook



DERIVATION OF THE AFTER IMAGE

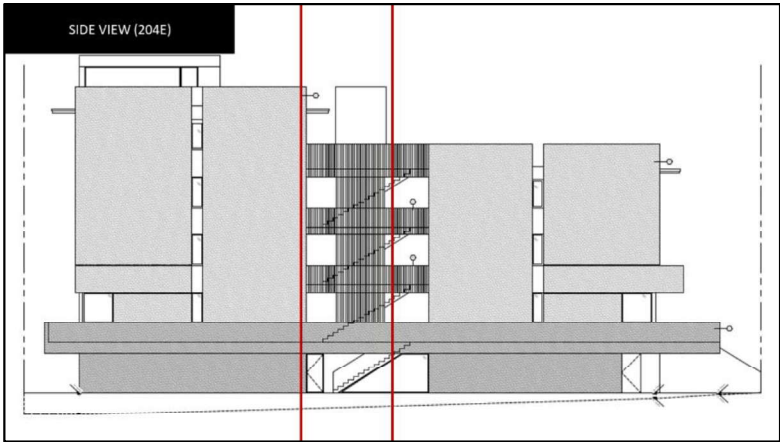
Current line of sight



Future line of sight



Visible area on the proposed building



UNIT 301



Personal Comments on the Impact of the Development

“Each day I spend hours sitting at one of my eight westward facing windows, enjoying the grass, trees and gardens of the street all of the way down to the hotel. I have a view of the skyline and the sun streams in midday.

In September 2020 when I purchased the suite I carefully reviewed the proposal next door – 8 units and 4 stories. I saw that only some of my view and sunlight would be diminished and went ahead with the purchase. Now in March of 2021, with six stories at the back and no easement in the front, 15 units, inadequate parking, a large unattractive stairwell, the prospect is considerably bleak.

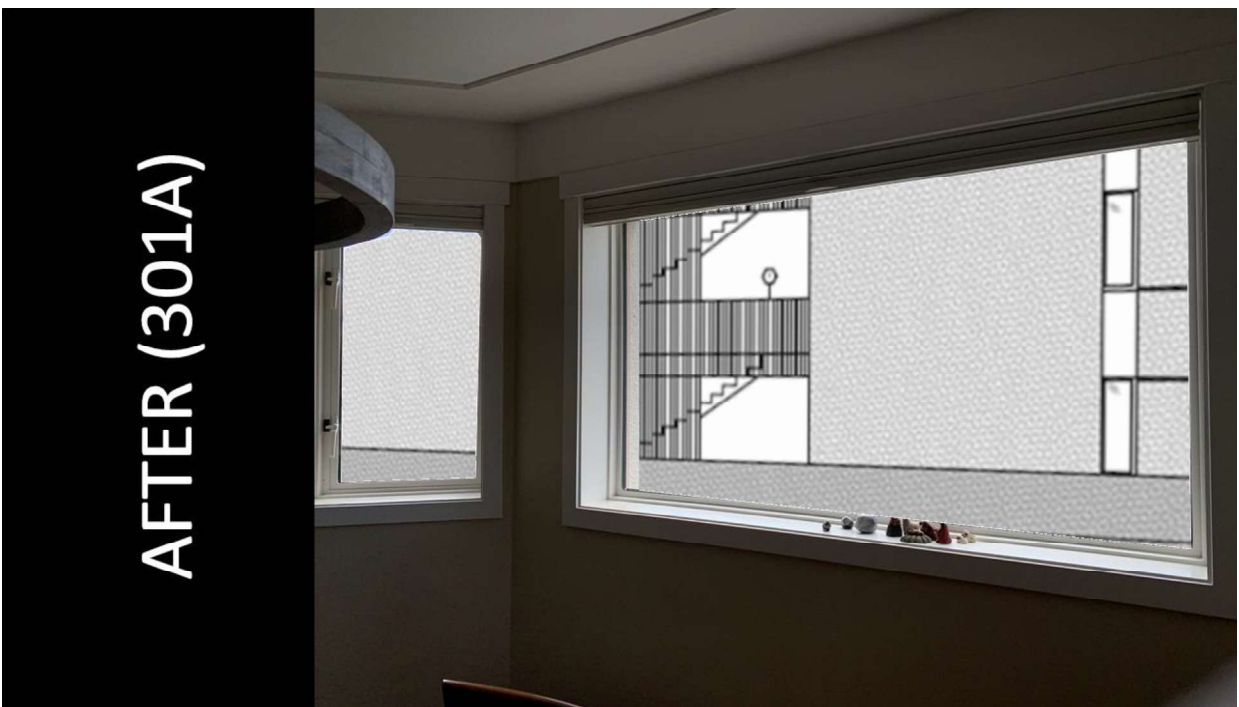
I anticipate this monolith which I will view in the shadows and which is out of character with the nature of the block and its commitment to greenery, with dread. I’m shocked that the city, which I have recently chosen as my home, would consider such a construction and intrusion into the neighbourhood.”

301A BEFORE AND AFTER

Current outlook



Future outlook



DERIVATION OF THE AFTER IMAGE

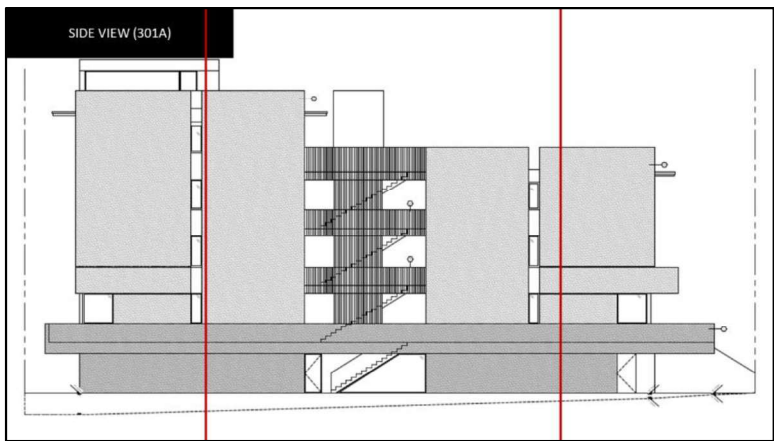
Current line of sight



Future line of sight



Visible area on the proposed building



301B BEFORE AND AFTER

Current outlook

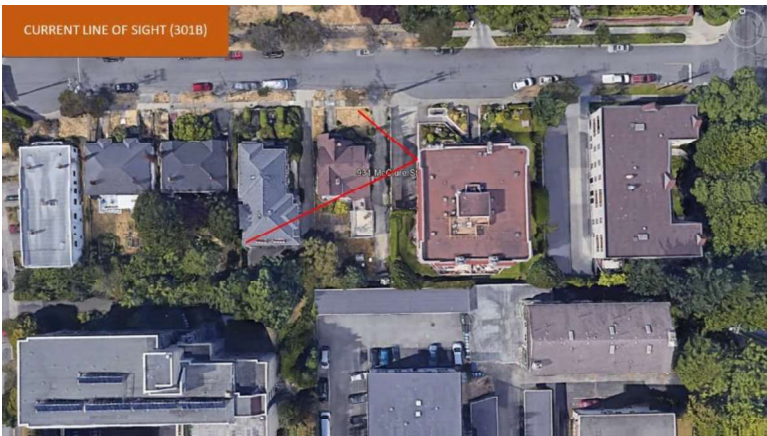


Future outlook

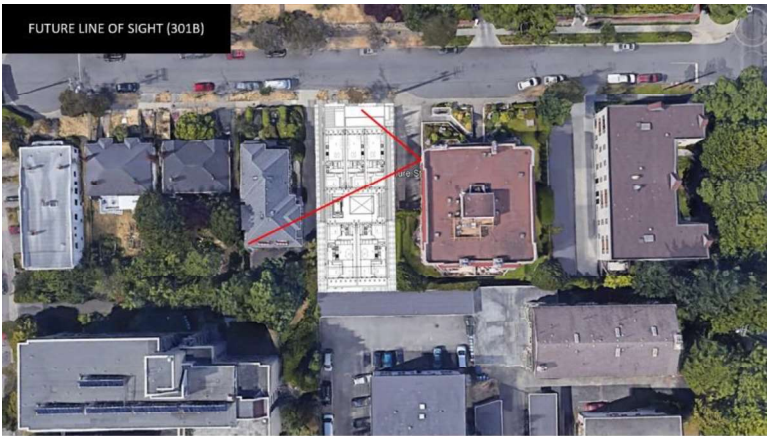


DERIVATION OF THE AFTER IMAGE

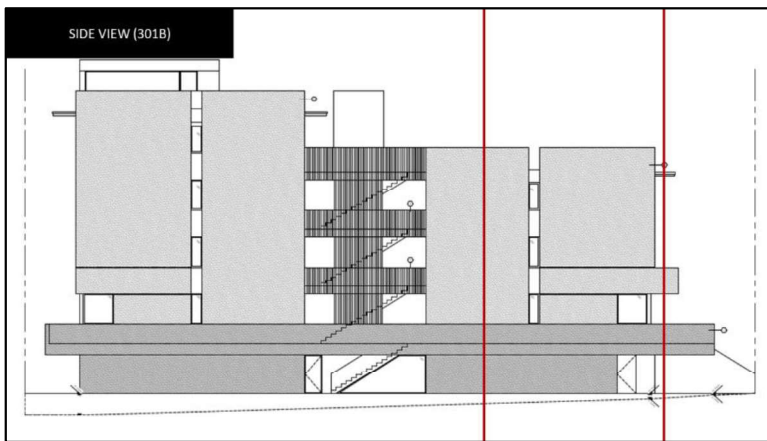
Current line of sight



Future line of sight



Visible area on the proposed building

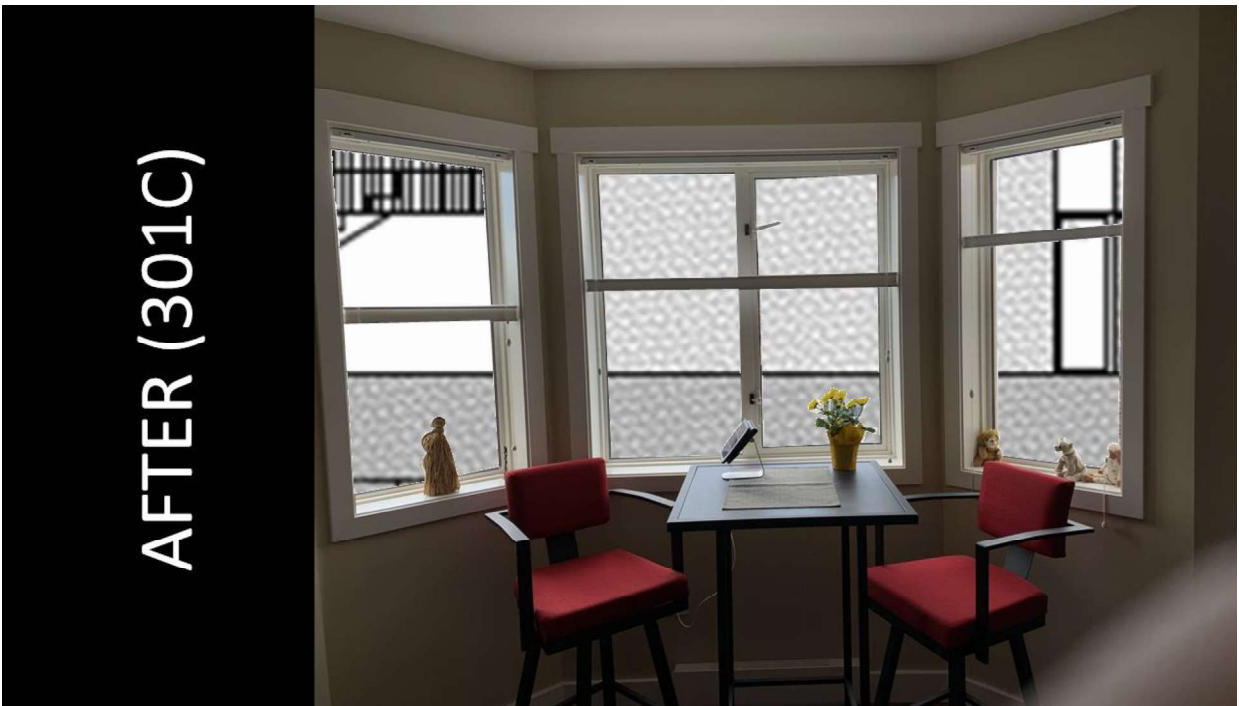


301C BEFORE AND AFTER

Current outlook

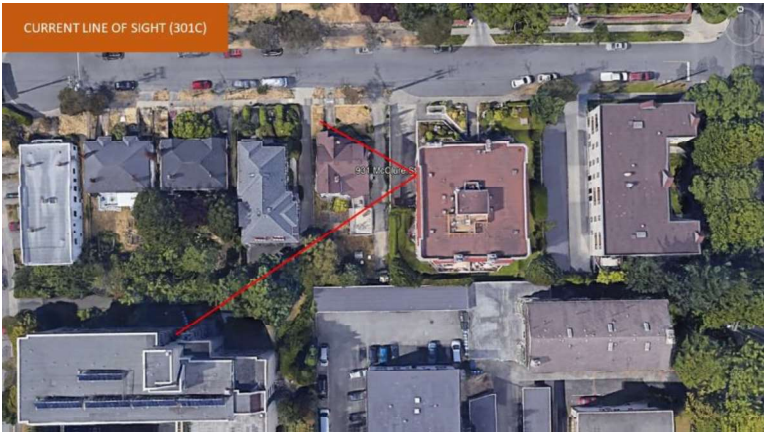


Future outlook



DERIVATION OF THE AFTER IMAGE

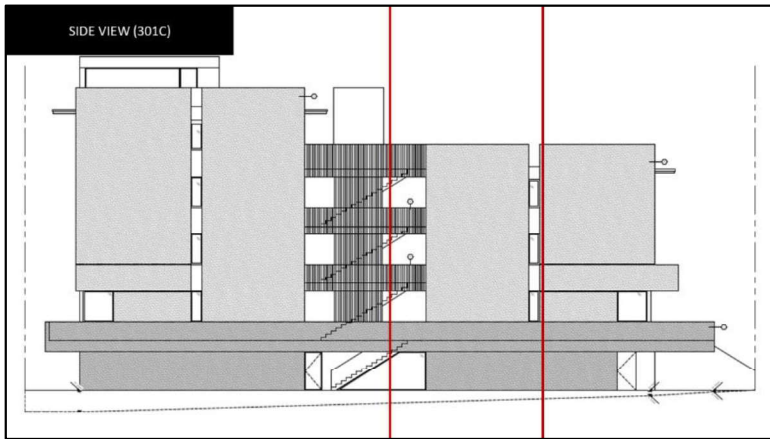
Current line of sight



Future line of sight

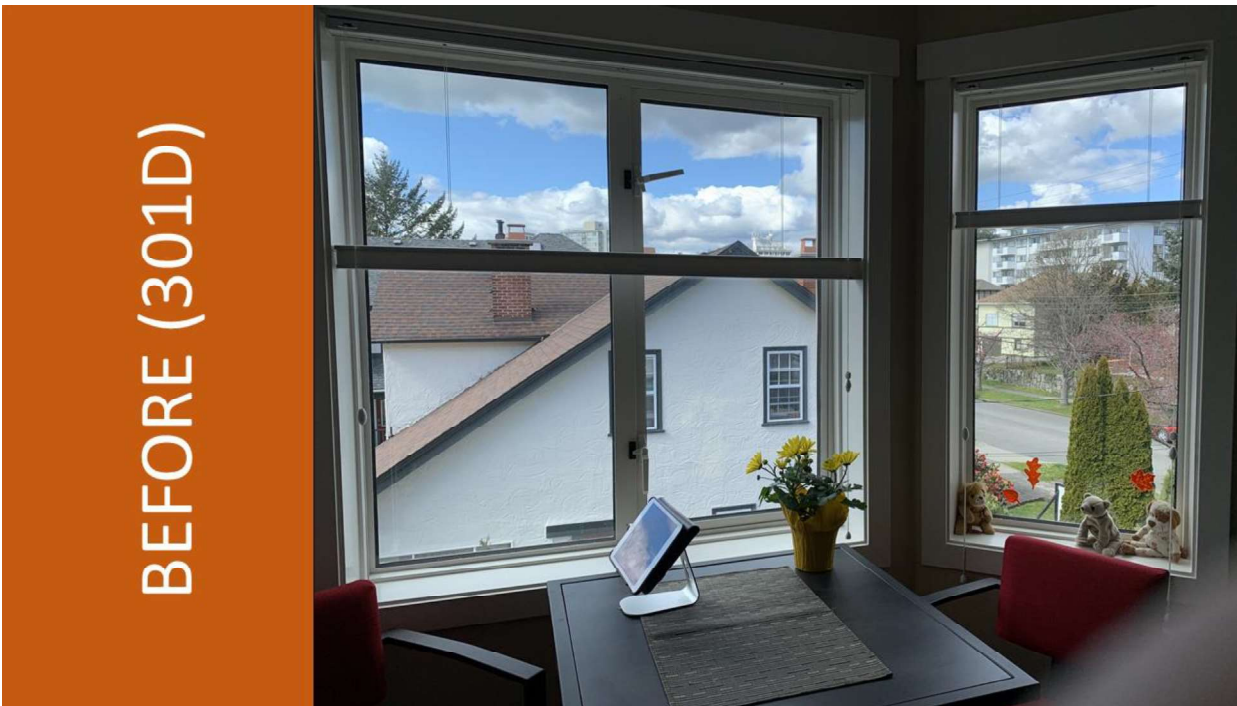


Visible area on the proposed building

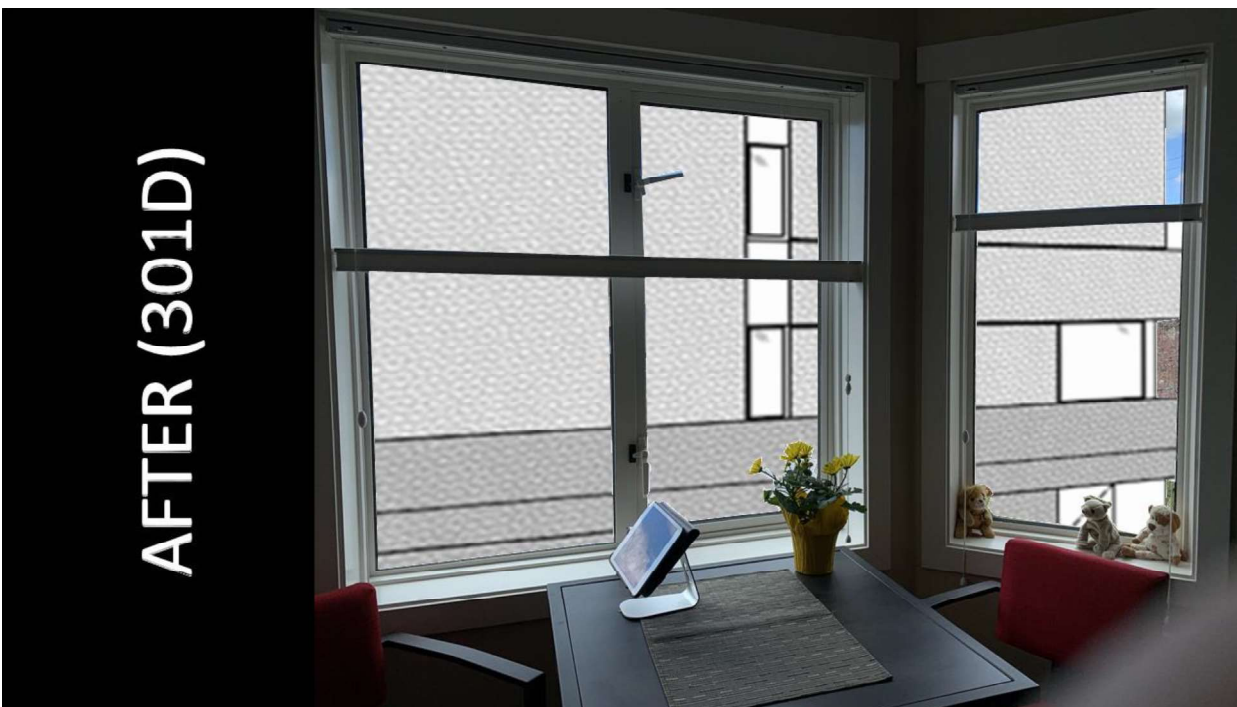


301D BEFORE AND AFTER

Current outlook

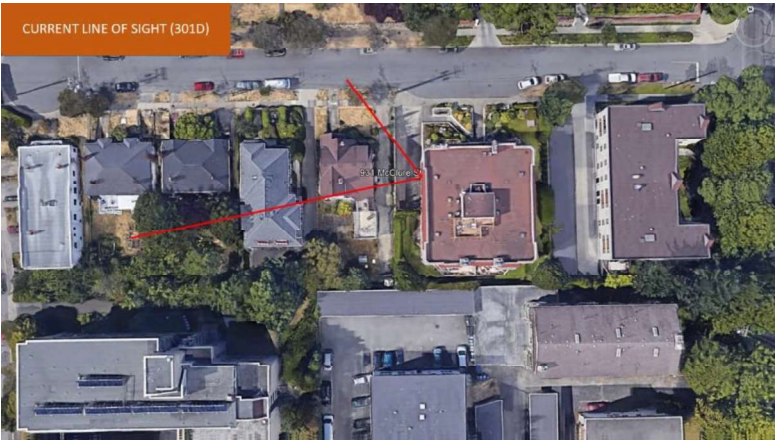


Future outlook



DERIVATION OF THE AFTER IMAGE

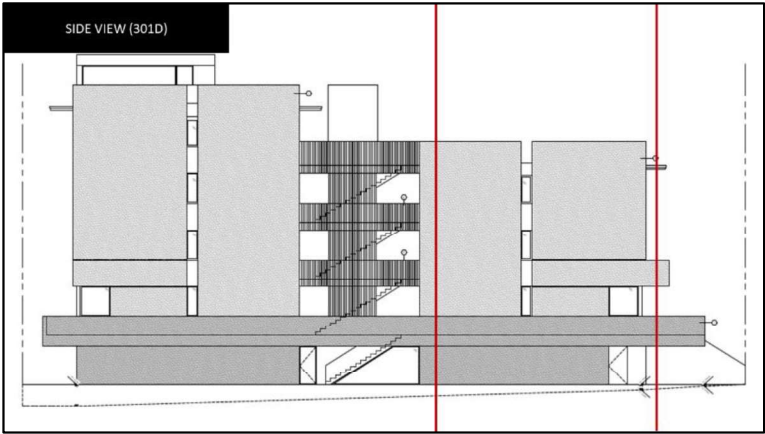
Current line of sight



Future line of sight

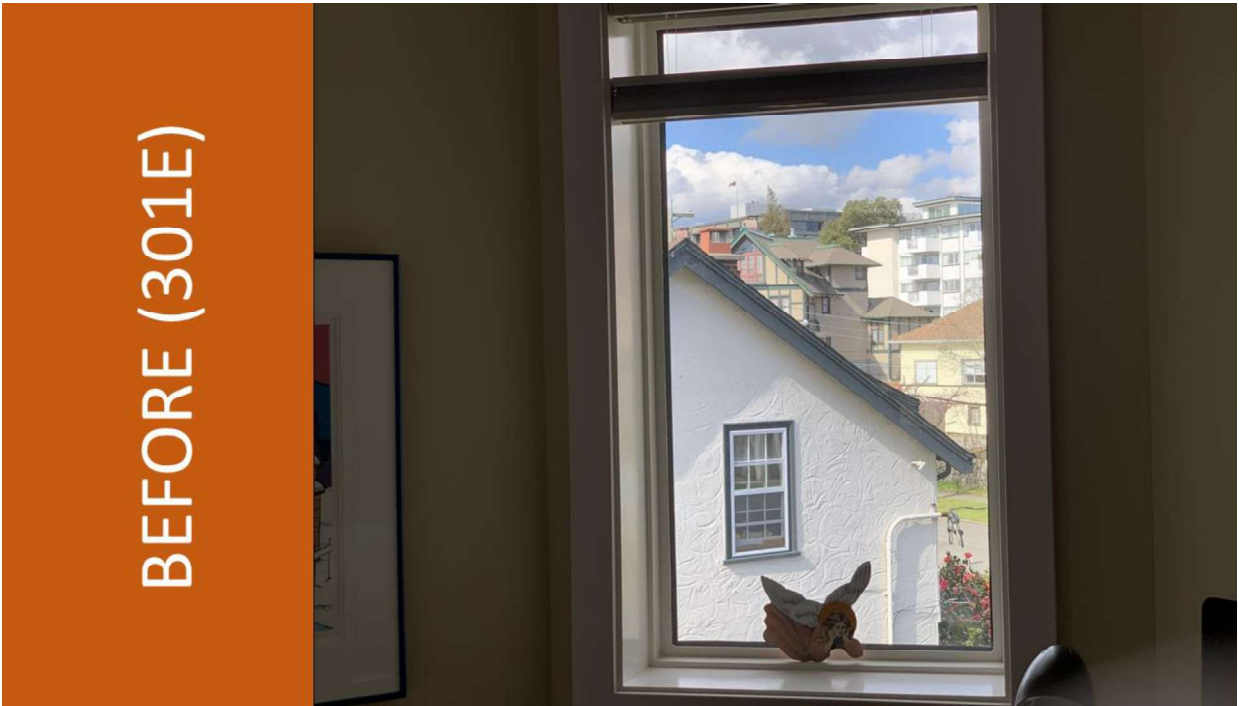


Visible area on the proposed building



301E BEFORE AND AFTER

Current outlook

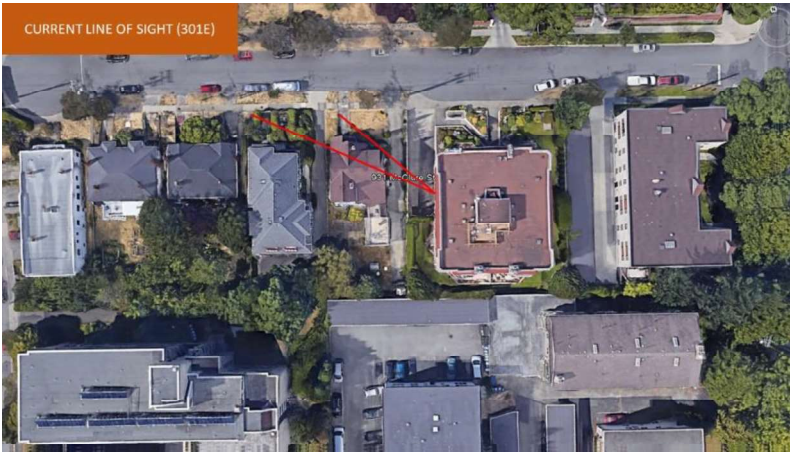


Future outlook

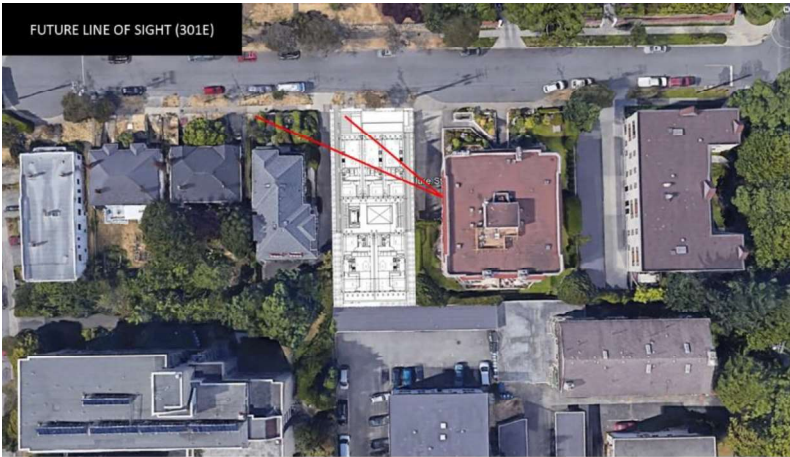


DERIVATION OF THE AFTER IMAGE

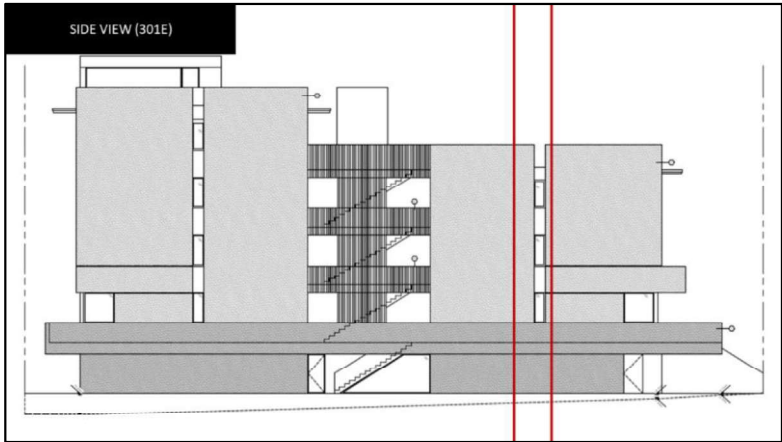
Current line of sight



Future line of sight



Visible area on the proposed building



301F BEFORE AND AFTER

Current outlook

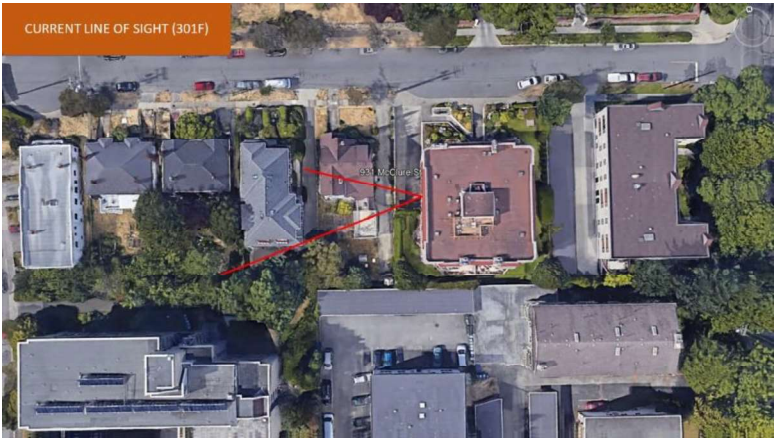


Future outlook

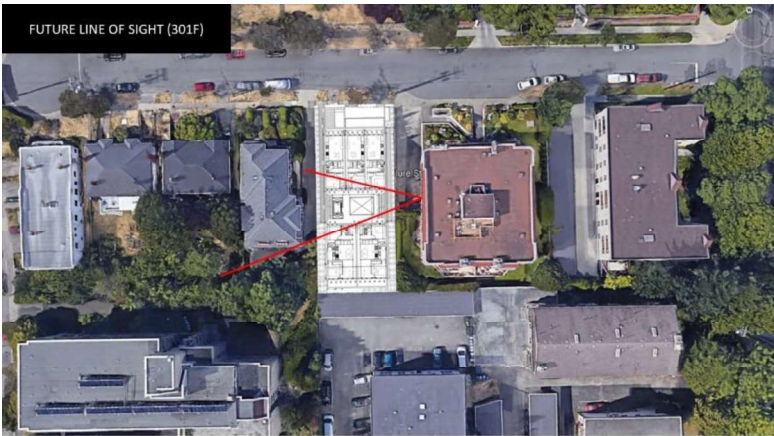


DERIVATION OF THE AFTER IMAGE

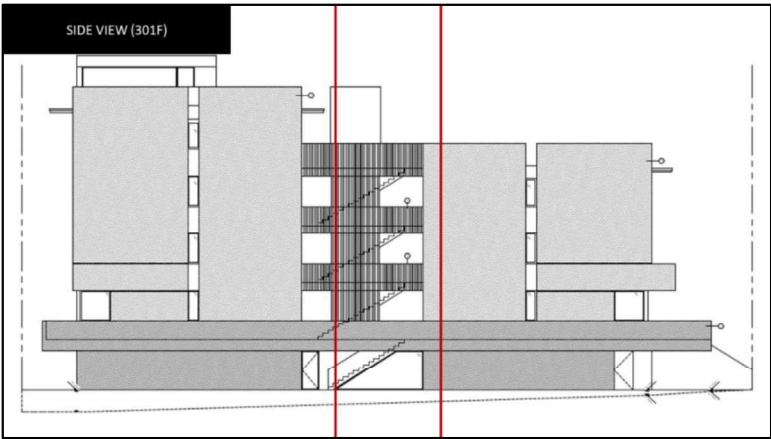
Current line of sight



Future line of sight



Visible area on the proposed building



UNIT 304



**BEFORE AND
AFTER OUTLOOK**

**304-945
McCLURE STREET**

Personal Comments on the Impact of the Development

“The biggest concern on our side of the building is that with a larger development than originally planned next door we will all lose sunlight. This could devalue our building. Future owners will not jump to buy here like before because instead of sunlight the wall will be the only view on this side of our condo, especially for owners on the lower level. With other buildings coming into our neighbourhood this once peaceful street will soon not be.”

