

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.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)



Committee of the Whole Report For the Meeting of June 3, 2021

To: Committee of the Whole **Date:** May 20, 2021

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

Subject: Development Permit with Variances Application No. 00127 for 931 McClure Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 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.”

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 931 McClure Street. The proposal is to construct a five-storey building with approximately 15 dwelling units. The variances are related to reducing vehicle parking, increasing site coverage and height, and reducing front and rear setbacks.

The following points were considered in assessing this 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 transportation demand management measures, including extra bicycle parking and bike room facilities, car-share memberships and credits to reduce the on-site parking demand
- the variances for setbacks, height and site coverage are supportable as a contextual response to the existing site conditions and adjacent buildings.

BACKGROUND

Description of Proposal

The proposal is for a five-storey building divided into two building masses above an at-grade parking level. Specific details include:

- 15 dwelling units arranged in two building masses (four- and five-storey) atop a common at-grade parking structure
- ten at-grade parking stalls, garbage/recycling area and bicycle room with 24 long-term parking stalls and a bike wash area enclosed within the building
- an internal courtyard located between the two building masses, which includes a landscaped area, elevator and exterior stair accesses
- main stair and entrance to the building facing McClure Street
- reduced front setback relative to the adjacent properties but similar to approved development on the opposite side of McClure Street (Mount Saint Angela site)
- north/south oriented units with access to natural light and individual balconies
- rooftop decks for the upper units on both building masses oriented to prevent privacy impacts.

Exterior building materials include:

- sandblasted concrete on the first storey
- white stucco as the predominant material on the east and west facades of the second through fifth storeys
- charcoal grey metal panels and flashing as the predominant material for the north and south exterior and interior elevations
- steel slat guardrails.

Landscaping elements include:

- front yard landscaping including space for shrubs, perennial grasses and a seating bench

- short term bicycle parking located next to the main entrance
- street fronting planters on the second and third storeys containing shrubs and cascading vines
- extensive plantings within the side and rear yards including six new trees, perennials, grasses and shrubs
- interior courtyard planting including two trees
- rooftop deck planting including five small trees.

The proposed variances are related to:

- increase the maximum site coverage from 60% to 72%;
- reduce the minimum parking requirement from 19 stalls to ten stalls;
- reduce the minimum rear yard setback from 4.0m to 1.12m (first storey and balconies) and 3.0m (above the first storey);
- reduce the front setback from 5.0m to 0m for the front stairs and 2.25m for balconies;
- increase the building height from 15.5m to 16.0 (main roof) and to 18.87m (roof access).

Data Table

The following data table compares the proposal with the existing RK Zone, Medium Density Attached Residential District and the URMD Zone, Urban Residential Multiple Dwelling District. 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	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
Site area (m ²) – minimum	693.40*	2775 (185 per dwelling)	1840	Encourages lot consolidation
Number of units – maximum	15	3	-	-
Density (Floor Space Ratio) – maximum	1.51:1	0.6:1	2:1	1.2 – 2.5:1
Lot width (m) – minimum	17.28	18	-	-
Height (m) – maximum	18.87* (roof access) 16.0 (main roof)	8.5 (measured to ceiling)	18.5	20 (Fairfield Plan)
Storeys – maximum	5 (four residential levels above parking)	2.5	6	3 - 6 storey (OCP) 6 storeys (Fairfield Plan)
Site coverage (%) – maximum	71.90*	33	40	-

Zoning Criteria	Proposal	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
Open site space (%) – minimum	26.50*	45	50	-
Setbacks (m) – minimum				
Front Yard	0* (stairs) 2.25* (balcony) 5.73 (building)	7.5 (average)	4.00	Variable
Rear Yard	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	2.00*	2.50 (blank wall) 4.00 (habitable room) 7.5 (living room)	6.00	-
Parking – minimum	10*	19	19	-
Visitor parking included in the overall units – minimum	2	1	1	-
Bicycle parking stalls – minimum				
Long term	24	19	19	-
Short term	6	6	6	-

ANALYSIS

Development Permit Area and Design Guidelines

The subject site is designated as Urban Residential in the *Official Community Plan* (OCP), which envisions low and mid-rise multi-unit buildings. The OCP also 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 stepped building massing provides a transitional form between the larger multi-unit residential buildings to the south and east and the lower scale residential buildings to the west
- the separation of the building into two masses effectively limits the shadowing impacts on the buildings to the east and west when compared to a three-storey building developed under the existing zoning
- limited openings on the side elevations and north/south unit orientation minimizes privacy impacts on adjacent buildings
- the building entrance is prominent and dwelling units are oriented to face the street with larger, operable windows and balconies on the front façade, which 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.

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. The northwest area lies to the south of the Fort Street Corridor and is characterized by residential streets with green frontages and a high concentration of heritage buildings. 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.

Advisory Design Panel

The application was presented to the Advisory Design Panel (ADP) on October 23, 2019 (minutes attached). The ADP passed a motion to recommend to Council to approve the application with consideration of the following:

- *provision of a detailed lighting plan for the stair and internal courtyard to minimize impacts on neighbours and the public realm*
- *consideration of the addition of features that augment the proposal's residential character*
- *provision of sufficient detail to ensure accessibility issues have been considered throughout the site*
- *further exploration of on-site rainwater management.*

The applicant has made the following revisions to address the ADP recommendation:

- a detailed lighting plan was added to the submission – focused LED downlighting with shields is used in the internal courtyard to minimize the impacts on neighbours and the public realm
- the main entrance was moved to the front of the building to improve the residential character of the building
- all courtyard grading steps have been removed, the elevator provides accessible access and the interior and exterior hallways are wide enough to accommodate mobility aids.

No on-site stormwater management features are proposed with this application.

Regulatory Considerations

Variances related to parking, site coverage, setbacks and building height are proposed as part of this 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

A variance is requested to reduce the vehicle parking requirement from 19 stalls to ten stalls.

Zoning Criteria	Proposal	Schedule C
Vehicle parking stalls – minimum		
Parking	10*	19
Visitor Parking (included in total)	3	2
Bicycle parking stalls – minimum		
Long Term	24	19
Short Term	6	6

This variance is considered supportable because the applicant is proposing the following Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance:

- car share memberships (one for each dwelling unit)
- five hundred dollar car share credit per membership
- additional long-term bike parking beyond what is required in the *Zoning Regulation Bylaw*.

These TDM measures would be secured by legal agreement as a condition of the concurrent rezoning application. 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 plantings, including an ornamental tree, 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 also includes a height variance to increase the building height from 15.5m to 16.0m (main roof) and 18.87m (roof access). The variance is considered supportable as the four-storey massing is generally consistent in height with other four-storey multi-unit buildings in the area and the five-storey portion is setback from the street to reduce any visible impact. The variance for the roof access is considered supportable as the access stairs are set back from the edge of the building and would have minimal impact on adjacent properties in terms of shadowing. There are potential privacy concerns associated with the proposed roof decks; therefore, a plan revision is recommended as a condition of setting the public hearing date for the concurrent rezoning application.

CONCLUSIONS

The proposal to construct a four- and five-storey multi-unit residential building is considered consistent with Development Permit Area 16: General Form and Character. The building would integrate with the existing residential context and provide pedestrian interest. The proposal includes appropriate mitigation measures to off-set the proposed variances and is considered supportable. Therefore, staff recommend that Council consider approving the application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00147 for the property located at 931 McClure Street.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 15, 2021
- Attachment D: Letter from applicant to Mayor and Council dated December 2, 2020
- Attachment E: Community Association Land Use Committee Comments dated September 27, 2018 and November 7, 2019
- Attachment F: Advisory Design Panel meeting minutes dated October 23, 2019
- Attachment G: Tenant Assistance Plan
- Attachment H: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of June 3, 2021

To: Committee of the Whole **Date:** May 20, 2021

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

Subject: Rezoning Application No. 00669 for 931 McClure Street

RECOMMENDATION

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.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building

and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a rezoning application for the property located at 931 McClure Street. The proposal is to rezone from the RK Zone, Medium Density Attached Dwelling District, to a new zone to increase the density to 1.51:1 floor space ratio and allow for a five-storey residential building with approximately 15 dwelling units.

The following points were considered in assessing this 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 below market home-ownership units furthers the housing goals and objectives of the OCP
- 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 to the Local Amenities Reserve Fund in the amount of \$11,568.75.

BACKGROUND

Description of Proposal

This rezoning application is to allow for a five-storey residential building with 15 dwelling units at a density of 1.51:1 floor space ratio.

The following changes from the current RK Zone are being proposed and would be accommodated in the new zone, which would:

- establish a base density of 0.6:1 and maximum density of 1.51:1 associated with the provision of at least two below market homeownership units and an amenity contribution towards the Local Amenities Reserve Fund
- allow for multiple dwellings as a permitted use
- increase the maximum height to 15.5m
- reduce siting requirements related to site coverage, setbacks and open site space.

A variance to the parking regulations of the *Zoning Regulation Bylaw* is also required which, along with a number of siting considerations, is recommended to be addressed through the concurrent Development Permit with Variances Application associated with this proposal.

Affordable Housing

The applicant proposes to demolish an existing single-family dwelling and create 15 new residential units which would increase the overall supply of housing in the area. A housing agreement is proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. The applicant also proposes 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 be sold at a minimum of 15% below market value and qualified buyers would earn a maximum income of approximately \$88,000, must have lived in the Capital Region for at least a year and be first time homebuyers. Preference would also be given to qualified buyers that do not own a vehicle.

Tenant Assistance Policy

Consistent with the *Tenant Assistance Policy*, the applicant has provided a Tenant Assistance Plan which is attached to this report. The current tenant started their tenancy after this rezoning application was submitted to the City; therefore, they are not eligible for assistance under the *Tenant Assistance Policy*.

Sustainability

As indicated in the applicant's letter dated December 2, 2020 the proposed building would be designed and constructed to meet the requirements of 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). The recommendation includes the appropriate language to secure the commitment to Step 4 construction.

Active Transportation

The application proposes 24 long-term bicycle parking stalls in a ground floor bicycle storage room, which exceeds the *Zoning Regulation Bylaw* requirements by five stalls and supports active transportation.

Public Realm

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

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 of a six-storey seniors' living facility. That 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 RK Zone, Medium Density Attached Residential District and the URMD Zone, Urban Residential Multiple Dwelling District. 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	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
Site area (m ²) – minimum	693.40*	2775 (185 per dwelling)	1840	Encourages lot consolidation
Number of units – maximum	15	3	-	-
Density (Floor Space Ratio) – maximum	1.51:1	0.6:1	2:1	1.2 – 2.5:1
Lot width (m) – minimum	17.28	18	-	-
Height (m) – maximum	18.87* (roof access) 16.0 (main roof)	8.5 (measured to ceiling)	18.5	20 (Fairfield Plan)
Storeys – maximum	5 (four residential levels above parking)	2.5	6	3 – 6 storeys (OCP) 6 storeys (Fairfield Plan)
Site coverage (%) – maximum	71.90*	33	40	-
Open site space (%) – minimum	26.50*	45	50	-
Setbacks (m) – minimum				
Front Yard	0* (stairs) 2.25* (balcony) 5.73 (building)	7.5 (average)	4.00	Variable

Zoning Criteria	Proposal	Existing RK Zone	Zone Standard URMD Zone	OCP & Fairfield Neighbourhood Plan Policy
Rear Yard	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	2.00*	2.50 (blank wall) 4.00 (habitable room) 7.5 (living room)	6.00	-
Parking – minimum	10*	19	19	-
Visitor parking included in the overall units – minimum	2	1	1	-
Bicycle parking stalls – minimum				
Long term	24	19	19	-
Short term	6	6	6	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant 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

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. The proposal for a four- and five-storey building (three- and four-storeys of residential above an at-grade parking level) with a floor space ratio of 1.51:1 is consistent with this designation.

The proposed mix of market and non-market housing also meets the housing policy in the OCP, which encourages the creation of new housing types, forms and tenures that contribute to housing diversity and choice for residents in all neighbourhoods.

The commitment to Step 4 of the *BC Energy Code* exceeds the City's current Step 3 requirement and helps to advance the climate and energy goals of the OCP, which supports private development of energy efficient buildings designed to adapt to future sustainable technologies.

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.

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.

This 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 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 eight Himalayan birch trees, three on either side of the building and two in the internal courtyard. Six Full Moon maple trees are proposed for planting in pots located on the residential patios.

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	8	+4
Municipal trees	1	1	1	0
Neighboring trees, bylaw-protected	0	0	0	0
Total	5	5	9	+4

Regulatory Considerations

Variances related to parking, site coverage, setbacks and height are associated with this proposal and are reviewed with the concurrent Development Permit with Variances Application.

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 and energy efficiency. The provision of two below-market housing units over and above the bonus density contribution provides an additional housing option and meets the criteria set out in the OCP to support densities above the base density contemplated under the Urban Residential Urban Place Designation. Therefore, staff recommend that Council consider forwarding this application to a public hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00669 for the property located at 931 McClure Street.

Respectfully submitted,

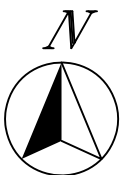
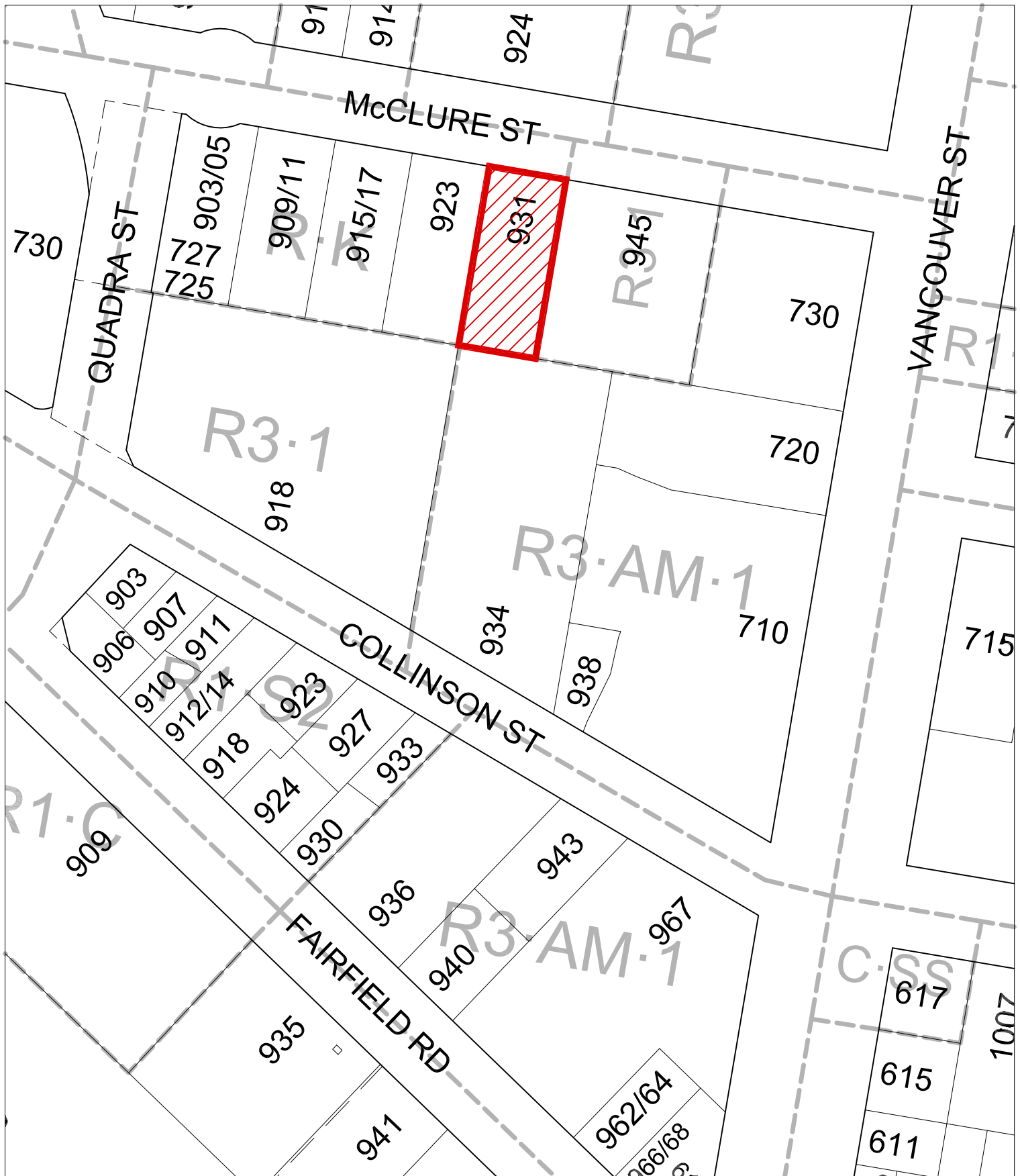
Alec Johnston
Senior Planner
Development Services Division

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 April 15, 2021
- Attachment D: Letter from applicant to Mayor and Council dated December 2, 2020
- Attachment E: Community Association Land Use Committee Comments dated September 27, 2018 and November 7, 2019
- Attachment F: Advisory Design Panel meeting minutes dated October 23, 2019
- Attachment G: Tenant Assistance Plan
- Attachment H: Correspondence (Letters received from residents).



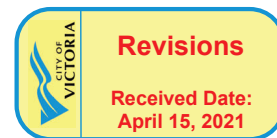
931 McClure Street
Rezoning No.00669





931 McClure Street
Rezoning No.00669





931 MCCLURE STREET, VICTORIA BC

 **PURDEY**
GROUP

ARYZE

D'ARCY
JONES
ARCHIT
ECTURE



931 MCCLURE STREET, VICTORIA BC

 **PURDEY**
GROUP

ARYZE

D'ARCY
JONES
ARCHIT
ECTURE

PROJECT INFORMATION

PROJECT ADDRESS	801 MCCLURE STREET, VICTORIA, BC
LOCAL DESCRIPTION	
APPLICABLE ZONING REGULATION	CITY OF VICTORIA
APPLICABLE BUILDING REGULATION	CURRENTLY RM - MEDIUM DENSITY ATTACHED DWELLING DISTRICT
BUILDING CODE	BCBC 2018

ZONING ANALYSIS

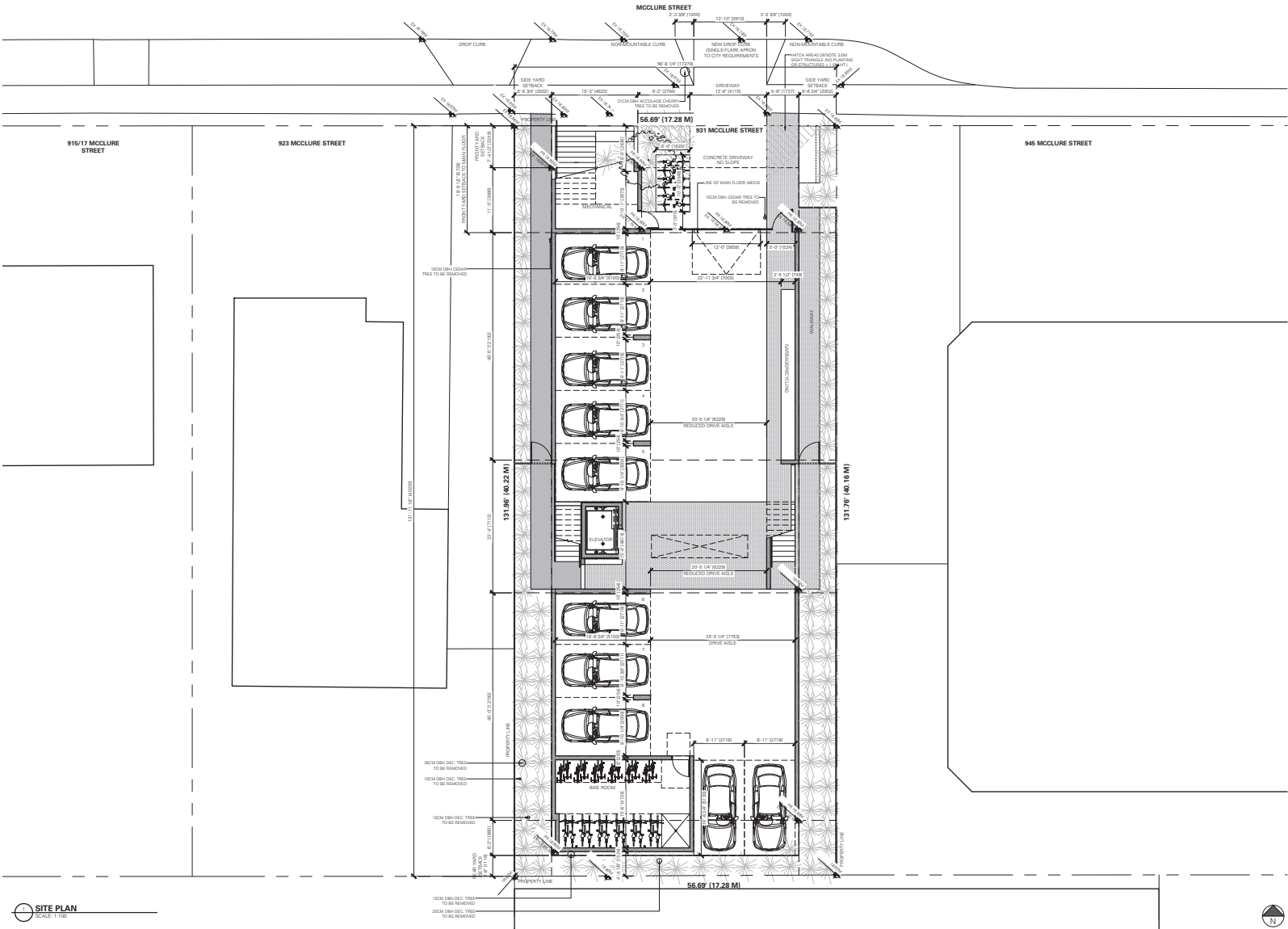
RK (EXISTING ZONE)

SITE COVERAGE	
SITE AREA	7,483.7 SF (692.4 SM)
MAX SITE COVERAGE ALLOWED (33%)	2,462.5 SF (228.5 SM)
MINIMUM LANDSCAPE AREA (16%)	3,398.7 SF (312.25 SM)
FLOOR AREA	
MAX RESIDENTIAL F.S.R. ALLOWED	0.6 - 1.0 MAXIMUM 4 ATTACHED DWELLING UNITS
THIRD FLOOR AREA	MAXIMUM 60% OF OTHER FLOORS
MAXIMUM HEIGHTS AND SETBACKS	
MAXIMUM HEIGHT ALLOWED	27' 0" (8.3 M)
MIN FRONT YARD SETBACK	18' 0" (5.5 M MIN) 24' 0" (7.3 M AVERAGE)
MIN SIDE + REAR YARD SETBACK	8' 0" (2.5 M - NON-HABITABLE ROOM WINDOW) 12' 0" (3.7 M - HABITABLE ROOMS OTHER THAN LIVING) 24' 0" (7.3 M - LIVING ROOM)
SEPARATION SPACE OF BUILDINGS	SUM OF SEPARATION DISTANCE FROM SIDE/REAR YARD CALC. NOT LESS THAN 9M
PARKING	
PARKING REQUIREMENT	21 STALLS + 2 VISITOR

PROPOSED (NEW ZONE)

SITE COVERAGE	5,366.20 SF (498.94 SM)
PROPOSED AREA	FOR 1.5 - 1.088-28 SF (1548.42 SM)
TOTAL NUMBER OF UNITS	15
PROPOSED HEIGHT (TWO 8.5M OF PARAPET EXCLUDED)	6 STOREYS 18.87 M (61'-11") TO ROOF PEAK
AVG. DRIVE	18.10 M
PROPOSED FRONT YARD SETBACK	2.20 M (7'-4")
PROPOSED SIDE YARD SETBACK (EAST)	2.00 M (6'-6")
PROPOSED SIDE YARD SETBACK (WEST)	2.00 M (6'-6")
PROPOSED REAR YARD SETBACK	1.12 M (3'-8")
SEPARATION SPACE OF BUILDINGS	7.10 M (23'-4")
PARKING	10 SPOTS
BIKE PARKING	20 CLASS 1 SPOTS, 6 CLASS 2 SPOTS
OPEN SITE SPACE	27% - 1,388.2 SF (128.78 SM)

AVG. NATURAL GRADE CALCULATION			
GRADE PT. 1	GRADE PT. 2	LENGTH OF FACE	AVG. FACE
18.9	18.9	15.8	239.67
18.8	17.75	10.75	196.4925
17.75	18.58	27.7	503.1795
18.58	17.7	56.2	899.56
17.7	17.5	43.5	855.5
17.5	18.8	114.75	2082.7125
SUBTOTAL		316.5	5731.63825
AVG. FINISH GRADE			18.38912875
AVG. FINISH GRADE CALCULATION			
GRADE PT. 1	GRADE PT. 2	LENGTH OF FACE	AVG. FACE
18.9	18.9	15.8	239.67
18.9	18.9	10.75	203.175
18.9	18.9	27.7	523.51
18.9	18.9	56.2	1965.8
18.9	18.9	43.5	822.15
18.9	18.9	114.75	2149.775
SUBTOTAL		316.5	5961.85
AVG. FINISH GRADE			18.9



SITE PLAN
SCALE: 1/8" = 1'-0"

D'Arcy Jones Architects Inc

309 - 175 Broadway East
Vancouver BC V6T 1G2
T 604 669 2235
F 604 669 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

ISSUES:
A - CALLIC
B - REZONING
C - CALLIC
D - REZONING
E - REZONING REVISIONS
F - REZONING REVISIONS
G - REZONING REVISIONS

SCALE:
1:100
DATE:
03-15-2018
08-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D.J.
REVISION:
3
ISSUE:
D
CONSULTANT:

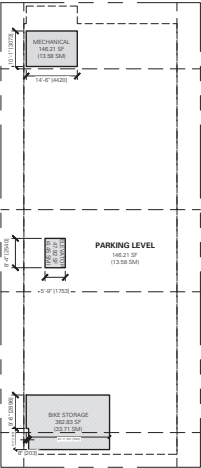
931 MCCLURE STREET
VICTORIA BC

A0
SITE PLAN

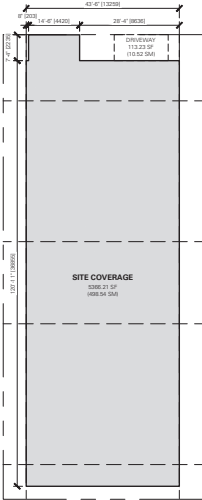
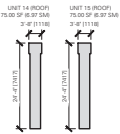
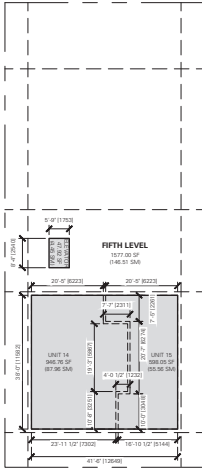
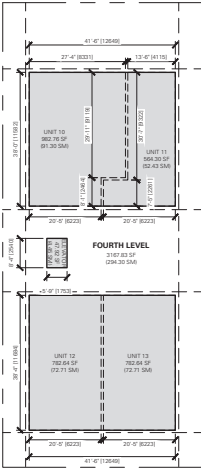
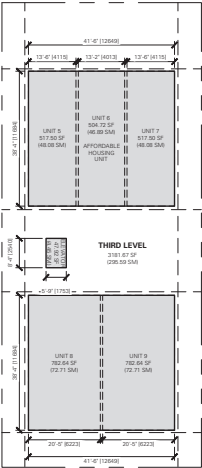
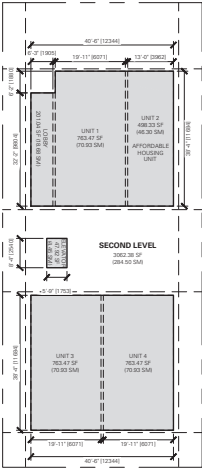
SITE AREA	
SITE AREA	1460.7 SF (650.40 SMA)
SITE COVERAGE	72% - 5386.21 SF (488.84 SMA)
DRIVEWAY	113.23 SF (10.52 SMA)
OPEN SITE SPACE	27% - 1894.3 SF (162.76 SMA)

TOTAL FLOOR AREA	
PARKING LEVEL	146.21 SF (13.38 SMA)
SECOND LEVEL	2902.38 SF (256.35 SMA)
THIRD LEVEL	2181.87 SF (192.35 SMA)
FOURTH LEVEL	2167.83 SF (204.36 SMA)
FIFTH LEVEL	1577.00 SF (146.52 SMA)
ROOF LEVEL	150.00 SF (13.34 SMA)
TOTAL FLOOR AREA	13385.59 SF (1048.42 SMA)
FAR	1.5
*TOTAL FLOOR AREA MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS	

UNIT AREAS	
PARKING LEVEL	MECHANICAL 146.21 SF (13.38 SMA)
LOBBY	201.84 SF (18.69 SMA)
UNIT 1	763.67 SF (70.33 SMA)
UNIT 2	486.33 SF (46.30 SMA)
UNIT 3	763.67 SF (70.33 SMA)
UNIT 4	763.67 SF (70.33 SMA)
UNIT 5	571.33 SF (53.02 SMA)
UNIT 6	571.33 SF (53.02 SMA)
UNIT 7	571.33 SF (53.02 SMA)
UNIT 8	571.33 SF (53.02 SMA)
UNIT 9	763.67 SF (70.33 SMA)
UNIT 10	763.67 SF (70.33 SMA)
UNIT 11	763.67 SF (70.33 SMA)
UNIT 12	763.67 SF (70.33 SMA)
UNIT 13	763.67 SF (70.33 SMA)
UNIT 14	586.00 SF (55.56 SMA) + ROOF 75.00 SF (6.97 SMA)
UNIT 15	586.00 SF (55.56 SMA) + ROOF 75.00 SF (6.97 SMA)
*UNITS MEASURED TO INTERIOR FACE OF DEMISING WALLS	



UNIT AREAS
SCALE: 1/200



SITE COVERAGE
SCALE: 1/200

D'Arcy Jones Architects Inc

309 - 175 Broadway East
Vancouver BC V6T 1G2
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

ISSUES:
A CALLIC 10-23-2018
B REZONING 03-15-2018
C CALLIC 06-24-2018
D REZONING 09-04-2020
E REZONING REVISIONS 12-09-2020
F REZONING REVISIONS 01-28-2021
G REZONING REVISIONS 03-04-2021

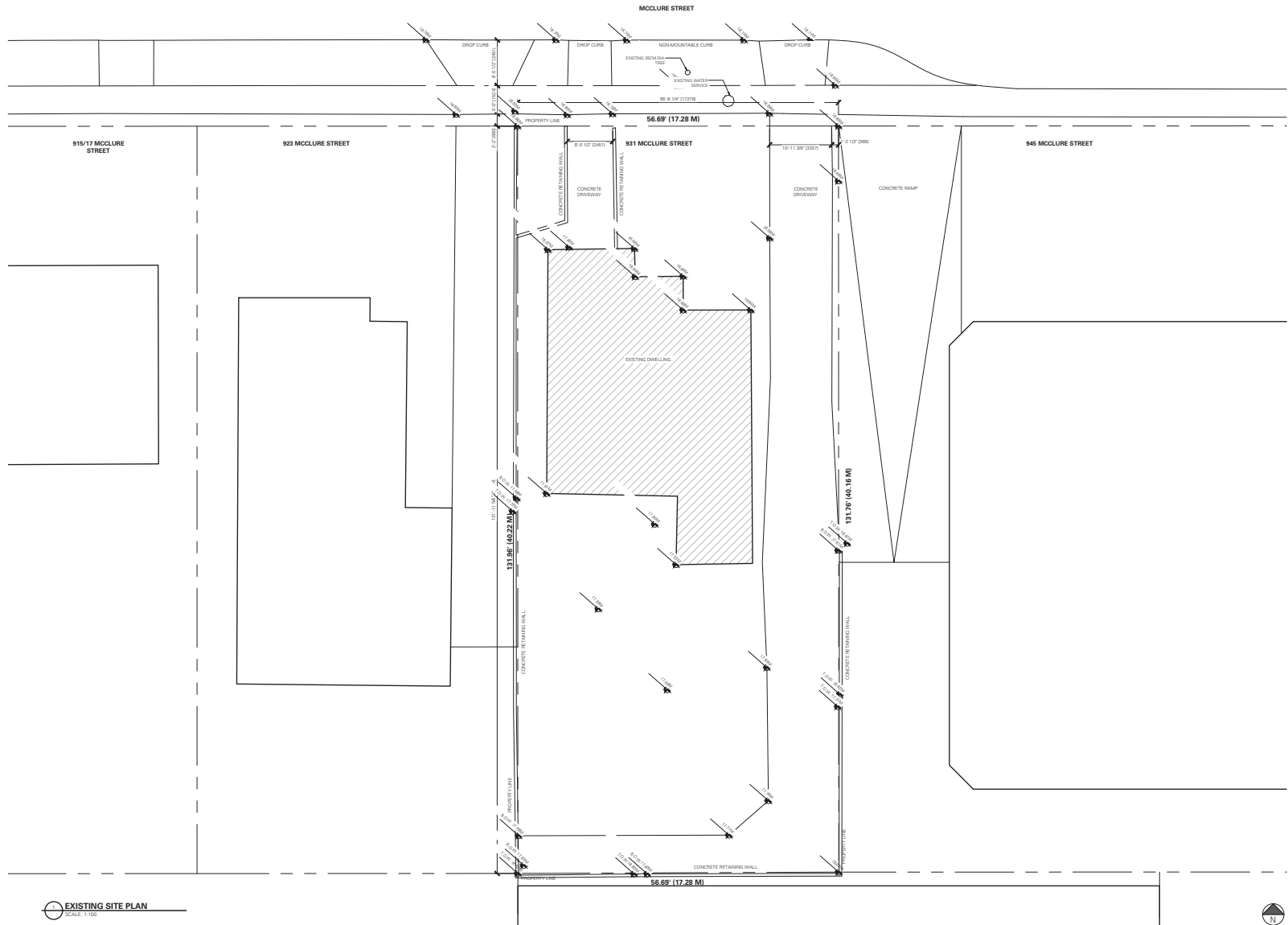
SCALE:
A 1/200
B 1/200
C 1/200
D 1/200
E 1/200
F 1/200
G 1/200

DATE:
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A0.1
FLOOR AREAS + SITE COVER



EXISTING SITE PLAN
SCALE: 1:100

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES:
A - CALLIC
B - REZONING
C - CALLIC
D1 - REZONING
D2 - REZONING REVISIONS
D3 - REZONING REVISIONS

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

SCALE:
1:100
DATE:
2021-09-14
DRAWN:
JH
CHECKED:
D1
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A0.2
EXISTING SITE PLAN



730 VANCOUVER ST

945

931

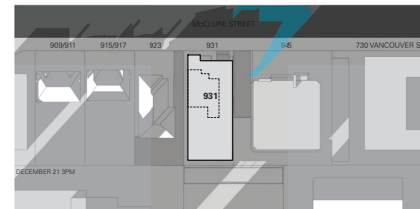
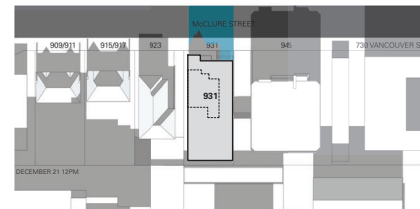
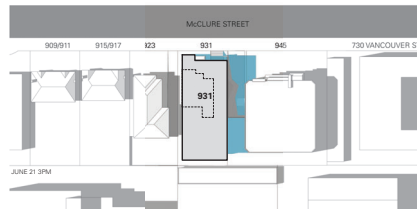
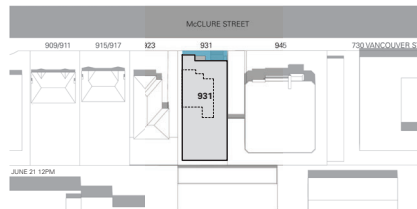
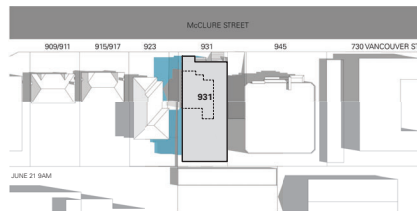
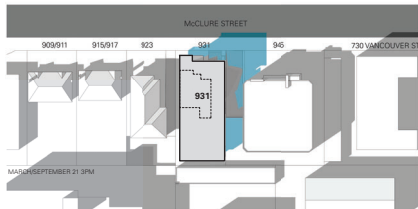
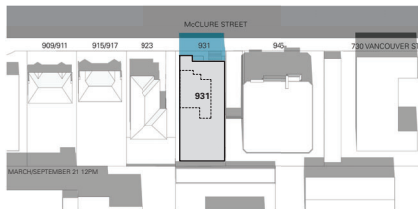
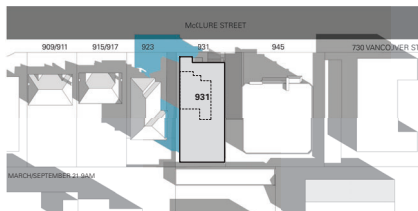
923

915/917

909/911

903.905

STREETSCAPE ELEVATION



SHADOW STUDIES

D'Arcy Jones Architects Inc

309 - 175 Broadway East
Vancouver BC V6T 1G2
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers.
Any discrepancies shall be brought to the attention of the Architect.
Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

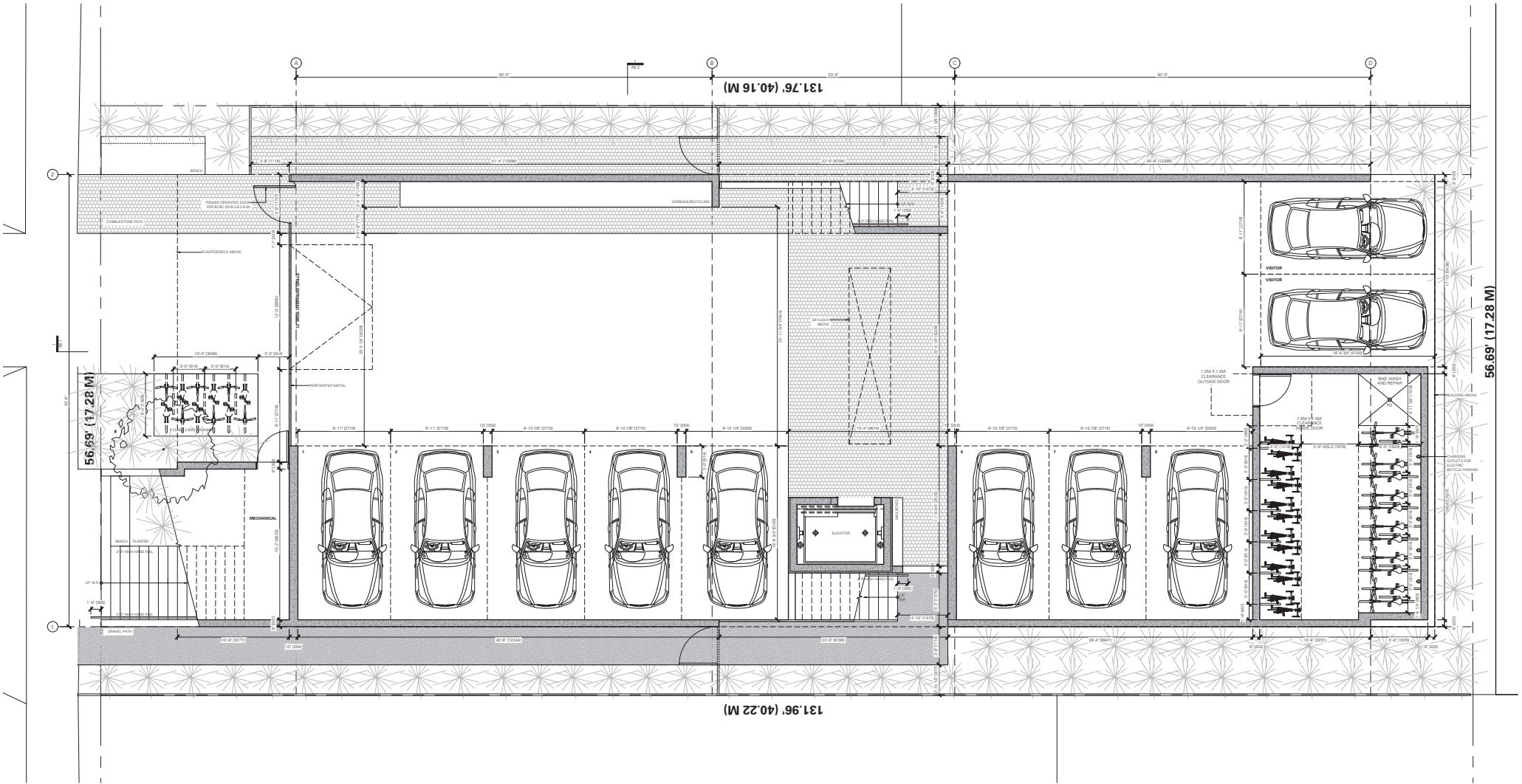
ISSUES:
A - CALLIC
B - REDLINING
C - CALLIC
D - REDLINING
D1 - REDLINING REVISIONS
D2 - REDLINING REVISIONS
D3 - REDLINING REVISIONS

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D1
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A0.3
STREETSCAPE ELEVATION &
SHADOW STUDIES



PARKING PLAN
SCALE: 1/8"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S6
T 604 669 2235
F 604 669 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES:

A CALLIC
B REZONING
C CALLIC
D REZONING REVISIONS
E REZONING REVISIONS
F REZONING REVISIONS

SCALE:
1/8"

10-23-2018
03-15-2018
06-24-2018
08-04-2020
12-09-2020
01-28-2021
03-04-2021

DATE:

2021-09-14

DRAWING:

JN

CHECKED:

D2

REVISION:

3

ISSUE:

D

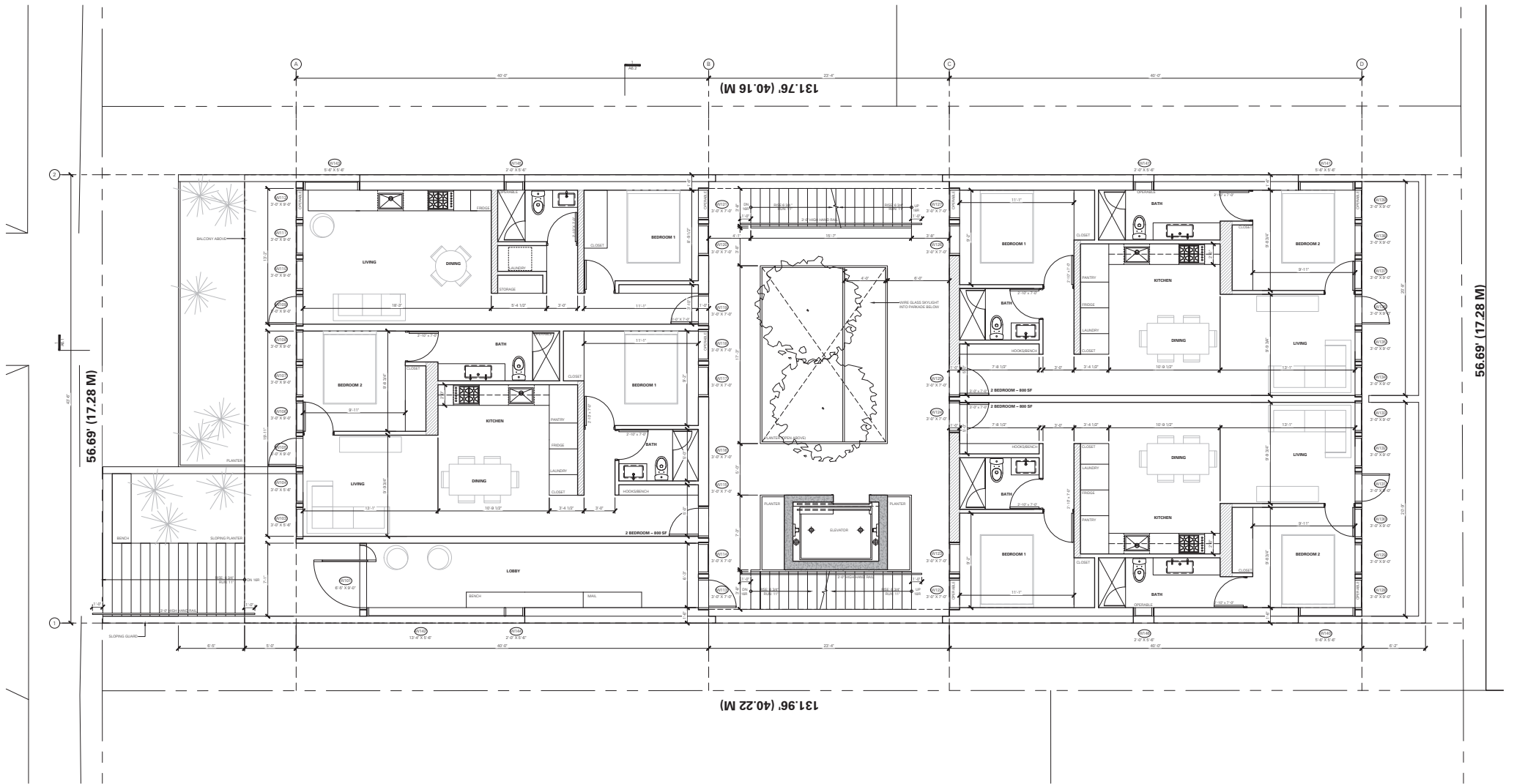
CONSULTANT:

931 MCCLURE STREET

VICTORIA BC

A2.1

PARKING PLAN



SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S6
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

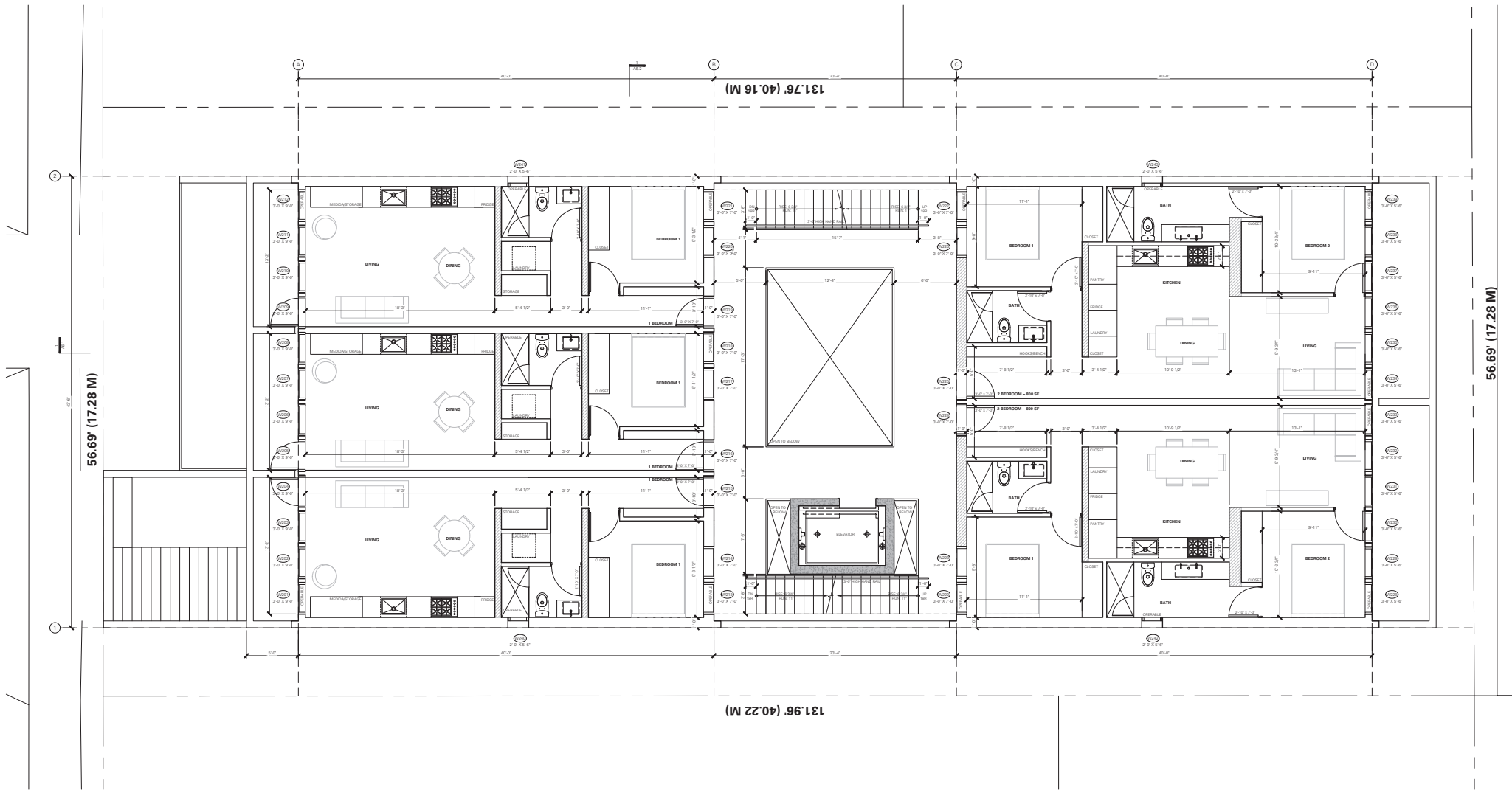
ISSUES:
A - CALLIC
B - REZONING
C - CALLIC
D - REZONING
D2 - REZONING REVISIONS
D3 - REZONING REVISIONS

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D2
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.2
SECOND LEVEL PLAN



THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S6
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers.
Any discrepancies shall be brought to the attention of the Architect.
Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES:
A - CALLIC
B - REZONING
C - CALLIC
D - REZONING
D2 - REZONING REVISIONS
D3 - REZONING REVISIONS