304A BEFORE AND AFTER

Current outlook

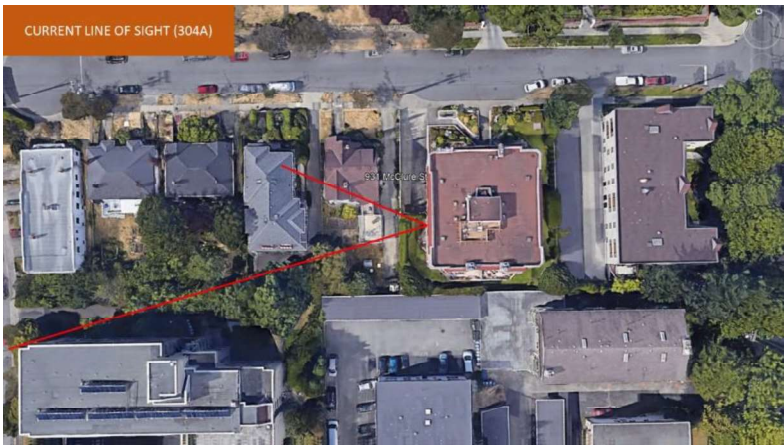


Future outlook



DERIVATION OF THE AFTER IMAGE

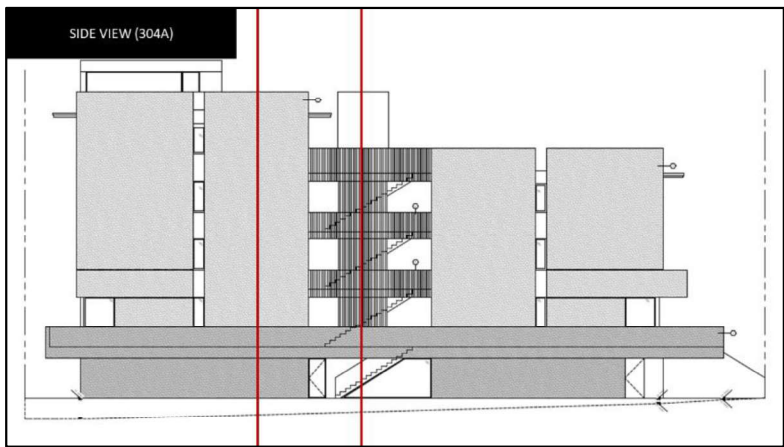
Current line of sight



Future line of sight



Visible area on the proposed building



304B BEFORE AND AFTER

Current outlook

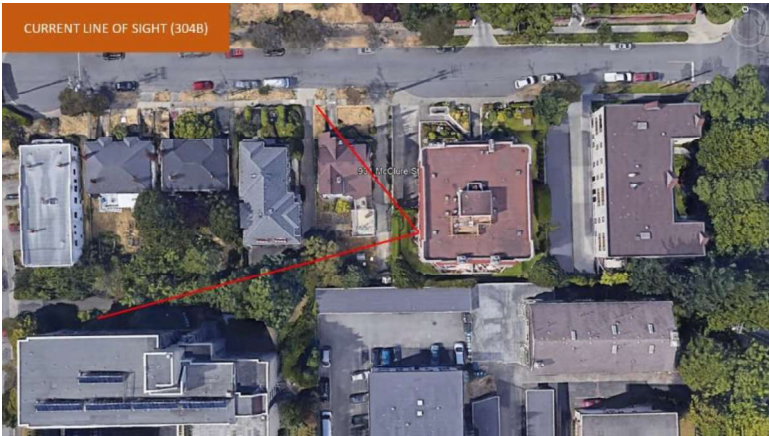


Future outlook



DERIVATION OF THE AFTER IMAGE

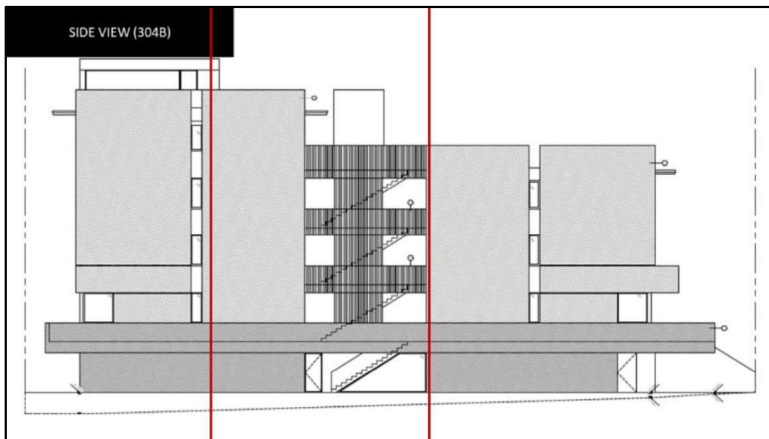
Current line of sight



Future line of sight



Visible area on the proposed building



304C BEFORE AND AFTER

Current outlook

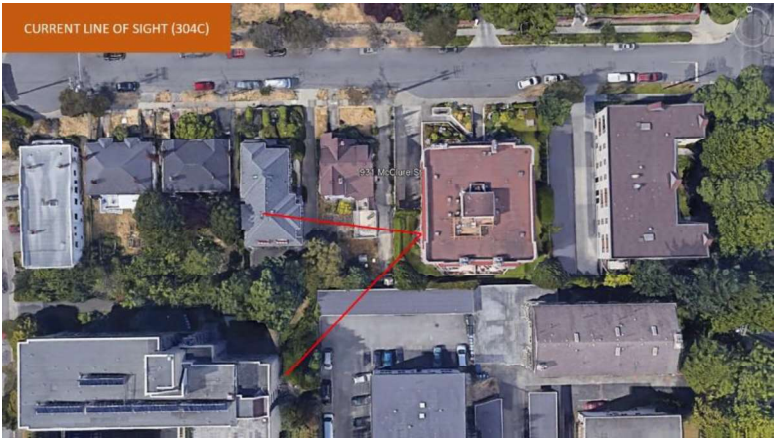


Future outlook



DERIVATION OF THE AFTER IMAGE

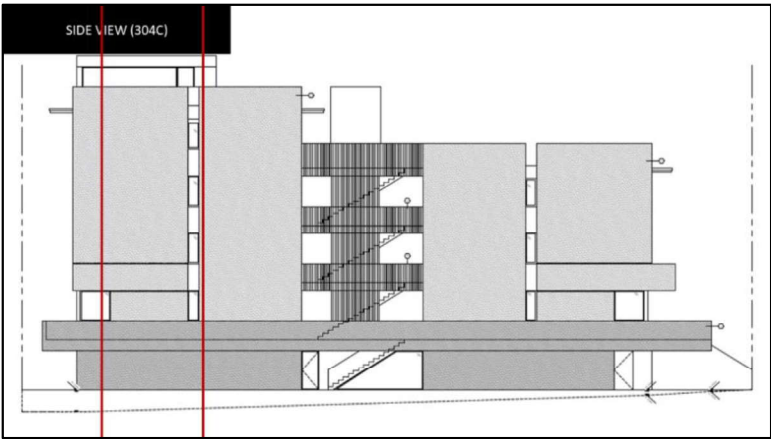
Current line of sight



Future line of sight



Visible area on the proposed building

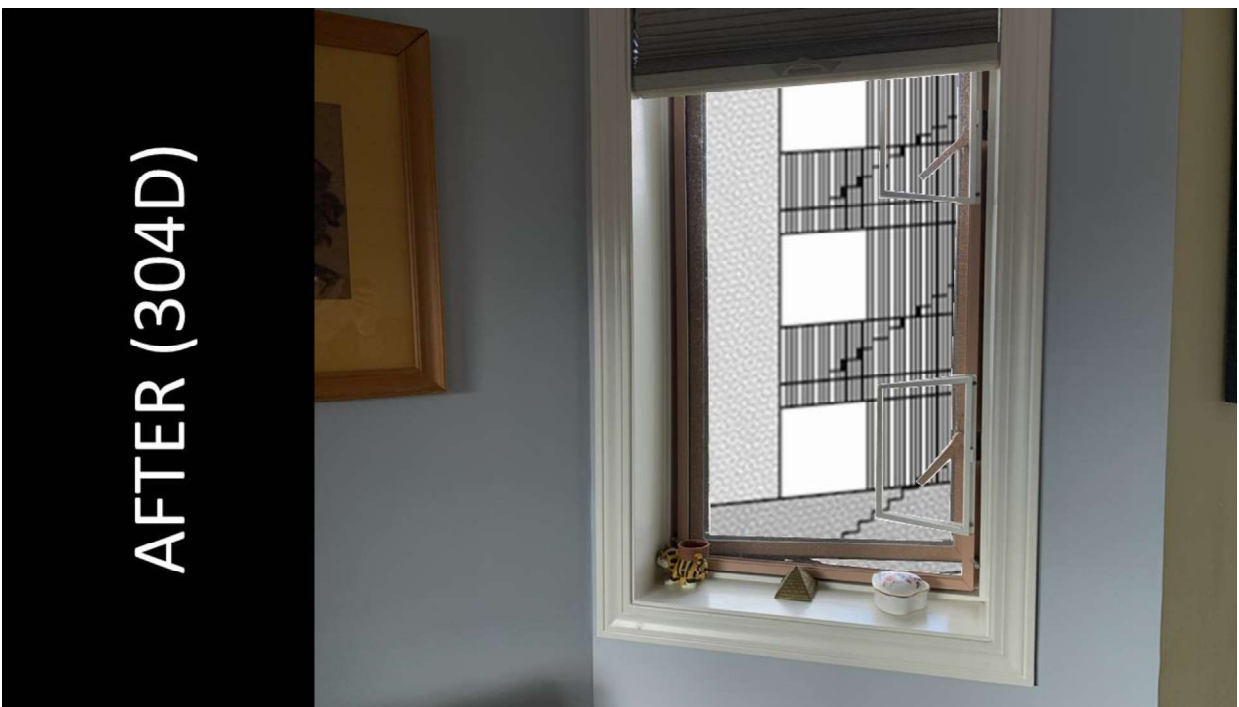


304D BEFORE AND AFTER

Current outlook

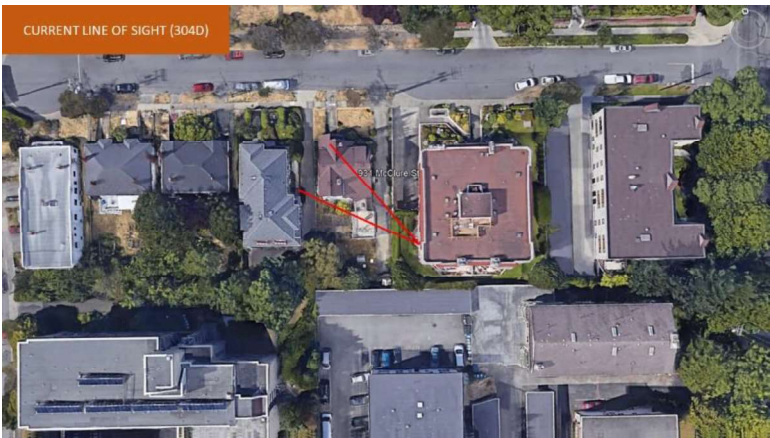


Future outlook

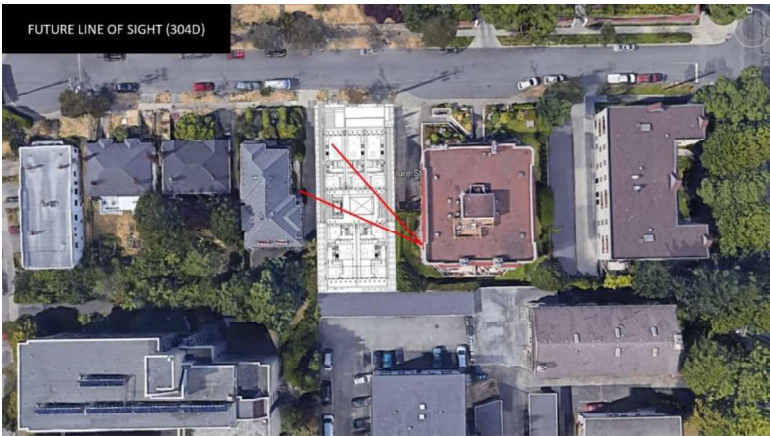


DERIVATION OF THE AFTER IMAGE

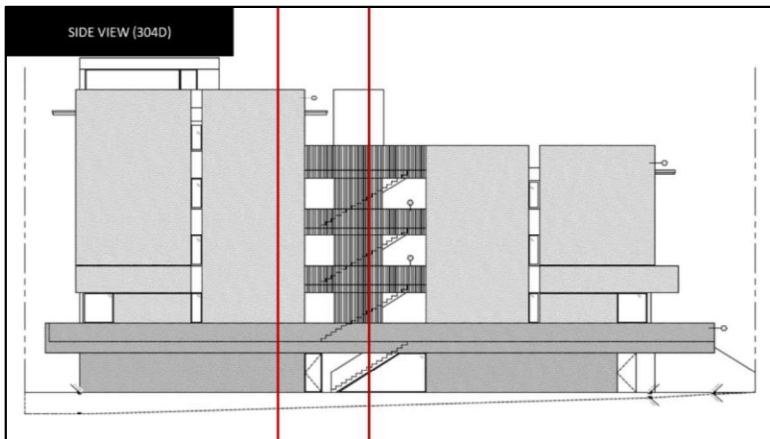
Current line of sight



Future line of sight



Visible area on the proposed building



UNIT 401



Personal Comments on the Impact of the Development

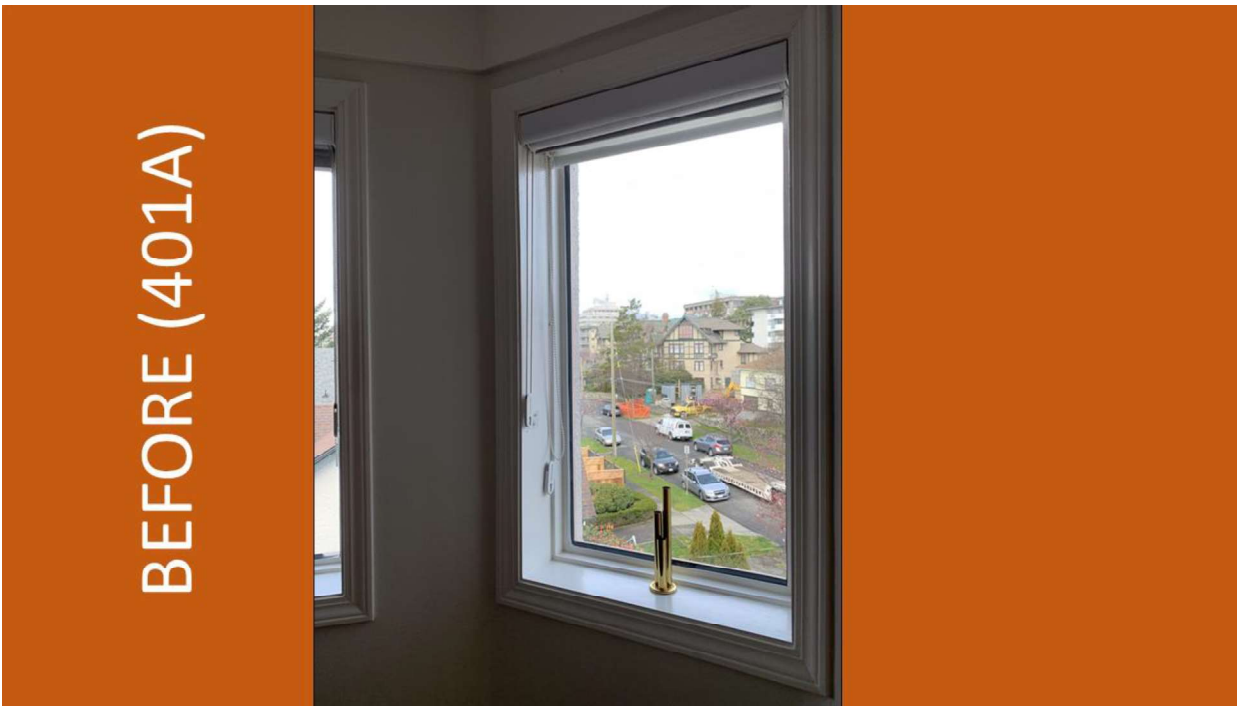
"I am a retired mental health counsellor, now almost ninety years old, living alone. I have enjoyed my condo for the last fifteen years. It is light and bright with ever-changing skies and circling seagulls.

Three of my four living area windows face to the west, all with bay windows, as the condo was oriented to the west when it was built.

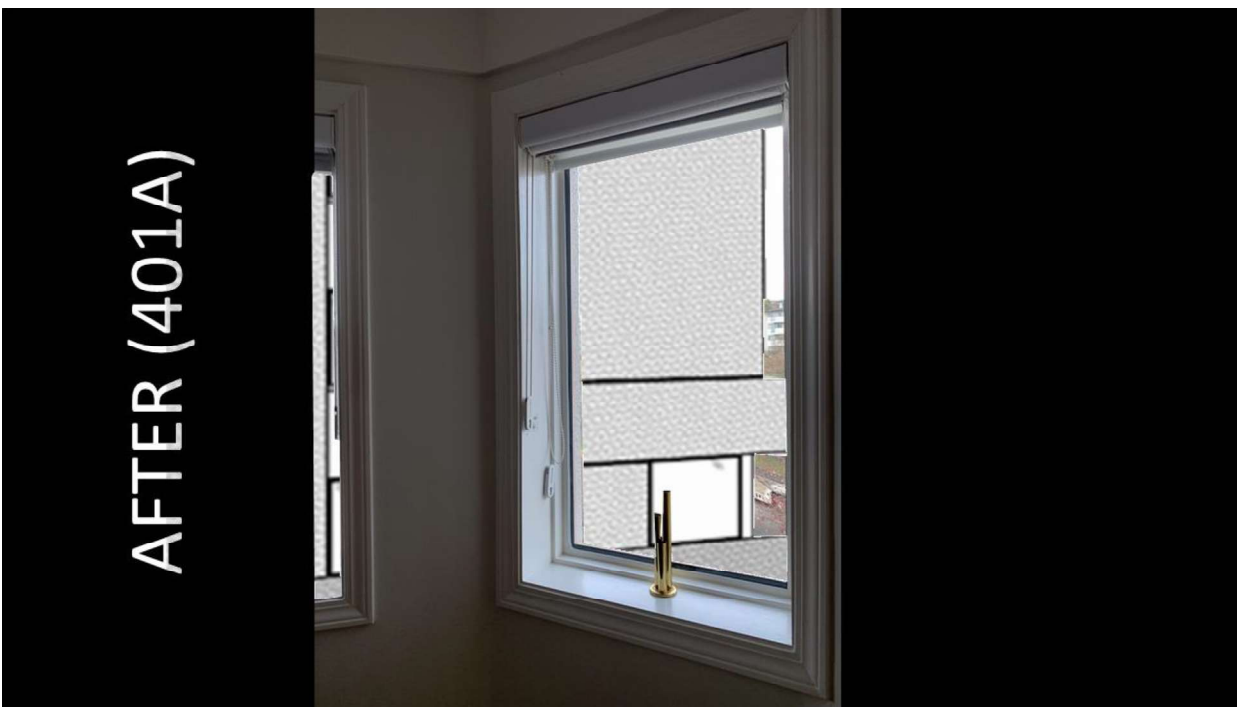
Of particular concern is the kitchen eating area, which looks over the walking street and trees. Sunlight has a major impact on my ability to maintain both mental health and independence. If this light were to be blocked, i would have only north-facing windows with low light, especially in winter."

401A BEFORE AND AFTER

Current outlook



Future outlook

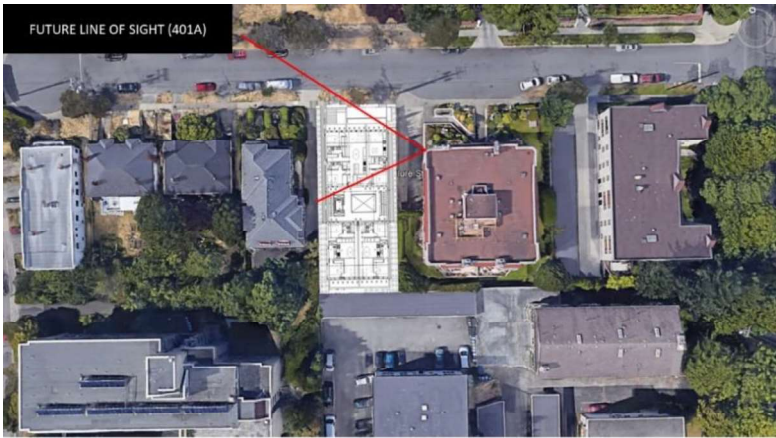


DERIVATION OF THE AFTER IMAGE

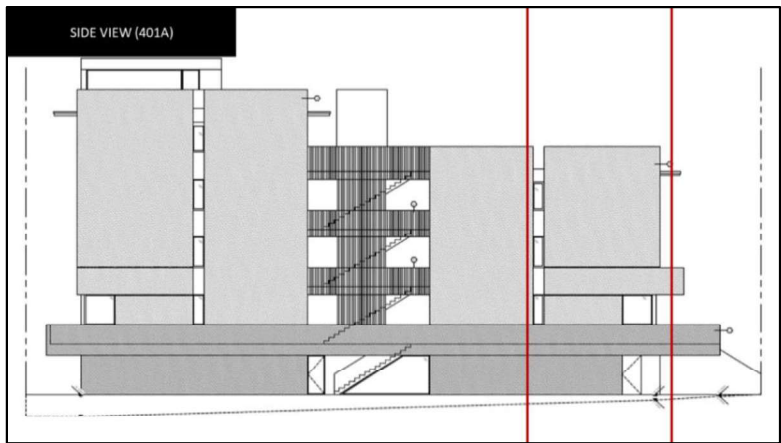
Current line of sight



Future line of sight

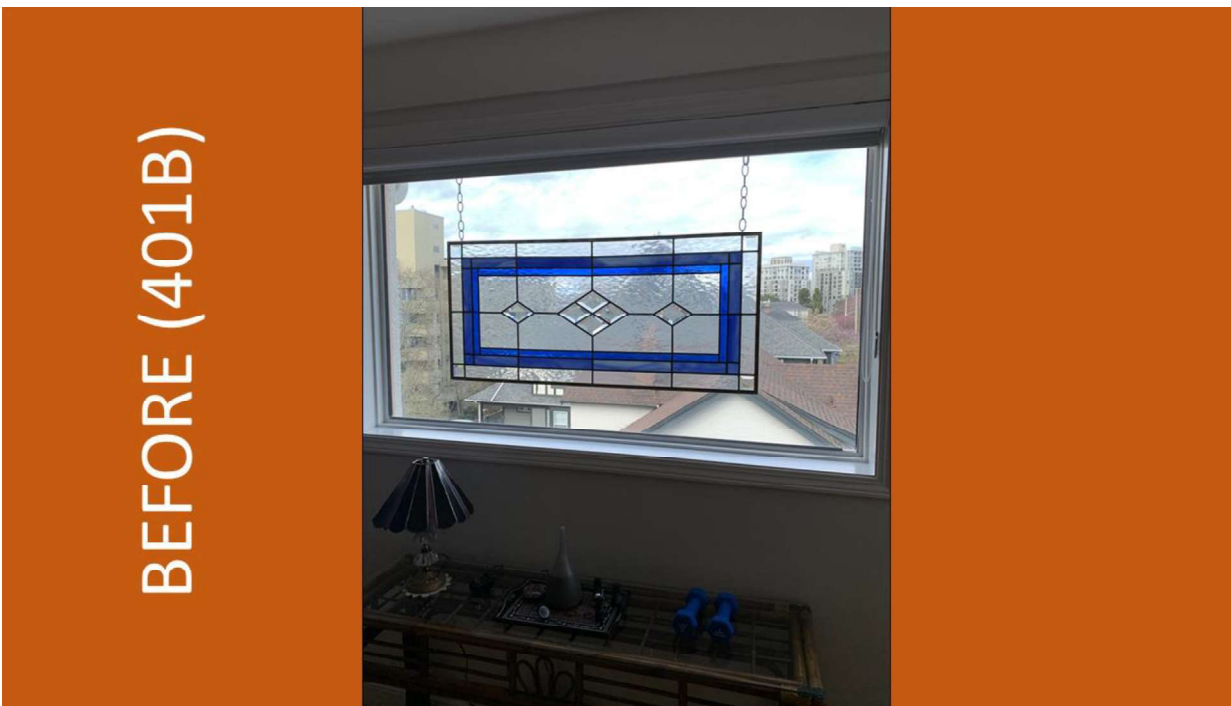


Visible area on the proposed building



401B BEFORE AND AFTER

Current outlook

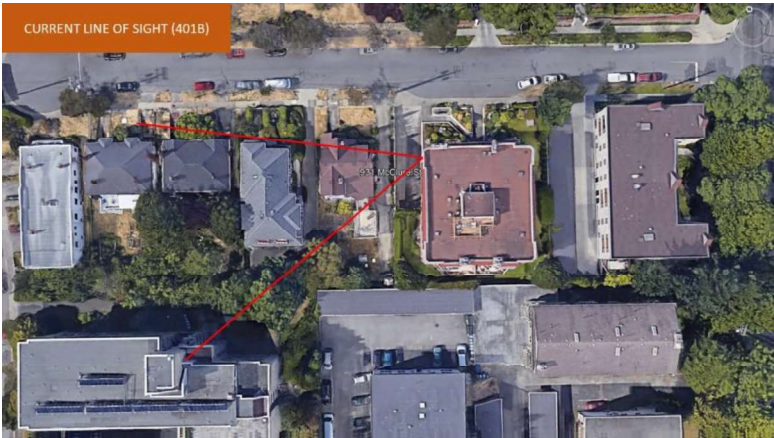


Future outlook



DERIVATION OF THE AFTER IMAGE

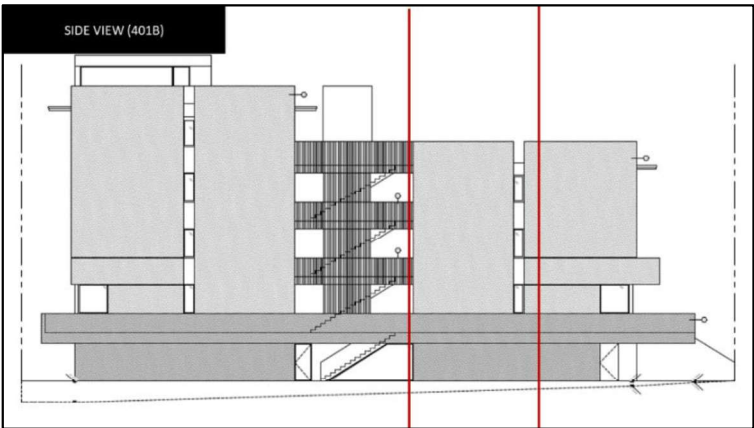
Current line of sight



Future line of sight

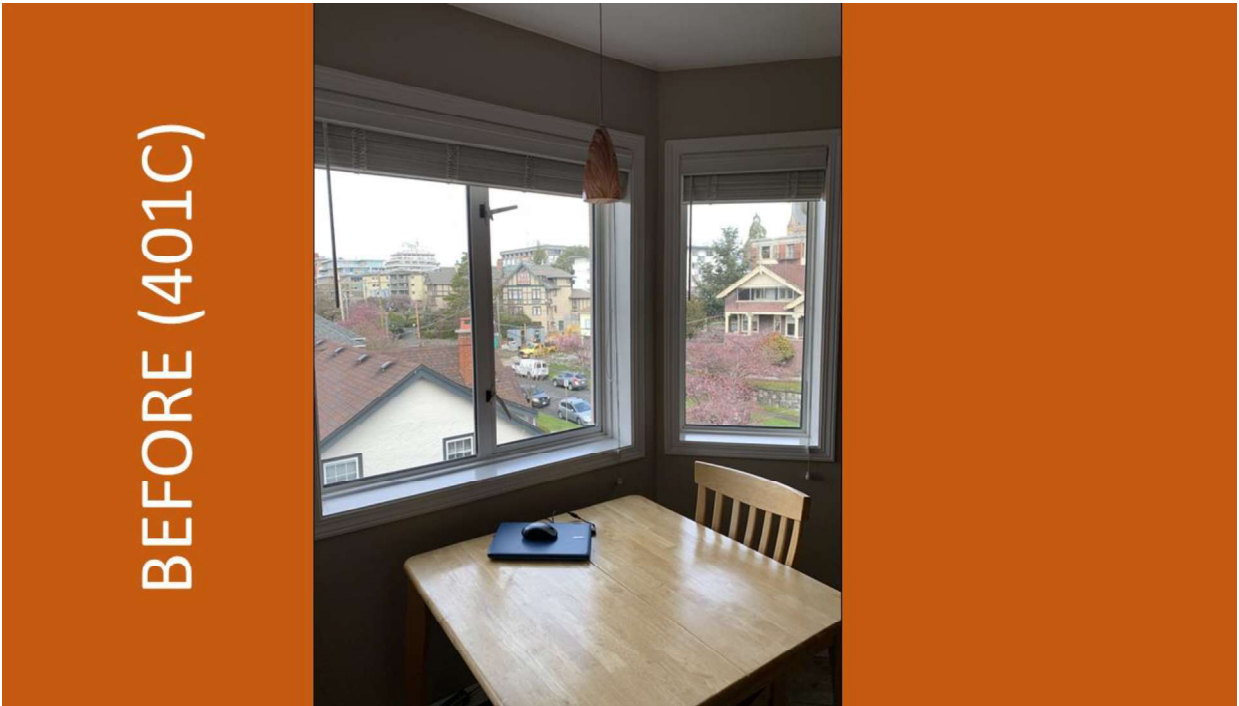


Visible area on the proposed building

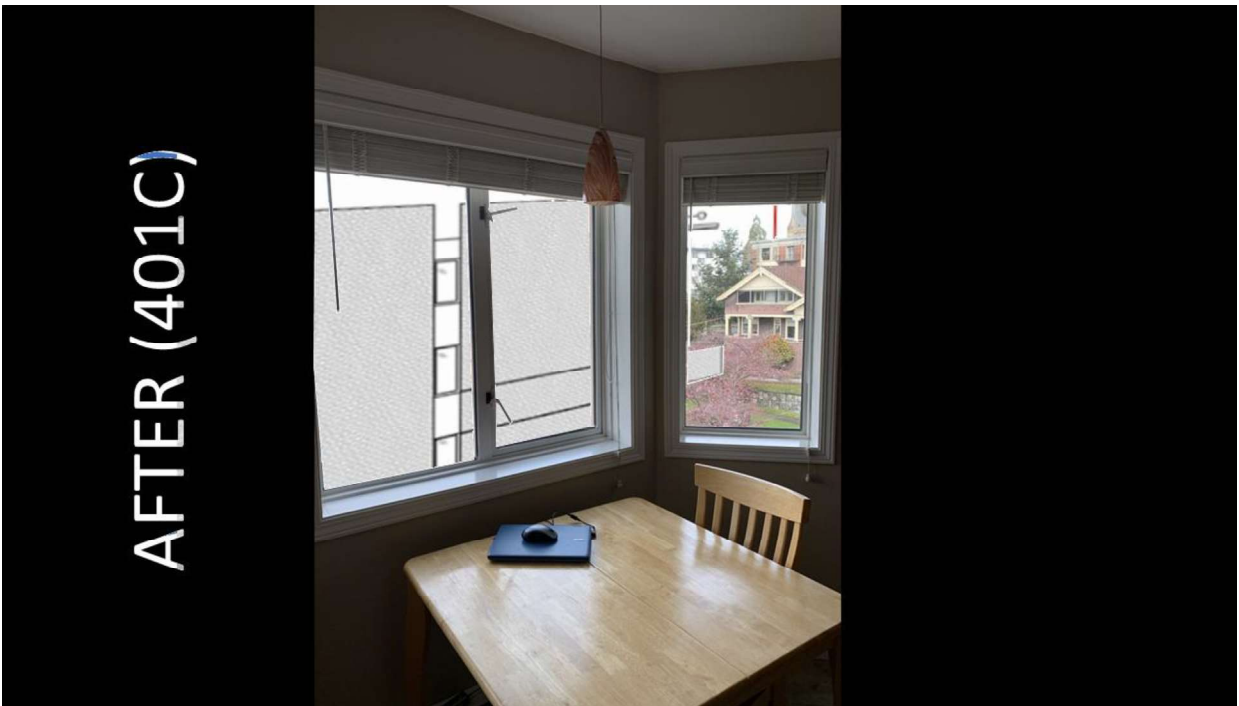


401C BEFORE AND AFTER

Current outlook

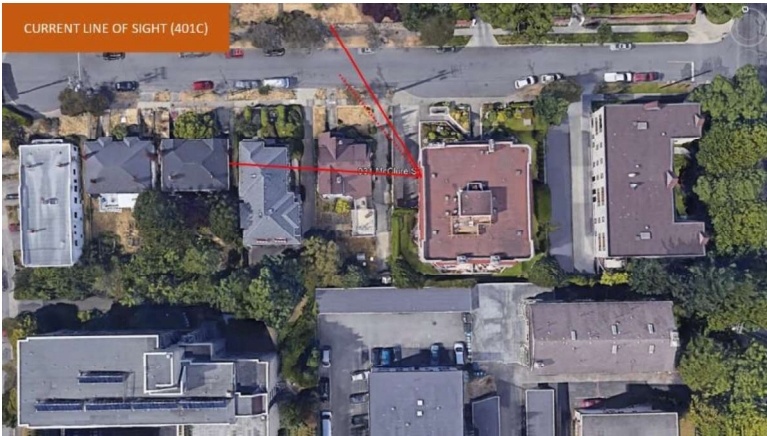


Future outlook



DERIVATION OF THE AFTER IMAGE

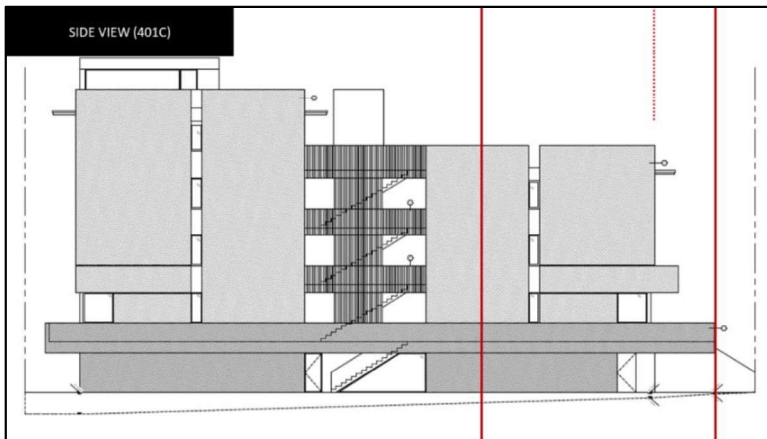
Current line of sight



Future line of sight

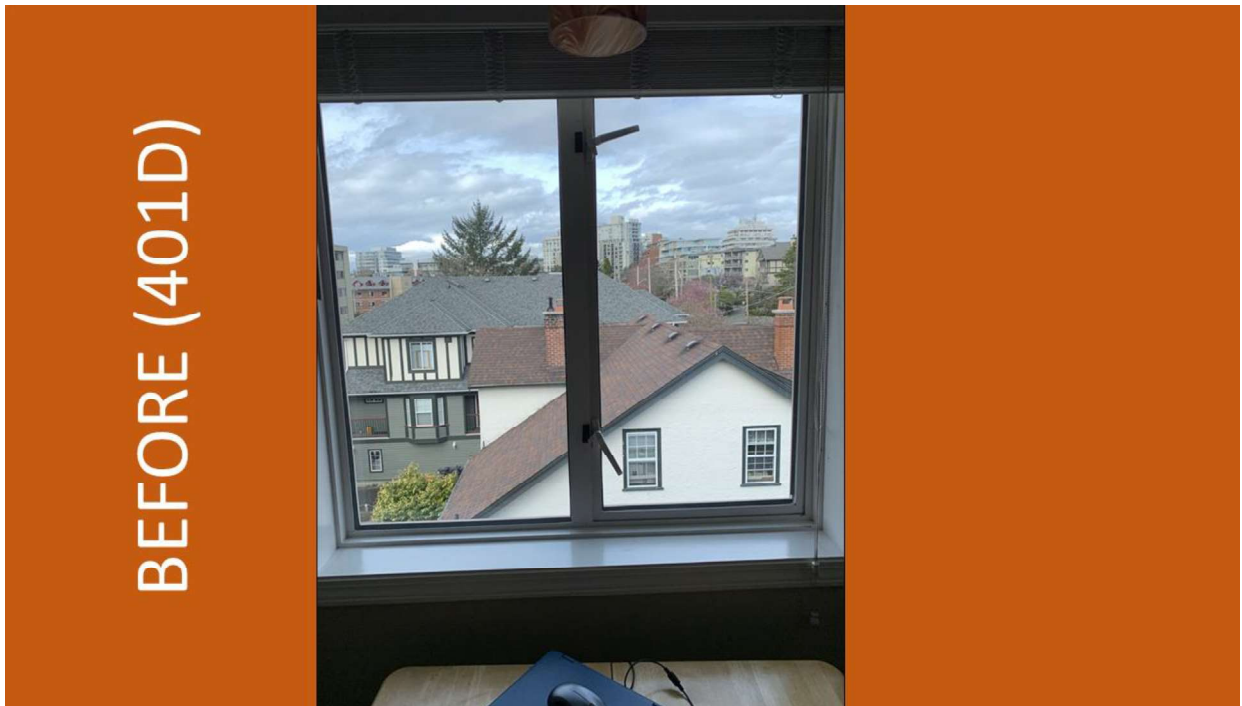


Visible area on the proposed building

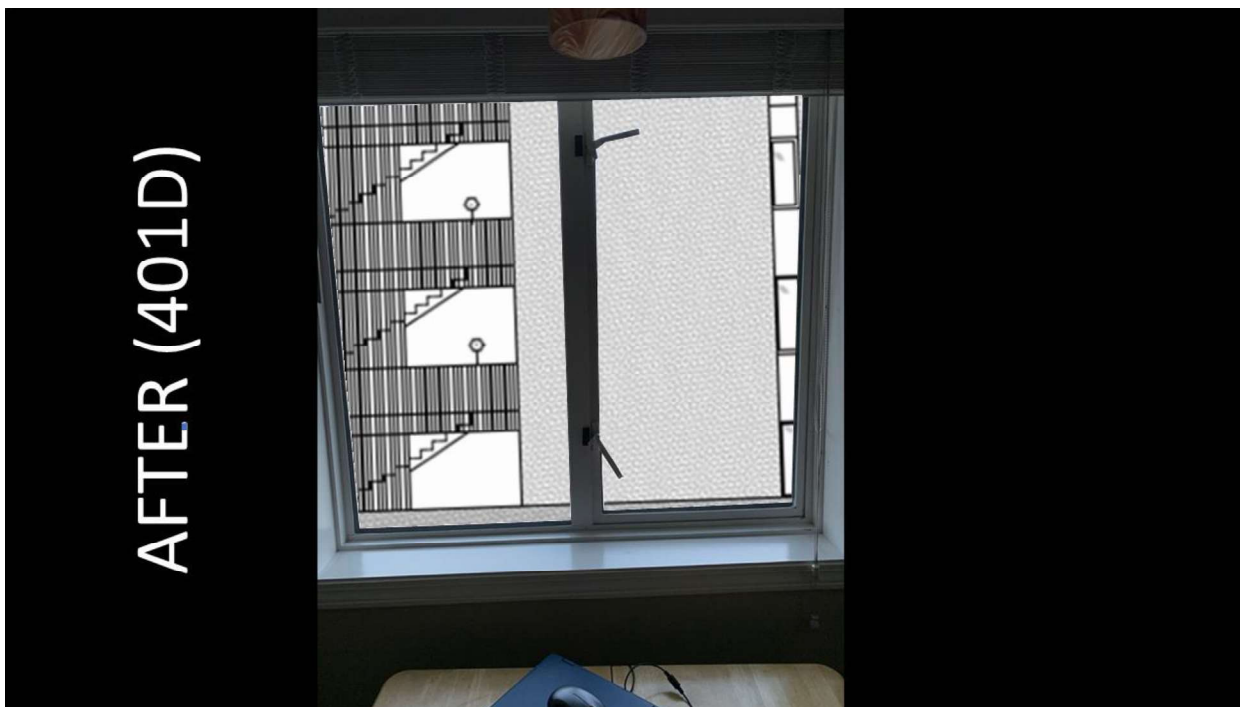


401D BEFORE AND AFTER

Current outlook

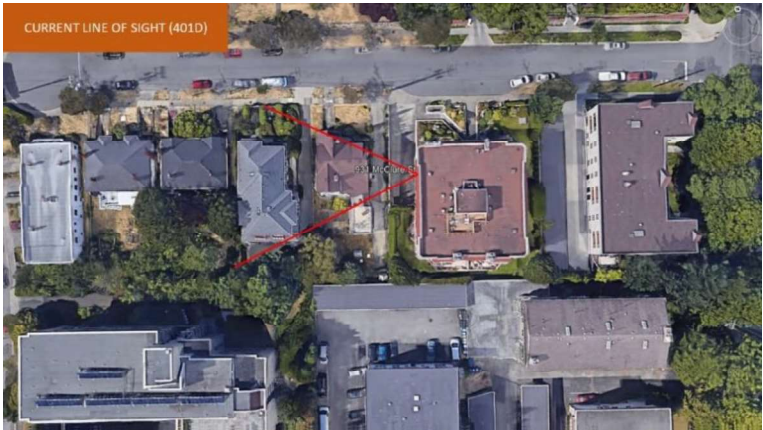


Future outlook

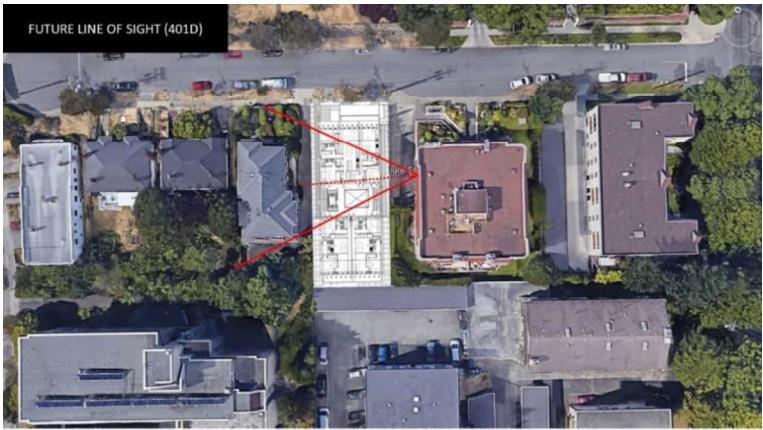


DERIVATION OF THE AFTER IMAGE

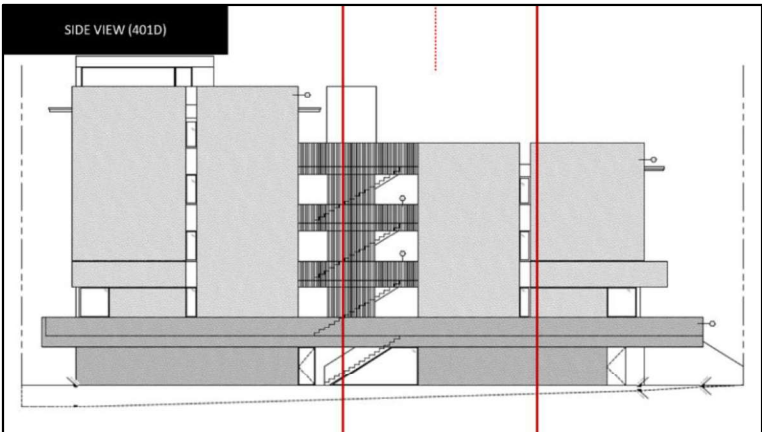
Current line of sight



Future line of sight

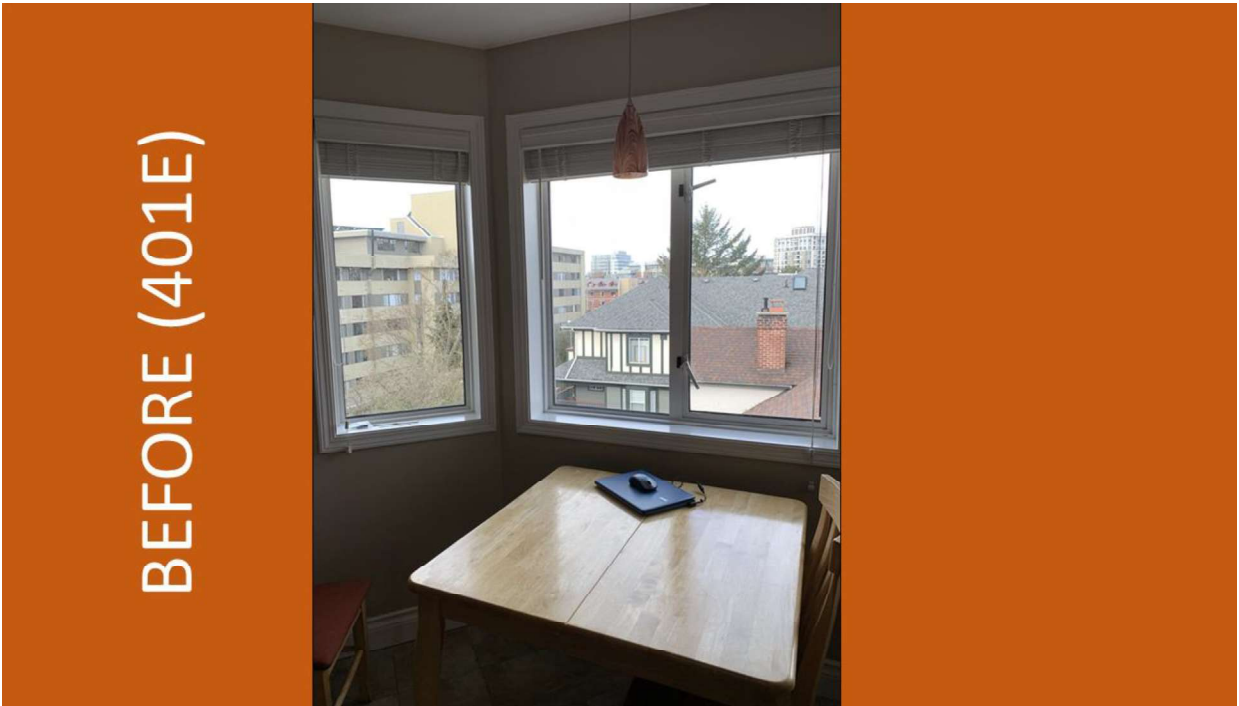


Visible area on the proposed building

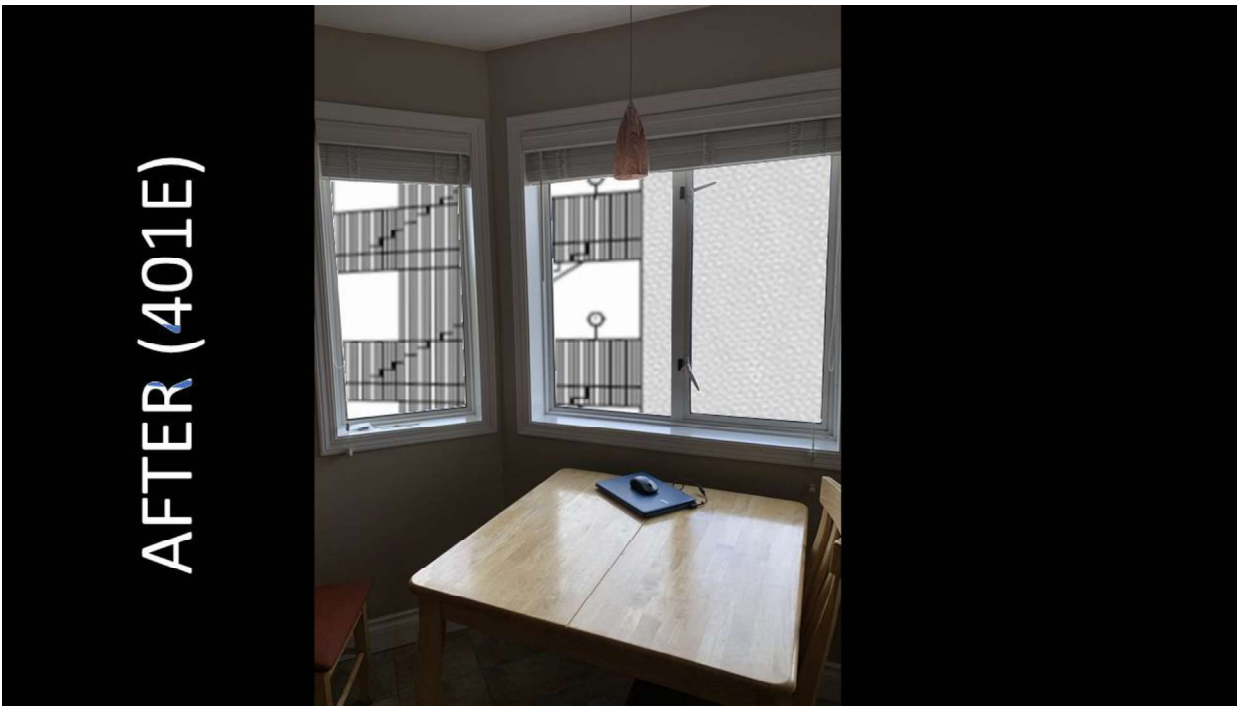


401E BEFORE AND AFTER

Current outlook



Future outlook



DERIVATION OF THE AFTER IMAGE

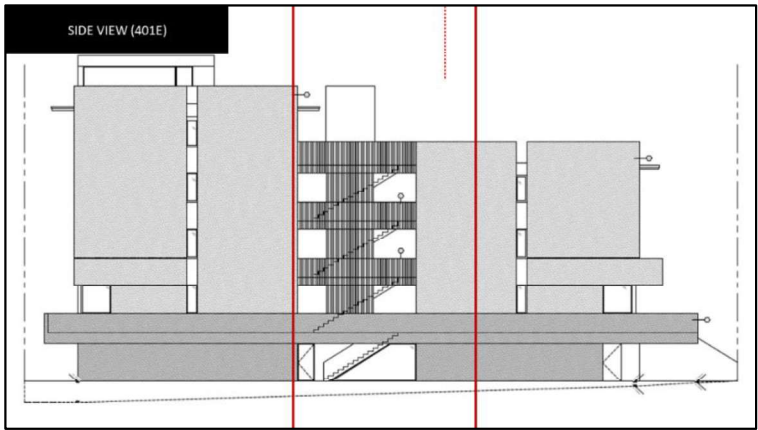
Current line of sight



Future line of sight

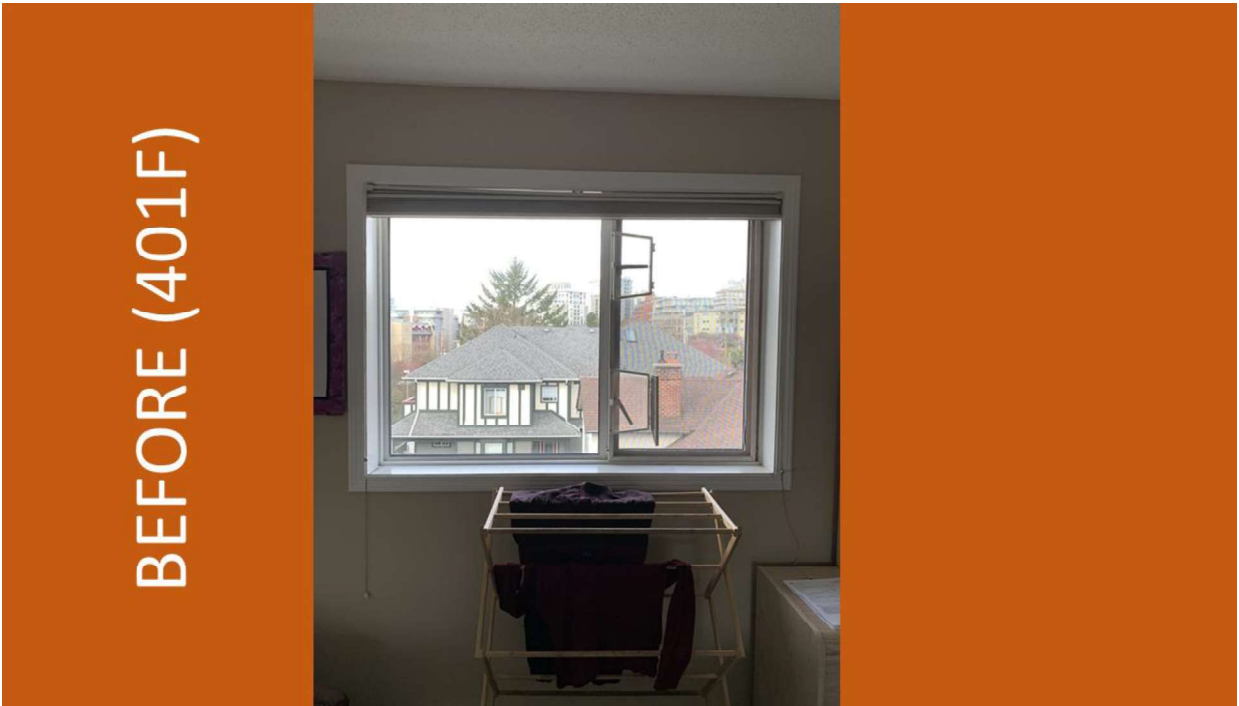


Visible area on the proposed building

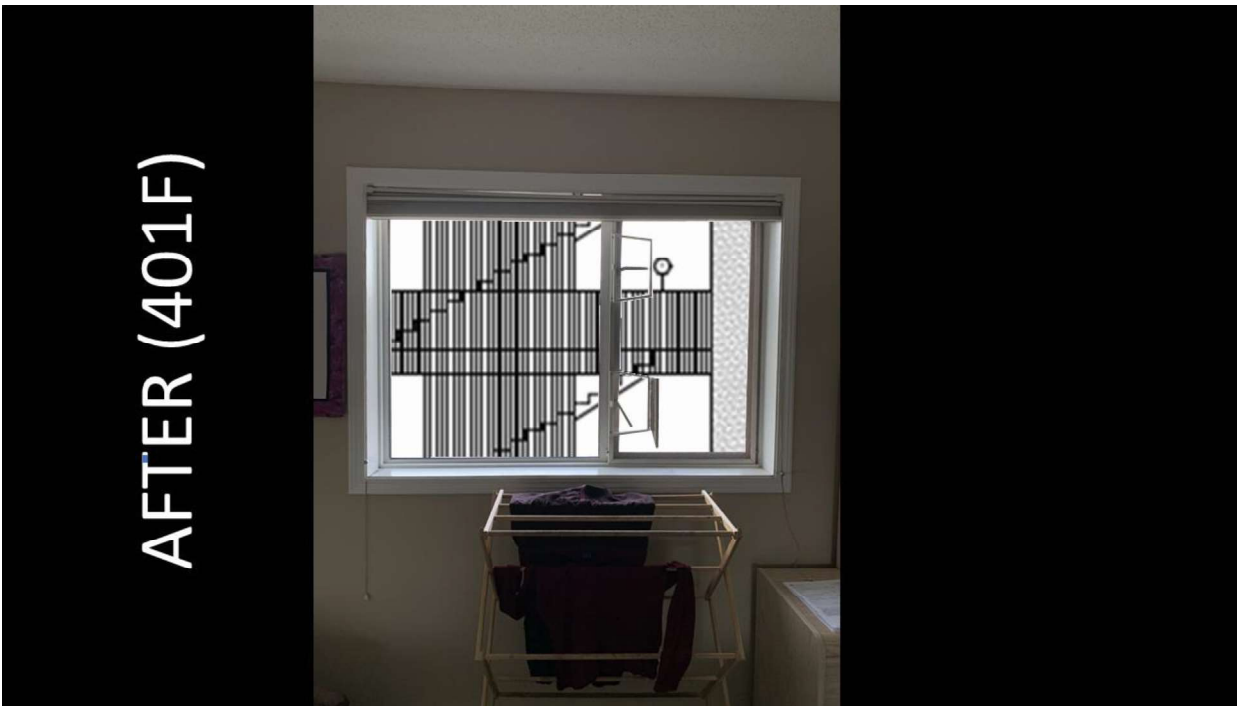


401F BEFORE AND AFTER

Current outlook

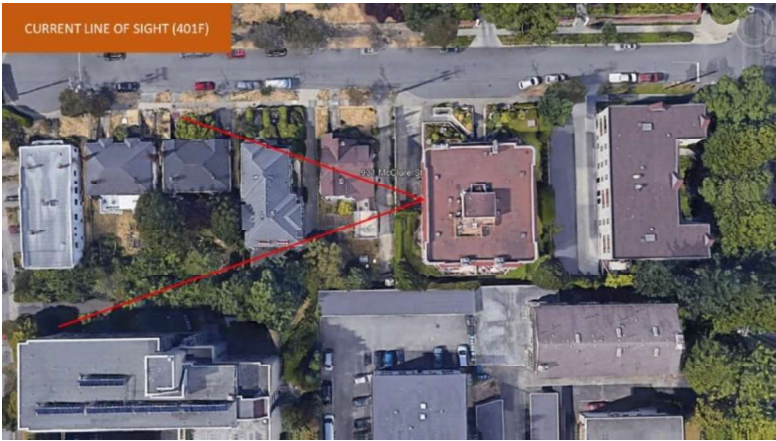


Future outlook