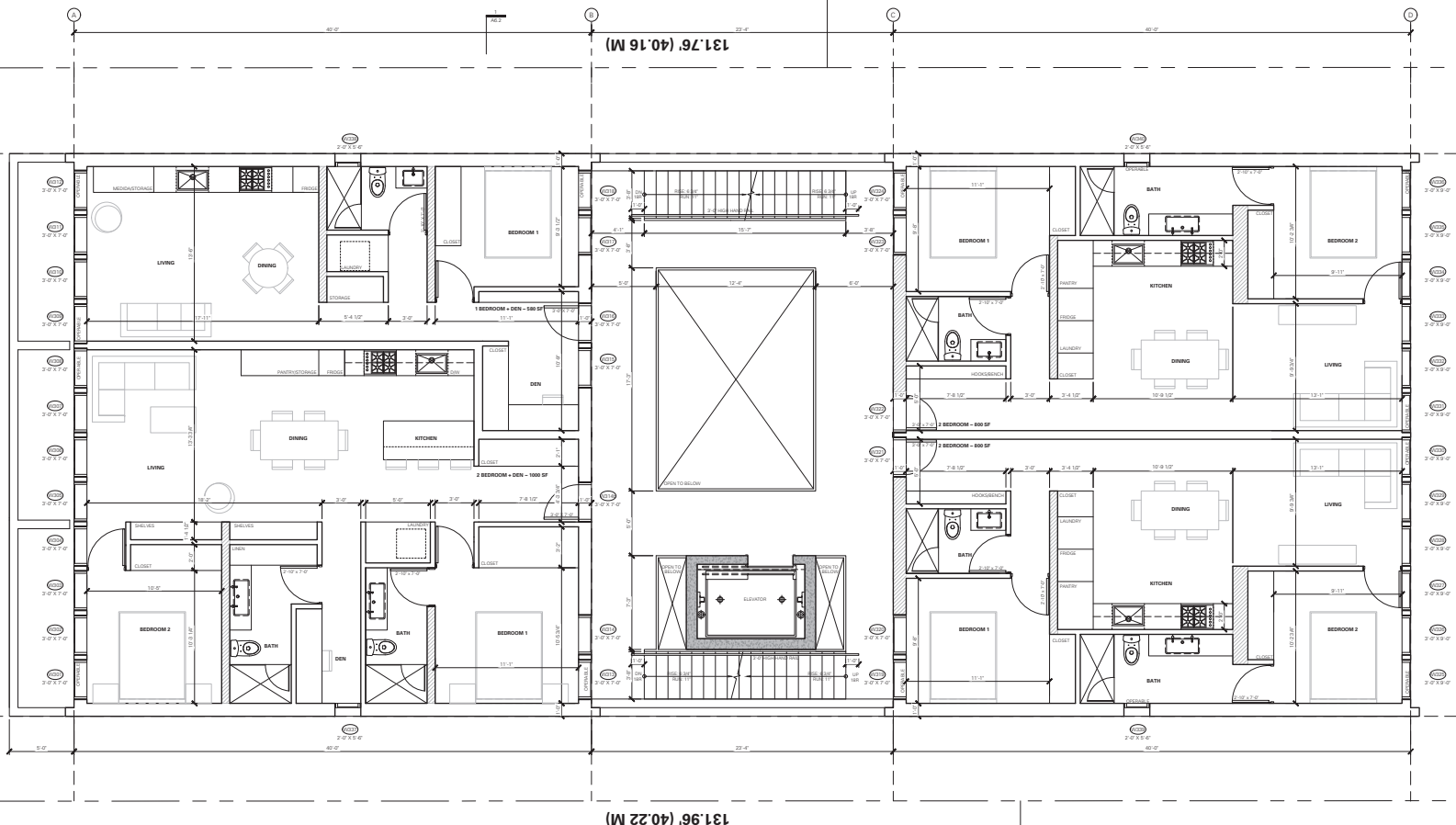
10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D2
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.3

THIRD LEVEL PLAN



FOURTH LEVEL PLAN
SCALE: 1/8"

D'Arcy Jones Architects Inc
309 - 175 Broadway East
Vancouver BC V6T 1S2

T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers.
Any discrepancies shall be brought to the attention of the Architect.
Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

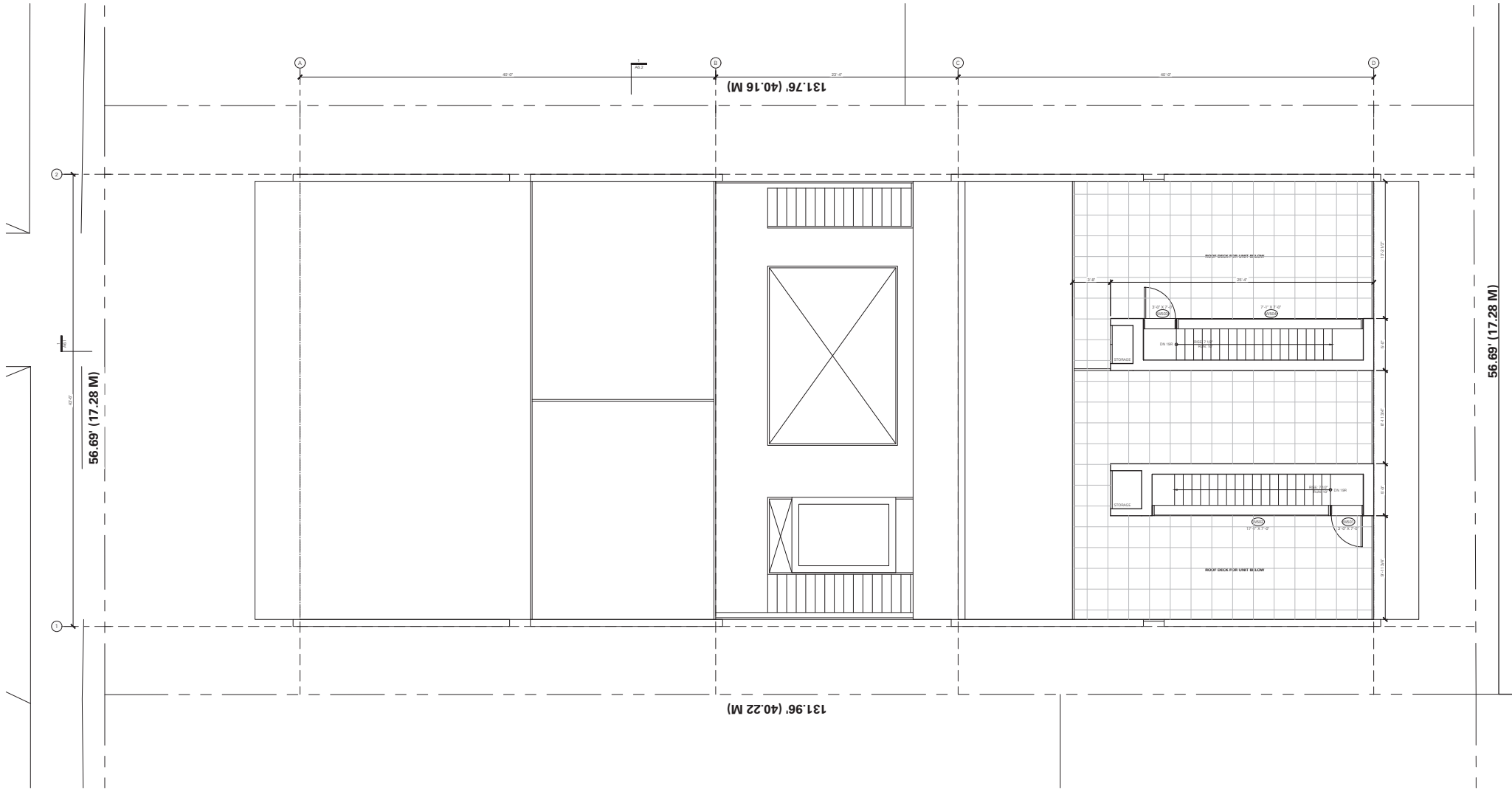
ISSUES:
A CALLIC
B REZONING
C CALLIC
D REZONING
D2 REZONING REVISIONS
D3 REZONING REVISIONS

SCALE:
1/8"
DATE:
03-15-2018
08-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

CHECKED:
D2
REVISION:
3
ISSUE:
D
CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.4
FOURTH LEVEL PLAN



ROOF LEVEL PLAN
SCALE: 1/8"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 693 2235
F 604 693 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES:

A CALLIC 10-23-2018
B REZONING 03-15-2018
C CALLIC 08-24-2018
D REZONING 09-04-2020
D2 REZONING REVISIONS 12-09-2020
D3 REZONING REVISIONS 01-28-2021
D3 REZONING REVISIONS 03-04-2021

SCALE:

1/8"

DATE:
2021-09-14
DRAWN:
JH

CHECKED:
D2

REVISION:
3

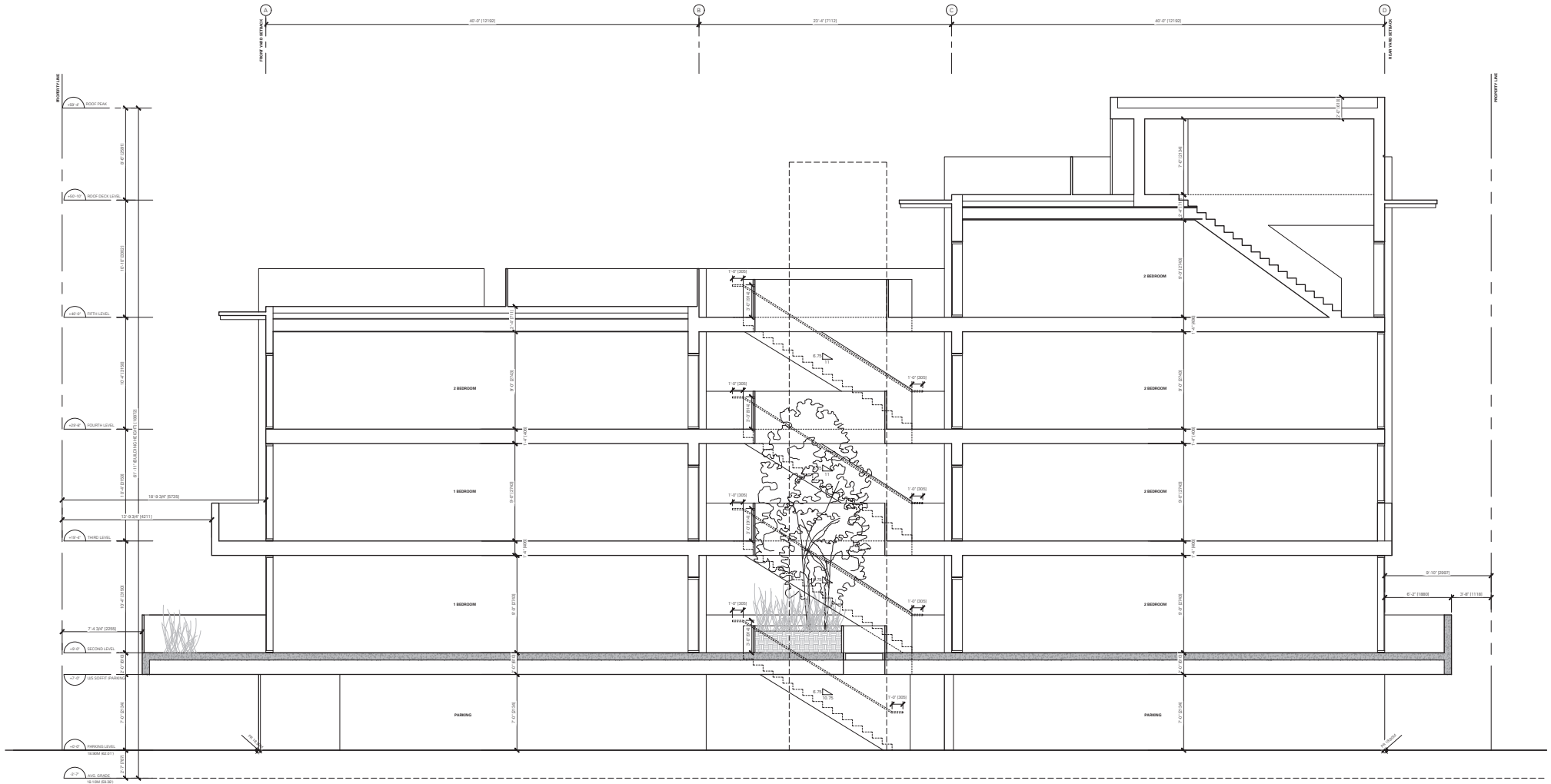
ISSUE:
D

CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A2.6

ROOF LEVEL PLAN



BUILDING SECTION
SCALE 1/8"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 669 2225
F 604 669 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES

A CALLIC
B REZONING
C CALLIC
D REZONING
D1 REZONING REVISIONS
D2 REZONING REVISIONS
D3 REZONING REVISIONS

SCALE

1/8"
10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

DATE

2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14
2021-09-14

DRAWING

JN
JN
JN
JN
JN
JN
JN

CHECKED

D1
D2
D3
D4
D5
D6
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23
D24
D25
D26
D27
D28
D29
D30
D31
D32
D33
D34
D35
D36
D37
D38
D39
D40
D41
D42
D43
D44
D45
D46
D47
D48
D49
D50
D51
D52
D53
D54
D55
D56
D57
D58
D59
D60
D61
D62
D63
D64
D65
D66
D67
D68
D69
D70
D71
D72
D73
D74
D75
D76
D77
D78
D79
D80
D81
D82
D83
D84
D85
D86
D87
D88
D89
D90
D91
D92
D93
D94
D95
D96
D97
D98
D99
D100

REVISION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

ISSUE

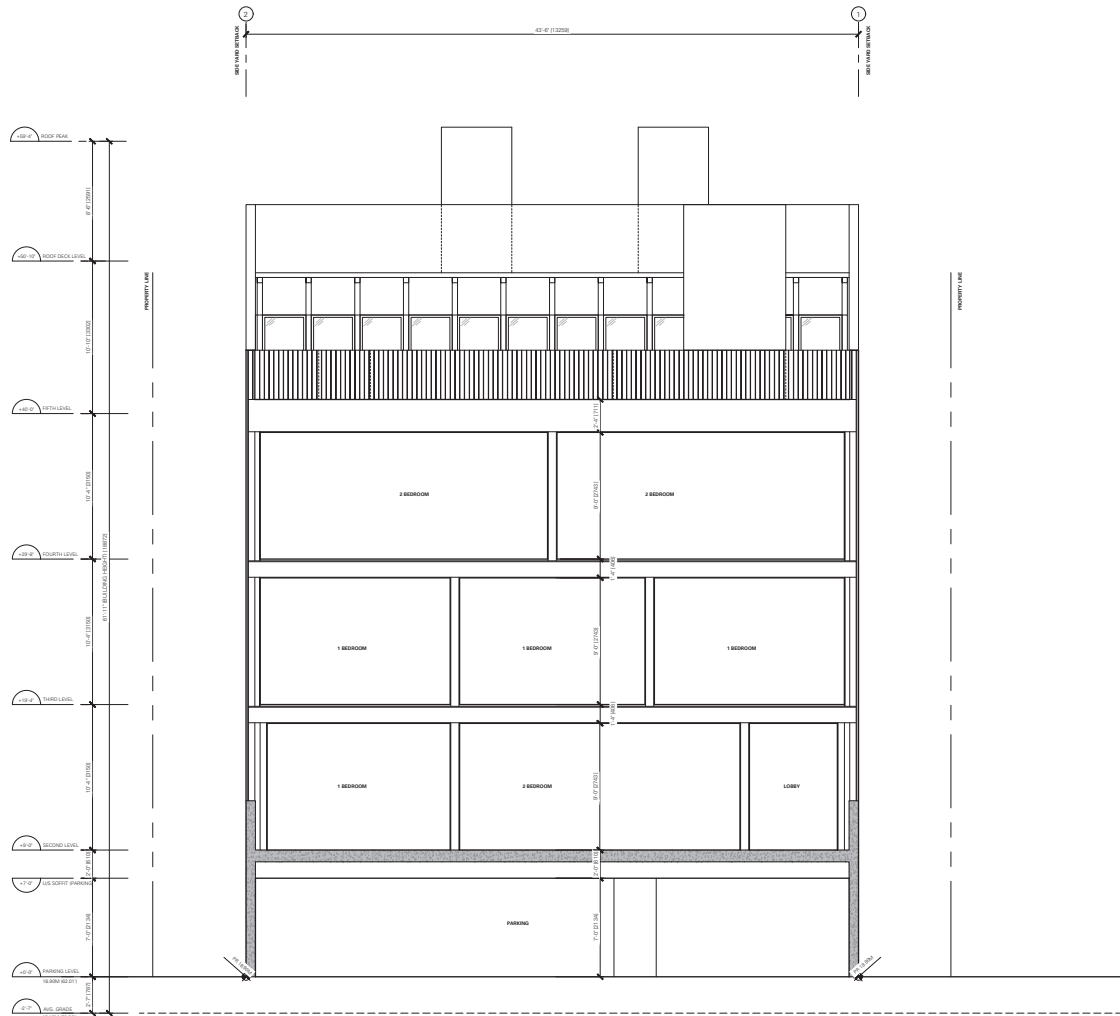
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

CONSULTANT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

931 MCCLURE STREET
VICTORIA BC

A6.1
SECTION



BUILDING SECTION
SCALE: 1/8" = 1'-0"

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 669 2235
F 604 669 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES:

A - CALLIC
B - REZONING
C - CALLIC
D1 - REZONING
D2 - REZONING REVISIONS
D3 - REZONING REVISIONS

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

SCALE:

1/8" = 1'-0"

CHECKED:

DJ

REVISION:

3

ISSUE:

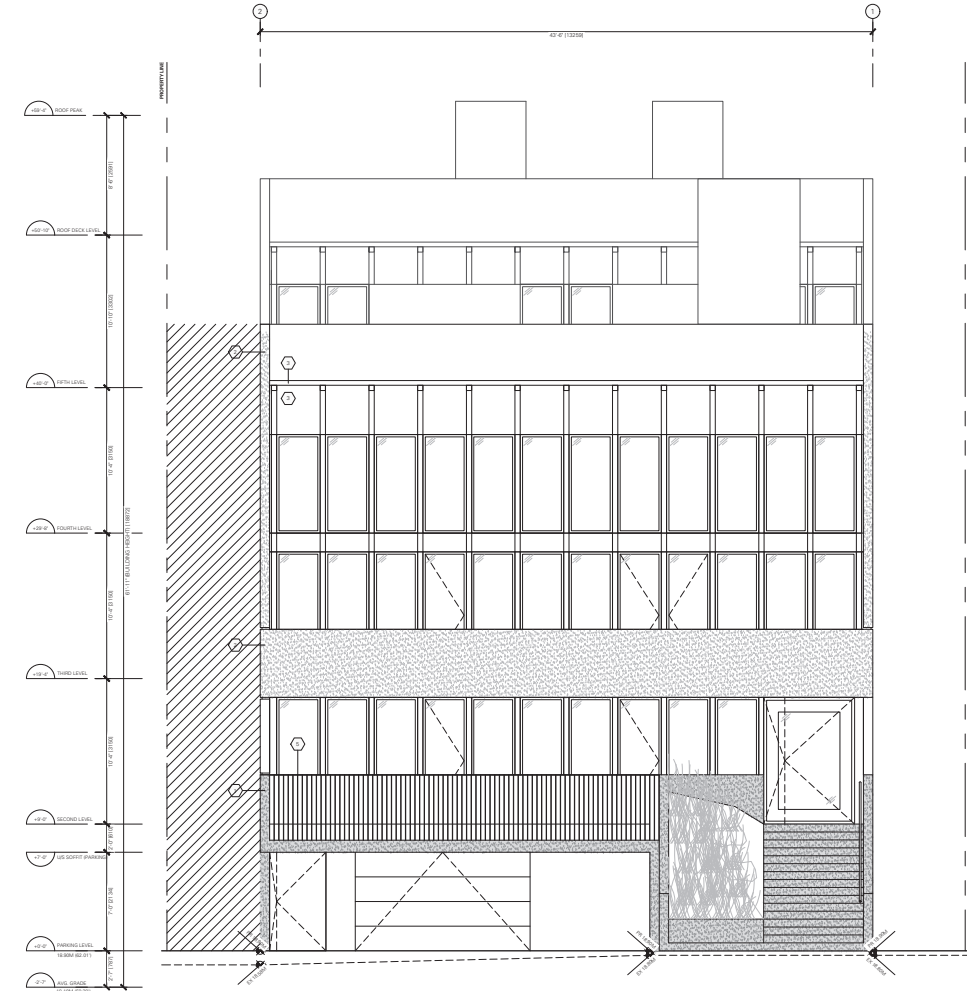
D

CONSULTANT:

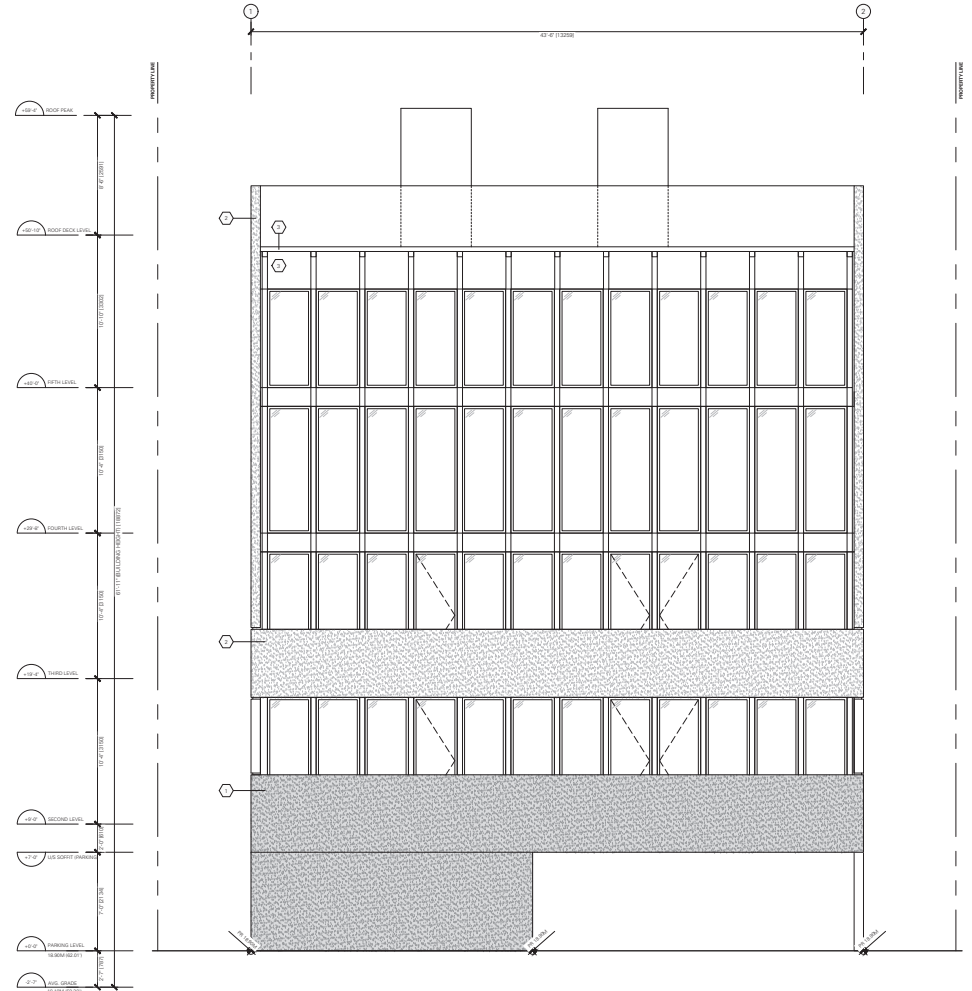
931 MCCLURE STREET
VICTORIA BC

A6.2

SECTION



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIALS	
	SANDBLASTED CONCRETE
	STUCCO - WHITE
	METAL PANEL/CLADDING - CHARCOAL GREY
	ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
	STEEL SLAT GUARDRAIL - CHARCOAL GREY

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 695 2225
F 604 695 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

REVISION:

A CALLIC
B REZONING
C CALLIC
D REZONING
D1 REZONING REVISIONS
D2 REZONING REVISIONS
D3 REZONING REVISIONS

SCALE:

10-23-2018
03-15-2018
06-24-2018
09-04-2020
12-09-2020
01-28-2021
03-04-2021

DATE:

2021-09-14

DRAWN:

JH

CHECKED:

D1

REVISION:

3

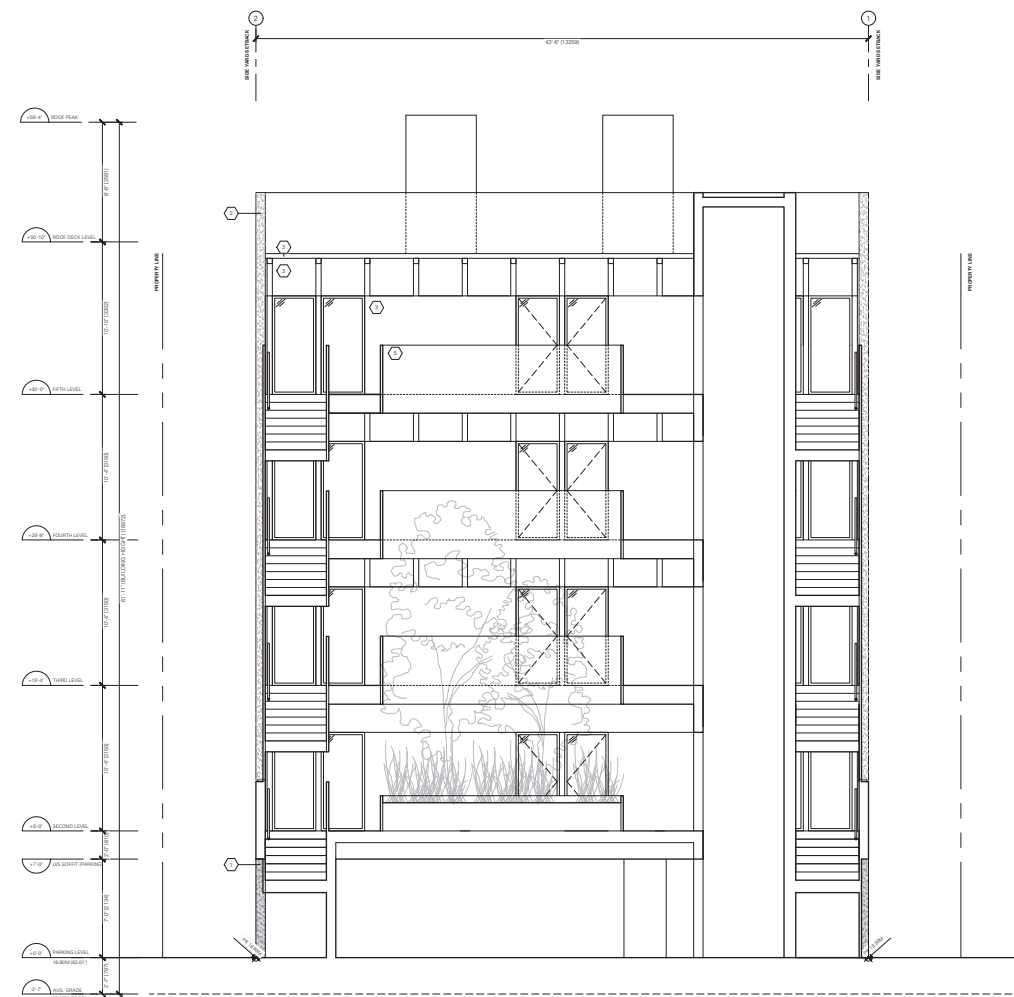
ISSUE:

D

CONSULTANT:

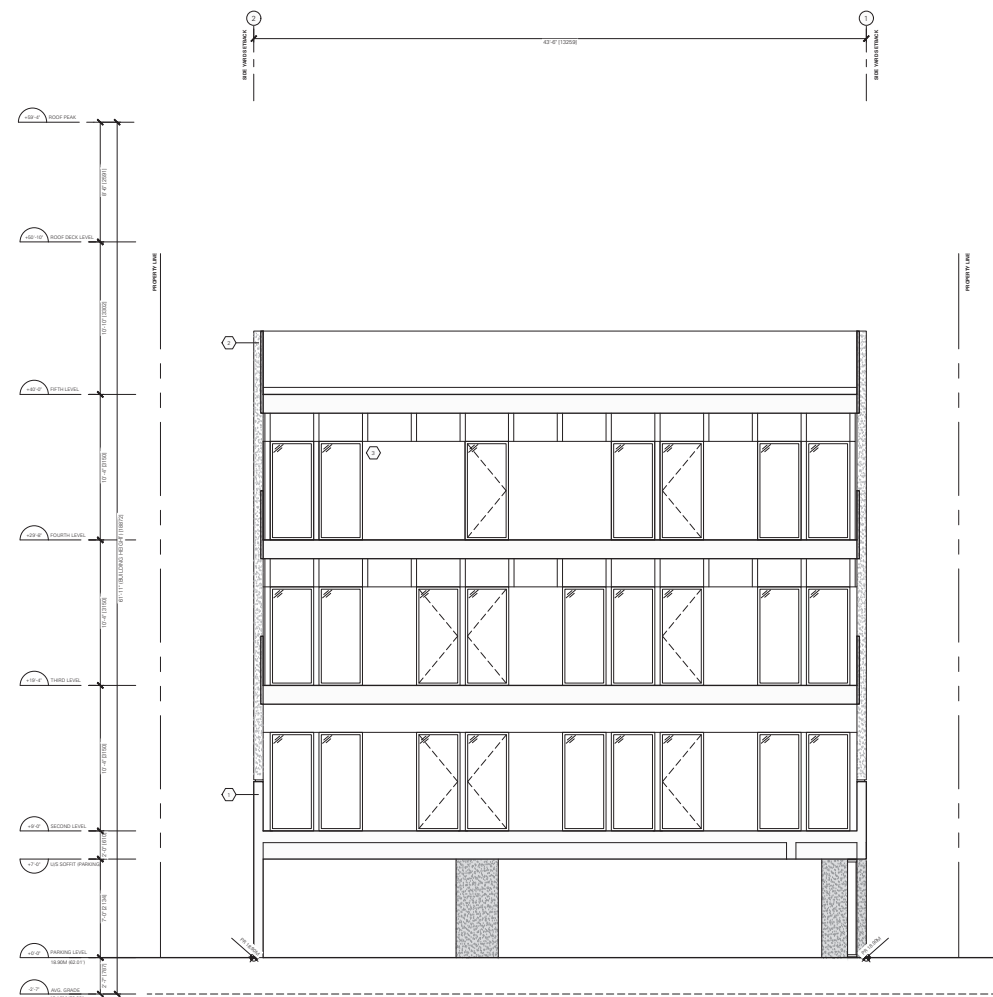
931 MCCLURE STREET
VICTORIA BC

A7.1
BUILDING ELEVATIONS



COURTYARD NORTH ELEVATION
SCALE: 1/50

- MATERIALS
- 1 SANDBLASTED CONCRETE
 - 2 STUCCO - WHITE
 - 3 METAL PANEL FLASHING - CHARCOAL GREY
 - 4 ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
 - 5 STEEL SLAT GUARDRAIL - CHARCOAL GREY



COURTYARD SOUTH ELEVATION
SCALE: 1/50

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 693 2235
F 604 693 2231
info@darcyjones.com

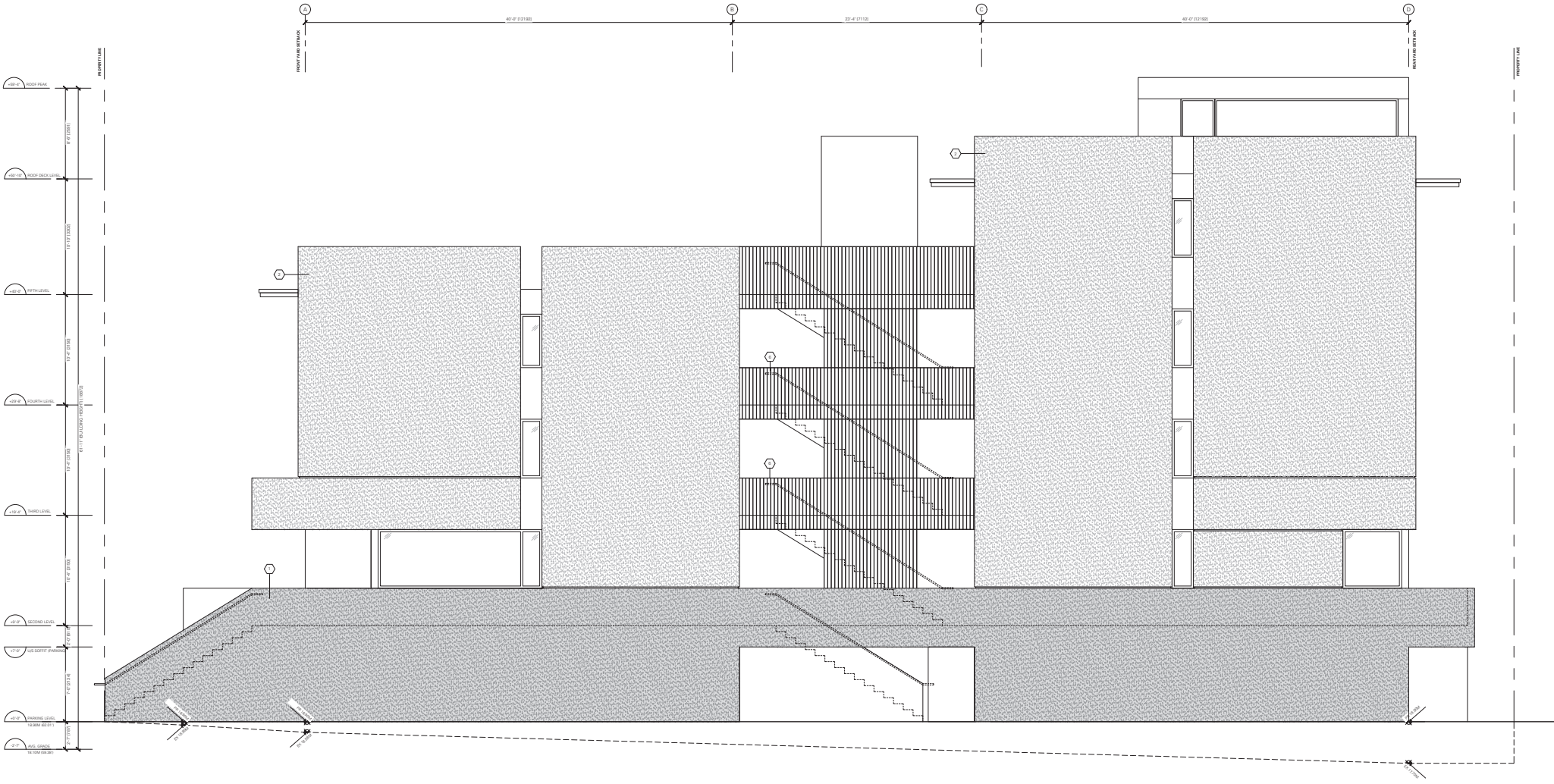
Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES	
A - CALLIC	10-23-2018
B - REZONING	03-15-2018
C - CALLIC	08-24-2018
D - REZONING	08-04-2020
D2 - REZONING REVISIONS	12-09-2020
D3 - REZONING REVISIONS	01-28-2021
D4 - REZONING REVISIONS	03-04-2021

SCALE	
1/50	10-23-2018
DATE	
03-15-2018	03-15-2018
08-24-2018	08-24-2018
08-04-2020	08-04-2020
12-09-2020	12-09-2020
01-28-2021	01-28-2021
03-04-2021	03-04-2021
CHECKED:	
D2	D2
REVISION:	
3	3
ISSUE:	
D	D
CONSULTANT:	

931 MCCLURE STREET
VICTORIA BC

A7.2
BUILDING ELEVATIONS



1 WEST ELEVATION
SCALE: 1/50

- MATERIALS
- SANDBLASTED CONCRETE
 - STUCCO - WHITE
 - METAL PANEL/CLADDING - CHARCOAL GREY
 - ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
 - STEEL SLAT GUARDRAIL - CHARCOAL GREY

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S2
T 604 695 2225
F 604 695 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc and shall not be used without permission in part or in whole.
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on the drawing shall be reported to D'Arcy Jones Architects Inc for clarification and revision.

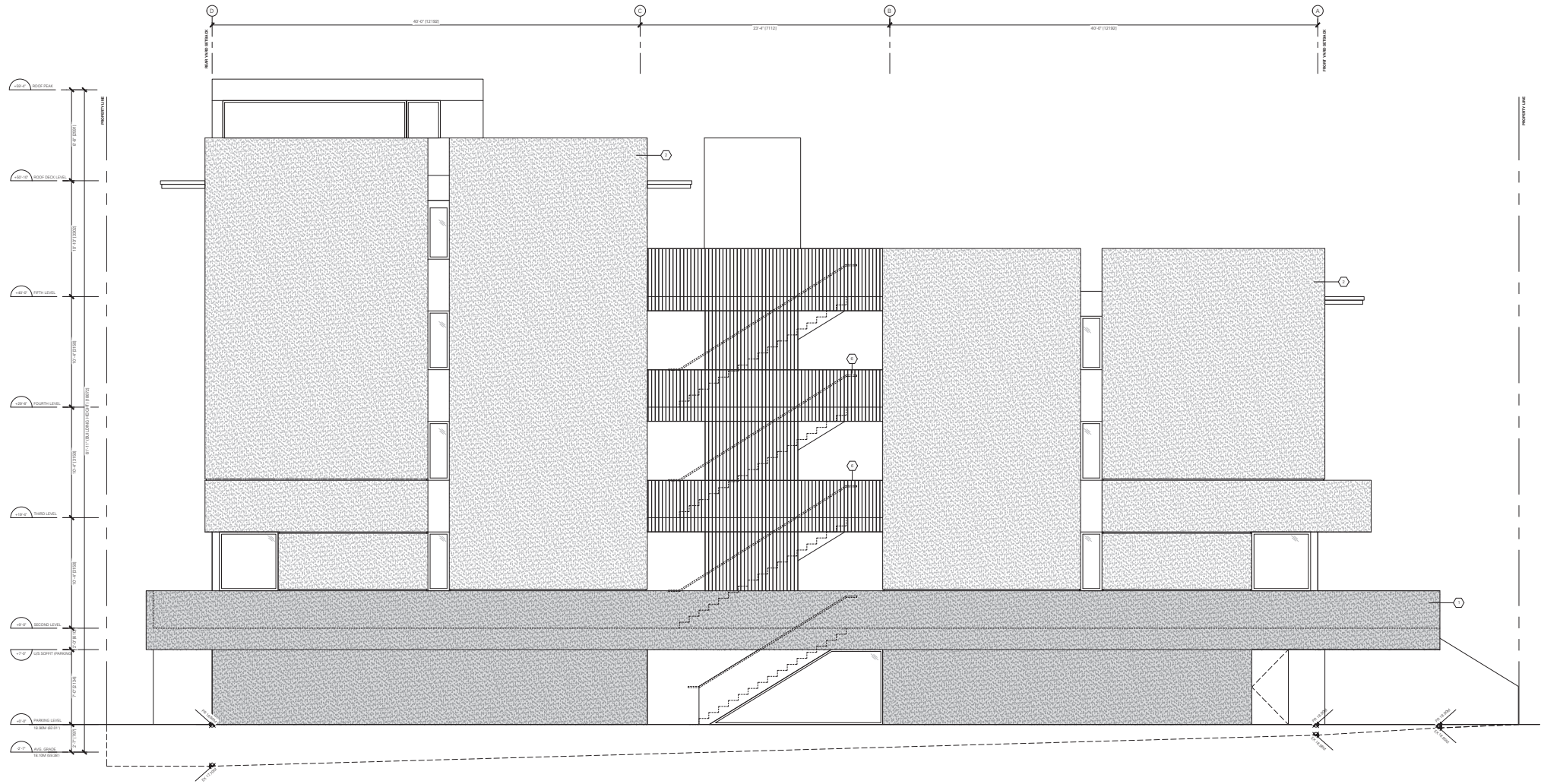
REVISION	
A	CALLIC
B	REZONING
C	CALLIC
D	REZONING
D1	REZONING REVISIONS
D2	REZONING REVISIONS
D3	REZONING REVISIONS

DATE	
10-23-2018	
03-15-2018	
06-24-2018	
08-04-2020	
12-09-2020	
01-28-2021	
03-04-2021	

CHECKED	
D1	
D2	
D3	
D4	
D5	
D6	
D7	
D8	
D9	
D10	
D11	
D12	
D13	
D14	
D15	
D16	
D17	
D18	
D19	
D20	
D21	
D22	
D23	
D24	
D25	
D26	
D27	
D28	
D29	
D30	
D31	
D32	
D33	
D34	
D35	
D36	
D37	
D38	
D39	
D40	
D41	
D42	
D43	
D44	
D45	
D46	
D47	
D48	
D49	
D50	
D51	
D52	
D53	
D54	
D55	
D56	
D57	
D58	
D59	
D60	
D61	
D62	
D63	
D64	
D65	
D66	
D67	
D68	
D69	
D70	
D71	
D72	
D73	
D74	
D75	
D76	
D77	
D78	
D79	
D80	
D81	
D82	
D83	
D84	
D85	
D86	
D87	
D88	
D89	
D90	
D91	
D92	
D93	
D94	
D95	
D96	
D97	
D98	
D99	
D100	

931 MCCLURE STREET
VICTORIA BC

A7.3
BUILDING ELEVATION



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

MATERIALS

- 1 SANDBLASTED CONCRETE
- 2 STUCCO - WHITE
- 3 METAL PANELFLASHING - CHARCOAL GREY
- 4 ALUMINUM FRAME WINDOWS/DOORS - CHARCOAL GREY
- 5 STEEL SLAT GUARDRAIL - CHARCOAL GREY

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V6T 1S6
T 604 669 2235
F 604 669 2231
info@darcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission, in part or in whole.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on this drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

ISSUES

- A CALLIC
- B REZONING
- C CALLIC
- D REZONING REVISIONS
- D2 REZONING REVISIONS
- D3 REZONING REVISIONS

10-23-2018

03-15-2018

06-24-2018

09-04-2020

12-09-2020

01-28-2021

03-04-2021

SCALE:

1/8"

DATE:

2021-09-14

DRAWN:

JH

CHECKED:

D2

REVISION:

3

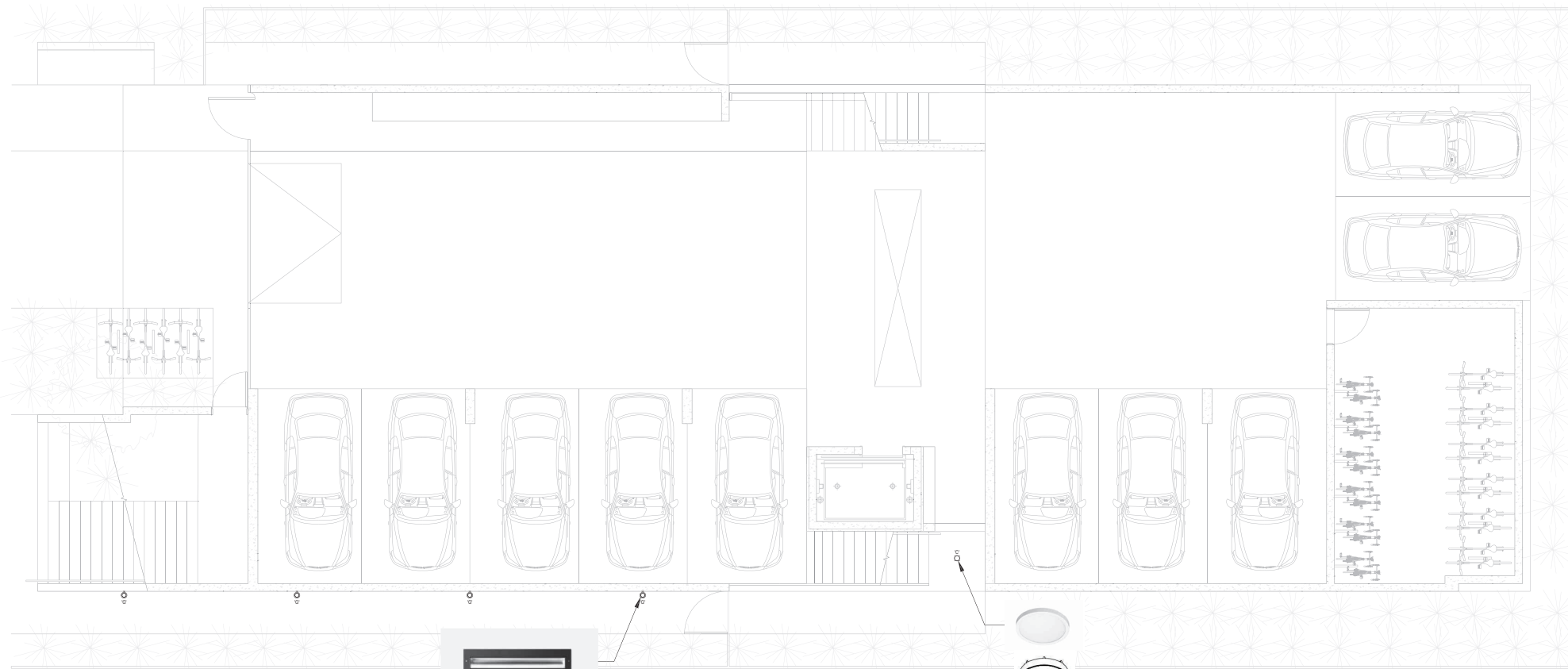
ISSUE:

D

CONSULTANT:

931 MCCLURE STREET
VICTORIA BC

A7.4
BUILDING ELEVATION



LOAD CALCULATION

831 McCURE ST
(15 UNIT)

BASIC LOAD	=	5.0kW
RANGE	=	6.0kW
WHT 6.0kW @ 25%	=	1.5kW
DRYER 3.0kW @ 25%	=	0.75kW
	=	7.25kW

1 x 12.0kW @ 100%	=	12.0kW
2 x 12.0kW @ 85%	=	16.74kW
2 x 12.0kW @ 40%	=	9.6kW
10 x 12.0kW @ 25%	=	30.0kW
	=	72.12kW

BASISBOARD HEATER (20.0kW)	=	10.0kW
10.0kW @ 100%	=	22.12kW
20.0kW @ 75%	=	15.09kW

EV CHARGERS	=	18.0kW
3 x 6.0kW	=	18.0kW

HOUSE LOADS	=	6.0kW
LIFTLIFT	=	22.38kW
ELEVATOR 30hp	=	2.0kW
HEATING	=	1.25kW
MECHANICAL	=	0.5kW
MISC	=	32.23kW @ 75% = 24.17kW

TOTAL = 72.12kW + 32.15kW + 19.95kW + 28.67kW + 15.22kW
@ 100.00V, 3PH, 4W, 424.4A x 1.25 = 530.3A
USE 600A PROTECTION

RECESSED LED STEP LIGHTS

1 PARKING LEVEL ELECTRICAL LAYOUT

E2.0 1/4"=1'-0"

NOTES:

1. ALL LIGHTS MOUNTED TO SHINE DOWNWARDS AND COMPLETE WITH SHROUDS AS NEEDED TO AVOID LIGHT TRESPASS INTO NEIGHBOURING PROPERTIES.



SURFACE MOUNTED LED DOWN LIGHTS C/W BAFFLE SHROUD

CONSULTANT:



D'Arcy Jones Architects Inc

309-175 Broadway East
Vancouver BC V6T 1A2

T 604 695 2235
F 604 695 2231
mail@arcyjones.com

Copyright reserved. All parts of this drawing are the exclusive property of AES Engineering and shall not be used without permission, in part or in whole.

DO NOT SCALE THESE DRAWINGS

All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Engineer. Any errors or omissions on this drawing shall be reported to AES Engineering for clarification and revision.

ISSUES:

A	ISSUED FOR
-	-
-	-

SCALE:

A	ISSUED FOR
-	-
-	-

01-20-2021

ALL NOTED

DATE: JANUARY 2021

DRAWING: B1001

CHECKED: JAD

REVISION: REV

ISSUE: ISSUED FOR -

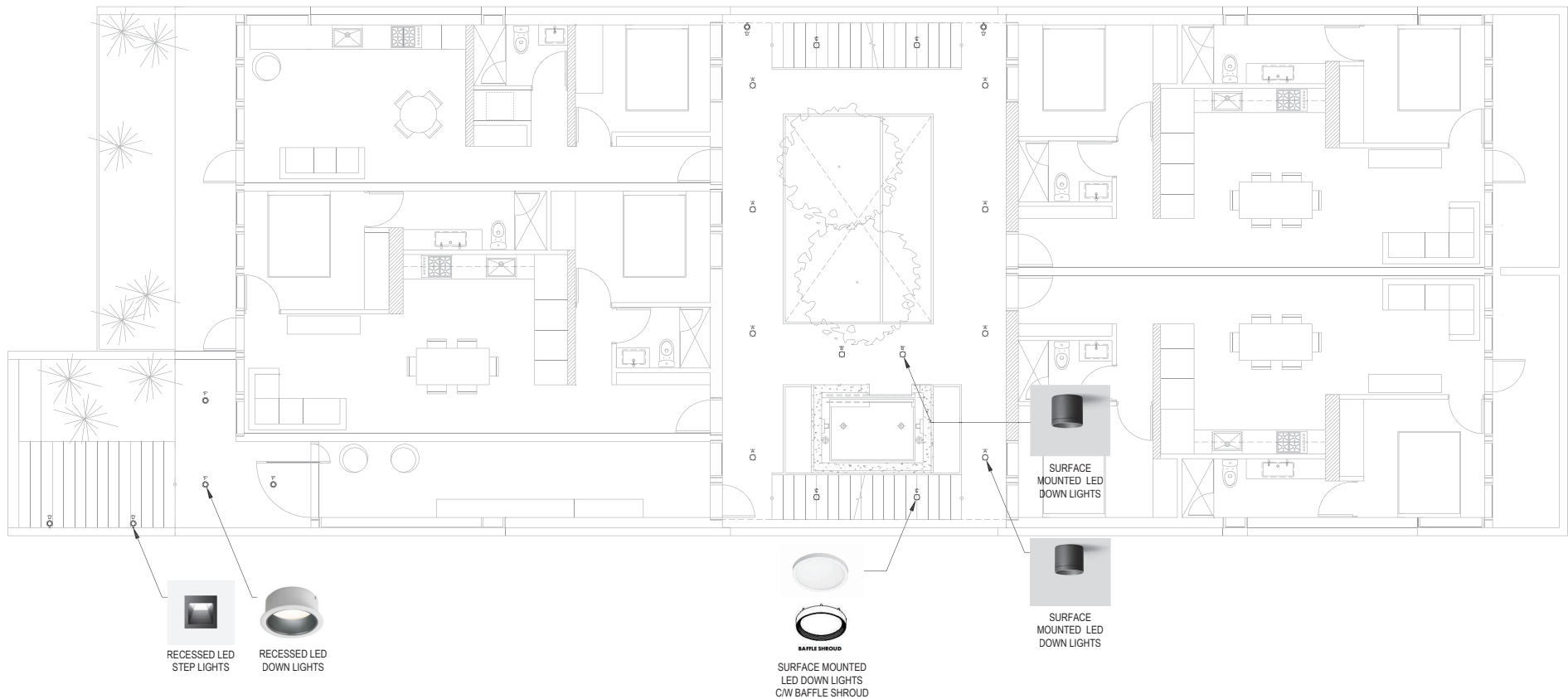
JOB NUMBER: 1-20-244



931 McCure St
VICTORIA BC

E2.0

TITLE 1



1
E2.1

TYPICAL INTERIOR CORRIDOR
PROPOSED LIGHTING LAYOUT

1/8"=1'-0"

NOTES

1. ALL LIGHTS MOUNTED TO SHINE DOWNWARD AND COMPLETE WITH SHIELDS AS NEEDED TO AVOID LIGHT TRESPASS INTO NEIGHBOURING PROPERTIES.

CONSULTANT:



D'Arcy Jones Architects Inc.