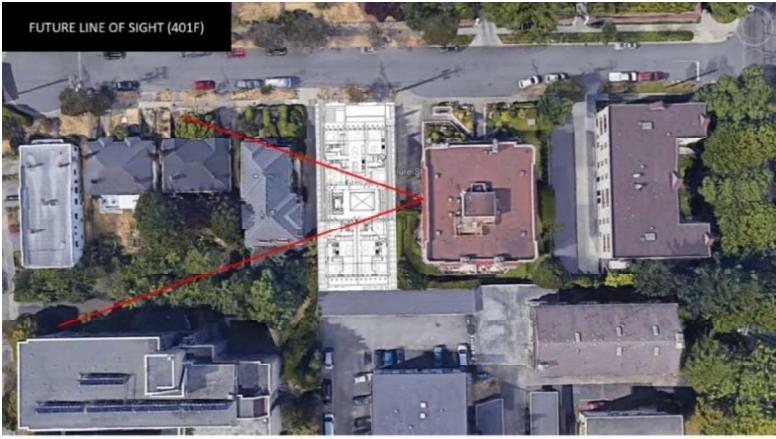


DERIVATION OF THE AFTER IMAGE

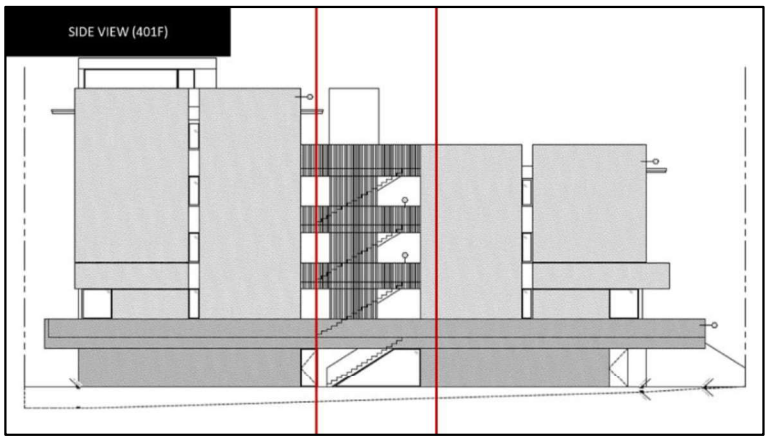
Current line of sight



Future line of sight

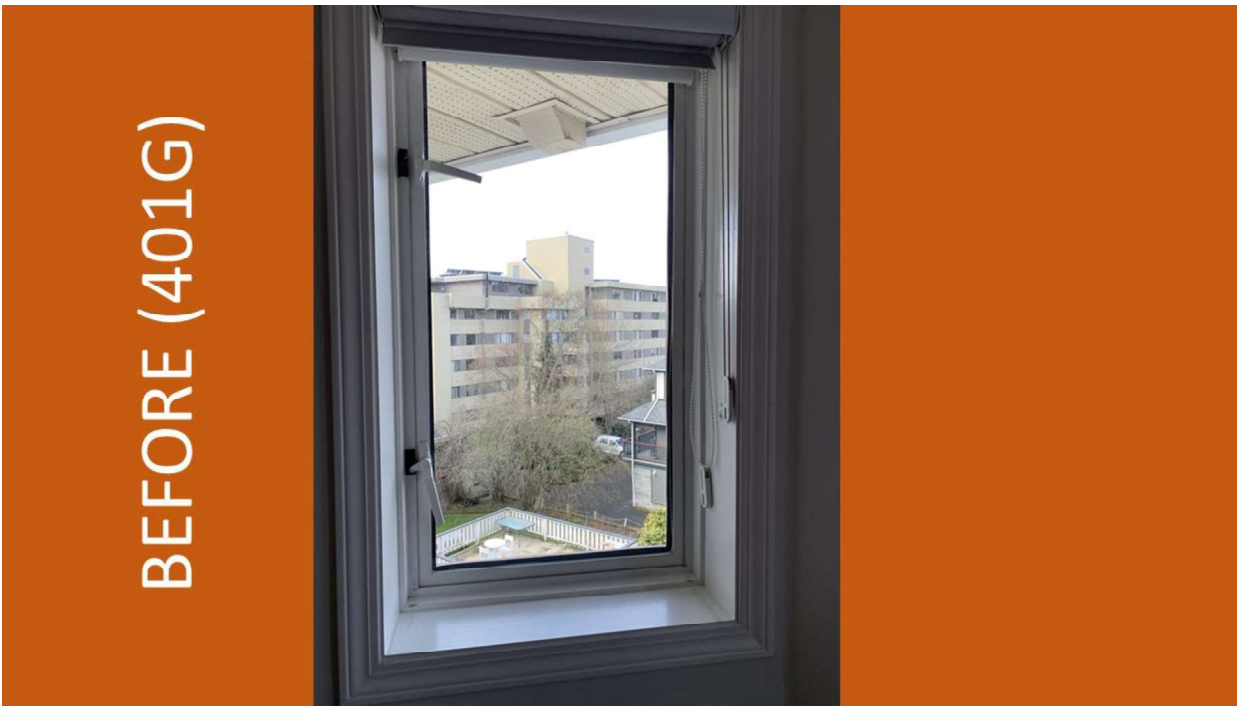


Visible area on the proposed building



401G BEFORE AND AFTER

Current outlook

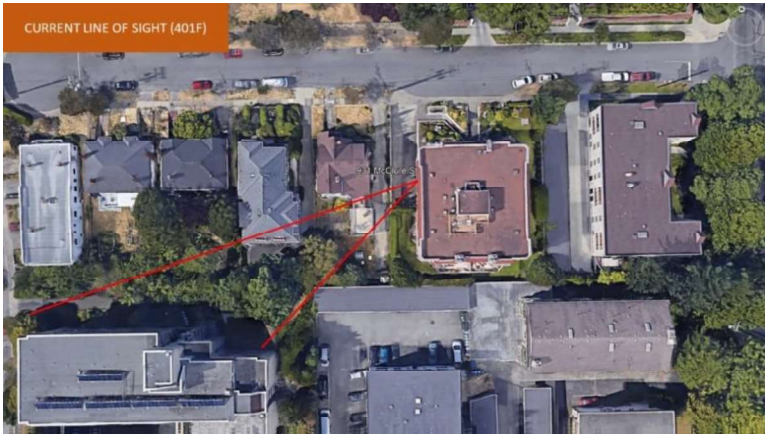


Future outlook

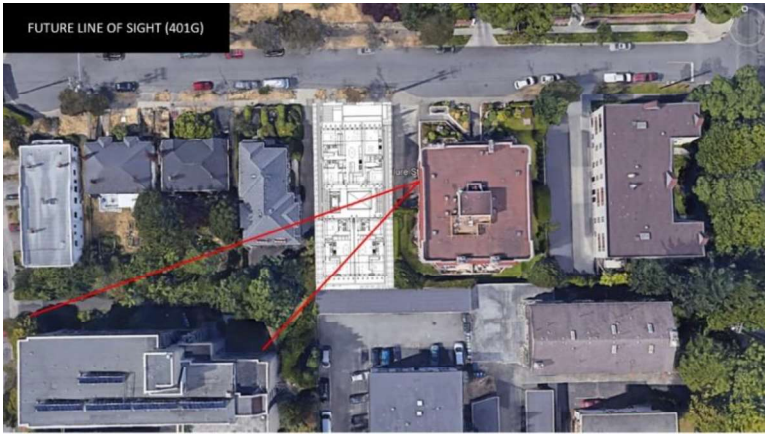


DERIVATION OF THE AFTER IMAGE

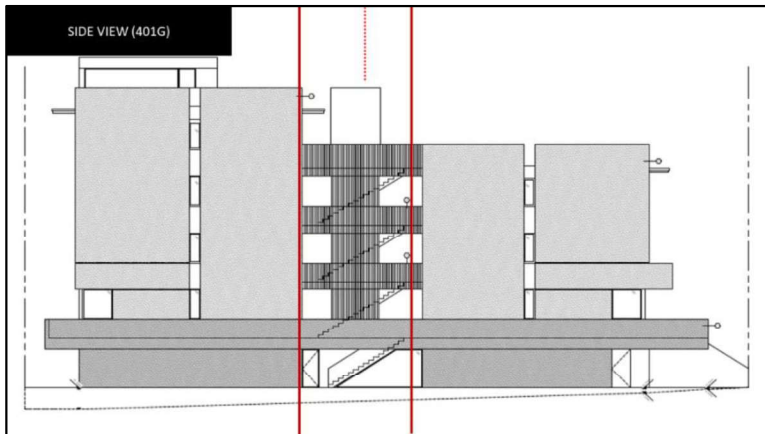
Current line of sight



Future line of sight

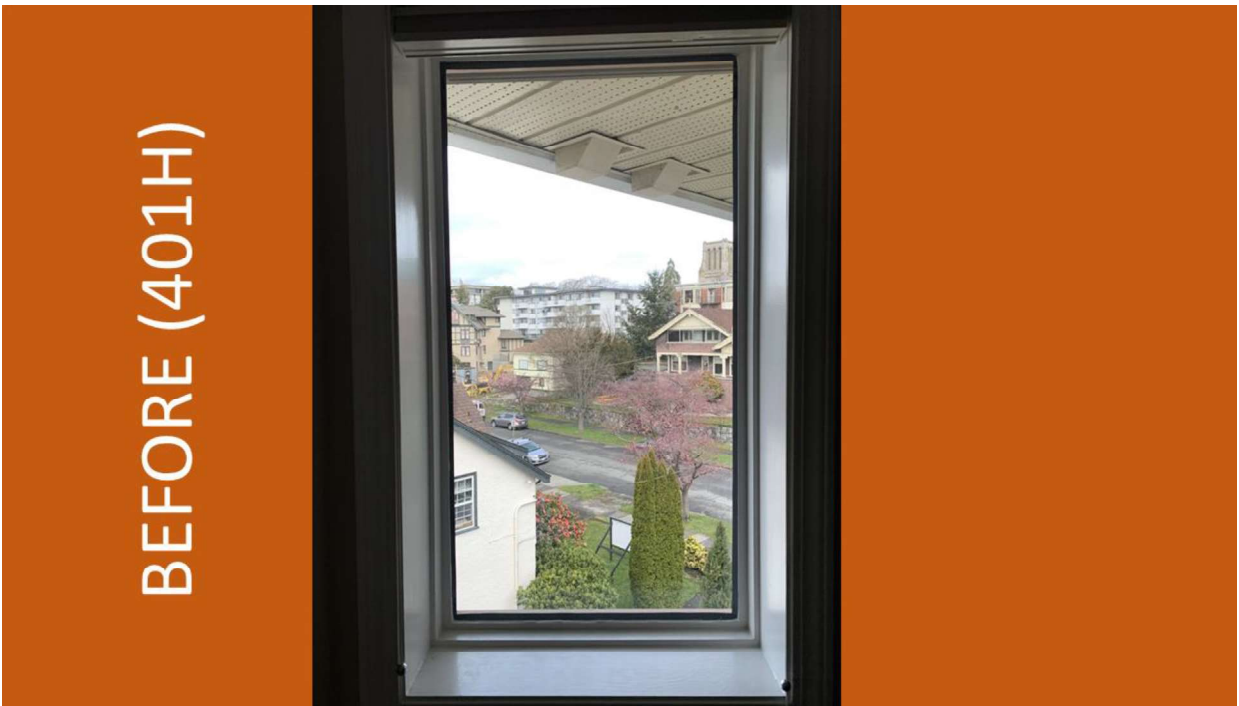


Visible area on the proposed building

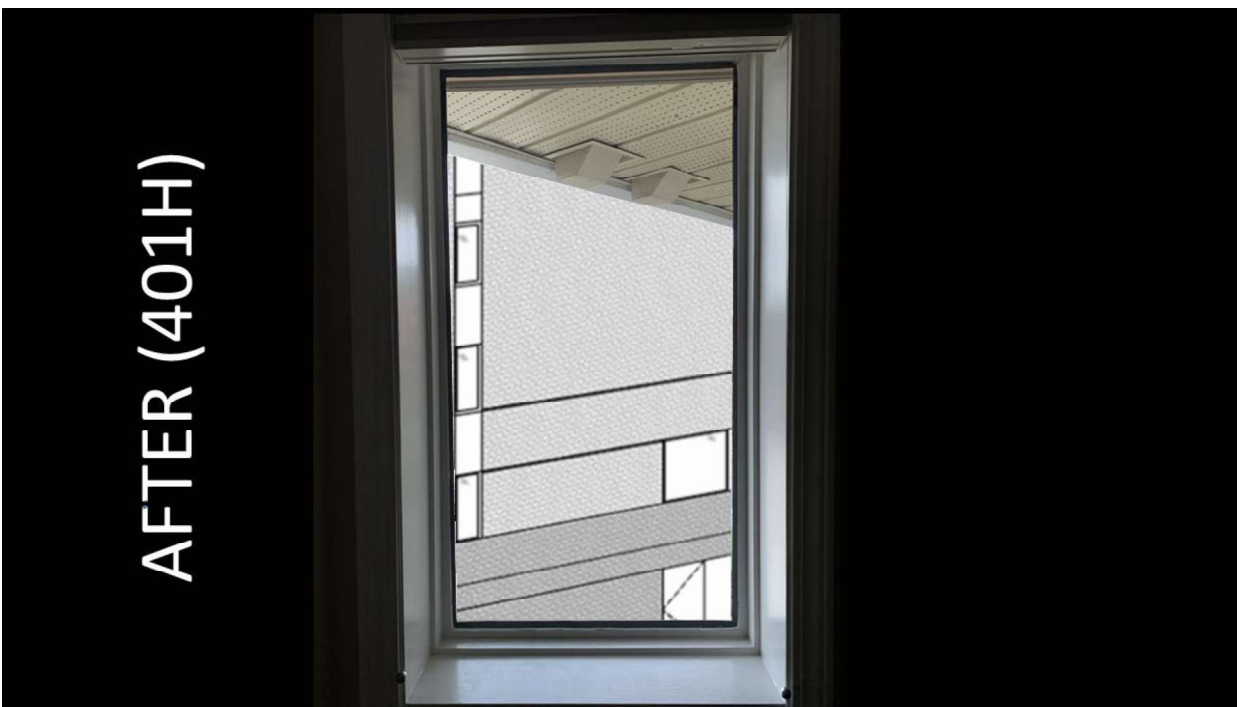


401H BEFORE AND AFTER

Current outlook

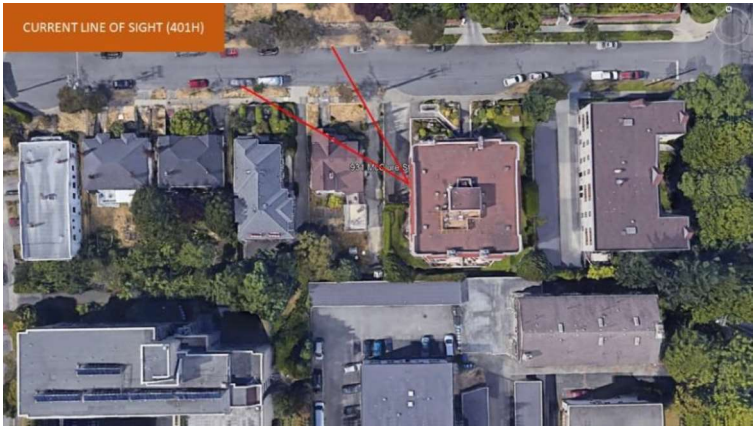


Future outlook

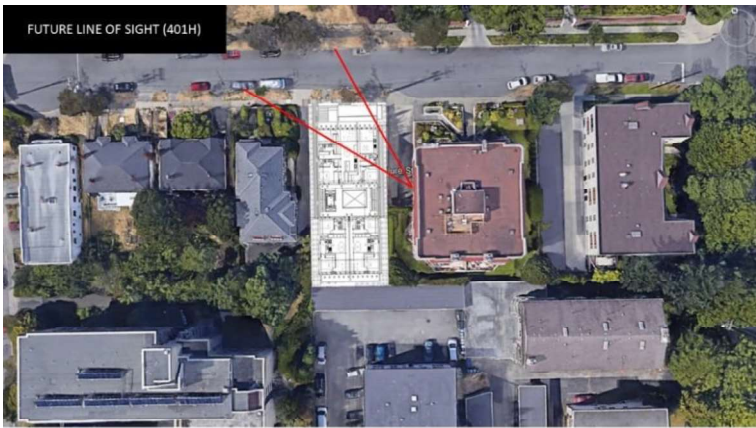


DERIVATION OF THE AFTER IMAGE

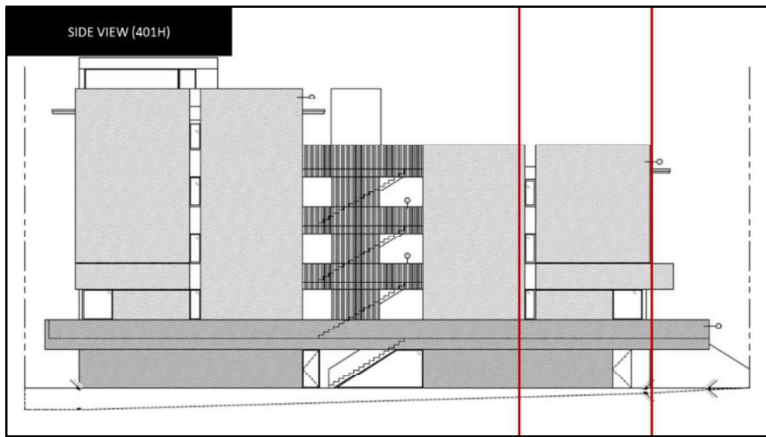
Current line of sight



Future line of sight

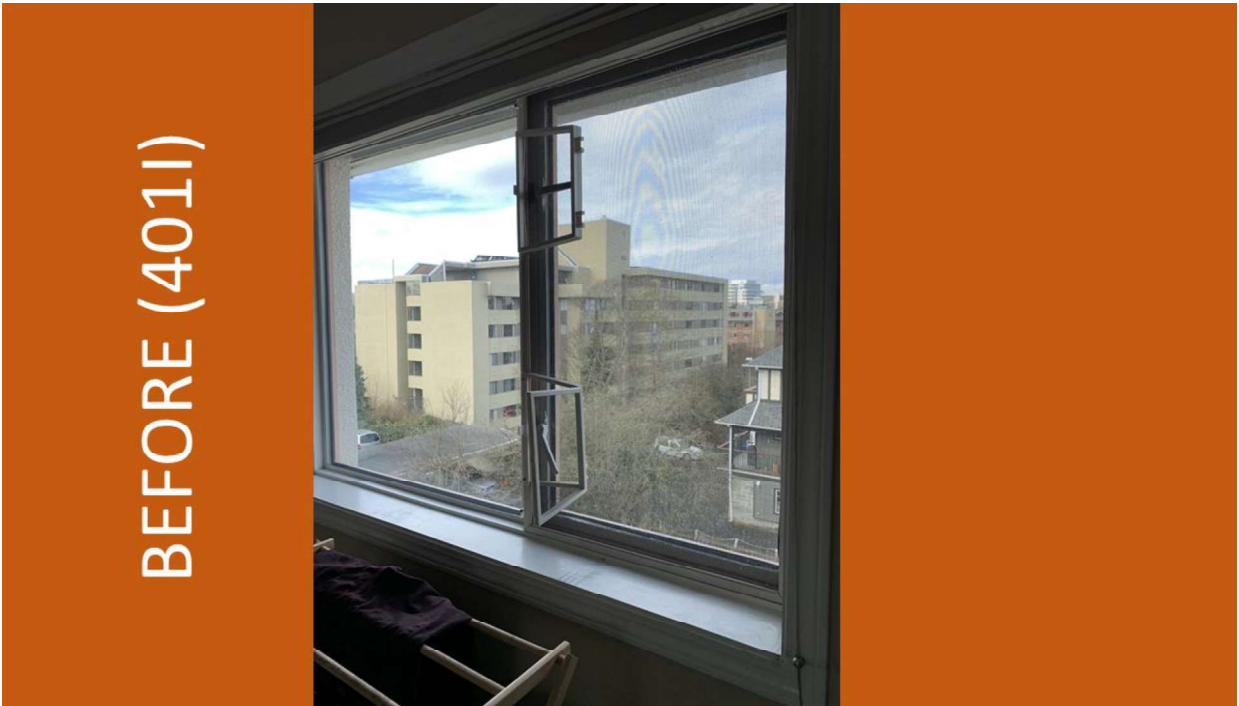


Visible area on the proposed building



401I BEFORE AND AFTER

Current outlook

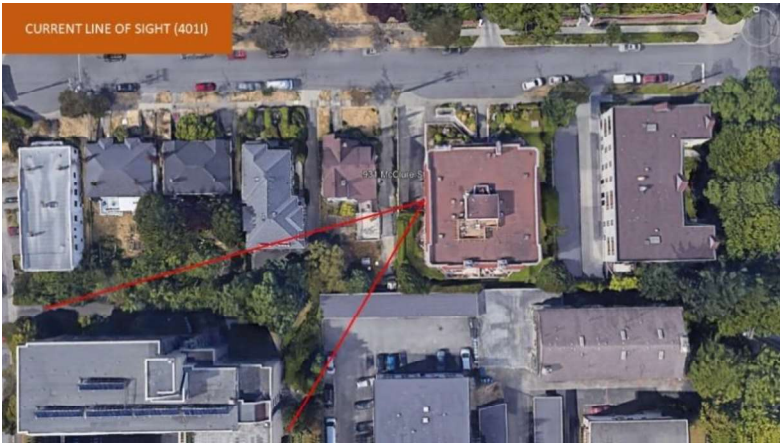


Future outlook



DERIVATION OF THE AFTER IMAGE

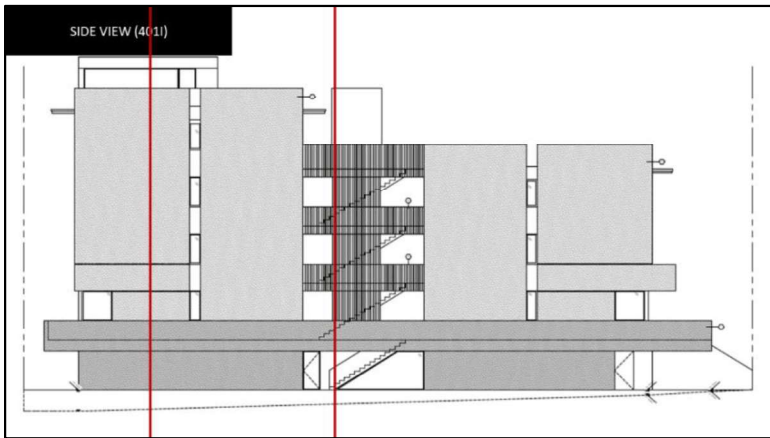
Current line of sight



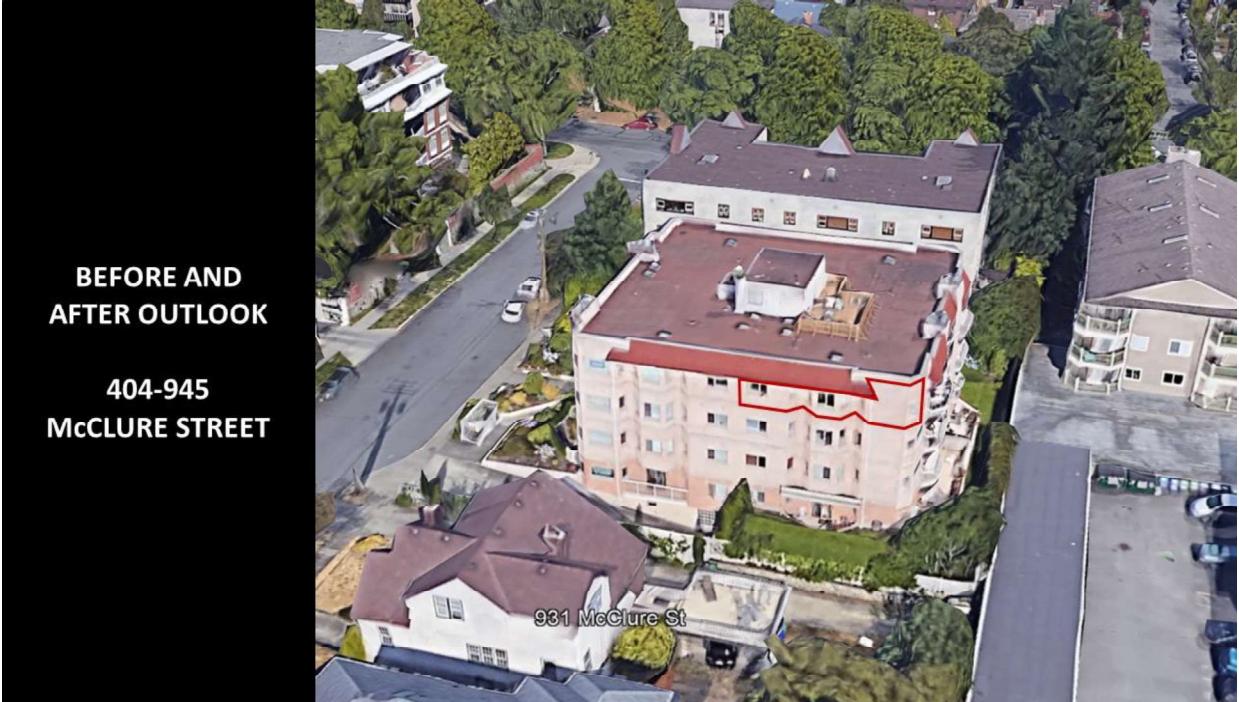
Future line of sight



Visible area on the proposed building



UNIT 404



Personal Comments on the Impact of the Development

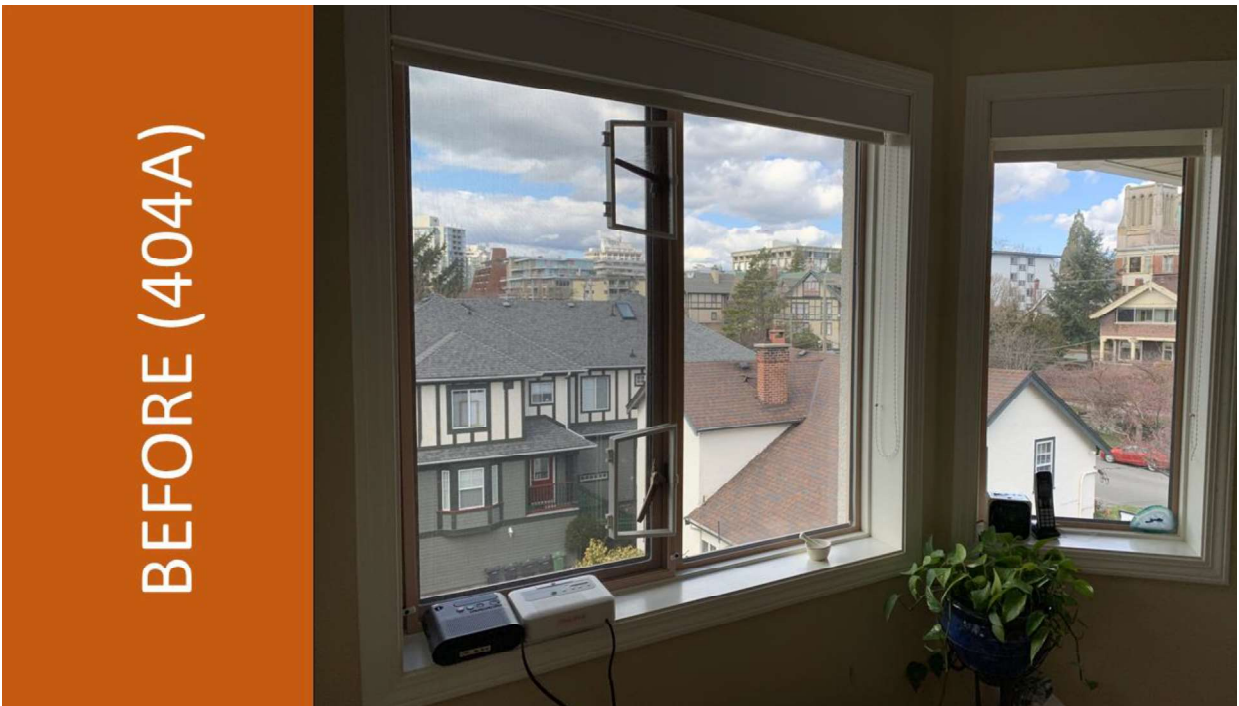
“As a senior senior, with some mobility issues, I enjoy my west facing condo. The kitchen eating area, with its three-panel bay window, is the most used and loved part of the unit. It is full of light and sunshine, looking out over city rooftops and a designated walking street, with extensive skylscapes and sunsets above, and an oasis of mature trees below. I feel fortunate at present.

If this massive building were to be completed, I would be looking at a blank wall, wider than my outlook and so tall I would be unable to see the sky. Sunshine, trees, the Cathedral, the neighbourhood would all be obliterated. My primary living area would be completely boxed in, sunless and dark. The monolithic wall, so close, and so oppressive, would literally wall me in.

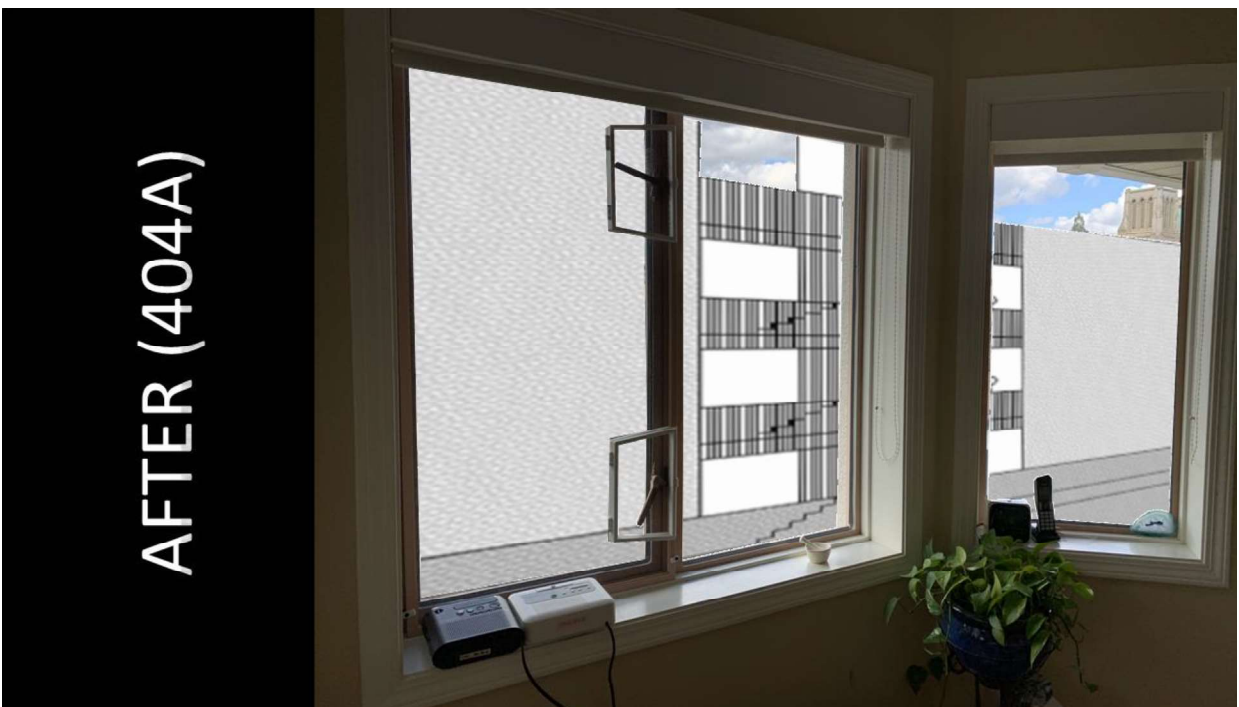
The proposed fifteen-apartment building will take all the ground space, and all of our sky; it is just too big to be located as planned on a one-house lot. Its sheer mass will take away eight people's sunshine and light. I am one of four senior seniors living in this presently sunny space. The others are retirees, also senior. We are all afraid of losing our light.”

404A BEFORE AND AFTER

Current outlook



Future outlook



DERIVATION OF THE AFTER IMAGE

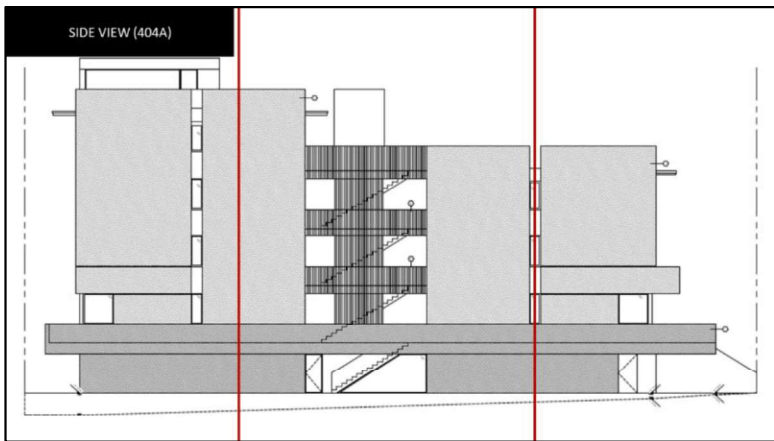
Current line of sight



Future line of sight

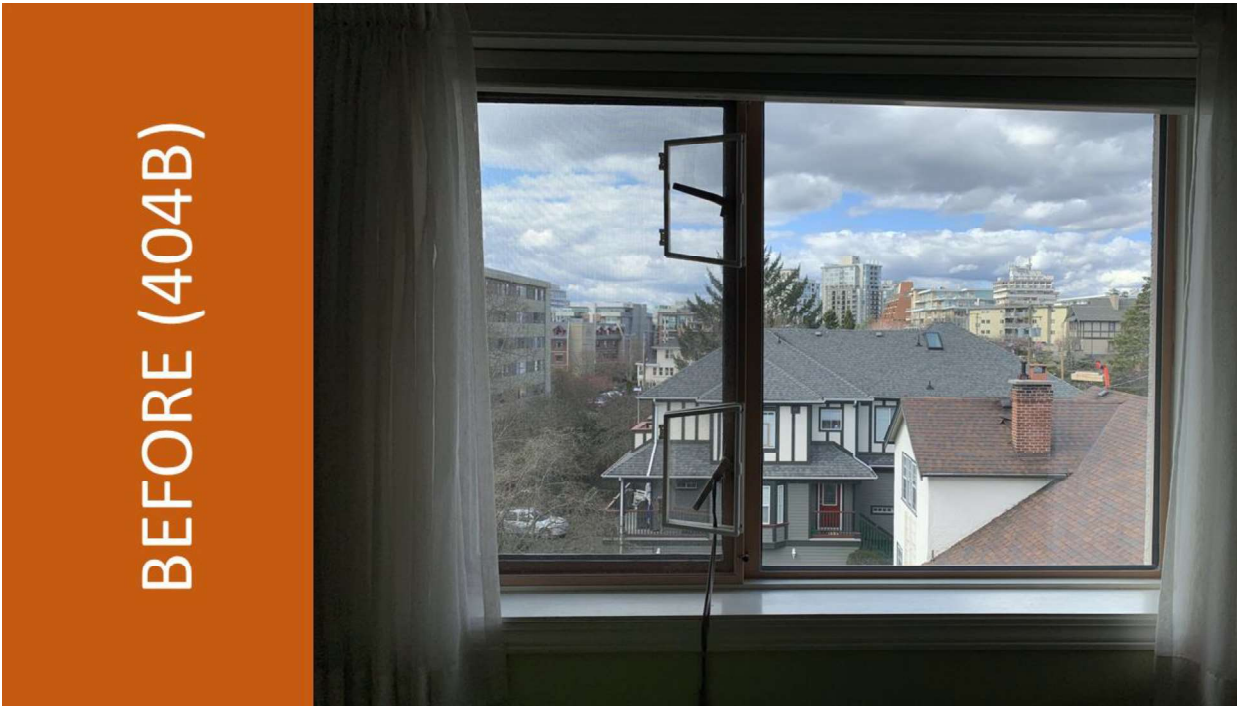


Visible area on the proposed building



404B BEFORE AND AFTER

Current outlook

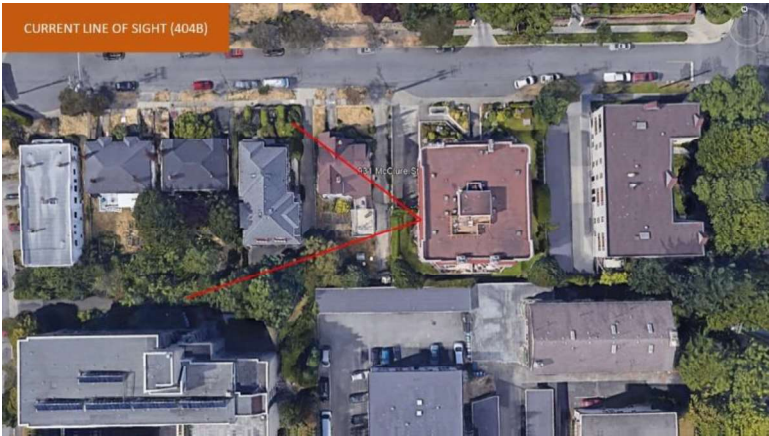


Future outlook

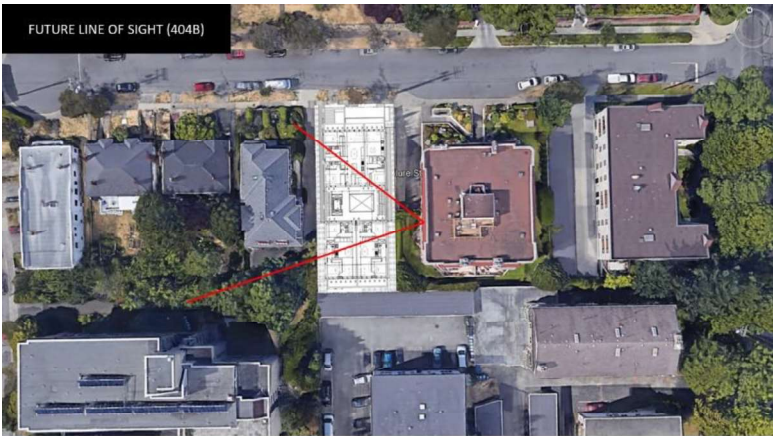


DERIVATION OF THE AFTER IMAGE

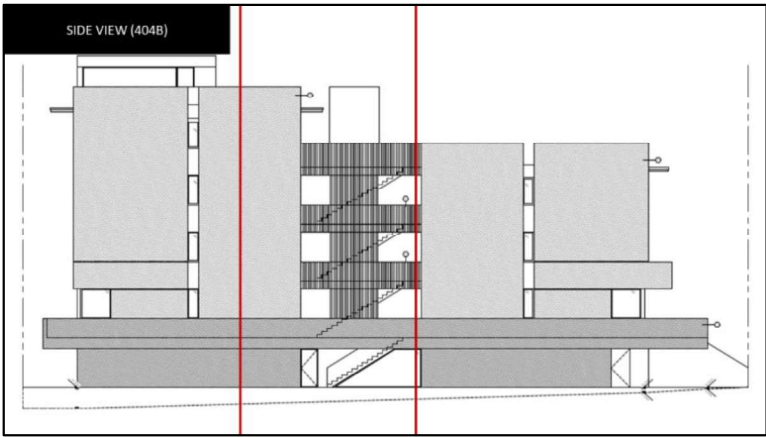
Current line of sight



Future line of sight

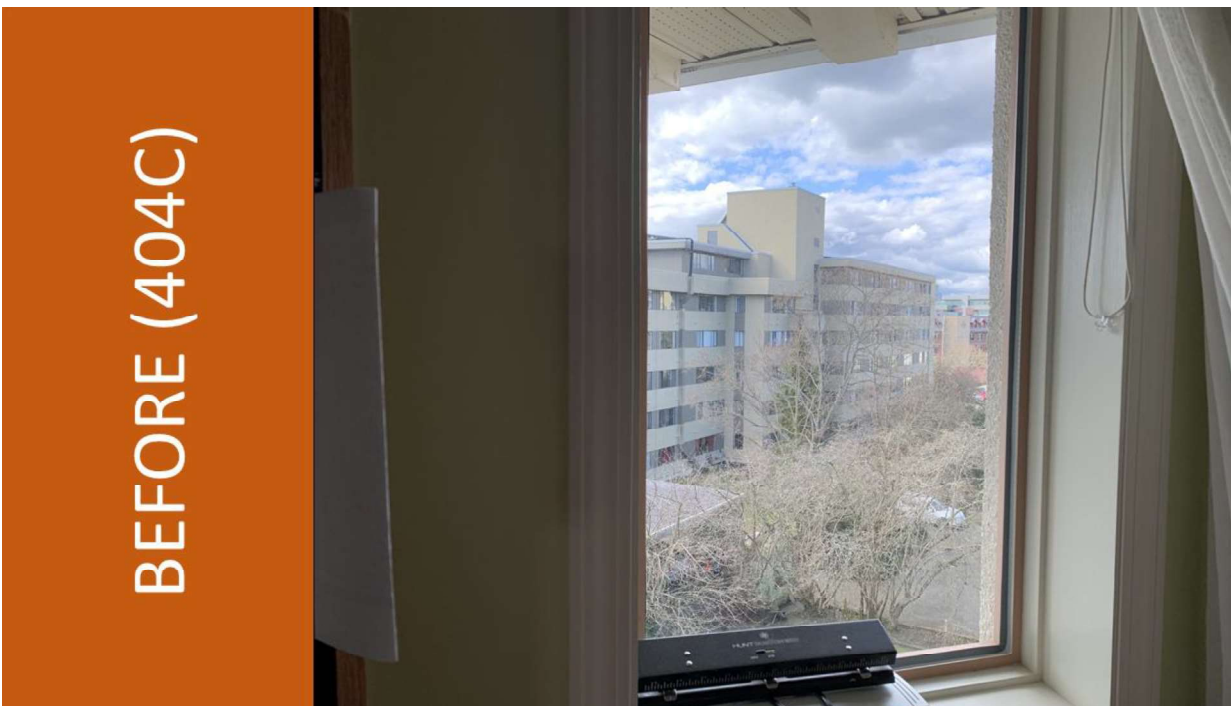


Visible area on the proposed building



404C BEFORE AND AFTER

Current outlook

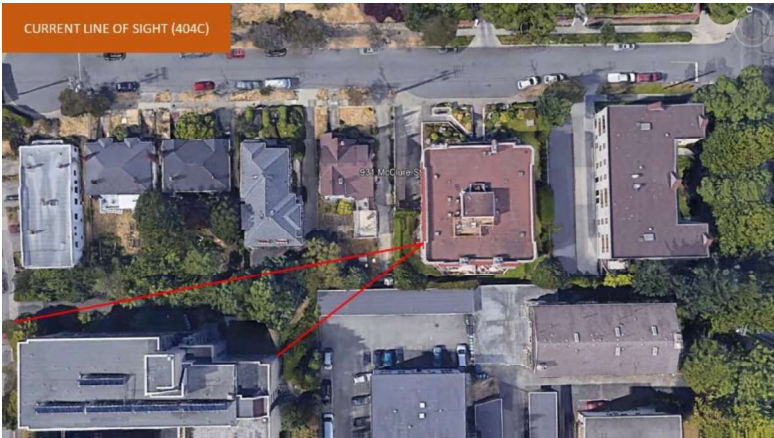


Future outlook



DERIVATION OF THE AFTER IMAGE

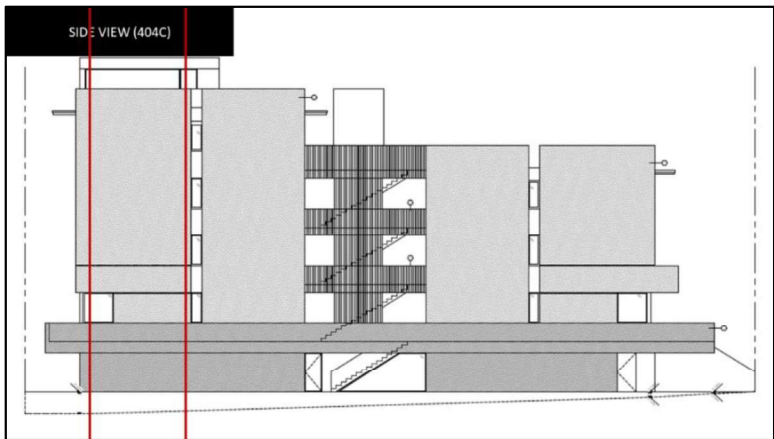
Current line of sight



Future line of sight

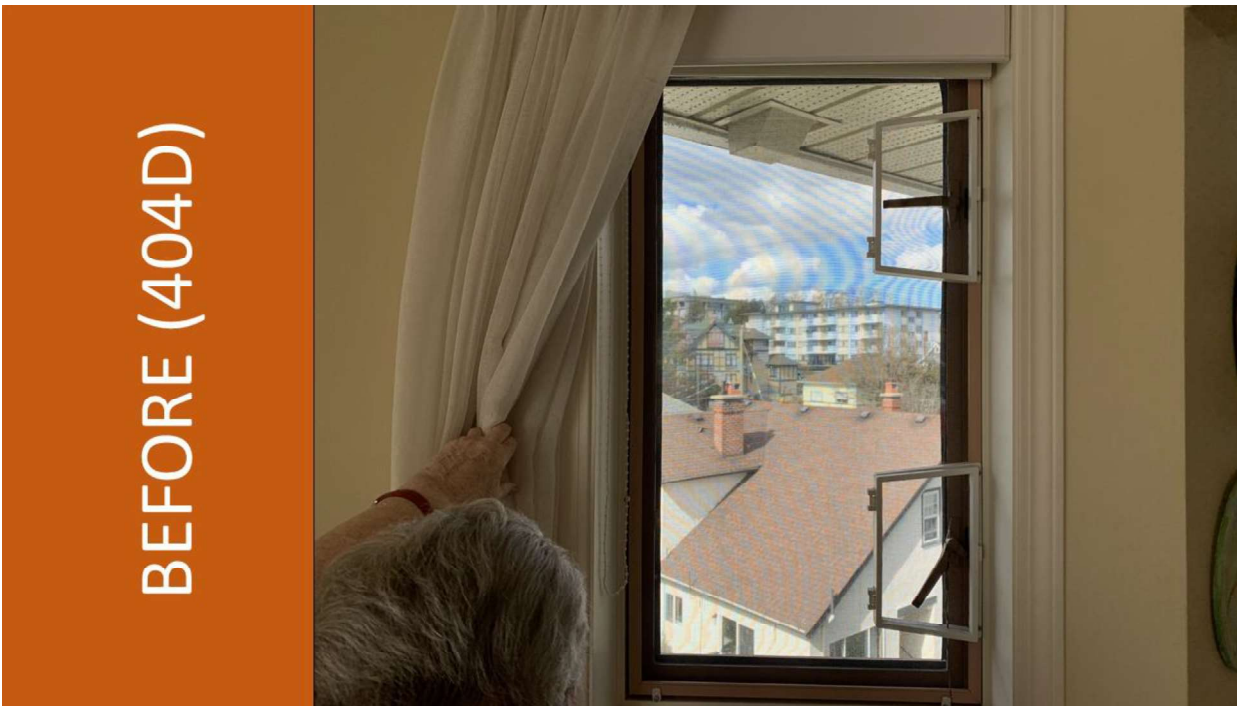


Visible area on the proposed building

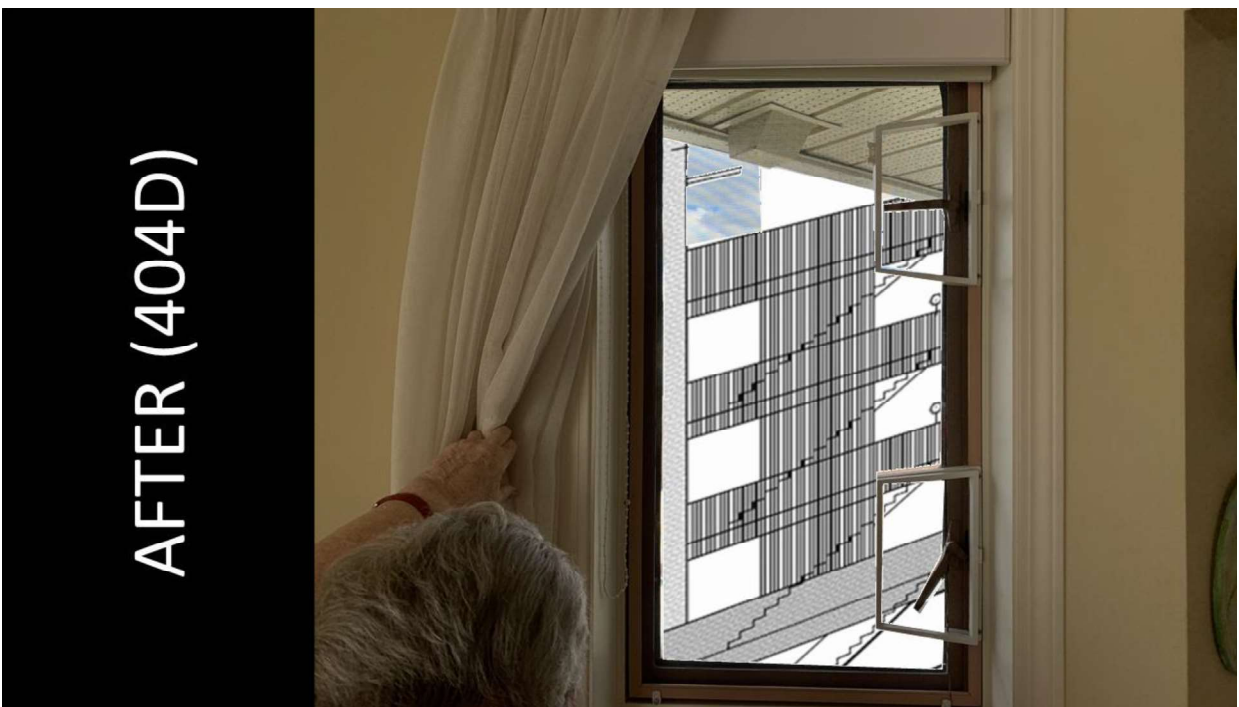


404D BEFORE AND AFTER

Current outlook

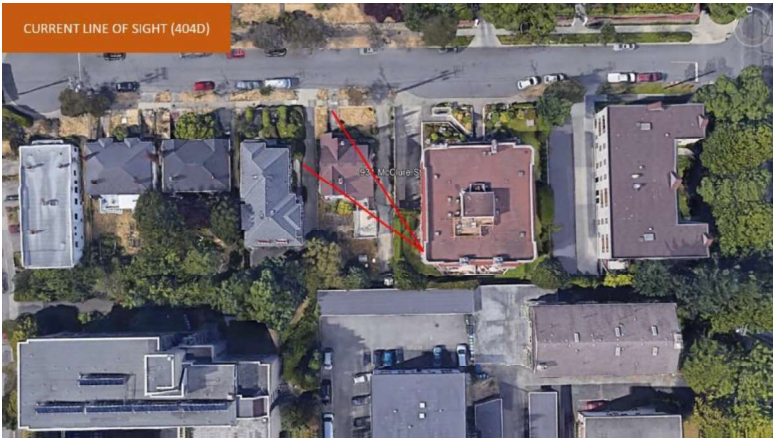


Future outlook

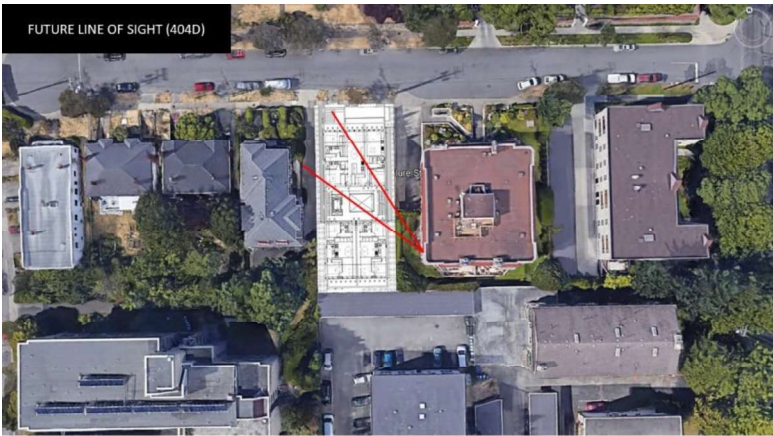


DERIVATION OF THE AFTER IMAGE

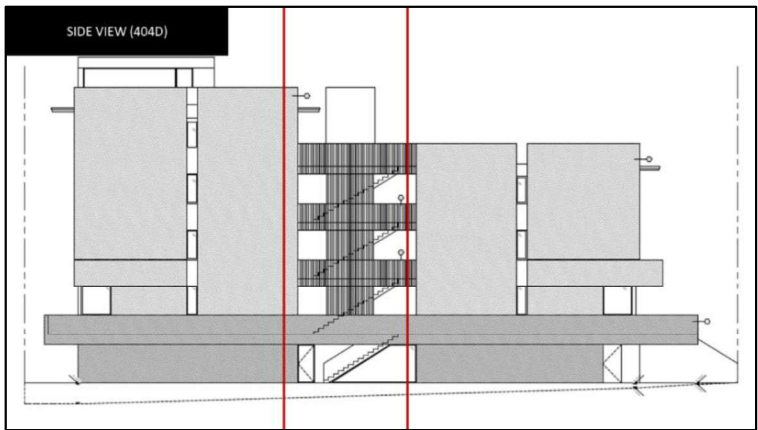
Current line of sight



Future line of sight



Visible area on the proposed building



404E BEFORE AND AFTER

Current outlook

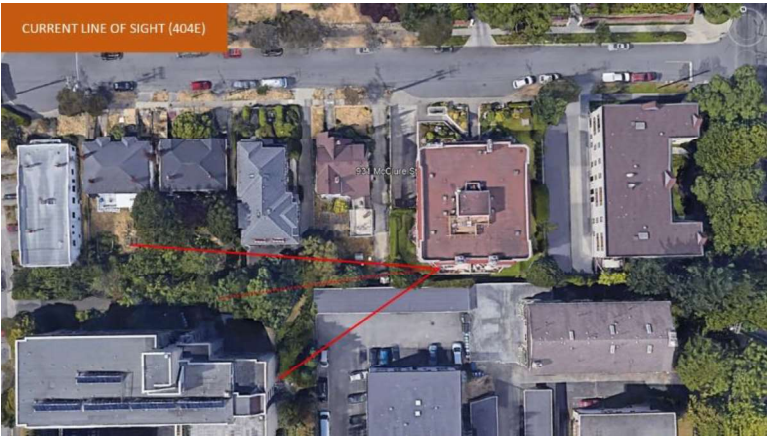


Future outlook



DERIVATION OF THE AFTER IMAGE

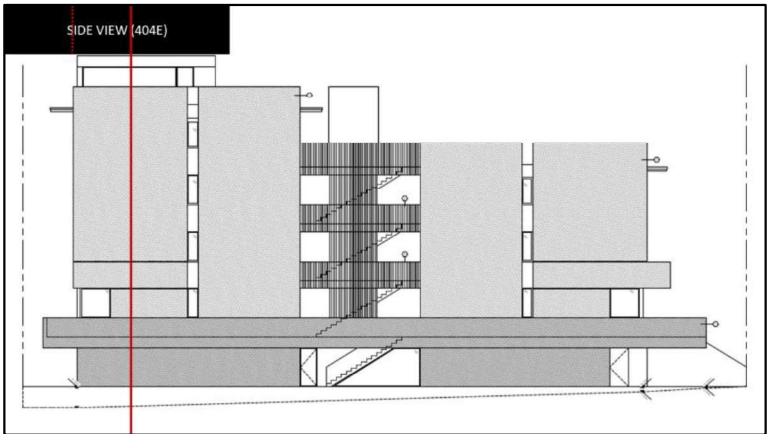
Current line of sight



Future line of sight



Visible area on the proposed building



DRAFT

945 McClure Street
Victoria, BC
V8V 3E8

June 2, 2021

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

Dear Mayor and Council,

We are homeowners at 945 McClure Street, a condominium building immediately adjacent to the proposed development at 931 McClure Street, which is the subject of a Rezoning Application (REZ00669).