308-1175 Broadway East
Vancouver BC V6T 1K2

T 604 695 2235
F 604 695 2231
mail@arconjones.com

Copyright reserved. All parts of this drawing are the exclusive property of AES Engineering and shall not be used without permission, in part or in whole.

DO NOT SCALE THESE DRAWINGS

All dimensions to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the Engineer. Any errors or omissions on this drawing shall be reported to AES Engineering for clarification and revision.

ISSUES:

A - ISSUED FOR

SCALE:

01-20-2021

DATE:

JANUARY 2021

DRAWN:

BCHN

CHECKED:

JAD

REVISION:

REV

ISSUE:

ISSUED FOR -

JOB NUMBER:

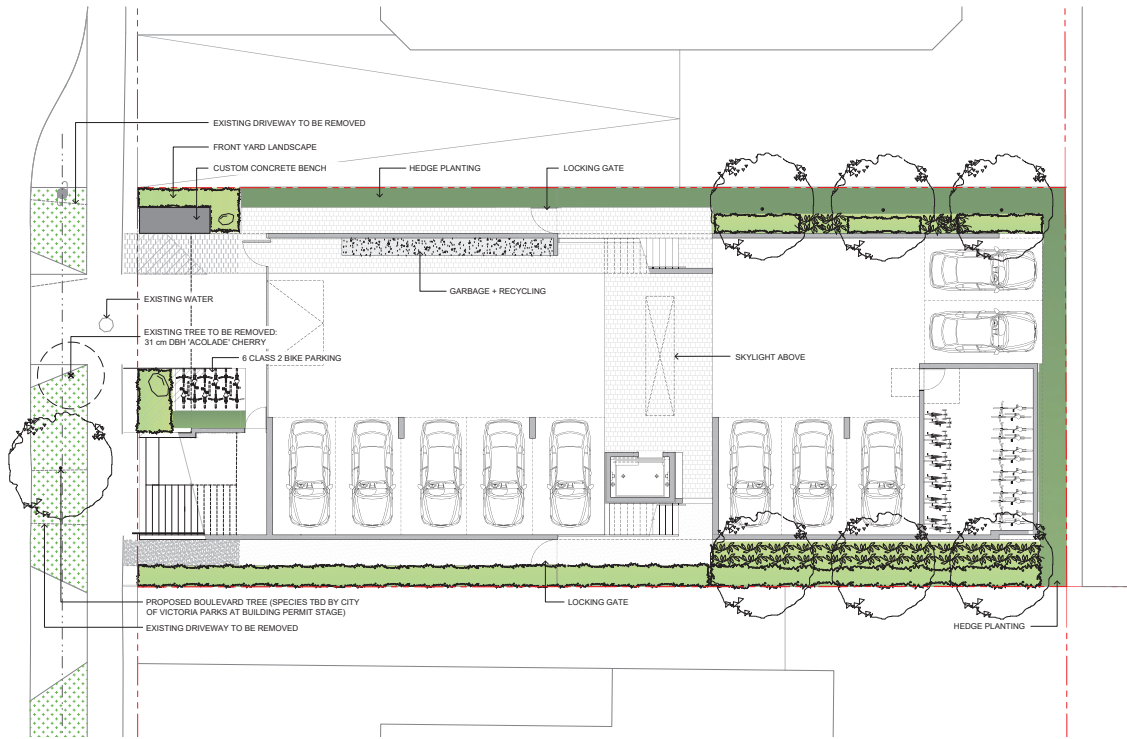
1-20-244



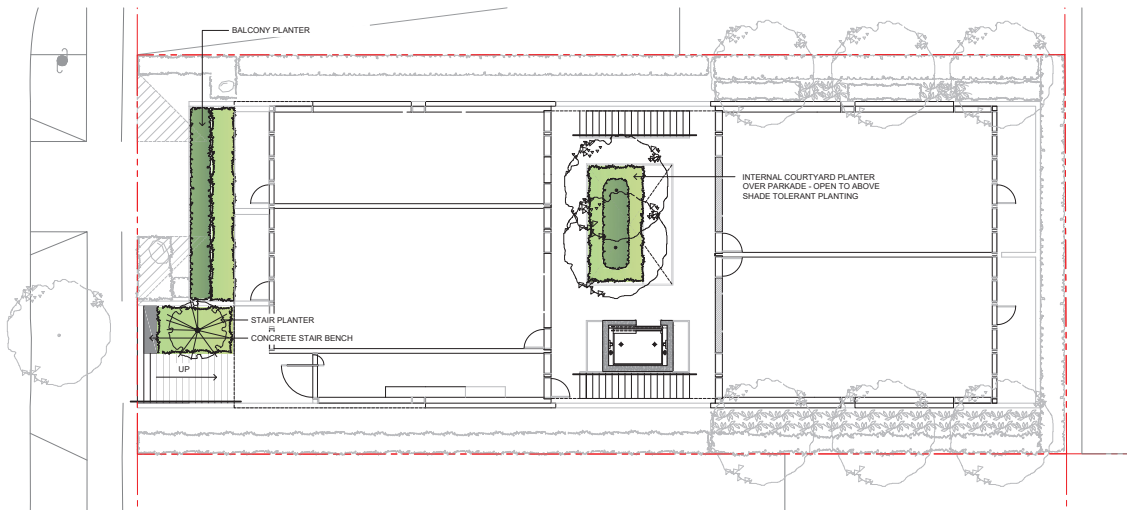
931 McClure St
VICTORIA BC

E2.1

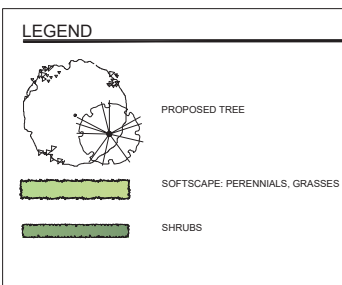
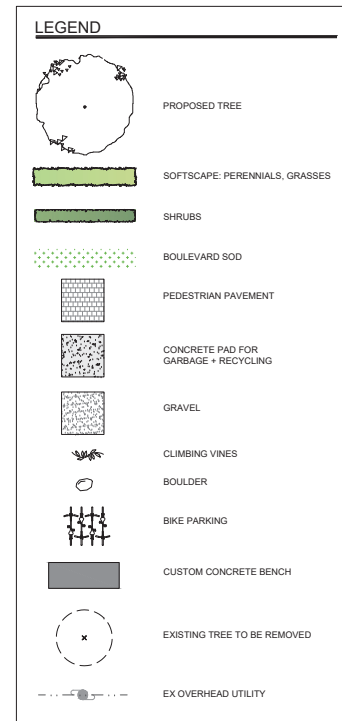
TITLE 1

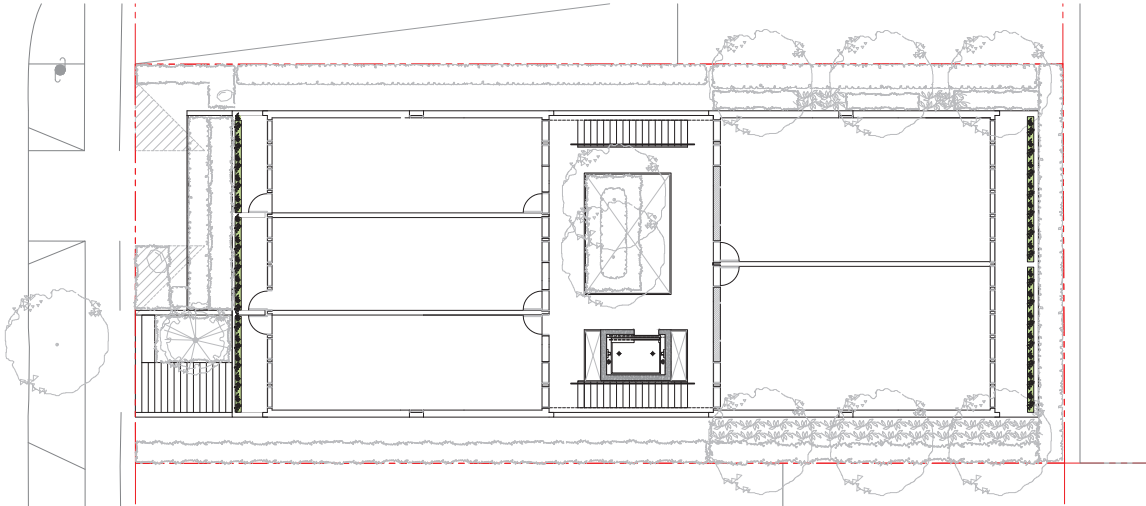


1 PARKADE LEVEL LANDSCAPE PLAN
SCALE: 1:100



2 MAIN LEVEL LANDSCAPE PLAN
SCALE: 1:100

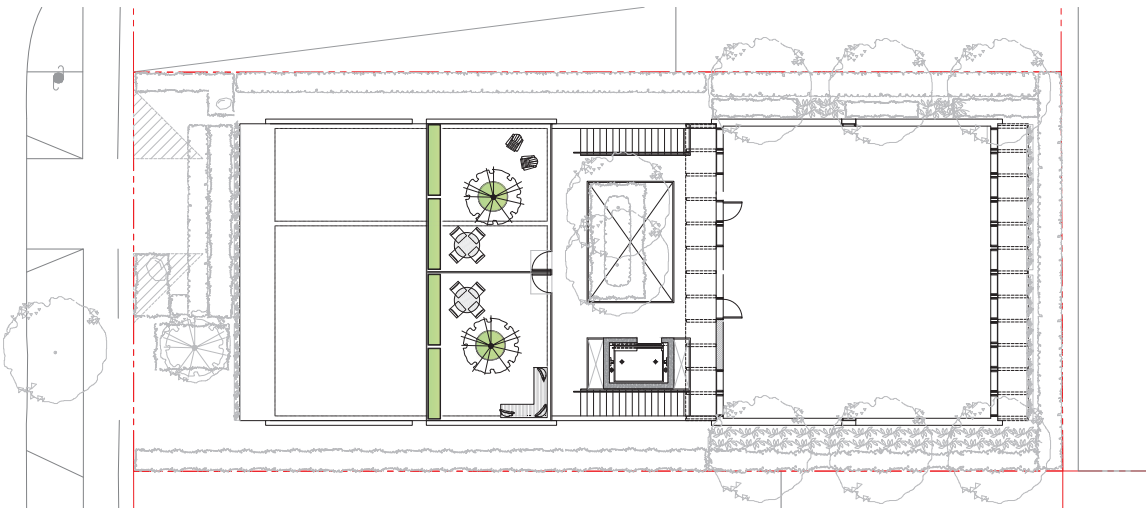




1 LEVEL 2 LANDSCAPE PLAN
SCALE: 1:100

LEGEND


 PLANTER WITH CASCADING VINES

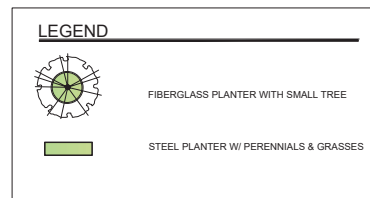
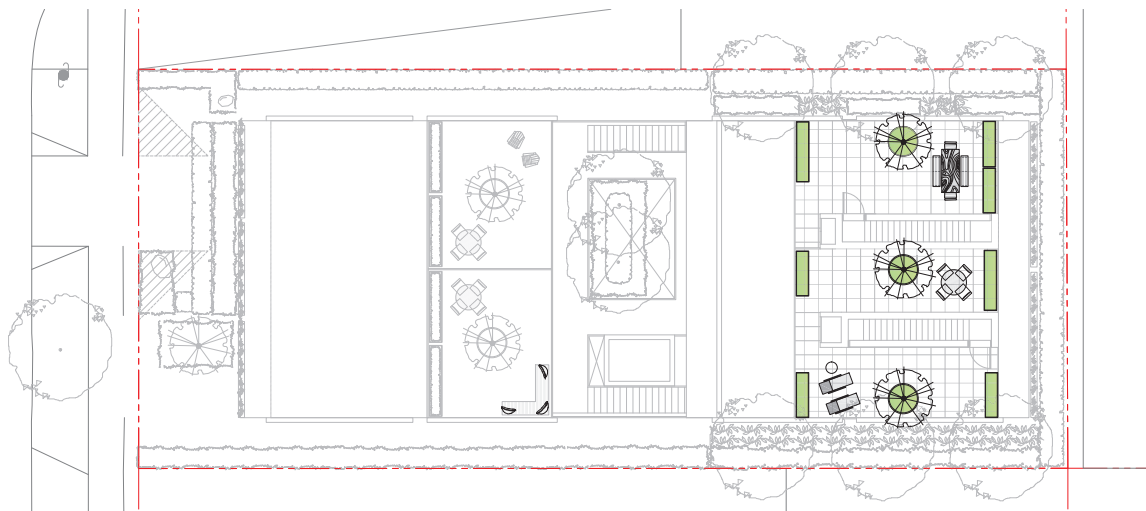


2 LEVEL 4 LANDSCAPE PLAN
SCALE: 1:100

LEGEND

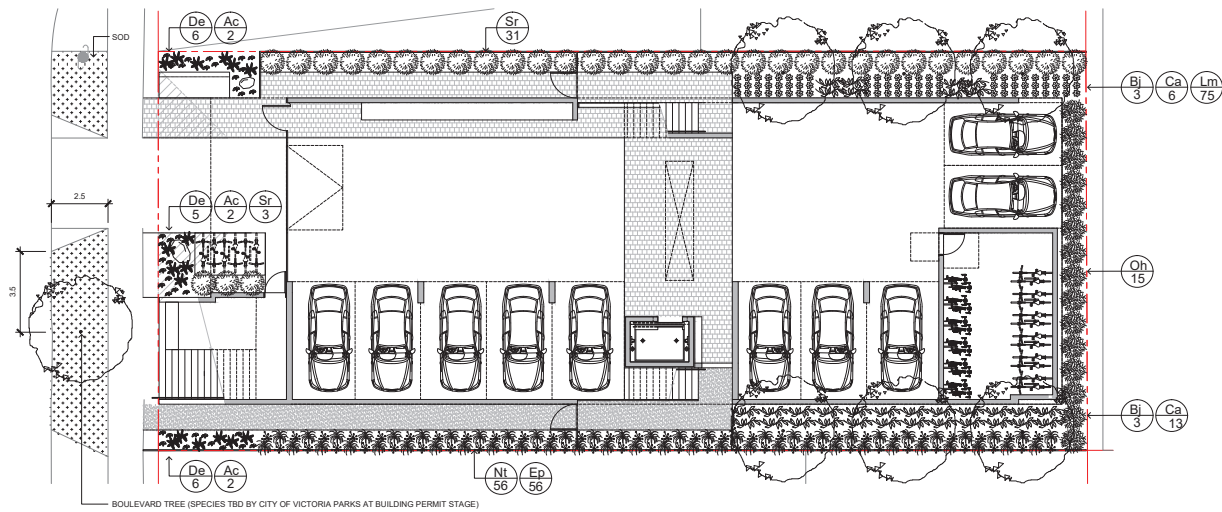
 FIBERGLASS PLANTER WITH SMALL TREE

 STEEL PLANTER W/ PERENNIALS & GRASSES

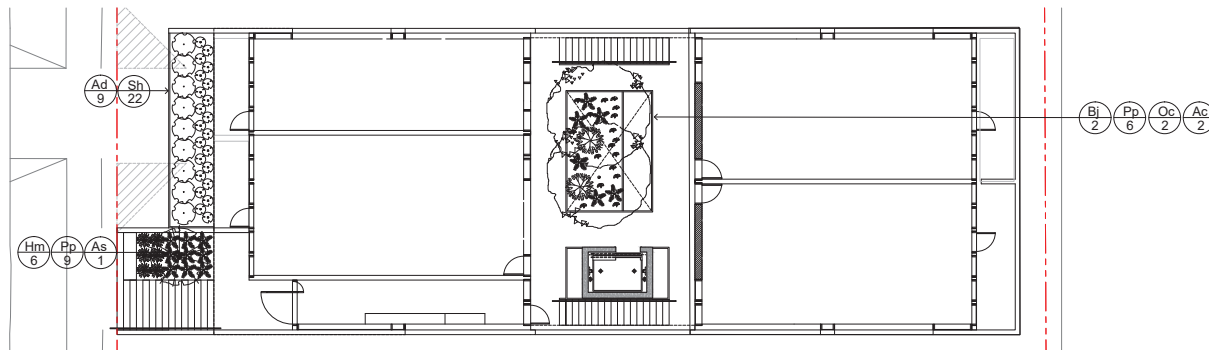


1 ROOFTOP LANDSCAPE PLAN
SCALE: 1:100

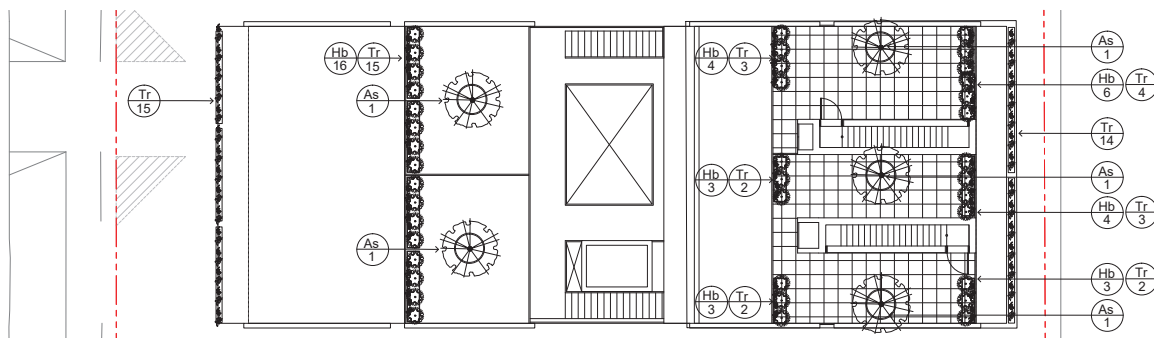




1 PARKADE LEVEL PLANTING PLAN
SCALE: 1:100



2 MAIN LEVEL PLANTING PLAN
SCALE: 1:100



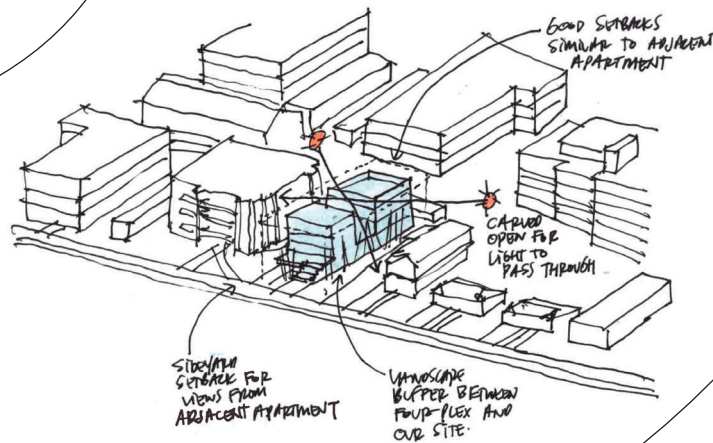
3 2nd, 4th, & ROOFTOP PLANTING PLAN
SCALE: 1:100

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Trees					
As	6	Acer shirasawanum 'Aureum'	Full Moon Maple	Tree	#5 Pot
Bj	8	Betula utilis var. jacquemontii	Whitebarked Himalayan Birch	Tree	50 mm
Shrubs and Groundcovers					
Ac	6	Asarum canadense	Wild Ginger	Groundcover	Flat
Ad	9	Azalea 'Delaware White Valley'	Delaware White Valley Azalea	Shrub	3 Gallon
Ca	19	Clematis armandii	Evergreen Clematis	Vine	1 Gallon
De	9	Dryopteris erythrosora 'Brilliance'	Autumn Fern	Perennial	1 Gallon
Ep	56	Echinacea purpurea 'White Swan'	White Swan Echinacea	Perennial	1 Gallon
Hb	39	Hebe buxifolia	Box Leaf Hebe	Shrub	3 Gallon
Hm	6	Hakone Macra 'All Gold'	Hakone Grass	Grass	1 Gallon
Lm	75	Liriope muscari	Lilyturf	Perennial	1 Gallon
Nt	56	Nassella tenuissima	Mexican Feather Grass	Grass	1 Gallon
Oc	2	Oemleria cerasiformis	Indian Plum	Shrub	3 Gallon
Oh	15	Olearia x haastii	Daisy Bush	Shrub	3 Gallon
Pp	23	Polystichum polyblepharum	Tassel Fern	Perennial	1 Gallon
Sr	34	Sarcococca ruscifolia	Fragrant Sweetbox	Shrub	3 Gallon
Sh	22	Sarcococca hookeriana var. humilis	Sweetbox	Shrub	3 Gallon
Tr	45	Trachelospermum jasminoides	Star Jasmine	Vine	1 Gallon

PROPOSED PROJECT:

931 McClure Street

DESIGN RATIONALE



Mayor and Council

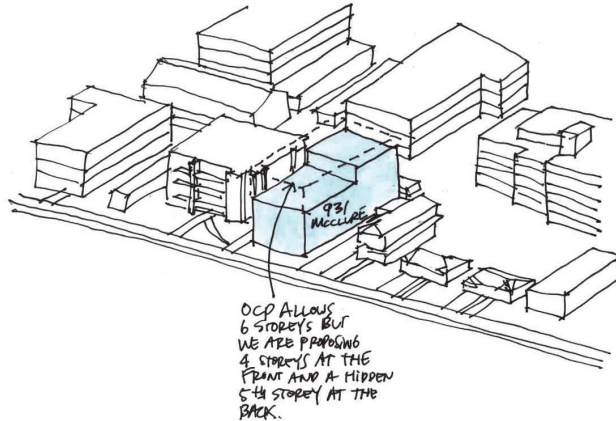
City of Victoria

02 December 2020

ARYZE

Introduction

The design of this proposed 15-unit development draws inspiration from the details and materiality of the historic buildings in the immediate area, creating a modern building that fits in; the height and proportions of the proposal emphasize this relationship. By designing every aspect of the proposal with this context in mind, the building will feel established and fresh. The design goal was to create a building that is subtle and sophisticated, without shouting its presence.

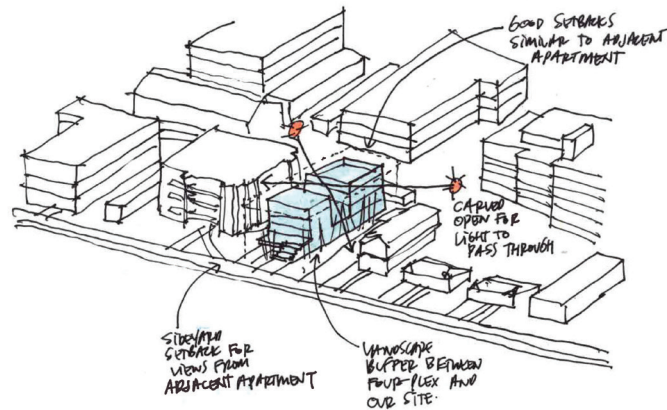


Massing + Design

The building's form acts as a step down in massing width and unit expression between the large condominium apartment building to the east at 945 McClure Street and the medium-sized four-unit condominium building to the west at 923 McClure Street. Even though the OCP allows for six storeys, this proposal is limited to three storeys at the front and four storeys of residential on top of a single storey of landscaped surface parking, to be a good neighbour.

The site is on a unique cul-de-sac section of McClure Street that has been transitioning from single-family houses to large apartments or condominiums since the 1950's. The small and medium scale properties to the west of the subject property are now anomalies, but they add to the eclectic texture of the street. A wide community front step creates a collective access point to the front facing ground-oriented units, while also providing a spot for this area's residents to chat with their neighbours, to catch their breath, or to just enjoy the weather. A narrow drive aisle into the surface open-air parking allows for as much landscaped garden at the front of the building as possible, to mirror the well-tended front gardens seen on this section of McClure Street.





A second row of units near the back of the site is separated from the front units by an airy landscaped courtyard finished in wood and full of plants and trees. This allows the neighbours on each side of the proposal to enjoy natural light deep into their side yards. In fact, with the proposed design the two neighbouring buildings will be exposed to more natural light than a new building under current zoning; a new outright building on the same site could easily (and inevitably) be designed with large side walls and a roof that is nearly the same height as our proposal, with no cut-out in the middle.

The open courtyard will act as the outdoor entry area to all units, to ensure that the noise of residents coming and going is not disruptive to the neighbouring buildings, compared to the long driveway and side entrances at 923 McClure Street or the parkade ramp and mechanized overhead door at 945 McClure Street. By protecting the proposal's occupants from any adjacent noise and exhaust, the adjacent neighbours will in turn have their privacy maintained and enhanced. All of the proposal's units face the open courtyard to enable north-south orientations that avoid significantly sized side windows that might look down into the neighbouring building's side-yards. The adjacent neighbour's privacy is further maintained and enhanced.



945 McClure

The apartment building at 945 McClure Street was smartly designed in the 1980's, anticipating a building larger than a house on the subject property. By having all of its very large condominiums be corner units and by designing most of the windows on its west façade to be bays looking north and south, the interior spaces most impacted by the proposal are not adversely impacted, and these northwest or southwest oriented corner condominiums continue to be pleasant and livable.

By landscaping the proposal's east side yard path with garden, an existing harsh and industrial looking concrete parkade ramp wall—strongly visible from all of the condominiums facing west at 945 McClure Street—will now be a cascading wall of plants and shrubs, installed and maintained at no cost to the owners of 945 McClure Street.

Materiality

Textured stucco on the east and west façades will be the dominant material on the building's sides, above sandblasted exposed pebbled concrete feature walls. On the front and most important façade, the proposal's window mullions, wrought-iron railings, and standing seam metal roof are a nod to the heritage detailing seen in the immediate area and around Victoria's best older neighbourhoods. All horizontal driving, entry, or courtyard surfaces will be grey cobblestones, rounding out a palette that echoes the heritage stone and brick wall across from the subject site on McClure Street. The inner courtyard and all visible deep eaves will be finished with warm-toned wood.