We appreciate the opportunity now to communicate to Council our understanding of this project and the impact it will have on us. We have made the effort to present our concerns objectively, constructively, and in some detail. We have raised these concerns in several CALUC meetings and in conversations with the developer. Many issues remain unresolved.

We understand the benefits of densification, but not densification to this extreme. The proposed building eliminates almost all natural space, pushing against the neighbors on all sides. The design of the building conflicts with city guidelines requiring compatibility with neighboring homes.

The plan has changed from a 4-storey building in the original proposal with an inner courtyard to a 6-storey building with a 4-storey open stairwell. The building height has increased from 12.7 metres to 18.87 meters. The proposed area has also increased, from 11,013.7 sq ft to 11,285.09 sq ft. The calculated Floor Space Ratio does not reflect the true density of the building since ground floor parking is excluded.

Setbacks are minimal. The current plan will create a side yard setback of only 2.00 metres (6'-6 ¾") to the east and west, only 2.25 metres (7'-4 ½") in the front, and only 1.12 metres (3'-8") in the back. Entrance walkways extending more than halfway along the building on the east and west sides will leave a landscaped space that is only 3 feet wide. The width of the space along the rest of the building to the back will be approximately 6.5 feet.

Impacts of the mass of this development include:

- Darkness (extreme shading)
- Isolation (loss of all visual connection to the neighborhood)
- Loss of greenspace (a development project that is all building)
- Financial impact on neighbors (due to blocking and shading)
- Other externalities resulting from a design that exceeds the carrying capacity of the lot.

We have described these concerns in detail in the attached document.

Please consider the impacts of massing created by this proposal. The original development plan was more sensitive to our neighborhood. It is unclear why the height and size of the development has changed so significantly in subsequent revisions. We believe there is still an opportunity for densification without the extremes of this design.

Sincerely,

Residents of 945 McClure Street
Strata 1606

UNIT 101



David Forrest



Nadia Forrest

UNIT 102



Courtney Faber

UNIT 103

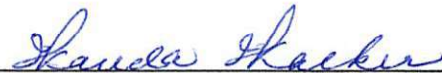


Marianne Smith

UNIT 104



Edwin Walker

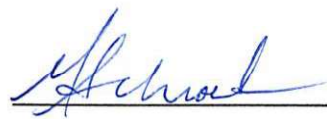


Wanda Walker

UNIT 201

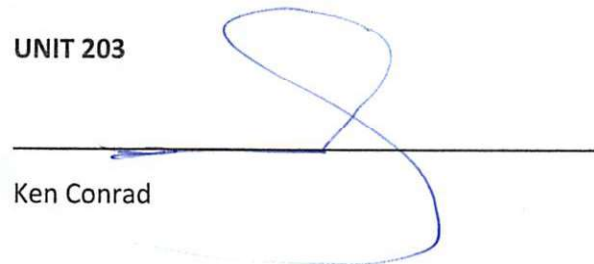


Klaus Schroeder



Marsha Schroeder

UNIT 203



Ken Conrad



Sarah Conrad

UNIT 204

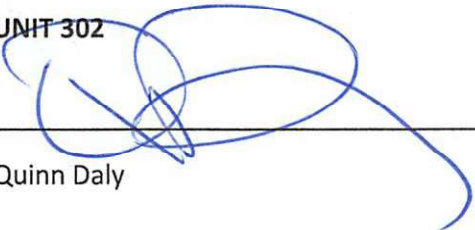


Sylvia Ellsay

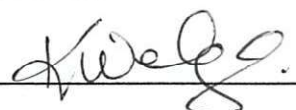
UNIT 301



Joan McMurtry

UNIT 302


Quinn Daly

UNIT 303



Kelli Welgan


Liam Welgan

UNIT 304


Brenda Stockli

UNIT 401


Marie Harris

UNIT 402


Clayton Loiselle


Susan Loiselle

UNIT 403

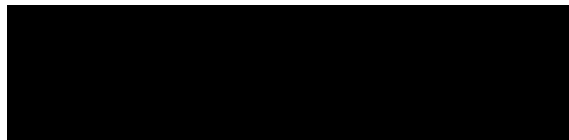

Albert Blajet

UNIT 404


Margaret Cox

Concerns Regarding the Proposed Development
at 931 McClure Street and
Application for a Zoning Variance

Strata 1606
945 McClure Street
Victoria, BC V8V 3E8



June 2, 2021

Our Concerns

We are civic-minded citizens of Victoria who care about our community.

We are concerned about the proposed development on the lot at 931 McClure Street adjoining ours, which is the subject of a current Rezoning Application (REZ00669). This will replace a character house that is currently home to seven young renters, who will have to move.

We are opposed to this development in its current form.

No-one in our building had any previous experience with the development process. Our understanding of the process and the ability to provide input has evolved.

We appreciate the opportunity now to communicate to Council our understanding of this project and the impact it will have on us. We have made the effort to present our concerns objectively, constructively, and in some detail in this document. We have raised these concerns in several CALUC meetings and in conversations with the developer. Many issues remain unresolved.

Our street is a walking street, characterized by its charm, intimacy, neighborliness, and human scale. If approved, the requested zoning variance will have a detrimental impact on the people in our building.

Impacts include:

- Darkness (extreme shading)
- Isolation (loss of all visual connection to the neighborhood)
- Loss of greenspace (a development project that is all building)
- Financial impact on neighbors (due to blocking and shading)
- Other externalities from a project that exceeds the carrying capacity of the lot

This document reflects our current understanding of the project based on materials obtained through the Development Tracker application. The developer has also helpfully provided a shadowing video.

We have had recent conversations with the developer regarding a number of concerns about the project. A concern related to stormwater has been resolved through an engineer's letter providing assurance there will be no diversion of water onto our lot.

In the event development is approved, we have asked the developer about the feasibility of softening the profile of the proposed building through landscaping and a potential green wall, but this question remains unresolved. The developer has advised that due to scheduling constraints this spring it was unable to include this in the current plan, and that the issue can be addressed after the proposal is discussed in Committee of the Whole.

Our overriding concern is the height and footprint of the building, and the multiple impacts of extreme massing. Massing has increased significantly since the original proposal. It is unclear why the height and size of the development has changed so significantly in subsequent revisions.

The original development plan was more sensitive to the neighborhood. We believe there is still an opportunity for densification without the extremes of this design.

Extreme Density

The plan has changed from a 4-storey building with an inner courtyard in the original proposal to a 6-storey building with a 4-storey open stairwell now. The building height has increased by more than 6 meters (from 12.7 meters to 18.87 meters). The proposed area has also increased, from 11,013.7 sq ft to 11,285.09 sq ft. **The Floor Space Ratio (FSR) calculation does not reflect the true density of this building since ground floor parking is excluded.**

Setbacks are minimal. The current plan will create a side yard setback of only 2.00 meters (6'-6 ¾") to the east and west, only 2.25 meters (7'-4 ½") in the front, and only 1.12 meters (3'-8") in the back.

The design of the building conflicts with city guidelines requiring compatibility with neighboring homes (*Design Guidelines for Attached Residential Development*):

“a. New development should ensure a good fit with existing development by incorporating architectural features, details and building proportions that complement and respond to the existing architectural context, and by referring to distinctive and desirable architectural qualities of existing adjacent buildings in new development. Consideration should be given to the following aspect of development:

- i. **building articulation, scale and proportions**
 - ii. **similar or complementary roof forms**
 - iii. **building details and fenestration patterns**
 - iv. **materials and colour...**
- e. **Site, orient and design buildings to minimize shadowing impacts on adjacent properties”**

Changes in the Design

In the current plan, the building will eliminate almost all open space, pushing against the neighbors on all sides. Changes to the east elevations and to the core of the building, from the original to the current plan, are shown in the developer's drawings included on pages 5 and 6.

The community commented on the proposed development at an initial CALUC meeting held on September 27, 2018, expressing concerns about massing. Although neighbors continue to express these concerns, the size and height of the planned building has increased substantially.

In a CALUC meeting held on November 7, 2019, the developer said it did not believe 6 storeys would be appropriate for the site (see CALUC minutes). However, plans now call for a 6-storey building.

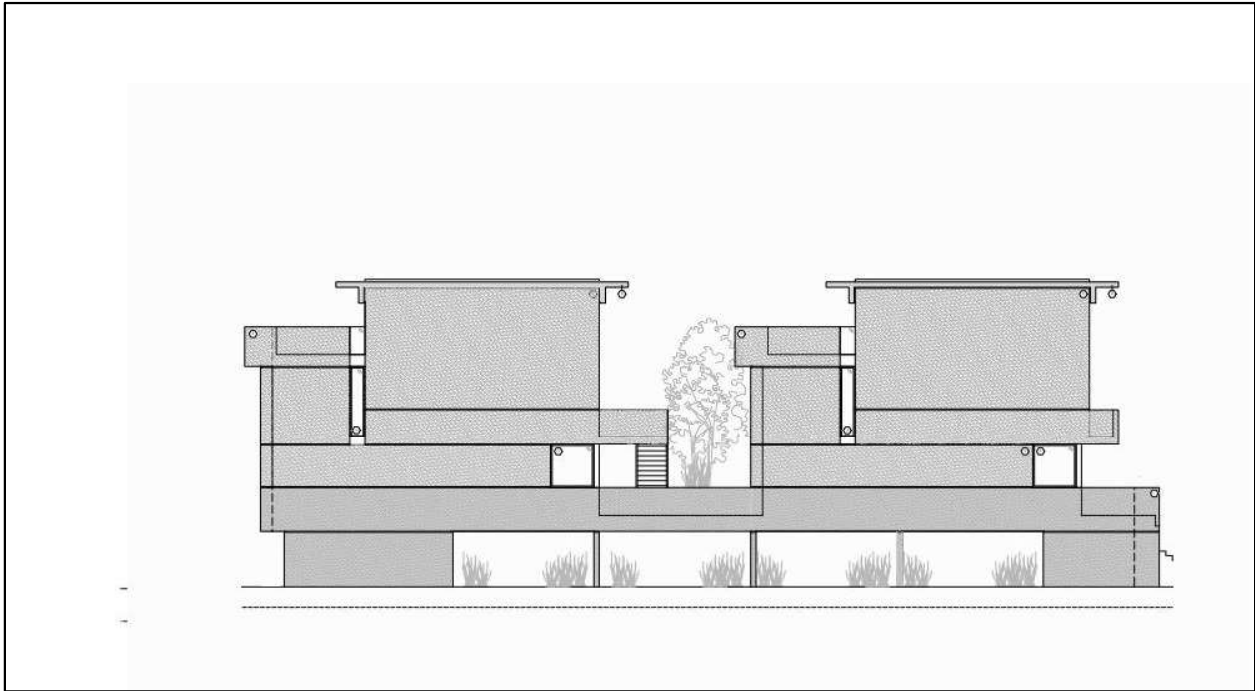
When the Advisory Design Panel met on October 23, 2019, a member asked if the sides of the building could be designed to soften its visual impact—one option being green walls. The developer said the idea had been considered and rejected and the conversation moved on.

A major concern for the neighbors remains unresolved.

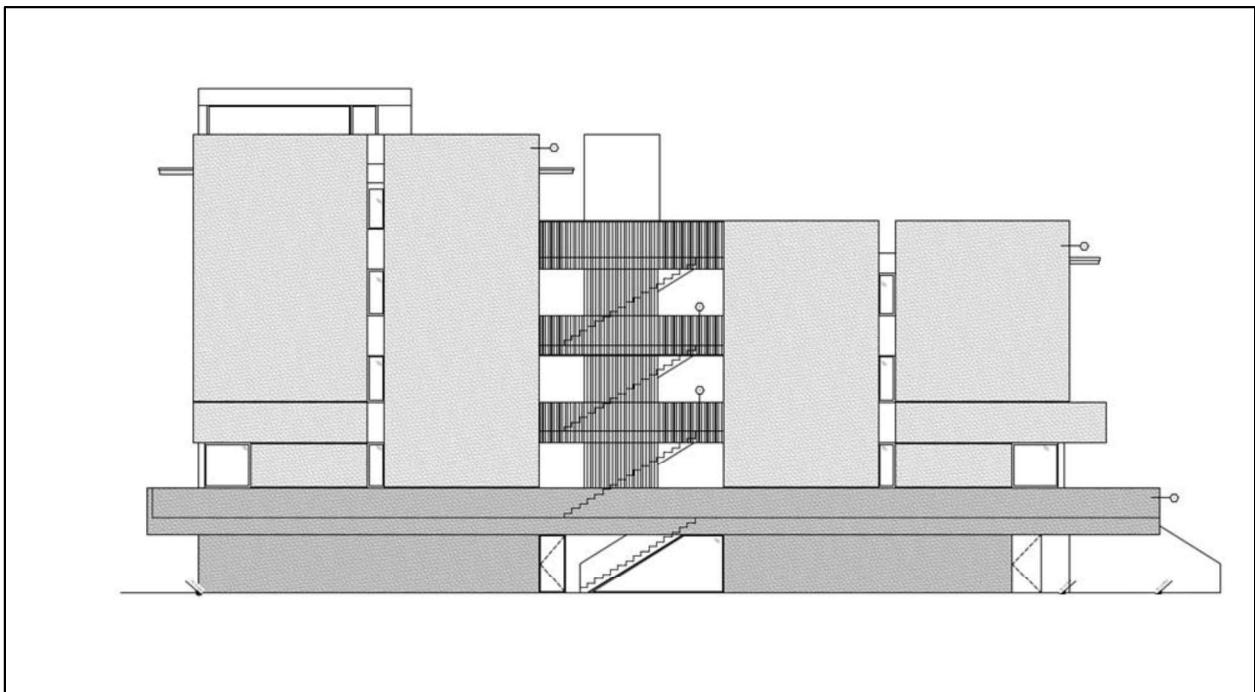
While the developer stated in the initial CALUC meeting on November 7, 2019, that the "Planning Department is quite supportive and is pushing for it and loves it" (see CALUC minutes) the community feels its concerns have been ignored.

CHANGES FROM THE ORIGINAL TO THE CURRENT PLAN

Original Plan East Elevation View – 4-storey building

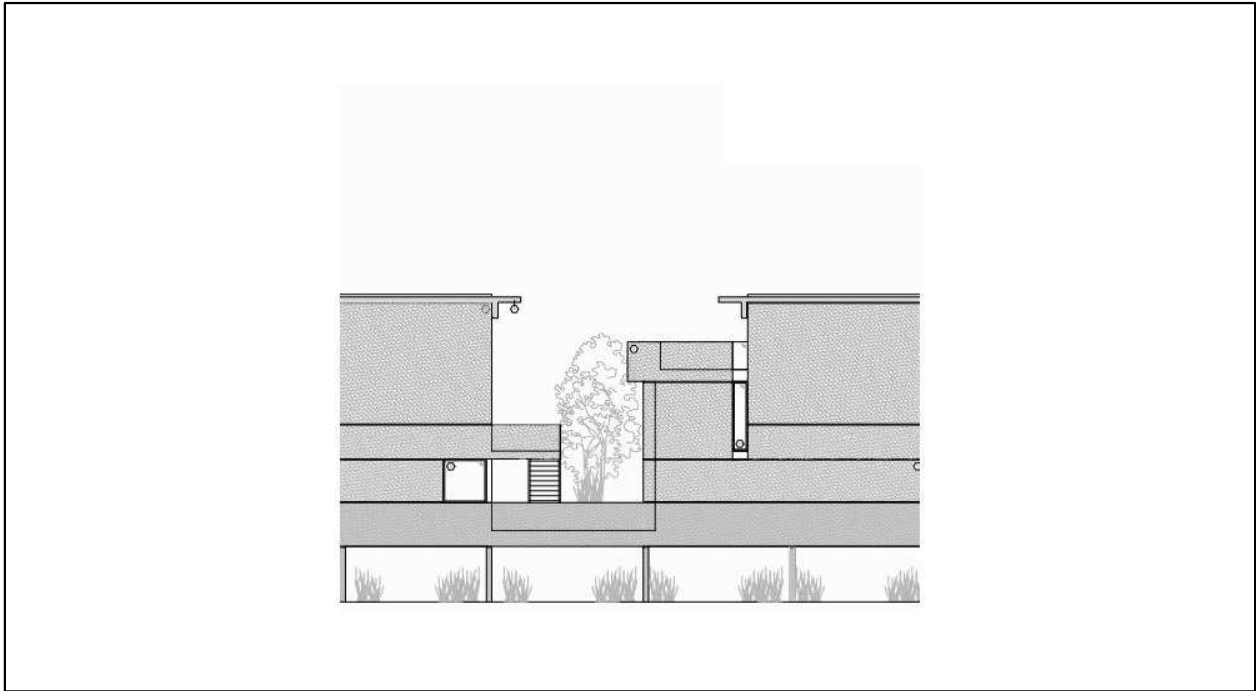


Current Plan East Elevation View – 6-storey building

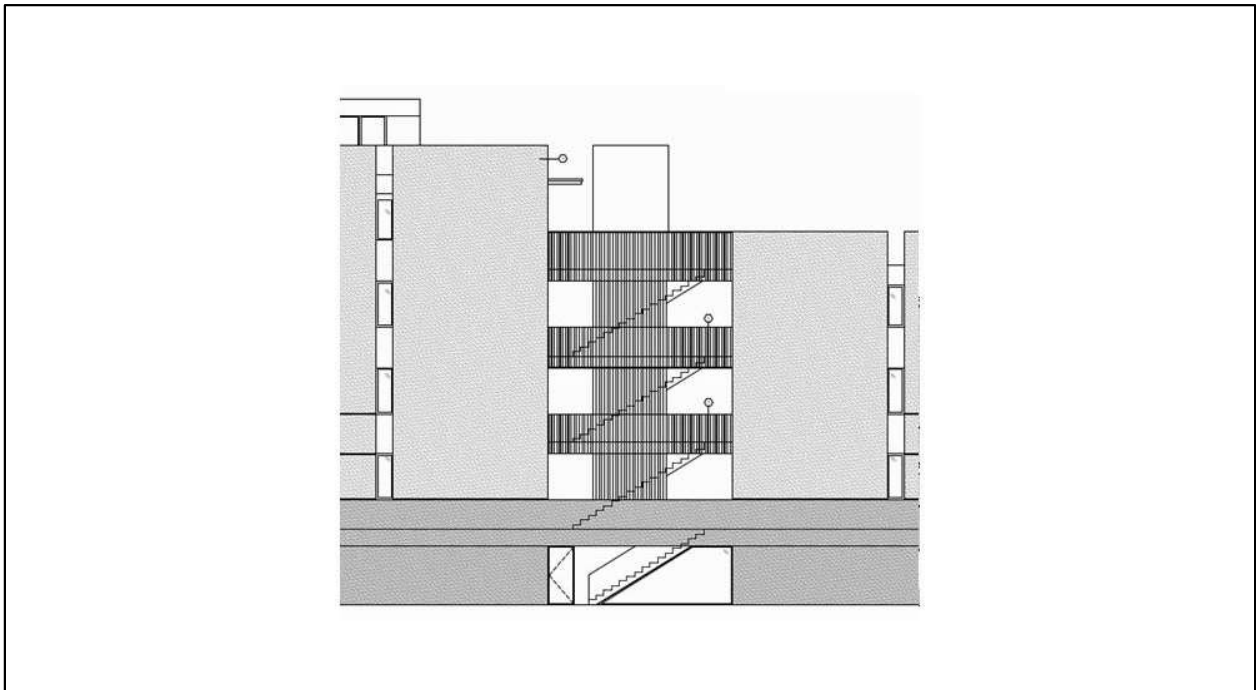


CHANGES FROM THE ORIGINAL TO THE CURRENT PLAN

Original Plan – Inner Courtyard



Current Plan – Four-Storey Open Stairwell



Impacts of the Proposed Development

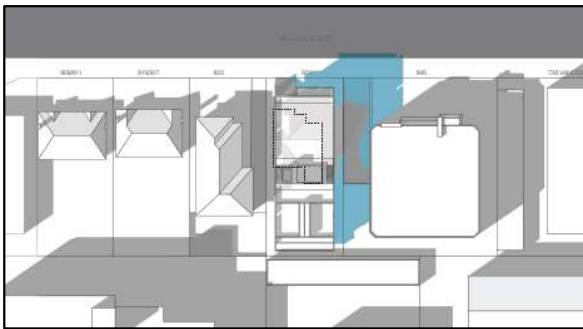
Darkness

Light will be blocked on the west side of our building throughout the year by the mass and height of the proposed development. Shading will be extreme, lasting from early afternoon to sunset.

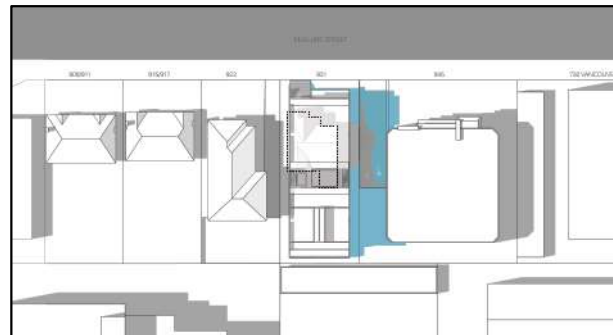
SHADING DIAGRAMS FROM THE DEVELOPER'S PROPOSAL

931 McClure Street is positioned at the middle of each diagram below. The outline of the proposed new building is superimposed on an outline of the existing home. Shading created by the new building, at 3:00 pm on four dates in different seasons, is shown in blue. Shading from the existing building is shown in gray. Shadows fall to the right (east) onto our building at 945 McClure Street. The diagrams indicate that shading from the existing home has almost no impact on our building. However, shading from the new building will be extensive, darkening the entire west wall of our building year-round.

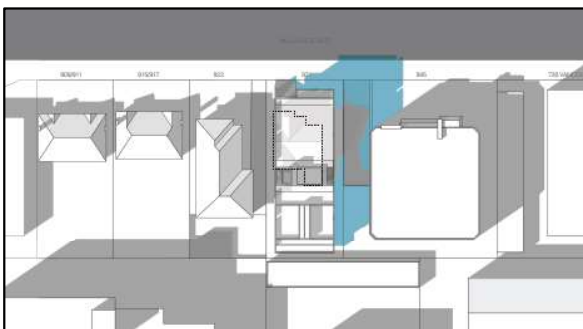
Shading March 21 (3:00 PM)



Shading June 21 (3:00 PM)



Shading September 21 (3:00 PM)



Shading December 21 (3:00 PM)



COMMENTS FROM RESIDENTS IN WEST-FACING UNITS

Full comments are included in the Appendix.

Living in darkness is a concern that has been voiced by every resident.

The concern is well-placed. Low light exposure is associated with diminished general health and well-being, lack of energy, reduced social relations, and Seasonal Affective Disorder. Evidence shows that those most at risk are the elderly and housebound.

UNIT 101	UNIT 104
Because we live in a north-facing unit, the light comes in from the side. We keep the lights on in all our rooms until mid-day, when the sun moves to the southwest. The proposed building will leave us in perpetual shadow, blocking light from the west in all seasons.	Our west-facing patio will be deprived of sunlight from early afternoon. We grow herbs and some vegetables on the patio. We doubt there will be sufficient sunlight to continue growing these plants if the building is constructed. Our kitchen will be in perpetual shade,
UNIT 201	UNIT 204
The proposed development will have a negative impact on our quality of life for numerous reasons [including] less sunlight. The proposed development will also increase our hydro costs and very likely reduce the resale values of all suites in our building.	This proposed building would significantly reduce the daylight, making my home dark and gloomy, especially on winter days. No sunlight could reach inside. I am an old lady with poor vision. I would need indoor lights blazing all day long.... I would be boxed in by a blank wall, mere feet away.
UNIT 301.	UNIT 304
Each day I spend hours sitting at one of my eight westward facing windows, enjoying the grass, trees and gardens of the street all of the way down to the hotel. I have a view of the skyline and the sun streams in midday. I anticipate this monolith which I will view in the shadows.	The biggest concern on our side of the building is that with a larger development than originally planned next door we will lose all sunlight... instead of sunlight the wall will be the only view on this side of our condo, especially for owners on the lower level.
UNIT 401	UNIT 404
I am a retired mental health counsellor, now almost ninety years old, living alone... Sunlight has a major impact on my ability to maintain both mental health and independence. If this light were blocked, I would have only north-facing windows with low light, especially in winter.	As a senior senior with some mobility issues, I enjoy my west-facing condo. If this massive building were to be completed, I would be looking at a blank wall... so tall I would be unable to see the sky... The monolithic wall, so close, and so oppressive, would literally wall me in.

Isolation

Our building at 945 McClure was designed for living areas to look to the east and west sides of the building rather than the street. **The primary windows in eight west-facing units – a total of 62 windows on the west wall of our building – provide access to sky, sunlight, greenspace, and connection to the neighborhood. These will be blocked by the proposed development.**



The proposed building will shut in eight west-facing units. The dominant view from the primary living areas will be a four-storey stairwell. At night it will be lighted.

Owners on the west side of our building took photographs from their living rooms, bedrooms and kitchens. **We have provided BEFORE and AFTER images in the Appendix.** The derivation of each AFTER image is shown. Sight lines plotted on a satellite image were used to identify the area of the new building that will be visible from each window.

Owners have added personal comments on the impact this will have on them.

A few BEFORE and AFTER images are included on pages 10 and 11, respectively.

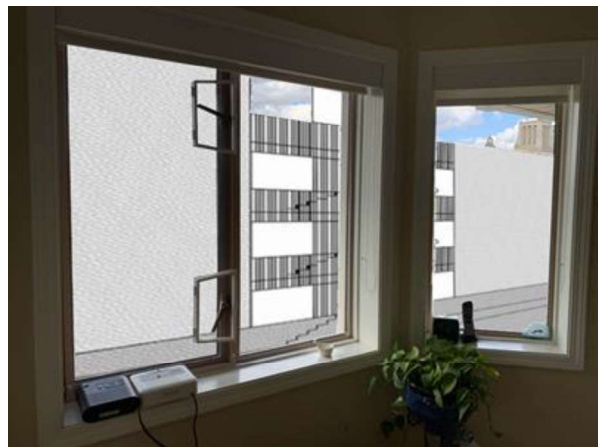
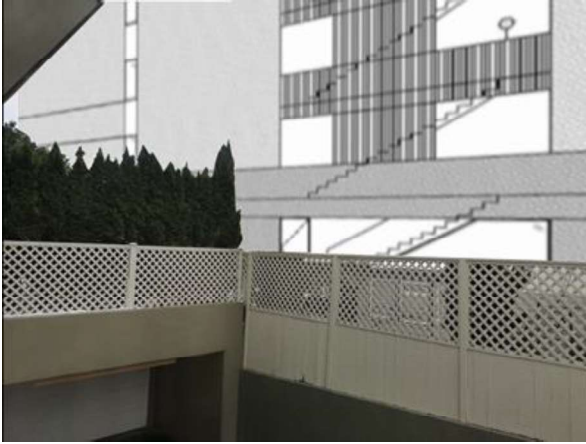
BEFORE IMAGES FROM WEST-FACING UNITS (EXAMPLES)

Images from windows in all units are provided in the Appendix.



AFTER IMAGES FROM WEST-FACING UNITS (EXAMPLES)

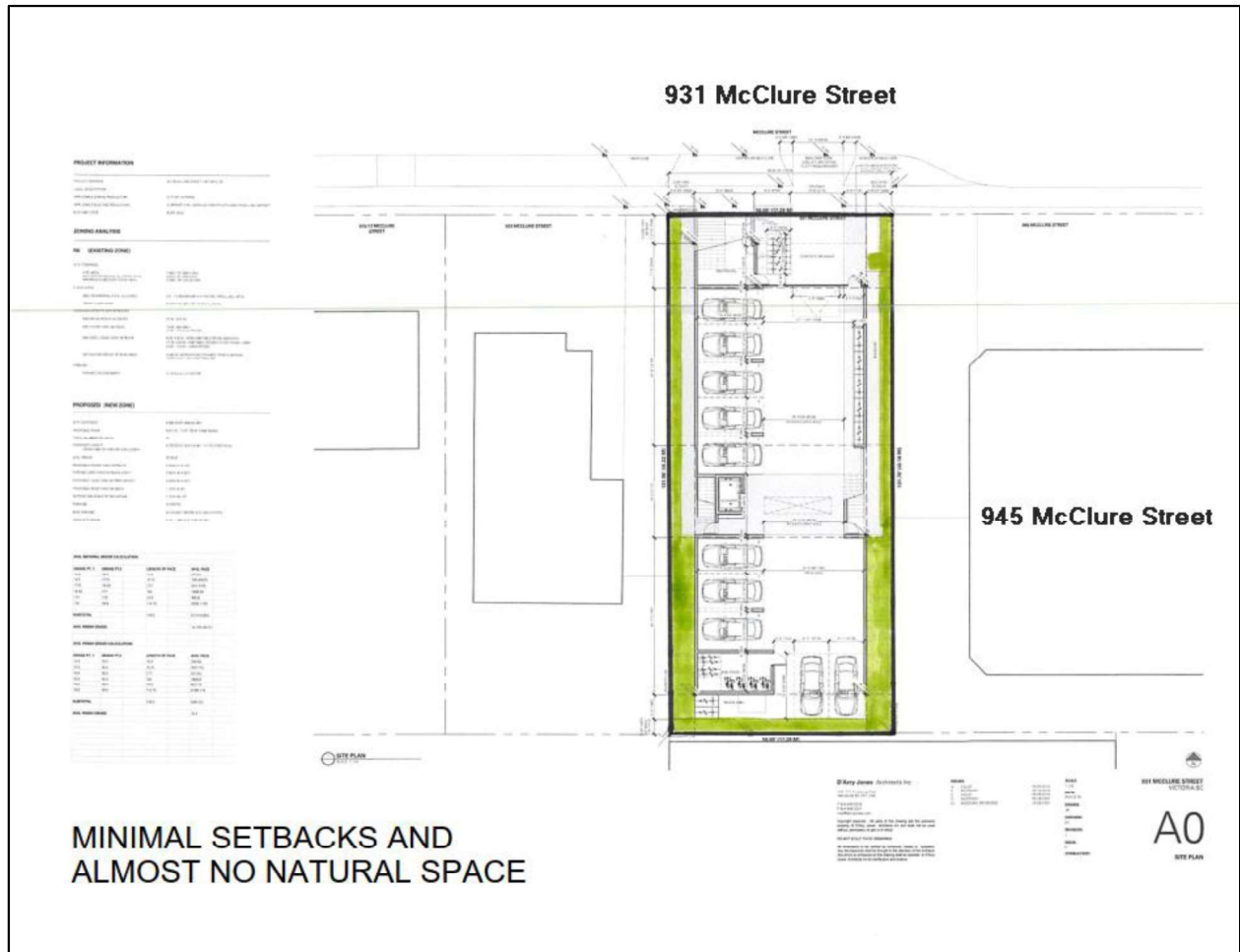
Images from windows in all units are provided in the Appendix.



Loss of Greenspace

The green boundary of the developed property will be restricted to a width of around 3 feet on each side at the front, 6.5 feet on each side at the rear, and a little over 3 feet at the back. The developer has acknowledged there is not enough room on the sides of the building at the front to plant trees.

Drawing showing the proposed building footprint at 931 McClure Street



In a healthy community, there is a reciprocal relationship between buildings. Each creates a positive space for the others, and together they create the fabric of the neighborhood. Windows overlook shared space and connect people to their community. The proposed development will push aggressively to the edge of the lot and take advantage of larger setbacks on neighboring properties.

Financial Impact on Neighbors

The attractiveness and market value of units in our building will be impacted by what is visible through their windows and the amount of sunlight they receive.

A decline in market value will be imposed mostly on the owners of west-facing suites, only one of whom is of working age. The rest are in retirement. The median age is 77.

Many owners are planning for the late stage of their life, contemplating an eventual move to senior residential living financed by the sale of their condo. Their home provides essential financial security.

Blocking

The value of a residential view varies depending on orientation, the subject of the view, and the extent of obstruction. Value is added if the view is from primary living areas such as the master bedroom, dining room, and kitchen.

The new development will block 62 windows in primary living areas on the west wall of our building. For almost all of these windows, the blocking is total. The angle of obstruction is very wide, extending along the full length of the new building, from the front to the back of the lot, and many storeys tall.

Owners in are concerned that blocking to this extreme will impact the use and enjoyment of their homes and depress the market value of their property.

Shading

The west side of our building receives direct sunlight starting in the early afternoon. In future, this will be blocked again, soon after, by the new building. Shading will last for the remainder of the day. An example for the Spring Equinox (March 21) is provided on page 14. The diagram shows the path of the sun, and periods of sunlight and shade after the new building is constructed.

Seasonal images showing the CURRENT and FUTURE duration of direct sunlight at the west wall of our building are included on pages 15 (Spring/Fall Equinox), 16 (Summer Solstice), and 17 (Winter Solstice). The duration of sun blocking varies by season. Shading starts at different times for different units.

Shading is a major concern, with the potential for a significant impact on property values. A recent economic study of the value of sunlight found each hour of reduced direct sunlight exposure for a home decreases the dwelling's market value by 2.4%.¹ The researchers offered an example:

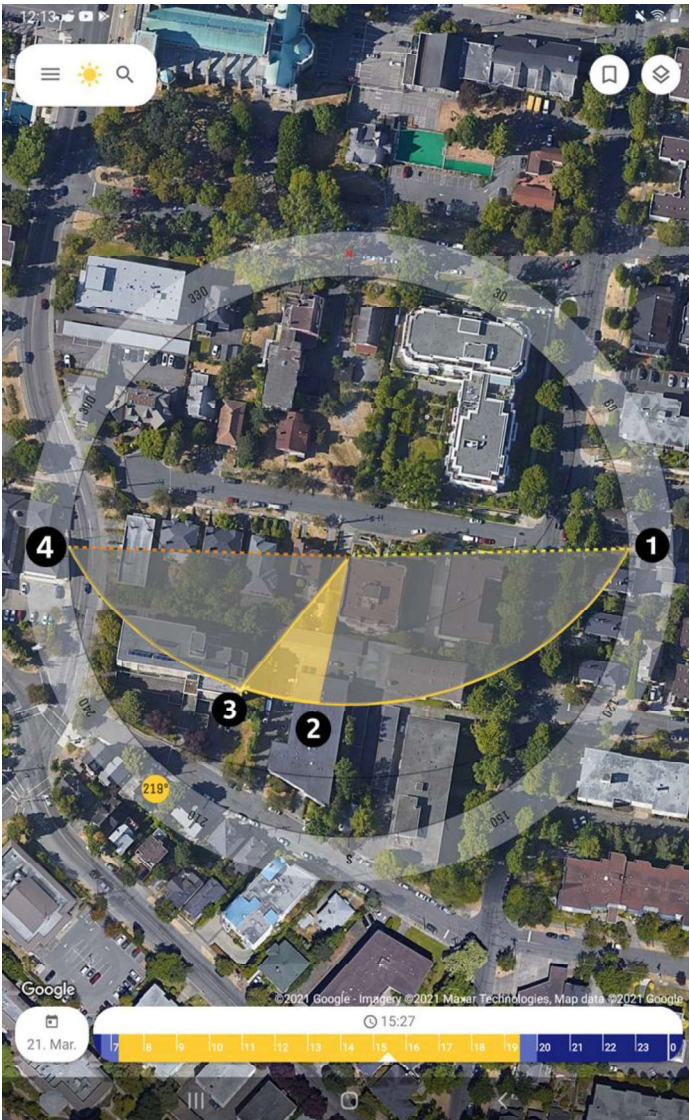
"[C]onsider a new multi-storey development that will block three hours of direct sunlight exposure per day (on average across the year) on two houses, each valued at \$1,000,000. The resulting loss in value to the house owners is in the order of \$144,000."

Loss of value due to the impact of blocking and shading will be uncompensated.

¹ *Valuing Sunshine*. David Fleming, Arthur Grimes, Laurent Lebreton, David C. Maré, Peter Nunns. Motu Working Paper 17-13. Motu Economic and Public Policy Research Trust. Wellington, New Zealand. June 2017.

PATH OF THE SUN

The sun rises in the east and sets in the west. The arc of travel and day length vary by season. This image shows the movement of the sun on March 21, from sunrise (1) to sunset (4).

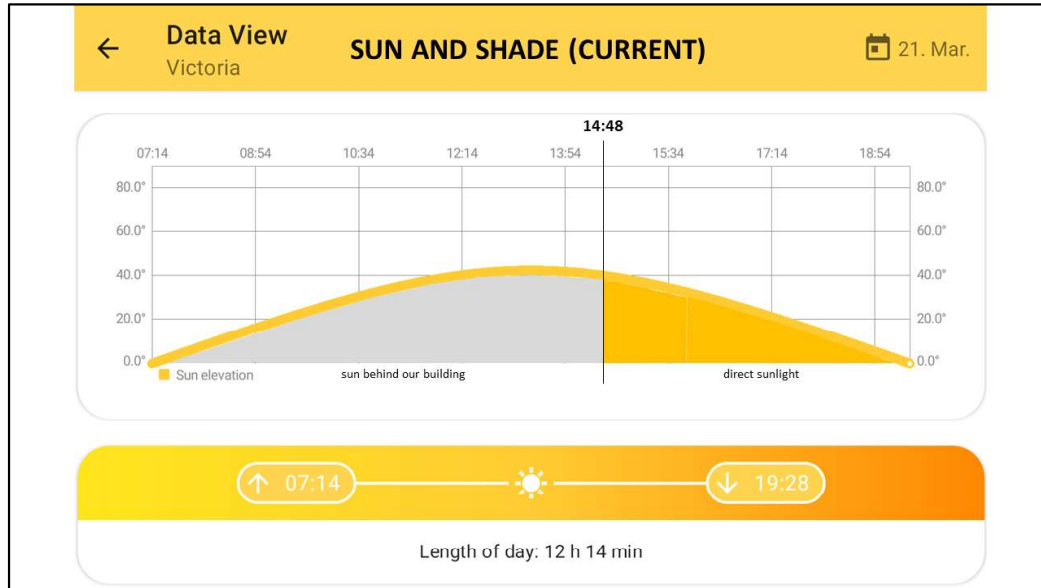


The west side of 945 McClure Street is shaded from (1) to (2) as and receives only ambient light during this time (gray).

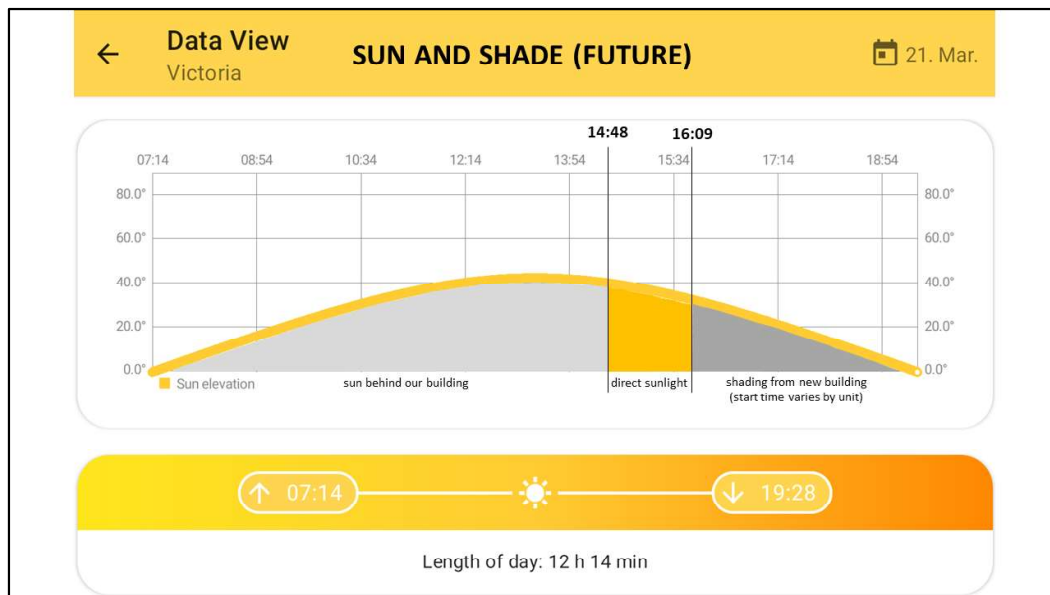
The sun appears briefly from (2) to (3) as it moves into the southwest (yellow). Point (2) marks the time when the sun first shines directly on the west wall of 945 McClure Street. Point (3) marks the time when shadow from the new development first reaches the west wall of our building. The new building blocks sunlight from then until sunset (gray).

DIRECT SUNLIGHT AND SHADE (SPRING/FALL EQUINOX)

Current period of direct sunlight (orange)

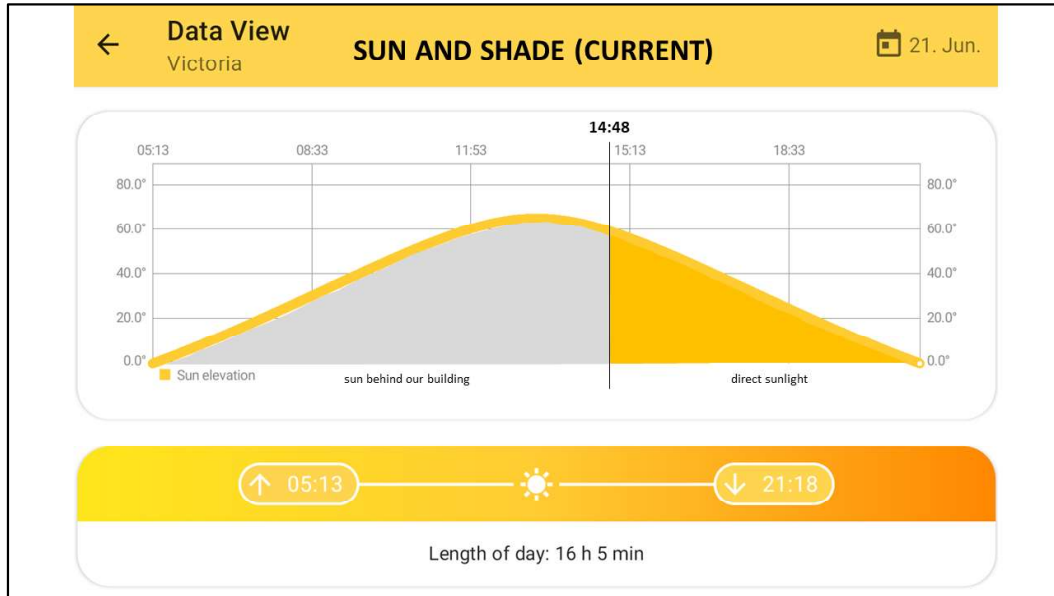


Future period of direct sunlight (orange) after shading from the new development (dark gray)

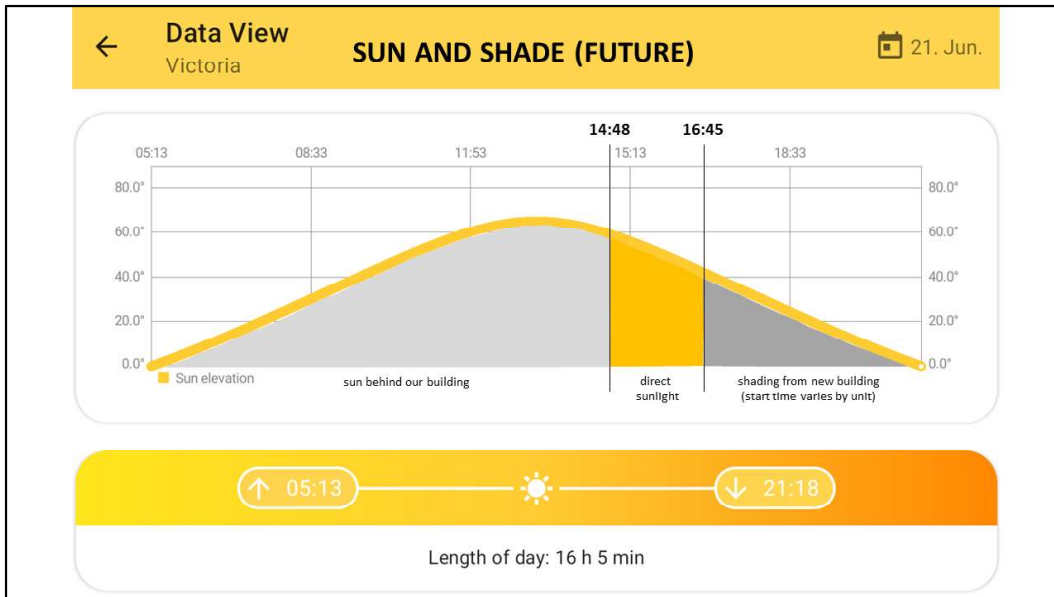


DIRECT SUNLIGHT AND SHADE (SUMMER SOLSTICE)

Current period of direct sunlight (orange)

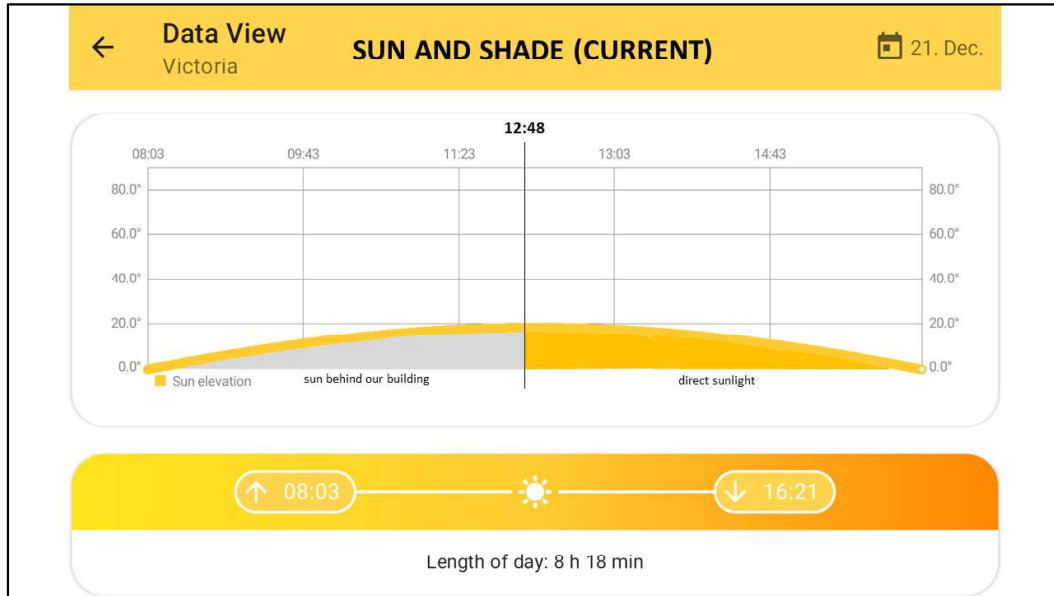


Future period of direct sunlight (orange) after shading from the new development (dark gray)

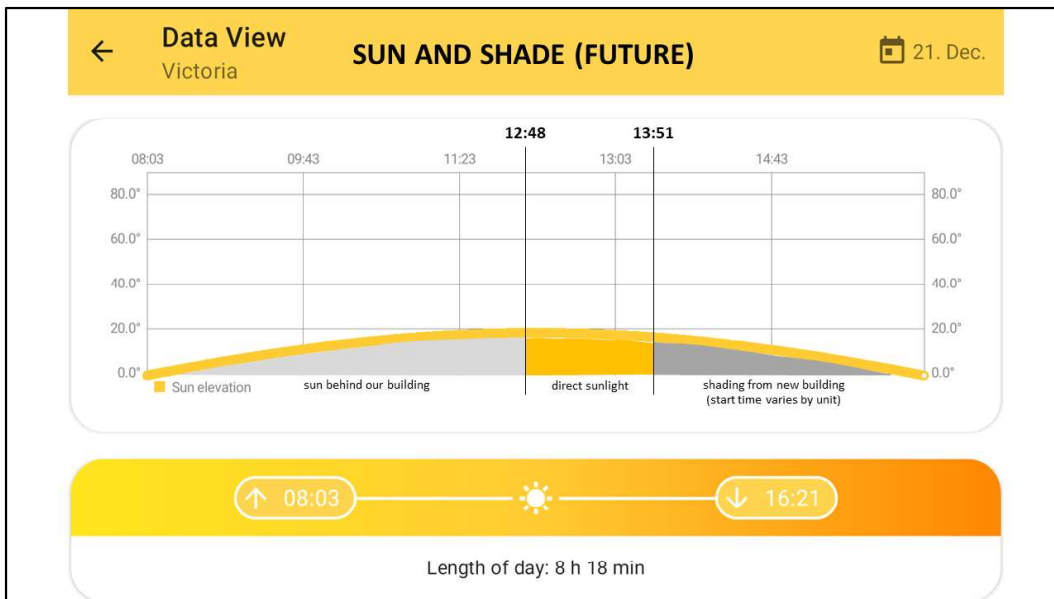


DIRECT SUNLIGHT AND SHADE (WINTER SOLSTICE)

Current period of direct sunlight (orange).



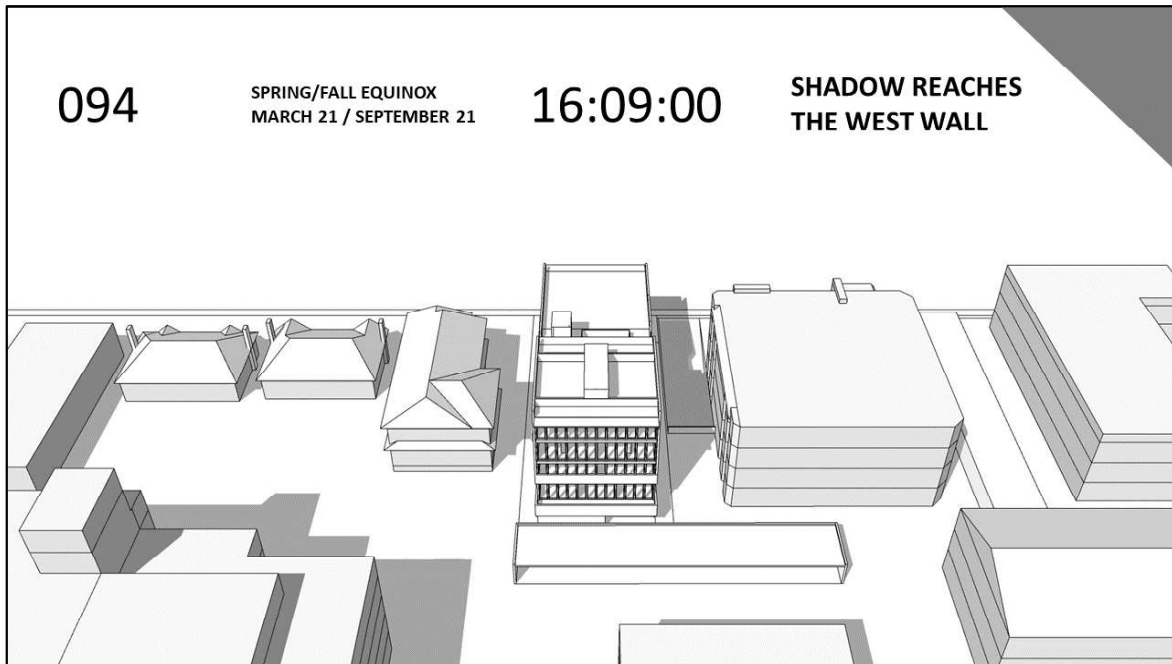
Future period of direct sunlight (orange) after shading from the new development (dark gray)



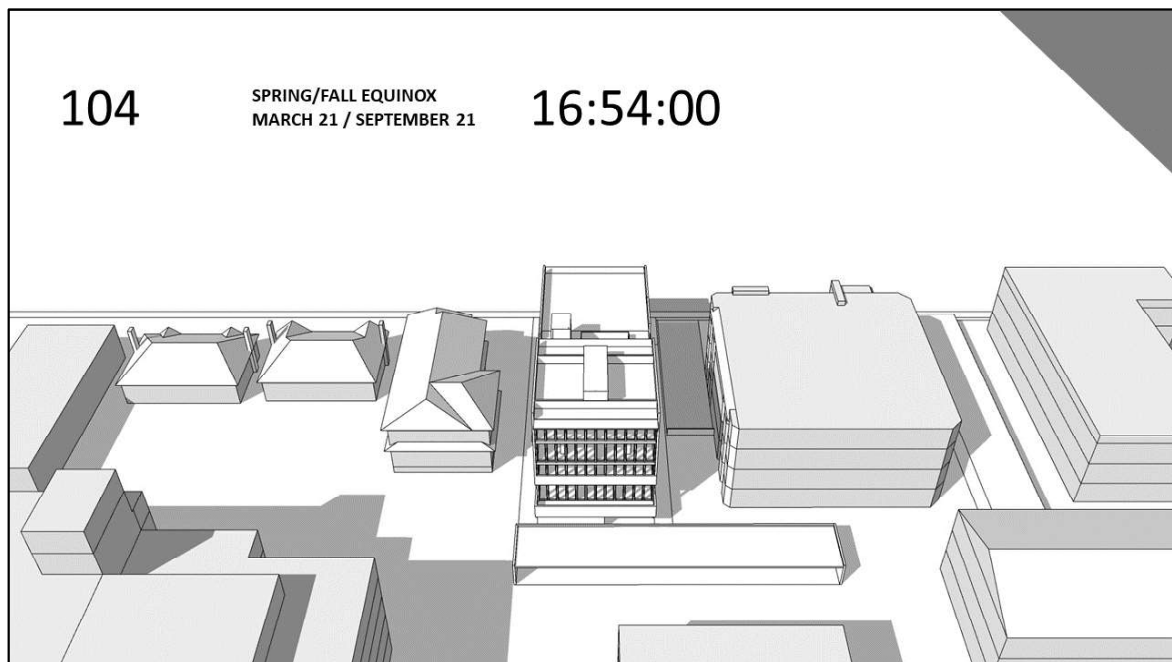
PROGRESSION OF SHADING (MARCH 21)

Progression of shading of west-facing units at 945 McClure Street
in 45-minute intervals

(1) shadow reaches the west wall



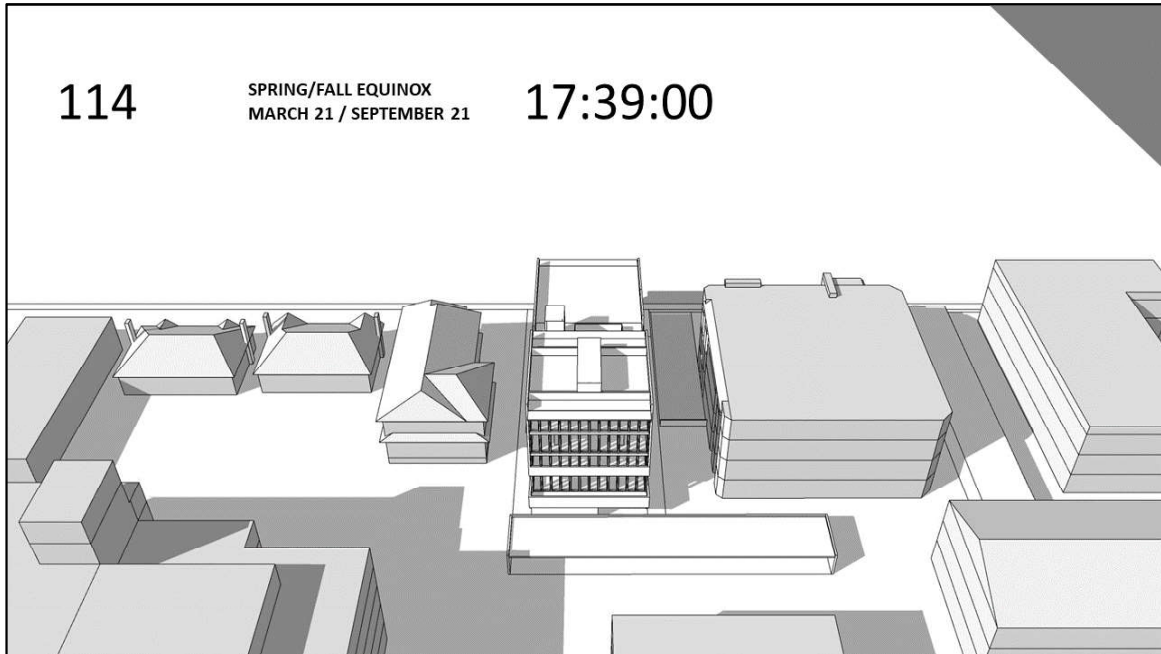
(2) first two floors are shaded



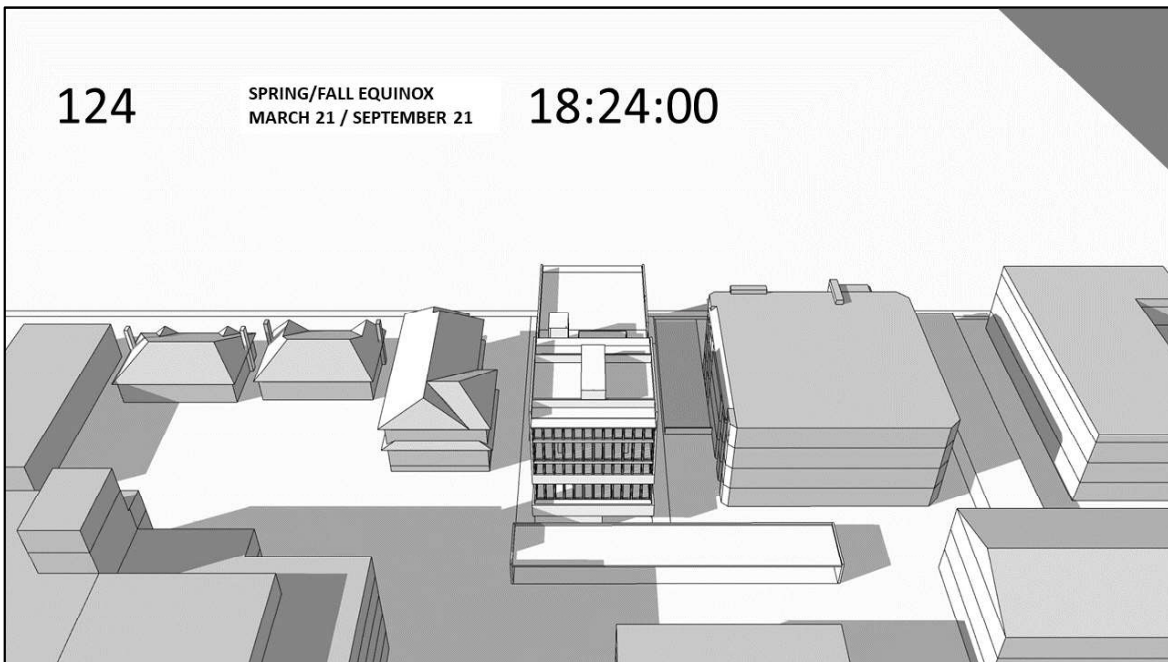
PROGRESSION OF SHADING (MARCH 21)

Progression of shading of west-facing units at 945 McClure Street
in 45-minute intervals

(3) four floors are shaded



(4) the west wall is fully shaded



Other Externalities Resulting from a Project that Exceeds the Carrying Capacity of the Site

The developer has acknowledged the planned building will exceed the carrying capacity of the site.