Attainable Housing

We are pleased to provide two, 1-bedroom homes in partnership with the Capital Regional District as price-restricted resale homes that must be sold for 15% below market value in perpetuity. This revised program—designed for our 430 Parry Street project and implemented in all of our market-based projects—ensures our project delivers not only housing diversity but also affordability to create socio-economic diversity in all of Victoria's neighborhoods.

A Net Zero Ready Building

The British Columbia Energy Step Code (Step Code) provides an incremental staircase toward improved performance targets for new construction. The steps provide a pathway toward Net Zero Ready Buildings being the standard by 2032 by putting the focus on performance. The Step code uses a “enclosure first” approach which helps to minimize energy demand and enable the use of lower capacity and highly efficient mechanical equipment. Simply put, a building that loses less energy will use less energy; energy modelling and whole building airtightness testing is used to demonstrate and validate energy efficient design with the constructed environment. The lower steps are intended to bridge traditional construction practices toward better buildings, while the higher steps will challenge industry to improve and innovate.

Step 4 for Part 3 Wood Frame Residential Buildings represents the highest step achievable for this building type, and classifies the building as “Net Zero Ready”. Net Zero Ready means that the building is efficient enough to offset its energy use with future onsite renewable energy generation (ie, solar, wind, etc), meaning the building is capable of generating as much energy as it consumes over time. The building will also be more comfortable and healthy because the occupants will be able to effectively manage temperature and ventilation throughout the building. Committing to building to Step 4 before it becomes a requirement demonstrates a progressive level of leadership toward making buildings better.

Summary

This proposed building gives shape to Fairfield’s community values. Our proposal will fit in while being progressive, it will be built with traditional high-quality building materials that last, and it will balance personal privacy and land values with quiet densification. The proposal’s unit sizes and its combination of market and below-market sale prices will create housing for a mix of people, to bring more vibrancy and economic support to this walkable town centre. The development team has worked to design a building that reflects Victoria’s interesting history while creating a template for smart growth.

Updates from Previous Submissions

The proposed footprint of the development has decreased to provide generous side yards at the east and west property lines, allowing for lush planting beds between neighbouring properties and the proposed building. This will help screen the movement of occupants from both neighbours. The carefully selected landscaping has been revised for minimal upkeep, and to not drop leaves on neighbouring properties. The unit breakdown has been revised from eight townhouses in two blocks at the north and south ends, to now have 15 units broken into two almost equal blocks with six 1-bedroom and nine 2-bedroom units). The plan has been reversed, and a new main entry with its large ceremonial “porch” stair was designed at the north west corner, as a nod to the entry porch at 923 McClure. These refinements allow diagonal views out and across the proposed building from the residents in the northwest corner of 945 McClure Street, and give the proposed building a “house” form that is sympathetic and sensitive to 923 McClure Street.



Luke Mari
Principal
Aryze

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 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.

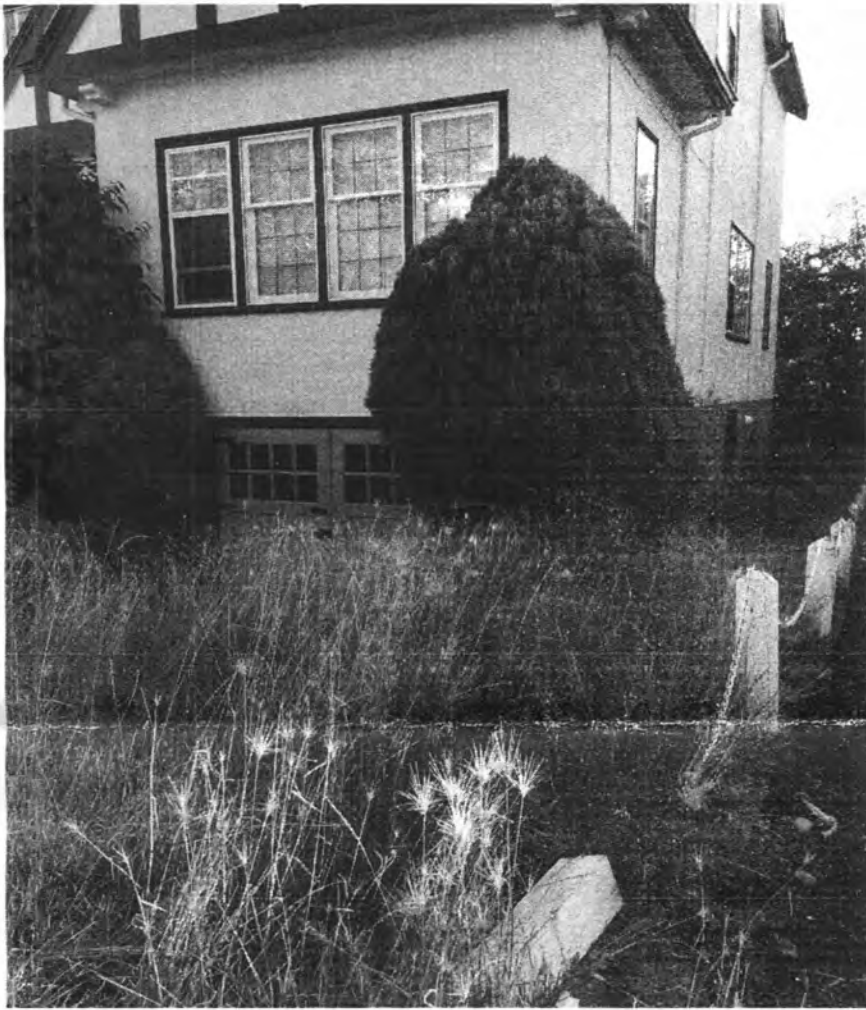
I would like to see a proposal that falls within the current zoning. This would be appropriate densification.

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

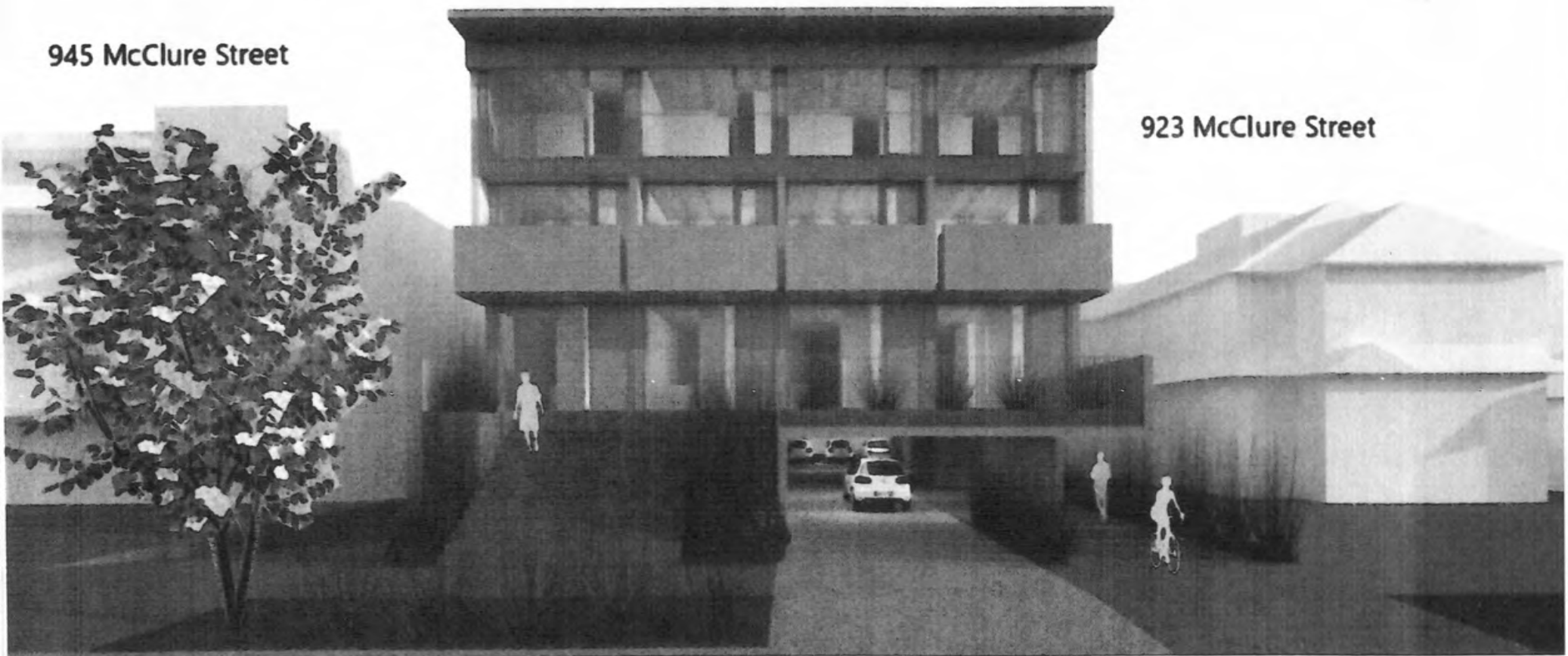
Unit 202 1

931 McClure Street

Figure 1

945 McClure Street

923 McClure Street



Front View

Figure 2

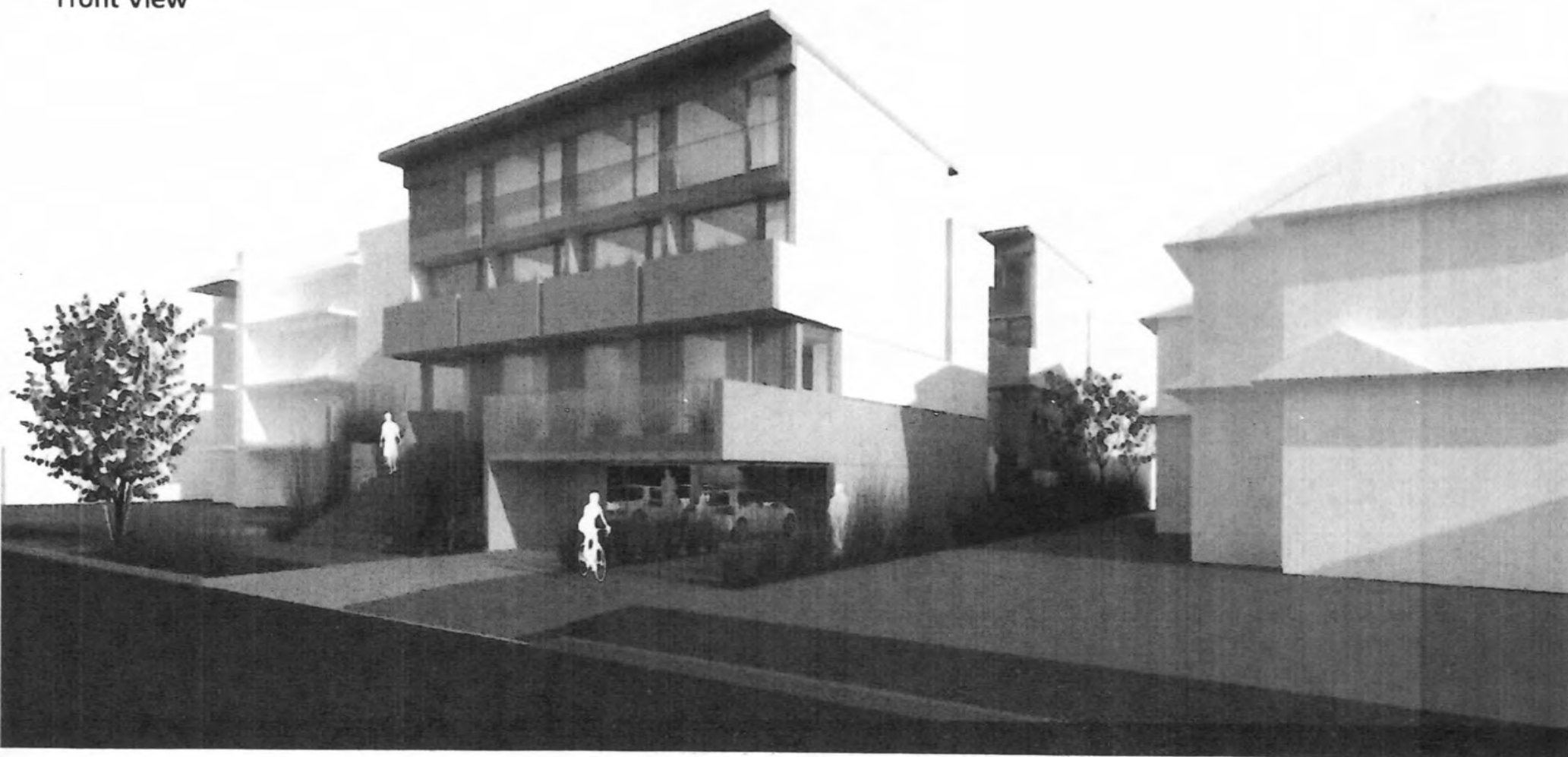


Figure 3

Back of Property

Dotted lines represent
outline of 945 McClure

Front of Property

East Elevation

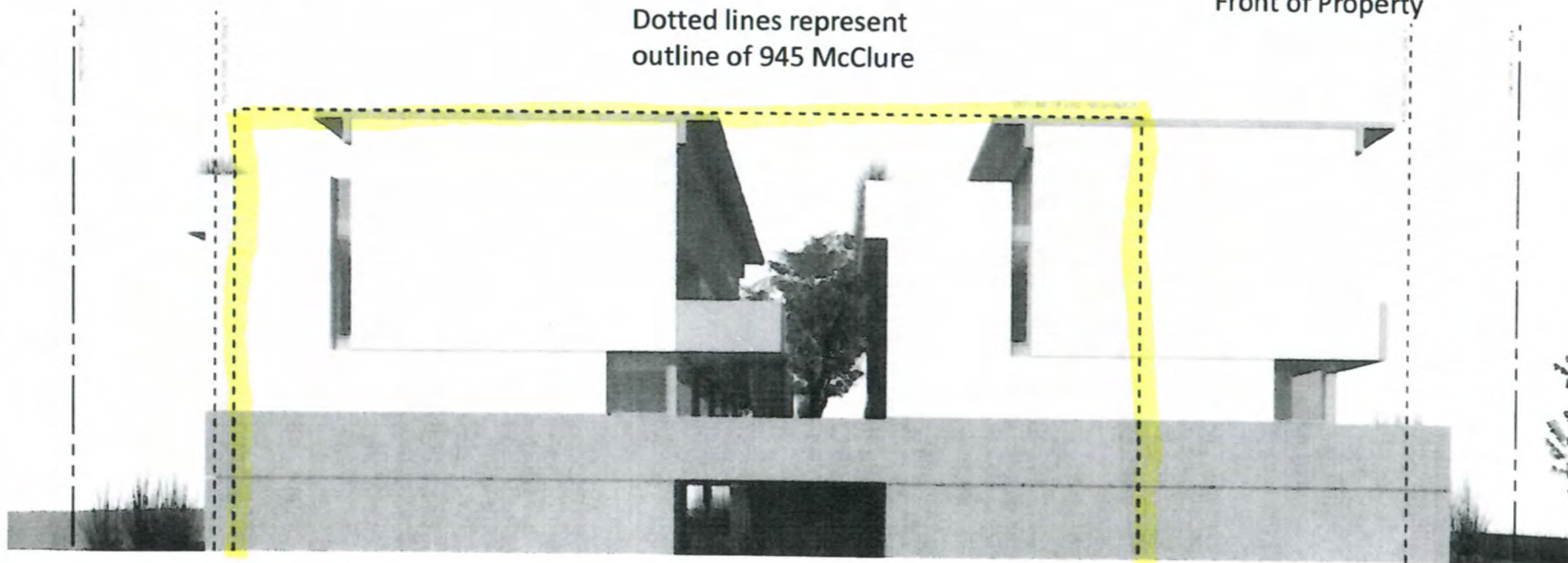
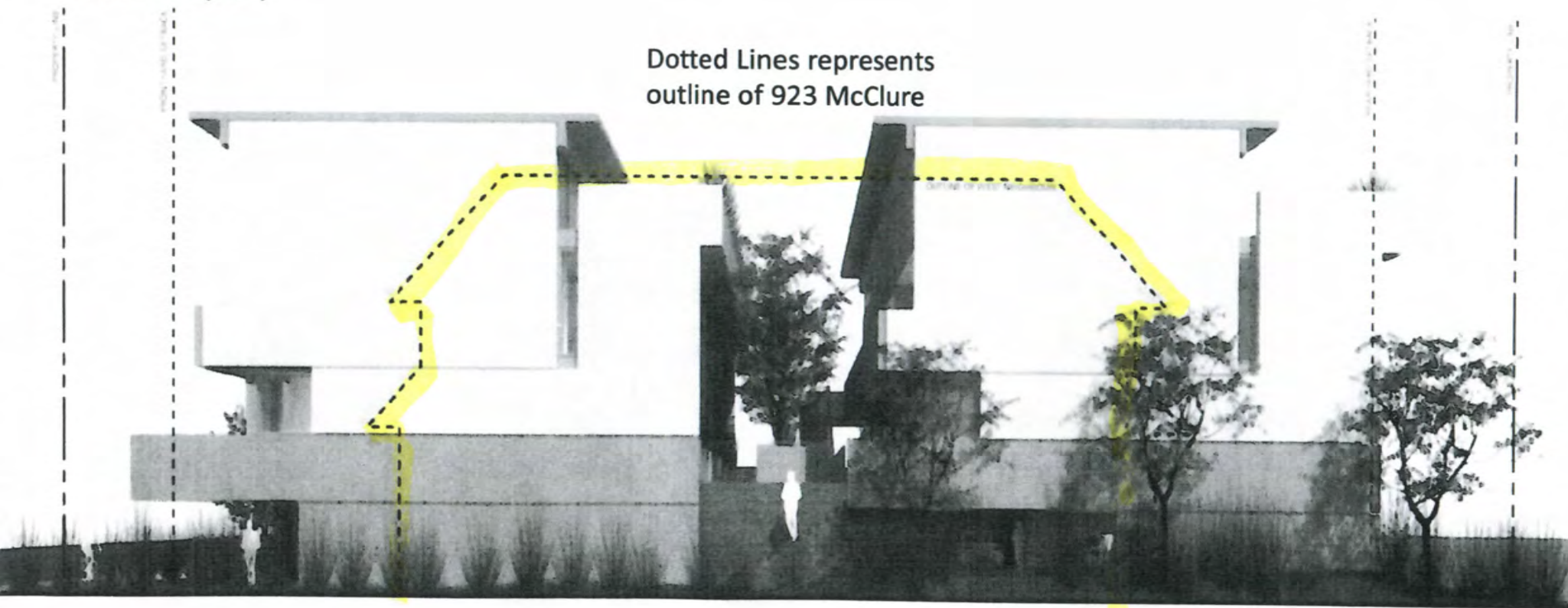


Figure 4

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) Maggie

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-requested	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

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 23, 2019**

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

Present: Sorin Birliga, Pamela Madoff (acting Chair), Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander

Absent for a Portion of the Meeting: Marilyn Palmer

Absent: Elizabeth Balderston, Brad Forth, Stefan Schulson (Chair), Roger Tinney

Staff Present: Alec Johnston – Senior Planner
Rob Bateman – Senior Process Planner
Leanne Taylor – Senior Planner
John O'Reilly – Senior Heritage Planner
Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Katie Lauriston – Administrative Assistant

2. MINUTES

Minutes from the Meeting held September 25, 2019

Motion:

It was moved by Jason Niles seconded by Karen Sander, that the minutes from the meeting held September 25, 2019 be adopted.

Carried Unanimously

3. NEW BUSINESS

DCAP Update Introduction

Robert Batallas and Joaquin Karakas provided an update on upcoming changes to the Downtown Core Area Plan (DCAP) and invited any initial feedback from the Panel.

The Panel opted to conduct a more thorough review of the draft updates in a separate workshop, and requested that staff provide:

- a digital copy of staff's presentation
- examples of projects compliant with the existing DCAP.

4. APPLICATIONS

4.1 Development Permit with Variance Application No. 00127 for 931 McClure Street

The City is considering a Development Permit with Variance Application to construct a five-storey residential building with approximately 16 dwelling units.

Applicant meeting attendees:

D'ARCY JONES
LUKE MARI
BIANCA BODLEY

D'ARCY JONES ARCHITECTURE INC.
PURDEY GROUP LTD.
BIOPHILLIA DESIGN COLLECTIVE

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

- building relationship
- street relationship
- any other aspects of the proposal on which the ADP chooses to comment.

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

The Panel asked the following questions of clarification:

- will the boulevard landscaping be maintained by the applicants or by the City?
 - the City allows for boulevard landscaping, which will require little to no maintenance
 - any maintenance would be completed by residents
 - the proposed plan is more environmentally friendly than lawn
- was a tree added to the front entryway since the plans were submitted?
 - no, but this tree was moved to the other side of the lot
- is lighting proposed for the exterior stairs?
 - yes, it will be lit just enough for safety without disturbing neighbours
- will the parking garage have a door to the street?
 - yes, the application was most recently rendered with the door closed, but it will be able to open and close
 - the applicants are willing to remove the door entirely if desired by the Panel
- is a bicycle rack proposed at the front?
 - yes, however it has not been rendered
 - the bicycle rack will consist of metal loops cemented in the ground, surrounded by plantings
- was a green wall or art considered on the east wall, facing the neighbouring building?
 - vines are proposed to break up the façade, and would be attached with standoffs off the building
- would the vines climb to the top of the concrete wall?
 - the vines will be discouraged from climbing up the stucco portion of the wall, but will cover the lower, concrete portion of the wall
- was a detached green wall considered for the upper stucco portion of the wall?
 - an external frame could be built, but a planted living wall would be a challenge to maintain with irrigation and changes in temperature

- how will the interior courtyard trees grow with only one opening for light?
 - the Himalayan birch will get sunlight from the east and west, and should develop a canopy by reaching in both directions
 - these trees often grow in close proximity to one another
- were design considerations to provide a more residential character considered?
 - the mix of fixed windows and Juliet balconies give a scale of multiple openings
 - the modern cornice is similar to more modern interpretations in the surrounding context
 - the proposal fits well between the adjacent apartment building and single family dwelling
 - a sloped roof was considered at first, but the massing felt too large
- were small Juliet balconies considered?
 - the applicants wanted to avoid adding too much articulation or massing
- is a handrail proposed on the front entry?
 - one delicate handrail is proposed opposite the seating and potted plant area
- will the upper floor overlook neighbours' houses?
 - the patios will be surrounded by 42" solid stucco walls to reduce overlook
- are the two maple trees at the rear of the site still included in the proposal?
 - yes; they are hidden in the rendering but are proposed.

Panel members discussed:

- concern for the differences between the presentation and the plans submitted for review
- appreciation for the proposal's density and street relationship
- appreciation for the five-storey massing in the rear
- the sophistication of the design
- appreciation for the front entry steps and the proposal's overall contribution to the communal street feel
- opportunity for a more residential look
- desire for the at-grade parking to be gated
- concern for a motorized garage door located directly under bedrooms
- concern for the appropriateness of a mixed use parking and children's play area
- the proposal's successful relation to surrounding buildings in scale and character
- opportunity to reconsider the use of stucco in favour of a material that will be more durable over time
- appreciation for the site's open spaces, which help mitigate the proposed site coverage.

Motion:

It was moved by Marilyn Palmer, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00127 for 931 McClure Street be approved, as per plans presented at the October 22, 2019 meeting, with the following changes:

- provision of a detailed lighting plan for the stair and internal courtyard to minimize impacts on neighbours and the public realm
- consideration of the addition of features that augment the proposal's residential character

- provision of sufficient detail to ensure accessibility issues have been considered throughout the site
- further exploration of on-site rainwater management.

Carried Unanimously

4.2 Development Permit with Variances Application No. 00079 for 1010 Fort Street

The City is considering a Development Permit with Variances Application to construct a 12-storey, mixed-use building with ground-floor retail and purpose-built rental residential above, including approximately 55 dwelling units.

Applicant meeting attendees:

W. NEIL ROBERTSON
ADAM COOPER
TAMARA BONNEMAISON

STUART HOWARD ARCHITECTS INC.
NVISION PROPERTIES
MURDOCH DE GREEF

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

- building separation distances
- relationship to the street
- cohesion with the heritage corridor
- any other aspects of the proposal on which the ADP chooses to comment.

Neil Robertson and Adam Cooper provided the Panel with a detailed presentation of the site and context of the proposal, and Tamara Bonnemaïson provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what variances are requested for this proposal?
 - variances are requested for:
 - the maximum percentage of building street frontage required for building access
 - the minimum percent of retail use (49% instead of the 79% required)
 - 0m setbacks at portions of the building
 - a reduction in the number of parking stalls from 38 to 7
- are variances requested for the proposed building height?
 - the proposal meets City policies for height, so the number of storeys and floor space ratio (density) would be incorporated in the site-specific zone
 - the current zone allows for 15.5m height, and the proposed height is 39m
- with exception of the tenth floor deck, all other outdoor patios will belong to units. Is it assumed that residents will use the patio spaces as rendered?
 - it will be up to residents to plant in the planters, and drip lines will be run to each
 - there are no common access points for the individual patios
 - a garden space is also included for residents

- could parking be accessed from another street than Fort Street?
 - no
- is it an option to reduce parking to zero stalls?
 - Rob Bateman noted that the Schedule C regulations apply to this location, and that the existing zone (with a four-storey height limit) does not require any vehicle parking. Staff have suggested exploring options with no parking, but an additional Transportation Demand Management study and perhaps other measures would be required
- would the City support this application with no parking?
 - Rob Bateman noted that the Engineering department has indicated that this may be supportable (subject to further requirements as stated above).