Stormwater Management

In a January 27, 2021, letter to Mayor and Council, the developer responded to concerns raised by the Advisory Design Panel. With respect to (4) further exploration of on-site rainwater management, the developer stated, **“Increased on-site rainwater management has been explored with our landscaping consultant, but due to site constraints, no additional on-site rainwater management is feasible.”**

With minimal setbacks and walkways extending halfway along the proposed building on the east and west sides, almost the entire lot will be covered by building and pavement, except for very small strips along the sides and back (see page 10).

The very large footprint of the building prevents using a variety of stormwater mitigation measures recommended by the City’s Stormwater Utility. With little natural drainage, almost all stormwater falling on the lot will be diverted into the city sewer system.

We have received written assurance from the developer that there will be no stormwater diversion from the new development onto our property at or below the surface.

Parking

In a March 4, 2021, letter to Mayor and Council, the developer responded to concerns raised by the City of Victoria’s Zoning Plan Checker. The Plan Checker noted (27), “The anticipated vehicle parking shortfall is 9 stalls. The shortfall of parking anticipated will (sic) the availability of parking for surrounding businesses and residents.” And (32) Designer to consider accessible parking.

The developer’s response was that **“Site coverage has already been maximized. There is no room to add more parking stalls onto the property.”** And **“Parking is already at full capacity and there is unfortunately no room to add accessible parking to the development, without losing another parking spot, of which there is already a shortfall.”**

The developer will offer carshare amenities and additional bicycle stalls as an alternative.

945 McClure Street
Victoria, BC
V8V 3E8

June 11, 2021

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

Regarding the Proposed Development at 931 McClure Street

Dear Mayor and Council,

We are grateful to have had the opportunity for further dialogue with the developer regarding the project at 931 McClure Street. The developer has offered substantial changes to this project. **We would like to express our support for design changes reflected in the attached rendering of the project provided by the developer. A new project based on these changes, when ready, could go to a public hearing.**

The new proposal addresses the concerns presented in materials we sent to Mayor and Council on June 2, 2021, for consideration in Committee of the Whole.

The developer's commitment to changes includes:

- Reduction in the height of the building to four storeys, compliant with RK zoning
- Elimination of the four-storey stairwell that was prominent in the previous design, improving the building's visual appearance, decreasing its mass and reducing the blocking of light
- Reduction in the width of the building facing the street, increasing the area of greenspace on each side
- Landscaping with tall trees along the entire length of the building, softening the building's appearance and providing additional screening at the edge of the lot

The revised plan is to construct seven townhouses in place of the 15 units previously proposed.

We appreciate the action the developer has taken to address our concerns and look forward to completion of this project based on the new design.

Sincerely,
Strata 1606
945 McClure Street

SIGNATURE	<i>Ed Walker</i>
NAME	EDWIN WALKER
UNIT NUMBER	104


SIGNATURE	<i>Wanda Walker</i>
NAME	WANDA WALKER
UNIT NUMBER	104


SIGNATURE	<i>Margaret Cox</i>
NAME	Margaret Cox
UNIT NUMBER	404

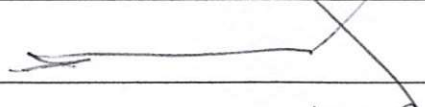
SIGNATURE	<i>Clayton Hoiselle</i>
NAME	Ed CLAYTON HOISELLE
UNIT NUMBER	402

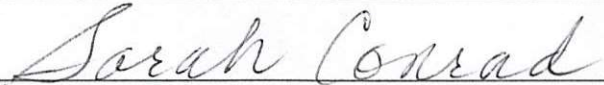
SIGNATURE	<i>Susan H. Loiscelle</i>
NAME	<i>Susan H. Loiscelle</i>
UNIT NUMBER	402

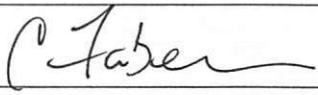
SIGNATURE	Brenda Stockli
NAME	Brenda Stockli
UNIT NUMBER	304


SIGNATURE	
NAME	MARSHA SCHROEDER
UNIT NUMBER	201

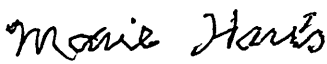
SIGNATURE	
NAME	Klaus Schroeder
UNIT NUMBER	201

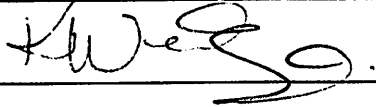
SIGNATURE	
NAME	CK & CONRAD
UNIT NUMBER	203

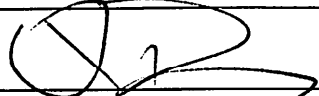
SIGNATURE	
NAME	Sarah Conrad
UNIT NUMBER	203

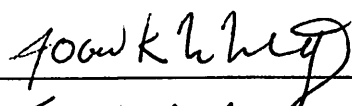
SIGNATURE	
NAME	Courtney Faber
UNIT NUMBER	102

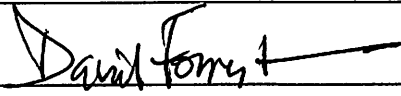
SIGNATURE	
NAME	MARIANNE SMITH
UNIT NUMBER	103

SIGNATURE	
NAME	MARIE HARRIS
UNIT NUMBER	401

SIGNATURE	
NAME	Kelli Welgen
UNIT NUMBER	303

SIGNATURE	
NAME	Quinn Daly
UNIT NUMBER	302

SIGNATURE	
NAME	Joan K. McMurtry
UNIT NUMBER	301

SIGNATURE	
NAME	DAVID FORREST
UNIT NUMBER	101

SIGNATURE	<i>Nadia Forrest</i>
NAME	NADIA FORREST
UNIT NUMBER	101

200608 | 931 McClure Proposed Changes

October 2018 Version



Proposed Revision



October 2018 Version



Proposed Revision
Changes Shown



April 2021 Design
(Council June 3rd)



Proposed Revision



April 2021 Design
(Council June 3rd)



Proposed Revision
Landscape Changes Shown

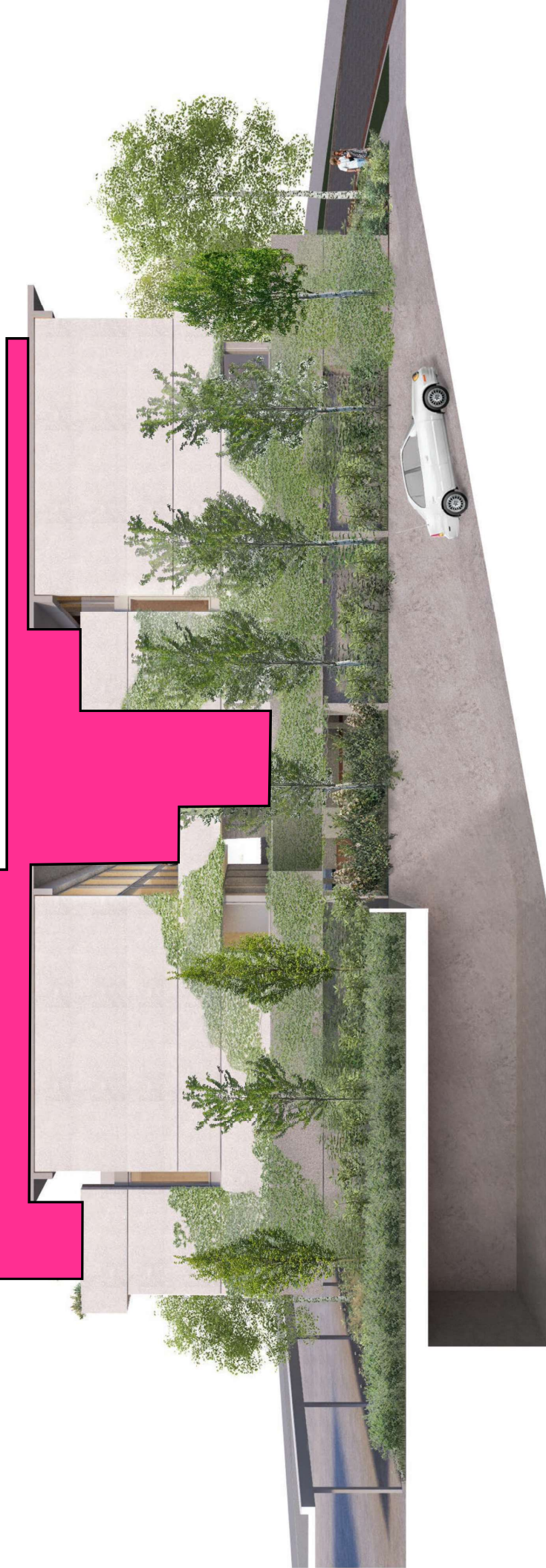


Elevation Overlay
Proposed Building Area Reduction

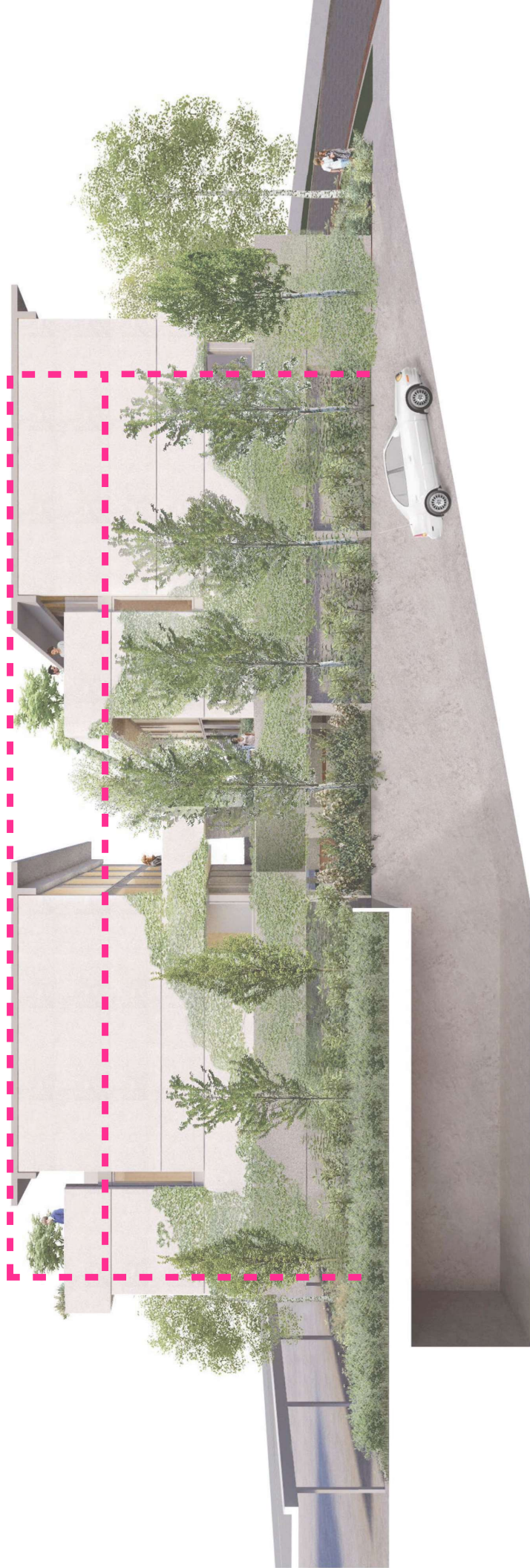
27% decrease in building volume



Building Area Reduction



Elevation Overlay
Existing RK Zone Height Envelope



131.76' (40.16 M)

56.69' (17.28 M)

131.96' (40.22 M)

56.69' (17.25 M)

SITE/PARKING PLAN
SCALE: 1"=10'



City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 931 McClure. I welcome the proposed development as it includes numerous benefits for our community, including:

- Building to Step 4 which represent significant efficiency over its lifespan (1317 [MWh] total energy savings in comparison to Step 3)
- Demonstrates industry leadership, as Step 4, the highest step achievable for this type of building, doesn't come into effect provincially until 2032
- Policy framework meets Official Community Plan and Fairfield Neighbourhood Plan
- Aligns with the City of Victoria's Climate Action Plan, serving as a physical example of climate action that we can implement today
- Includes attainable homeownership with two 1-bedroom homes in partnership with the CRD as price-restricted resale homes that must be sold for 15% below market value
- Opportunity to build awareness of Net Zero Ready buildings at the market level and educate buyers on the health, comfort and climate mitigation benefits
- Opportunity for industry capacity building as suppliers, consultants and trades in the region will invest in skills development related to the Step Code before it is a requirement
- Showcases thoughtful design with central exterior courtyard, allowing clear direct sunlight to neighbouring properties; a design that is supported by City of Victoria planning staff
- Provides private, exterior entrances for each unit and access to sunlight and fresh air from at least two directions
- 54% of the proposed development is comprised of 2 bedroom housing
- Walkable, car-lite lifestyle, close to public transit and amenities

Thank you,
Kevin Klasen

City of Victoria Mayor and Councillors,

I am writing to express my support for the proposed development at 931 McClure. I welcome the proposed development as it includes numerous benefits for our community, including:

- Policy framework meets Official Community Plan and Fairfield Neighbourhood Plan
- Aligns with the City of Victoria's Climate Action Plan, serving as a physical example of climate action that we can implement today
- Showcases thoughtful design with central exterior courtyard, allowing clear direct sunlight to neighbouring properties; a design that is supported by City of Victoria planning staff
- Provides private, exterior entrances for each unit and access to sunlight and fresh air from at least two directions
- 100% of the proposed development is comprised of 3 bedroom, family friendly housing
- Walkable, car-lite lifestyle, close to public transit and amenities

Thank you,

Chris Donkers

Victoria Resident

Your worship and council, I recently became aware of a revised application for the above noted proposal.

In the letter to council, the developer stated that the neighbouring residents had been informed of the proposed changes to the application.

This is not entirely true.

We, the residents of 923 McClure Street, have not been informed of the new proposal.

Although we welcome a reduction in massing, there are still issues about this proposal that we are concerned about.

One issue is the proposal for a sloped offset between the proposed development and our property.

Given the radical change to this development proposal, I strongly recommend that a new CALUC meeting be held to fully inform the neighbours of this new development proposal.

Sincerely

Alan Day

President Strata Corp. VIS 5134 923 McClure Street

Your Worship, members of council,

Further to my e-mail of Aug.25th 2021, I would like to make a number of additional comments regarding the above noted proposal.

In the Guidelines to Developers of Attached Dwelling units in the Fairfield Neighbourhood Plan, I note the following :

Developers should consider larger setbacks for rear units

Landscaping and site design should avoid reworking existing grade.

Massing and heights of rear units should be reduced. (i.e.lower than at the front).

I also beleive the plan is opposed to sloped side yards.

The latest proposal (the 5th so far) is clearly inconsistent with these objectives

Given these council approved guidelines, I strongly urge council to consider a further reduction in the size and massing of this development in order to minimally affect the existing residents while achieving the goal of the OCP of gentle densification.

Sincerely.

Alan J. Day

President Strata Council VIS 5134

923 McClure Steet.

September 7, 2021

Mr Luke Mari
Purdey Group

Dear Luke

Thank you for your email of August 31.

You mention that we, the owners of 931 McClure St., stated that we would not accept anything but a fourplex on your property. We believe what we said was that a fourplex was the only development type we could support. While this may seem like semantics, the latter statement leaves open the prospect that we could, perhaps, be convinced otherwise. Unfortunately, no attempt was made to do so. In August of 2019 you contacted us to arrange a meeting. It was suggested that it would be better to wait until the holiday season was over and to meet in September. We never heard from you again. In the interim you have met at least twice with the owners at 945 McClure and have provided them with the several revisions you made to your proposal.

Our main issues with your proposal continue to be with the mass of the building being so close to our property line. You are requesting setbacks which are less than that of any other building on our street and we think that is simply incompatible with the "living street" that McClure is supposed to be.

As to the drainage issue, a letter from your engineer providing us with your plans to ensure no spillover onto our property would be welcome.

Sincerely

Malcolm Harvey and James McClelland - Unit 3
Mark Limacher - Unit 1
Dan and Alice Simmonds - Unit 2
923 McClure St.

Your Worship, Members of Council:

I am writing to object to the process that council and staff are following in regards to the above noted development proposal.

Since October 2018, the developer has submitted 5 different designs for this site.

Each submission, subsequent to the initial submission, has been referred to as a "revision." Whereas in each case the "revision" has been a completely different and distinct proposal.

Neither the CALUC nor the Advisory Design Panel have reviewed the latest proposal.

The current process is making a mockery of the idea of public input.

I strongly advise that this proposal be rejected and sent back for appropriate public input and appraisal.

Alan J Day
President
Strata Corp VIS 5134

NO. 22-009

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-103 Zone, 931 McClure Street District, and to rezone land known as 931 McClure Street from the R-K Zone, Medium Density Attached Dwelling District to the R-103 Zone, 931 McClure Street District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW
(NO. 1262)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of
Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the
following words:

“3.137 R-103, 931 McClure Street District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.136
the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 931 McClure Street, legally described as PID: 008-666-954, Lot 1189,
Victoria City and shown hatched on the attached map, is removed from the R-K Zone,
Medium Density Attached Dwelling District, and placed in the R-103 Zone, 931 McClure
Street District.

READ A FIRST TIME the day of 2022

READ A SECOND TIME the _____ day of _____ 2022

Public hearing held on the _____ day of _____ 2022

READ A THIRD TIME the _____ day of _____ 2022

ADOPTED on the _____ day of _____ 2022

CITY CLERK

MAYOR



PART 3.137 – R-103 Zone, 931 MCLCURE STREET DISTRICT**3.137.1 Permitted Uses**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling

3.137.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.137.4, the following amenity contributions must be provided prior to the issuance of a building permit:
 - i. \$7470.11 must be provided to the Local Amenities Fund , as adjusted pursuant to subsection (b); and
 - ii. a housing agreement to ensure that the owner will not take any steps to prevent an owner from renting a dwelling unit within a multiple dwelling to a non-owner under the terms of a tenancy agreement.
- b. The amenity contribution in the amount of \$7,470.11 shall be adjusted annually on January 1 commencing on the second calendar year following the year Bylaw No. 21-093 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 3.137.2, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.137.3 Lot Area

- a. Lot area (minimum) 690m²
- b. Lot width (minimum) 15m average lot width

3.137.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.137.2 (maximum) 0.6:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.137.2 (maximum) 1.38:1

3.137.5 Height, Storeys

- a. Principal building height (maximum) 13.5m
- b. Storeys (maximum) 4

PART 3.137 – R-103 Zone, 931 MCLCURE STREET DISTRICT**3.137.6 Setbacks, Projections**

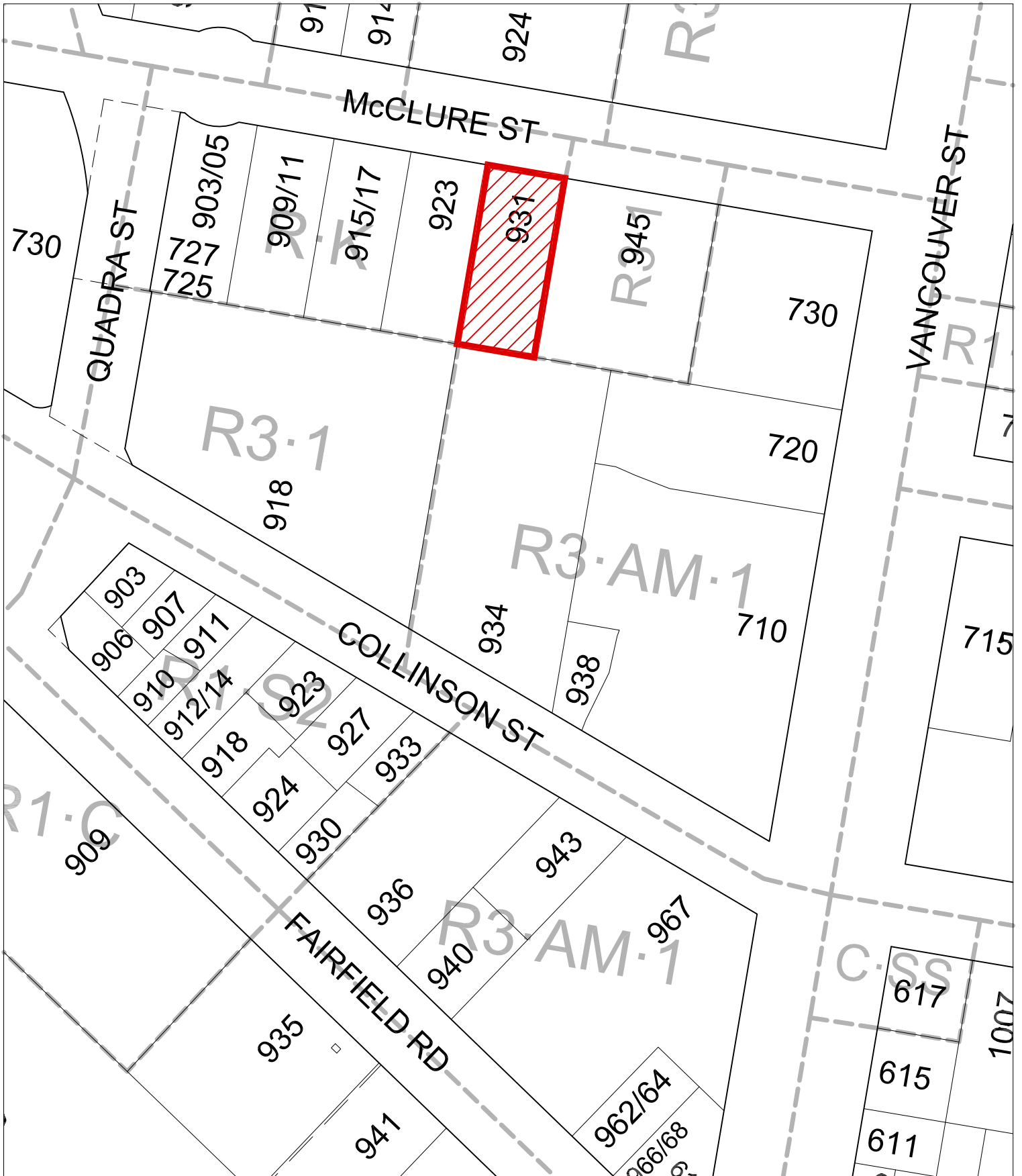
- | | |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 5.0m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.0m |

3.137.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

3.137.8 Vehicle and Bicycle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



931 McClure Street
Rezoning No.00669



NO. 22-010

HOUSING AGREEMENT (931 McClure Street) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement to ensure any future strata bylaws cannot restrict rental for the lands known as 931 McClure Street, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (931 McClure Street) BYLAW (2022)".

Agreement authorized

- 2 The Director of Sustainable Planning and Community Development is authorized to execute the Housing Agreement:
- (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and 931 McClure Properties Ltd., (Inc. No. BC1134444) or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 931 McClure Street, Victoria, BC, legally described as:
PID: 008-666-954 Lot 1189, Victoria City

READ A FIRST TIME the	day of	2022
READ A SECOND TIME the	day of	2022
READ A THIRD TIME the	day of	2022
ADOPTED on the	day of	2022

CITY CLERK

MAYOR



HOUSING AGREEMENT

(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square

Victoria, B.C.

V8W 1P6

(the "**City**")

AND:

931 MCCLURE PROPERTIES LTD.

(Incorporation Number: BC1134444)

PO BOX 400, STN A

Prince George, B.C. V2L 4S2

(the "**Owner**")

AND:

ROYAL BANK OF CANADA

10 York Mills Road

Toronto, ON M2P 0A2

(the "**Existing Chargeholder**")

WHEREAS

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 931 McClure St, Victoria, BC V8V 3E8 and legally described as:

PID: 008-666-954

LOT 1189 VICTORIA CITY

(the "**Lands**").

- D. The Owner has applied to the City for a rezoning and development permit with variances and intends to construct a four-storey multi-unit residential building consisting of seven dwelling units.
- E. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units).
- F. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Business Day" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"Development" means the proposed four-storey residential building on the Lands to include seven (7) or more Dwelling Units.

"Dwelling Units" means any or all, as the context may require, of the seven (7) or more self-contained residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise; and **"Dwelling Unit"** means any of such residential dwelling units located on the Lands.

"Immediate Family" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse.

"Non-owner" means a person other than a Related Person or the Owner.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"Related Person" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or

- (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Community Development, within thirty (30) days of the Director's written request, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
 - (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to

consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

6.0 Priority Agreement

- 6.1 The Existing Chargeholder, as the registered holder of a charge by way of Mortgage against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA6485237, respectively, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

- 7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:
- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
 - (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and
 - (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: khoese@victoria.ca

and in the case of the Owner, addressed to:

931 MCCLURE PROPERTIES LTD.
PO BOX 400, STN A
Prince George, BC V2L 4S2

Attention: Luke Mari
Email: luke@aryze.ca

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

7.2 Time. Time is of the essence of this Agreement.

7.3 Binding Effect. This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

7.4 Waiver. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed

as a waiver of any future or continuing failure, whether similar or dissimilar.

- 7.5 **Headings.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 7.6 **Language.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 7.7 **Legislation.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 7.8 **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 7.9 **Cumulative Remedies.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 7.10 **Entire Agreement.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **Further Assurances.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 7.12 **Amendment.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 7.13 **Law Applicable.** This Agreement is to be construed in accordance with and governed by

the laws applicable in the Province of British Columbia.

7.14 No Derogation From Statutory Authority. Nothing in this Agreement shall:

- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

7.15 Severability. If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

7.16 Joint and Several. The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

7.17 Counterparts. This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

7.18 Effective Date. This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF)
 VICTORIA by its authorized signatory:)
)
)

 Karen Hoese, Director of Sustainable
 Planning and Community Development)
)
)

Date signed: _____)
)

931 MCCLURE PROPERTIES LTD.)
 by its authorized signatory(ies):)
)
)



 Print Name: Andrew Purdey)
)
)

 Print Name: _____)
)

Date signed: 10/13/2021 _____)

ROYAL BANK OF CANADA)
 by its authorized signatory(ies):)
)
)




 Print Name: ORRIE SOBERS **TEAM LEADER**)
)
)



 Print Name: Rashid Farah **TEAM LEADER**)
)

Date signed: OCTOBER 13, 2021 _____)




 OLIVER SORIANO MANUBA, Notary Public
 City of Toronto, Limited to the attestation of
 Instruments and the taking of affidavits for
 The Royal Bank of Canada, Royal Trust Corporation
 of Canada and The Royal Trust Company.
 Expires, November 20, 2022.

ROYAL BANK OF CANADA
 10 York Mills Rd, Toronto, ON M2P 0A2