Panel members discussed:

- support for no on-site vehicle parking
- the hydro kiosk and parking entry are dictating the design of the street frontage
- questioning whether the proposed program can be achieved given the lot size and constraints
- lot size should drive innovation
- the need for the City to encourage land assembly where appropriate; however, recognition of the value of smaller, narrow buildings as well
- the proposal's volume and massing are not cohesive
- the need for sensitive, innovative and quality design that will become future heritage architecture
- the need to augment the quality of the proposal's design
- the application does not meet the City's design guidelines and policies
- the application is not ready for Council's consideration.

Motion:

It was moved by Marilyn Palmer, seconded by Jason Niles, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00079 for 1010 Fort Street does not meet the overall goals and objectives of the applicable design guidelines and policies, in particular DPA 7B (HC), and should be declined.

Carried (6:1)

For: Sorin Birliga, Pamela Madoff (acting Chair), Jason Niles, Marilyn Palmer, Carl-Jan Rupp, Karen Sander

Opposed: Jessi-Anne Reeves

4.3 Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

The City is considering a Heritage Designation Application and Development Permit with Variances Application to retain the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

Applicant meeting attendees:

MICHAEL GREEN
MARIE-CLAIRE BLIGH
SCOTT MURDOCH

MICHAEL GREEN ARCHITECTURE INC.
MICHAEL GREEN ARCHITECTURE INC.
MURDOCH DE GREEF

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

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Michael Green and Marie-Claire Bligh provided the Panel with a detailed presentation of the site and context of the proposal and Scott Murdoch provided the Panel with details of the proposed landscape plan.

Marilyn Palmer left the meeting at 2:40pm.

The Panel asked the following questions of clarification:

- how was the site circulation considered in determining the location of the café entrance?
 - the café is three-sided and has the option to activate fewer sides if need be
 - the boulevard is wide at this location for pedestrian circulation and cafe seating
- where would residential deliveries be accommodated?
 - deliveries would occur in the courtyard
 - there are four commercial loading spaces controlled by residents and occupants, so these could be used for residential deliveries as well
- were live/work uses considered in the residential spaces?
 - Leanne Taylor noted that the City's policies do not support live/work use at every residential location, and that the relevant policies would have to be consulted
- how are eyes on the courtyard ensured?
 - units from both sides of the courtyard look onto the courtyard
- what are the proposed materials for the black window frames?
 - likely they will be vinyl
- was a lighter coloured cladding material considered?
 - a wide range of options were considered
 - the proposed deep, rich colours will work well with the low light in the wintertime, to avoid a washed out look
- is there any concern for the heat generated from the proposed black cladding?
 - this aspect of the design was considered and has affected the proposed planting scheme
- how many vehicle parking spaces are proposed?
 - 59 spaces are proposed, including residential and visitor
 - vehicle parking is supplemented with carshare and electric bicycle parking.

Panel members discussed:

- appreciation for the integration of loft units and private residential balconies
- appreciation for the integration of the existing building into the new project
- concern for the black materials colour, particularly because the windows during the day will also appear black
- appreciation for the proposal's creativity.

Motion:

It was moved by Carl-Jan Rupp, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of October 23, 2019 was adjourned at 2:55 pm.

Stefan Schulson, Chair



Note for Internal Use Only: This form contains confidential information and should be submitted directly to housing policy staff (housing@victoria.ca). Do not upload to Tempest.

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:

Current Site Information

Site Address:

Owner Name:

Applicant Name and
Contact Info:

Tenant Relocation
Coordinator (Name,
Position, Organization
and Contact Info):

Existing Rental Units

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR		
2 BR		
3 BR		
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)		Yes No
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)		Yes No
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)		Yes No
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).		Yes No N/A
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)		Yes No

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)

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)

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)

Other comments (if needed):

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

Application reviewed by _____ (City Staff) on _____ (Date)

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

Staff comments on
final plan:

Strata 1606
945 McClure Street
Victoria, BC V8V 3E8

 September 2018

Mr. Alec Johnstone
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

Dear Mr. Alec Johnstone,

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.



Michael Bradley

President



Jim Kiernan

Vice President



Linda Shi

Treasurer



Courtney Faber

Secretary



Joyce Styles

Member at Large

Owners of
945 McClure Street
Victoria, BC V8V 3E8

24 September 2018

Mr. Alec Johnstone
Senior Planner
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

Dear Mr. Alec Johnstone,

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.

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, skyline, 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



Sylvia and Walley Ellsay

Unit 204



Joan and Jim Kiernan

Unit 101

Courtney Faber

Unit 102



Marianne Smith

Unit 103

Michael Paul

Unit 104

Michael Paul
for Terry Paul
ALB

Joyce Styles

Unit 201

M. Joyce Styles

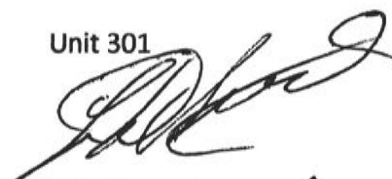
Sarah and Ken Conrad

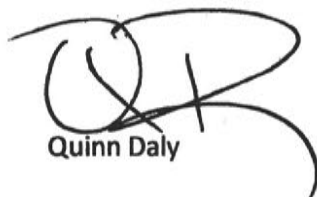
Unit 203

Sarah Conrad

Diet and Terry Velsink

Unit 301


D. Velsink


Quinn Daly

Linda Shi



Unit 302

Debbie and Mike Bradley

Debbie and Mike Bradley

Unit 304

Unit 303



Marie Harris

Unit 401

Nina Gay

Nina Gay

Unit 402

Margaret Cox

Unit 404

Margaret Cox

Haluk Ziyakocer

[Signature]

Unit 202

931 McClure Street

Figure 1

945 McClure Street

923 McClure Street



Front View

Figure 2

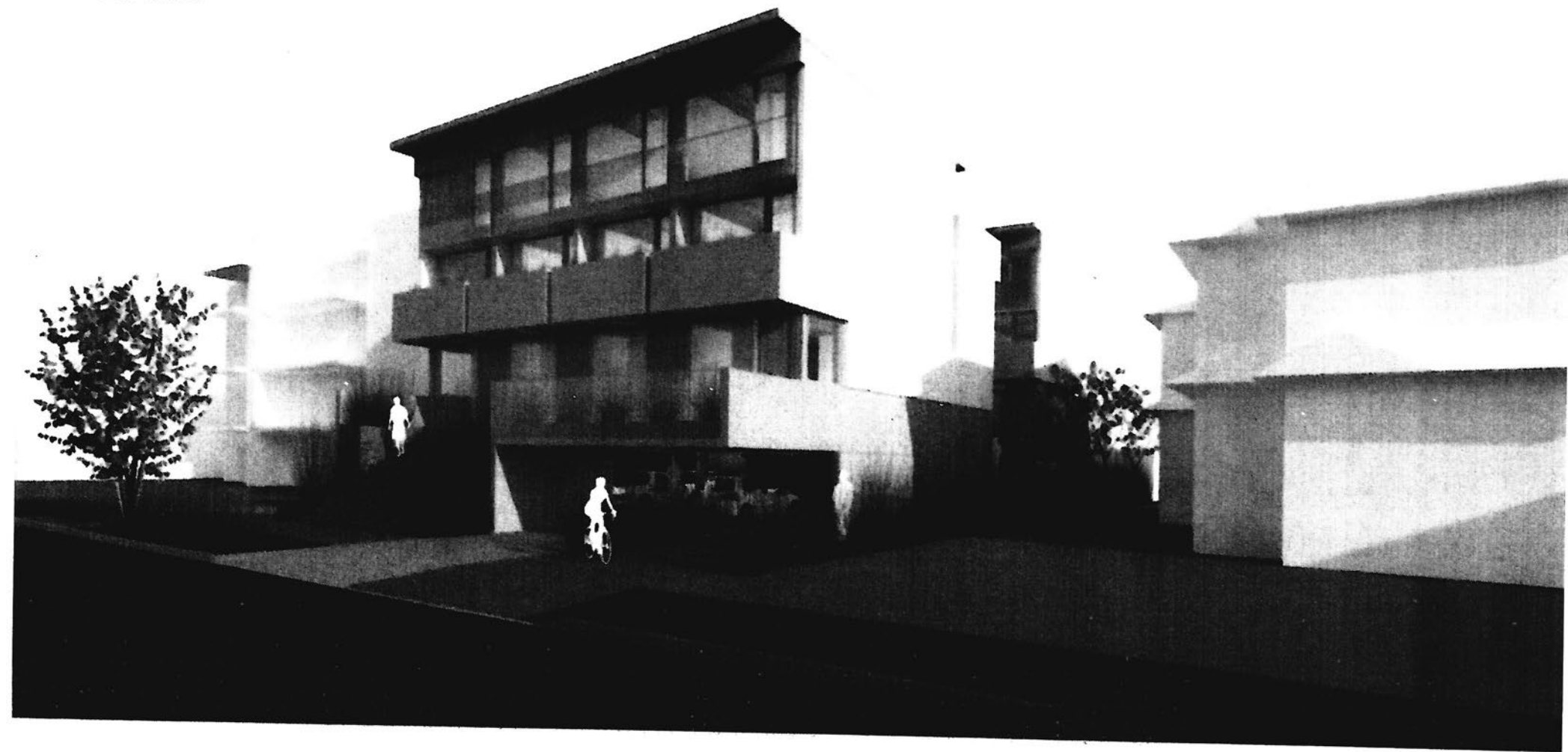
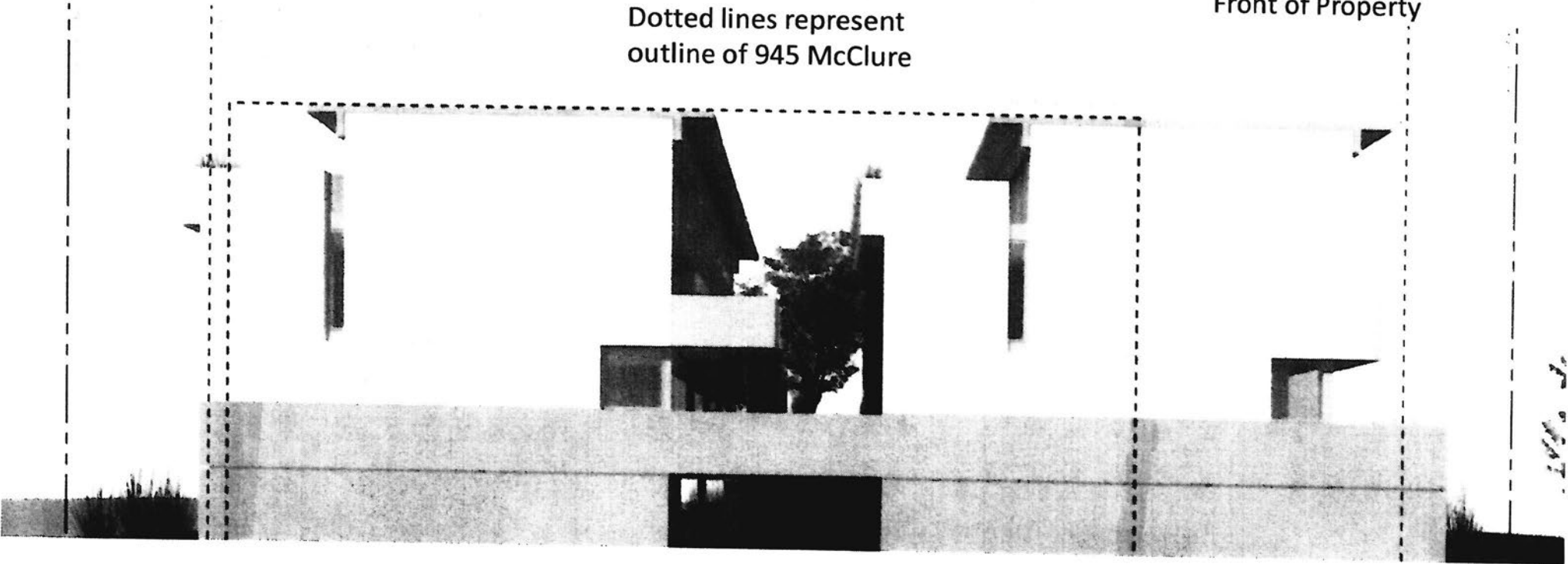


Figure 3

Back of Property

Dotted lines represent
outline of 945 McClure

Front of Property



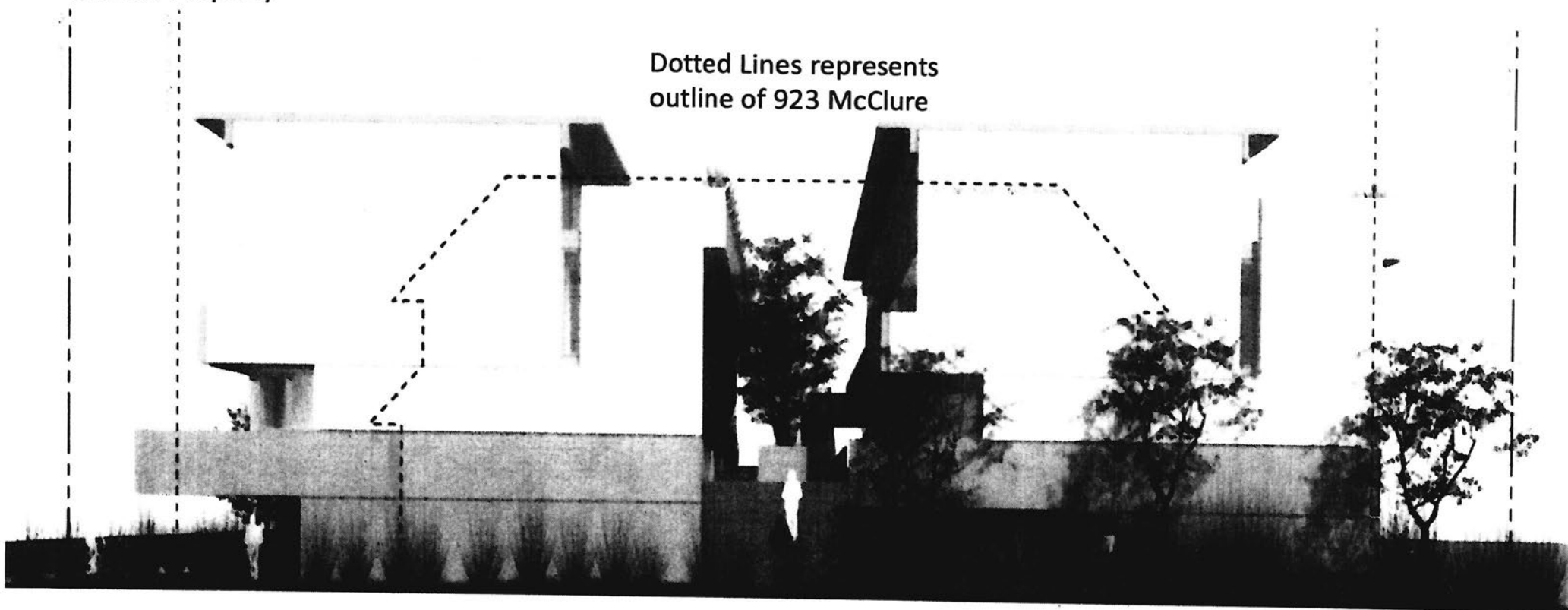
East Elevation

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).

A handwritten signature in black ink, appearing to read "Joan K", followed by a long horizontal line.

Joan & Jim Kiernan

Unit 101

Comments re development.

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

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

HEIGHT - SHADING of neighborhood 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 quadriplex (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: "DandTvel" [REDACTED]

Sent: 2018-08-24 3:50:57 PM

To: [REDACTED]

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 McCLURE ST

L.D. VELSINK



T. Velsink

T. Velsink.

Mr. A. Johnston
Senior Planner
City of Victoria
1 Centennial Square
Victoria, BC
V8W1P6

October 18, 2018

I'm writing to express my concern about a proposed development adjacent to my property at 923 McClure St and would appreciate this letter being included in the development file for 931 McClure St.

I recently retired from 30 years of teaching in Yukon; I selected Victoria because of the mild weather and greater daylight hours in winter. In addition, I selected a home close to the urban core so that I could walk for most basic needs and one which offered an open environment for light. My choice was also dictated by budget concerns and so I purchased a unit in a 4 suite character conversion which, while small, offered many of the amenities I sought. I was also aware of the neighbouring zoning which meant that it was intended that neighbouring developments would be compatible with the strata development into which I bought.

Imagine, then, my distress when a developer purchased the properties on both sides of our building and proposed a massive 8 townhouse project on the single family on our east side which would rise to the height of a 5 story building.

As proposed, this building would cast a shadow for most of the year over all our property because not only is it a very tall building but also it covers far more of the site than any other building, current or proposed, on our street. Couple that with the prospect of a similar development on the west side of our property and the result would be that our 4-unit building would be boxed into a virtual canyon.

I liken the proposed design to a 24 standard-width mobile homes stacked 3 high on top of a 12 foot high concrete garage which, itself, would be at least 3 feet higher than the current grade according to their drawings.

I settled here with the hope of making Victoria my home and with a need for more daylight than I had experienced in Whitehorse; please don't bury me before I'm dead.

Sincerely



James McClelland
3-923 McClure St.
Victoria, BC
V8V3E8

Devon Cownden

From: Walley and Sylvia Ellsay [REDACTED]
Sent: Tuesday, November 13, 2018 4:06 PM
To: Victoria Mayor and Council; Development Services email inquiries
Subject: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC
Attachments: 2018-09-27 Photos for 931 McClure Rezoning.docx

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

We object strongly to the proposed design. For this proposal to be approved, all existing zoning must be set aside. The design is entirely unsuitable for this location.

It makes no allowance for the buildings on either side of it that depend on the light reaching the many 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 almost to the rear property line. To both east and west sides, it would present as a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, almost to the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

We own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development. Our unit is on the second floor, one of 8 on the west side of the building. The owners of all 8 units would be directly impacted by the redevelopment. The proposed structure would not only completely obstruct all existing views; it would completely block all sunlight, and much of the light, reaching the interior of the entire west side of our homes.

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 current zoning 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. These light both this room and the closet lined hallway leading to it, and to a bathroom. Our dining rooms contain either two single windows, or another 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, multi-story, blank wall.

If this development in its current design is approved, 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!

Our neighbourhood of 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 the single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open green surrounding, that make Fairfield so appealing.

We live in a four-story, 16 unit, condo building with underground parking. On the west side of 931 McClure, on a lot of the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two duplex buildings. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, and some contain multi units. Many of the surrounding buildings are large four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 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!

Surely this small lot can be redeveloped with a design that increases density without destroying the livability of its neighbours!

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 design is NOT suitable for 931 McClure Street.

We urge you to not approve this rezoning application for this design.

Sincerely,

Sylvia Ellsay
Walley Ellsay

Attached page contains:

- Photo showing windows on west side of 945 McClure bathed in sunshine;
- Archival photo of original multi-windowed building on 945 property, (numbered as 941 McClure).

Mrs. Debrah Bradley
945 McClure Street Unit 304
Victoria, BC V8V 3E8

20 March 2019

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

Subject: Revise Plans to 931 McClure Street, Victoria, BC

Dear Mayor and City Councillors of Victoria,

As a current resident of 945 McClure, I was surprised with the new revised plans being proposed for 931 McClure Street by D'Arcy Jones Architects and The Purdey Group. In all of the meetings that we had with them, they were promoting a townhouses development for families. Which we were informed over and over again are in short supply in Fairfield and are needed. We had two meetings at our building with owners and with the Fairfield Gonzales Community Association. Which I must add, there was a larger turn out of people. None of which support of the original plans.

The revise plans now call for 12 one-bedroom and 4 two-bedroom for a total of sixteen condos. A big departure from promoting family townhouses! I also notice only ten vehicle parking spaces for sixteen units. Where are the spaces for the other six vehicles? McClure is very congested street both day and night. It is used by people who work in the area and use the street as parking. It is only two-hour parking, but people will move their vehicles every two hours as long to avoid a parking ticket. As noted in the Fairfield Official Community Plan, this is does not support off street parking. It just adds to the congestion on McClure Street. Noted on the revised plans are the abundance of bike space, which I am sure in time will attract certain type of individuals who will take advantage to vandalize vehicles or steal bikes due to the covered parking.

As stated in the revise letter, the gabled roof will reduce the impact of shadows on neighbouring buildings. Has an updated shadow study been done or even submitted? Why not? Looking at the revised drawings, it looks like the new building is taller than the previous one. Which brings me to a most important point of all. With new revised plans being submitted. Should this have been sent back to the Fairfield Gonzales Community Association for input by neighbours and for people who live here?

In summary, I see this revise plan as a means for D'Arcy and The Purdey Group to get as much money out of their investment at the expense of the community that surrounds 931 McClure. What started out as talk to build family housing (townhouses) was just that, talk. I know that is property will be developed. I just have to walk a few blocks to see the number of new buildings going up. What I take offense to are developers who try to build a building that tries to jam as many units on such a small lot. That sets a dangerous precedence that will be quickly copied by others. A four-plex building similar to the one that is on the west side of 931 would be more suitable and will provide more family type

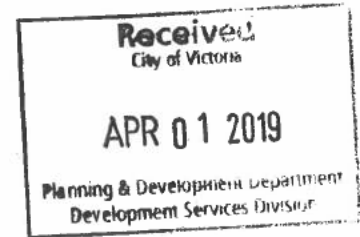
housing that the Fairfield / Gonzales Community Association Official Plan supports. I would like to meet with the Mayor and Council to give a local residence perspective on how this development will affect me. I await your reply and hope this letter will be put on file for 931 McClure future development.



Mrs. Debrah Bradley



Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC V8V 2E8



31 March 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

The developer seeking spot rezoning of the property at 931 McClure St has recently submitted revised plans for the development he proposes.

These plans do not address any of the objections raised by submissions at the CALUC Meeting on September 27th, 2018, or my subsequent letter to you on November 13, 2018. The proposed development continues to present too much mass and density for the lot size and location. It continues to affront the neighbours on both sides.

The revised plans further increase the density to 16 small dwellings from 8 townhouses, while continuing to cover the entire single-family sized lot with two four-story structures. These would virtually eliminate front, side and rear set-backs. They would present stark, blank, offensive, walls to the 10 immediately adjacent homeowners' outlook.

If a property owner were to start constructing solid boundary walls, four stories in height, extending the depth of his side property lines, he would be quickly stopped. And quite rightly so, because of the detrimental effect such walls would have on his neighbours.

And yet, this property developer is seeking permission to do just that! He tries to convince you that because he would build the walls a fraction inside his property lines, and incorporate them into the exterior walls of the buildings, that it is somehow acceptable.

The result would be no less detrimental than high, solid, boundary walls would be. The effect would be devastating to the eight condo homeowners living to the immediate east, and the two townhouse homeowners living to the immediate west, of his property. Both of these multi-family dwellings were designed and constructed with many side windows to take full advantage of natural light and sunlight entering the rooms on the sides. The proposed development would eliminate this light due to the proximity of the proposed buildings.

To further exacerbate the loss of light, it is now proposed to plant trees along the east side of the building. The roots of those trees would create undue stress to the below-ground parking garage walls of 945 McClure.

This location is not in the Downtown Core where maximum density is expected. It is part of Fairfield District, in an area designated as a transition zone of residential homes. It consists of mixed dwellings, with many apartment, condo, and townhouse buildings. Many formerly single-family homes have been successfully repurposed into multi-family dwellings, including the townhouses to the west of 931 McClure. But all maintain the openness, scale, and sense of space surrounding them, which characterizes Fairfield and makes it such a desirable neighbourhood to live in.

The proposed development is counter to the policies and guidelines set out on the City of Victoria website regarding community planning and zoning.

The Fairfield Neighbourhood Plan contains an objective of "Gentle Density" that will "Revitalize and enhance the neighbourhood" and "Maintain and enhance trees and natural areas as we add housing options". Design Guidelines include to "Maintain pattern of green front yards, generous back yards, tree-lined streets".

Property zoning and the rezoning process are the only protection that current and future property owners have for their considerable investment. The City of Victoria web site confirms this with the statement:

".... allow local governments to protect the interests of both individuals and the community as a whole."

I submit that approval of this rezoning application would NOT protect the interests of the individual property owners adjacent to 931 McClure. In fact, just the contents of its submission, and the resultant stress and uncertainty of the rezoning process results, have already adversely impacted many of them.

At 945 McClure, units have historically sold quickly after being listed for sale. This is no longer the case. One unit (301) has remained unsold since June 2018, another (104) since January. Many owners have been negatively impacted by the stress, and just this past weekend, two more owners have listed their homes (101 & 304). The owner of one of the townhouse units on the west side of 931 also put his home on the market during March.

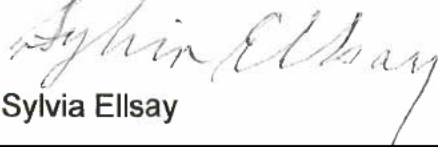
One proposed redevelopment resulting in five displacements is obviously not protecting the interests of existing property owners. It signals a significant repugnance to the proposal. Additional owners, such as ourselves, are suffering adverse effects on their health and wellbeing from the looming prospect of loss of enjoyment and value of our homes.

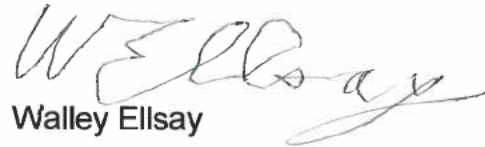
The proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides of it also present blank side walls that are multi stories in height. If this developer is intent on this design, let him build it in a suitable location. It does not suit the neighbourhood, or fit the size of the lot, at 931 McClure.

This property deserves better. The neighbourhood deserves better. We, and all of the adjacent neighbours, deserve better.

We urge you to reject the development proposal for this design.

Sincerely,


Sylvia Ellsay


Walley Ellsay

Attachment: Copy of Submission dated 13 November 2018

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
250-381-6567

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

We object strongly to the proposed design. For this proposal to be approved, all existing zoning must be set aside. The design is entirely unsuitable for this location.

It makes no allowance for the buildings on either side of it that depend on the light reaching the many 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 almost to the rear property line. To both east and west sides, it would present as a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, almost to the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

We own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development. Our unit is on the second floor, one of 8 on the west side of the building. The owners of all 8 units would be directly impacted by the redevelopment. The proposed structure would not only completely obstruct all existing views; it would completely block all sunlight, and much of the light, reaching the interior of the entire west side of our homes.

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 current zoning 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. These light both this room and the closet lined hallway leading to it, and to a bathroom. Our dining rooms contain either two single windows, or another 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, multi-story, blank wall.

If this development in its current design is approved, 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!

Our neighbourhood of 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 the single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open green surrounding, that make Fairfield so appealing.

We live in a four-story, 16 unit, condo building with underground parking. On the west side of 931 McClure, on a lot of the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two duplex buildings. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, and some contain multi units. Many of the surrounding buildings are large four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 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!

Surely this small lot can be redeveloped with a design that increases density without destroying the livability of its neighbours!

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 design is NOT suitable for 931 McClure Street.

We urge you to not approve this rezoning application for this design.

Sincerely,



Sylvia Ellsay
Walley Ellsay

Attached page contains:

- Photo showing windows on west side of 945 McClure bathed in sunshine;
- Archival photo of original multi-windowed building on 945 property, (numbered as 941 McClure).

Photo showing windows on west side of 945 McClure.



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



Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]



31 March 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

The developer seeking spot rezoning of the property at 931 McClure St has recently submitted revised plans for the development he proposes.

These plans do not address any of the objections raised by submissions at the CALUC Meeting on September 27th, 2018, or my subsequent letter to you on November 13, 2018. The proposed development continues to present too much mass and density for the lot size and location. It continues to affront the neighbours on both sides.

The revised plans further increase the density to 16 small dwellings from 8 townhouses, while continuing to cover the entire single-family sized lot with two four-story structures. These would virtually eliminate front, side and rear set-backs. They would present stark, blank, offensive, walls to the 10 immediately adjacent homeowners' outlook.

If a property owner were to start constructing solid boundary walls, four stories in height, extending the depth of his side property lines, he would be quickly stopped. And quite rightly so, because of the detrimental effect such walls would have on his neighbours.

And yet, this property developer is seeking permission to do just that! He tries to convince you that because he would build the walls a fraction inside his property lines, and incorporate them into the exterior walls of the buildings, that it is somehow acceptable.

The result would be no less detrimental than high, solid, boundary walls would be. The effect would be devastating to the eight condo homeowners living to the immediate east, and the two townhouse homeowners living to the immediate west, of his property. Both of these multi-family dwellings were designed and constructed with many side windows to take full advantage of natural light and sunlight entering the rooms on the sides. The proposed development would eliminate this light due to the proximity of the proposed buildings.

To further exacerbate the loss of light, it is now proposed to plant trees along the east side of the building. The roots of those trees would create undue stress to the below-ground parking garage walls of 945 McClure.

This location is not in the Downtown Core where maximum density is expected. It is part of Fairfield District, in an area designated as a transition zone of residential homes. It consists of mixed dwellings, with many apartment, condo, and townhouse buildings. Many formerly single-family homes have been successfully repurposed into multi-family dwellings, including the townhouses to the west of 931 McClure. But all maintain the openness, scale, and sense of space surrounding them, which characterizes Fairfield and makes it such a desirable neighbourhood to live in.

The proposed development is counter to the policies and guidelines set out on the City of Victoria website regarding community planning and zoning.

The Fairfield Neighbourhood Plan contains an objective of "Gentle Density" that will "Revitalize and enhance the neighbourhood" and "Maintain and enhance trees and natural areas as we add housing options". Design Guidelines include to "Maintain pattern of green front yards, generous back yards, tree-lined streets".

Property zoning and the rezoning process are the only protection that current and future property owners have for their considerable investment. The City of Victoria web site confirms this with the statement:

".... allow local governments to protect the interests of both individuals and the community as a whole."

I submit that approval of this rezoning application would NOT protect the interests of the individual property owners adjacent to 931 McClure. In fact, just the contents of its submission, and the resultant stress and uncertainty of the rezoning process results, have already adversely impacted many of them.

At 945 McClure, units have historically sold quickly after being listed for sale. This is no longer the case. One unit (301) has remained unsold since June 2018, another (104) since January. Many owners have been negatively impacted by the stress, and just this past weekend, two more owners have listed their homes (101 & 304). The owner of one of the townhouse units on the west side of 931 also put his home on the market during March.

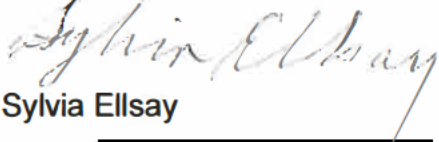
One proposed redevelopment resulting in five displacements is obviously not protecting the interests of existing property owners. It signals a significant repugnance to the proposal. Additional owners, such as ourselves, are suffering adverse effects on their health and wellbeing from the looming prospect of loss of enjoyment and value of our homes.

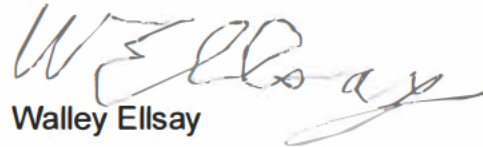
The proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides of it also present blank side walls that are multi stories in height. If this developer is intent on this design, let him build it in a suitable location. It does not suit the neighbourhood, or fit the size of the lot, at 931 McClure.

This property deserves better. The neighbourhood deserves better. We, and all of the adjacent neighbours, deserve better.

We urge you to reject the development proposal for this design.

Sincerely,


Sylvia Ellsay


Walley Ellsay

Email:

Phone:

Attachment: Copy of Submission dated 13 November 2018

Sylvia and Walley Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
[REDACTED]

13 November 2018

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

We object strongly to the proposed design. For this proposal to be approved, all existing zoning must be set aside. The design is entirely unsuitable for this location.

It makes no allowance for the buildings on either side of it that depend on the light reaching the many 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 almost to the rear property line. To both east and west sides, it would present as a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, almost to the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

We own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development. Our unit is on the second floor, one of 8 on the west side of the building. The owners of all 8 units would be directly impacted by the redevelopment. The proposed structure would not only completely obstruct all existing views; it would completely block all sunlight, and much of the light, reaching the interior of the entire west side of our homes.

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 current zoning 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. These light both this room and the closet lined hallway leading to it, and to a bathroom. Our dining rooms contain either two single windows, or another 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, multi-story, blank wall.

If this development in its current design is approved, 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!

Our neighbourhood of 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 the single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open green surrounding, that make Fairfield so appealing.

We live in a four-story, 16 unit, condo building with underground parking. On the west side of 931 McClure, on a lot of the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two duplex buildings. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, and some contain multi units. Many of the surrounding buildings are large four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 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!

Surely this small lot can be redeveloped with a design that increases density without destroying the livability of its neighbours!

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 design is NOT suitable for 931 McClure Street.

We urge you to not approve this rezoning application for this design.

Sincerely,



Sylvia Ellsay
Walley Ellsay

Attached page contains:

- Photo showing windows on west side of 945 McClure bathed in sunshine;
- Archival photo of original multi-windowed building on 945 property, (numbered as 941 McClure).

Photo showing windows on west side of 945 McClure.



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



Monica Dhawan

From: Joan Kiernan <[REDACTED]>
Sent: Friday, April 05, 2019 12:18 PM
To: ajohnstone@victoria.ca
Cc: Victoria Mayor and Council
Subject: New Purdey Group Proposal of development of 931 McClure Street

April 5, 2019

To the Mayor and Council of the City of Victoria, and the City Planner Alec Johnstone,

We are residents of 945 McClure Street.

We object strongly to news that the newly proposed changes to the development of 931 McClure Street by ARYZE and Purdey Group did not trigger a new CALUC and community meeting to review the proposed changes. Why? This is a radically different proposal.

The developer has vastly changed the focus of the development and doubled the size of occupancy numbers without proper consultation.

The proposed use of the entire land mass with exemptions to the usual setbacks and the lack of a traffic impact study have not been addressed.

The proposal is not in keeping with maintaining the character of this transitional but still residential street considering that the street has limited access being dead end and already has the burden of traffic from the Abigail Boutique Hotel (expected to be expanded).

The new proposal of 931 is greater in scale than the original proposal and will more negatively affect the street scape. The liveability and value of our property will be negatively impacted.

Importantly, these changes have not been presented to residents of Fairfield Gonzales Community for consideration.

By requesting a new CALUC meeting for the developer to present their proposal we follow the logical process set out to ensure adherence to the OCP, maximum benefit from the changes forthcoming to our street and enhancement of the neighbourhood for future families.

Please act on our behalf and request that Purdey Group be required to present their current proposal of development of 931 McClure to the Fairfield Gonzales community CALUC and City Planner and Council to review.

Thank you.

Joan Kiernan
Jim Kiernan
Owners
101-945 McClure Street
[REDACTED]

Monica Dhawan

From: Marianne Smith [REDACTED]
Sent: Friday, April 05, 2019 9:51 AM
To: Victoria Mayor and Council; Alec Johnston; planandzone@fairfieldcommunity.ca
Cc: [REDACTED]
Subject: 931 McClure review meeting

Hello

I am writing to request a community meeting with the developer, our city representatives and the neighbours of 931 McClure St. to review significant proposed revision of this new development. Here are my reasons:

- The change from an 8 unit townhouse plan to 16 units (12x1bed, 4x2bed) does not in any way reflect the design we previously discussed
- It's hard to see how any of the concerns our neighbourhood had with the original townhouse design have been addressed, in fact, it seems that some of the issues have been exacerbated
- It is fair play to give the neighbourhood an opportunity to review the new plan, hear from the building designers, the city and voice any concerns

Sincerely
Marianne Smith
103-945 McClure St.
[REDACTED]

Monica Dhawan

From: ALAN DAY [REDACTED]
Sent: Tuesday, April 09, 2019 10:11 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed redevelopment at 931 McClure Street - City File REZ00669

Your Worship, Members of Council,

I am writing to urge Council to require a second CALUC meeting regarding the above-noted proposed development. Although the new design is similar in size and massing to the original proposal, the change in targeted demographic from families to singles, together with the extraordinary design features of external walkways, external staircases and external elevator (which hark back to the social-housing tenements of the post-war era), represent sufficient change to justify requiring the developer to explain this proposal to those affected in the neighbourhood.

Yours sincerely,
Alan Day
President, Strata Corp. VIS 5134
923 McClure Street.

Sylvia Ellsay
204 – 945 McClure Street
Victoria, BC, V8V 3E8
Phone: [REDACTED]
Email: [REDACTED]



April 8, 2019

Director of Sustainable Planning and Community Development,
Mayor Lisa Helps,
Members of City Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

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

At the September 27, 2018 meeting of the CALUC, Luke Mari of Purdey Group, presented a proposal to replace the character house at 931 McClure St with 8 townhouses in two buildings. His major selling point was that it would increase the supply of much needed family housing in Fairfield.

I was at that meeting, and heard many arguments against the proposal. Many cited the increased density and massing of the project which would virtually cover the entire lot. I can recall no comments in favour of it.

On March 15, revised plans were submitted to the city by the developer. They double the density from that presented at the community meeting. They now propose to build 12 one-bedroom units and 4 two-bedroom units, still in two buildings. Gone is any pretense at providing family housing!

This is no longer a proposal for 8 townhouse units. It is now a proposal for a 16 unit apartment building. It meets none of the objectives in the Fairfield Community Plan for "*gentle densification*" and to "*maintain pattern of green front yards, generous back yards*".

According to the Fairfield Community Plan's Gentle Density Proposal, "*small apartment buildings might be considered*":

- "*on larger or corner lots*" – 931 is a narrow lot and not on, or near, a corner. A series of similar sized lots to the west contain one house converted into 4 townhouses; and several small duplexes. The 16 unit condo building to the east side is on a much larger lot, as is the apartment building to the south;
- "*generally up to 3 storeys*" – the proposal is for 3 storeys built above ground level parking, with a pitched roof further increasing the height above 4 storeys;
- "*a 1.0 floor space ratio*" – this cannot be met with the site coverage proposed;
- "*along arterial roads*" – this is on a cul-de-sac;
- "*or urban villages*" – this is surrounded by residential housing. Some are large multi-unit buildings, but unlike the proposed development, all are surrounded by the space that characterizes the Fairfield neighbourhood.

This new proposal would meet the density, objectives, style, and housing market, that is better suited for the downtown core. McClure Street is in residential Fairfield, not the downtown core.

This is now a completely different proposal, with completely different objectives, from that presented to the community meeting.

I have recently learned however, that no community meeting will be automatically scheduled. Failure to hold a community meeting to review the new proposal, and provide feedback, is NOT acceptable.

I strongly urge that a Fairfield Community Association Land Use Committee meeting be required, scheduled, and notice of it appropriately provided to the community and neighbourhood.

Sincerely,

Sylvia Ellsay

Copy to CALUC Chair by email: [REDACTED]

Mrs. Debrah Bradley
945 McClure Street Unit 304
Victoria, BC V8V 3E8

06 April 2019

RECEIVED
APR 12 2019

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

Subject: Request for Community Meeting for 931 McClure

To the Mayor and City Councillors of Victoria, BC

Further to my letter of March 2019, I was informed from another concern owner that the new changes submitted by the developer does not trigger or justify a new meeting with the Fairfield / Gonzales Community Association or the community to discuss these changes. I would think that doubling the number of units from 8 to 16 warrants input from the community.

I strongly encourage the Mayor and Council to have the Purdey Group and D'Arcy Jones to meet with the community to tell us why they are planning such a drastic change to their original 8 town house designs. This meeting, like the last one was chaired by the Fairfield / Gonzales Community Association and was on a neutral site. The findings of this meeting should be submitted for further consideration by Mayor, council and planning department when a decision is to be made.

Sincerely



Debrah Bradley

Heather McIntyre

From: Malcolm Harvey <[REDACTED]>
Sent: July 31, 2019 10:52 AM
To: Luke Mari
Cc: Alan Day; Dan and Alice Simmons; Mark Limacher; James McClelland; Alec Johnston; Victoria Mayor and Council
Subject: Your email of July 30
Attachments: Re: 931 McClure: Proposed Redevelopment.eml

Dear Mr. Mari

We, the owners of 923 McClure, are all retired and purchased our units as places to live longterm, not as stepping stones to somewhere else or as speculative ventures. One of our owners did attempt to sell his unit to facilitate a move overseas with his husband but the prospect of your development next door was given as the major reason for several potential buyers purchasing elsewhere. For all of us, a major reason for our purchase of these units was the location which is within walking distance of virtually all the amenities and services that we might require including shopping, dining and entertainment. Our building style, of four small units, allows us to have much of the feel of a single family home but at a cost we can afford. We would respectfully ask of you, the developer, what can you offer that can replace what we have? It isn't just a matter of money, it is the loss of all we cherish about our homes. We simply don't think we can replace what we have at any price you would be willing to pay. A price that would have to include all moving and transaction costs associated with purchasing another home. A quick review of the current real estate offerings in the area reveals a choice between condo apartments in larger buildings, one or two heritage conversions or expensive single family homes. None of these compare to what we currently have. Unless you have a solution that can offer us comparable homes at comparable prices we cannot see any value in selling despite the potential of being enclosed by massive buildings on either side of us.

Sent on behalf of Alan Day, Strata Council President

Malcolm Harvey
Secretary Treasurer.

Attachment: original email

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: October 27, 2019 9:03 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Alan Day; Dan and Alice Simmons; Mark Limacher
Subject: 931 McClure St. development proposal

Dear Mr. Johnston

I, along with my partner James, was in attendance at the Design Advisory Committee's review of the application for the above-noted property. We have a few observations to make of this proceeding:

It was clear, from the outset, that there were no great concerns from the committee about the proposal but there were several concerns that we, as neighbours, have that were not addressed or were simply dismissed.

Context : At no time in the presentation was there any consideration given to how this proposal, no matter how appealing in its design elements, would fit into the existing neighbourhood. For example, the committee was not informed that, in order to meet the level entry proposed for the parking area, it will require the raising of the base grade of the property some 1.5 meters at the rear of the property. This would result in the top of the building being some 20 meters or more above the rear of our property next door. All this with a setback of about a meter. Nor was there any discussion of the fact that the building, as proposed, would be much closer to the sidewalk than any other building existing or proposed on this block. The design may have many appealing aspects, but for a property of a significantly larger dimension that would not loom over its neighbours as this one surely will.

Concern for neighbours: The most disturbing aspect for us, as neighbours in a character conversion less than 20 years old, is the dismissal of our property as being "in transition". In development-speak the means we are expected to simply disappear because we just don't matter any more. Our units should have an expected lifespan of many more decades to come, especially those which have had significant upgrades since they were built not that long ago. An additional concern is that this developer also owns the property to our immediate west side. We look upon this as an attempt to squeeze us out by intimidation and through the reduction of our properties' value.

Overall traffic concerns: While this may be a topic of discussion through the rezoning process we think it is worth emphasizing the very large increase in traffic which will result if all the proposed redevelopments on our block of McClure are realized. The increase in hotel units for Abigail's Hotel, the Mount St. Angela development and the 931 McClure building will add some 154 residential/hotel units to a one block dead-end street which already has some 132 units decamping traffic onto this block of McClure. Remember also that Vancouver Street, the only outlet for our traffic, is scheduled to have motor vehicle access limited to southbound only from McClure should the current plans for Vancouver St. proceed. It seems absurd that developments fronting on Burdett St. a street at least 50% wider than McClure with access from both ends, should have none of their vehicle access on that street.

In summary we would like to put forward the idea that there needs to be much more acknowledgment of the context of development proposals when they are considered at the level of the Design Advisory Committee level. New developments, no matter how aesthetically appealing, need to be considered in the context of their surroundings.

Sincerely

Malcolm E Harvey
Dr. R. James McClelland

Heather McIntyre

From: Gwen [REDACTED]
Sent: November 7, 2019 6:28 PM
To: Victoria Mayor and Council
Cc: p [REDACTED]
Subject: proposed development 931 McClure Street Victoria (Fairfield area)

Dear Mr. Kevin White,

Unfortunately I am ill and unable to attend the presentation.

I am opposed to this development on this scale for a number of reasons.

1. It is 4 (four) times larger than the permitted zone regulation, building up to 16 units
2. The lot coverage as zoned is in line with the other buildings in this area and on this street. The coverage being requested will put the new building from the average of 7.5m to only 5.7 meters which will be almost upon the sidewalk. This is over 40 percent more coverage than the zone allows.
3. The required number of parking spaces has been reduced to 10 stalls from the zoned 24 stalls. No matter the age of the persons buying/renting in this building the majority will require parking as well as visitor parking.
4. The proposal does not specify how many units are rental and how many are strata owned. Will the owners also be allowed to rent their units? This is not addressed in the proposal.
5. The height restrictions in this neighbourhood had been 4 stories but it seems to be creeping to 5 or more stories with each new development requested.

We are losing the character of this neighbourhood as well as older homes. I don't see any uniqueness in the design and the developer is using any angle possible to obtain his goals of overbuilding in the neighbourhood on this lot.

Thank you for your time,

Gwen Poirier

402-936 Fairfield Rd
Victoria BC V8V 3A4

Heather McIntyre

From: Schroeder <[REDACTED]>
Sent: November 7, 2019 1:15 PM
To: Victoria Mayor and Council
Cc: p [REDACTED]
Subject: CALUC - 931 McClure Street Proposed Development

We live in a northwest facing unit at 945 McClure Street. Our unit property is located immediately to the east of the proposed development at 931 McClure Street and overlooks the site.

We think the proposed development is too massive for the size of the lot and will have negative impacts on both the community and us, personally.

The buildings will cover over 70% of the site area. Landscaping will be reduced significantly from the present level. There will be little space for children to play or for residents to exercise their pets.

Ten parking spots are proposed for 16 units, with no visitor parking. On-street parking on McClure is already challenging, and the problem would be exacerbated by the proposed development (and by the seniors housing complex proposed for the north side of the street).

The Official Community Plan (OCP) states that a minimum parcel size of 1575 square metres (35 m deep, 45 m wide) is desired for developments that contain buildings over 16 metres in height. The proposed development is 18.1 metres high and the site area of 693 square metres is less than one-half of the desired size for a 16 metre high structure.

Considered together, the height and site coverage of the proposed development do not appear to satisfy condition 6.2.2 of the OCP that "...buildings should be sited and oriented to provide sufficient building separation to maintain livability for residents in both existing and planned future buildings."

The height and side setback of the proposed development are particularly problematic for the west-facing residents of 945 McClure Street. The amount of direct sunlight would be greatly reduced, and views of the sky on lower-level units would be limited. A direct impact of the proposed development would be increased heating and lighting costs for west-facing residents. The development could have significant negative impact on property values.

We attended the Advisory Design Panel Meeting on October 23, 2019. Although City of Victoria staff requested that the Panel comment on the mass of the proposed development, we noted with dismay that the Panel members had little concern about the building height and site coverage when deciding to support the proposed development.

Klaus and Marsha Schroeder

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: November 13, 2019 5:52 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Alan Day; Mark Limacher; Dan and Alice Simmons; mikedeb1986
Subject: Further comment on 931 McClure St.

Dear Mr. Johnston

After further consideration of the material presented at the CALUC meeting on this property and a review of the project plans we have the following additional concerns:

Noise pollution: Lacking outside play areas, and with our already-congested street, any opportunity for children to play will be in the gap between the two buildings. This gap would be directly opposite, and about 4 meters from, our windows and those of 945 McClure on the east side. This will channel noise directly into our suite and those units in 945 in the same position relative to this gap between the buildings. In addition, the noise caused by the occupants of 16 units simply moving through the exposed corridors and up and down exposed stairways, as their primary access, will be considerable and also channeled directly at our windows and those of 945. The gap will basically act like a megaphone pointed right at us. The developers have used New York as an example for open stairwells but, in those instances, the stairs are facing the street; here they are facing the neighbours. The hard materials used for the exterior of the buildings and the stairwells themselves will only exacerbate the problem.

Light pollution: Unlike the lights of a suite which will usually be dimmed or off during the night, the required lights from these open corridors and stairwells will be on throughout the night, every night, 365 nights of the year. While most buildings, including our own, have lights for driveways and sidewalks on all night, the sheer number required to illuminate five floors and 16 units will turn night into day for us. Please remember that, due to the minuscule setbacks proposed, these lights will be right on top of us.

Fire access: Unlike a single building which can be accessed from the street, this proposal includes a second building with no street access which would allow for emergency vehicles. The only access will be down our driveway which is only a single lane wide.

We will continue to monitor this project and may offer additional comment at a later date. We believe that this project occupies far too much of the space available with its small setbacks on all sides and its overall height, especially considering the need to raise the base grade at the rear of the property. In our opinion they are simply asking for too much.

Malcolm Harvey
James McClelland
#3-923 McClure St.

Heather McIntyre

From: Malcolm Harvey [REDACTED]
Sent: November 18, 2019 11:20 AM
To: Alec Johnston; Victoria Mayor and Council
Cc: Alan Day; Dan and Alice Simmons; Mark Limacher; mikedeb1986
Subject: 931 McClure parking

Dear Mr. Johnston

In reviewing the plans for 931 McClure we have noted the statement that the FSR for this proposal is given as 1.5. This is a result of the current bylaw which allows for the exclusion of required parking from this calculation. Were the parking included in the calculation the FSR for this project would rise to 2.2.

We would argue that, in this case, and other similar cases, the parking should be included in the calculation since it is at-grade and adds to the massing and overall size of the building. From the perspective of an onlooker the contents of the building do not matter, the size and mass of the building do, and at-grade parking under a building adds considerably to the overall impact.

Since the developers are arguing that the area needs to be more like downtown they should be required, as all existing and proposed buildings on our block are, to put their parking below grade. That act alone would lower the building by some 2 meters at the street and nearly 4 at the rear of the property. The additional height at the rear is occasioned by the proposal which would require fill to bring up the grade to that of the street.

We would urge you to review the bylaw which excludes required parking from the FSR calculation and to incorporate an amendment that required parking at grade or above must be included in the FSR calculation.

Sincerely

Malcolm Harvey
James McClelland

DEVELOPMENT IN THE CITY OF VICTORIA - The end of Character Conversions?

An open letter to the City of Victoria - January 6, 2020

In October 2018, a developer made application to the City of Victoria to demolish the existing single family home, which contains three suites, at 931 McClure St. and to build a 5 storey, 8 suite townhome development.

This proposal met with strong resistance from the neighbours since it required significant reductions in setbacks, was considered too high for the single-family lot on which it was proposed and called for many more units than the current zoning allowed for, among a number of other criticisms.

In October 2019, the developer applied for a Development Permit for this property which would allow for 16, much smaller, apartment units but the same height, massing and setbacks. We understand that the developer was overheard to say that he was tired of being "yelled at" and that presenting a proposal with some "non-market" units would guarantee approval by council regardless of how much the neighbours objected.

We, the neighbours next door, have many, very serious, concerns about this development some of which include:

- Height: Not only will this building present a blank wall 60 feet high just a sidewalk's distance from our property, the site plan will require infill to a height of at least a metre at the rear of the property even before the building is built.
- Setbacks: It is not just the side setbacks which are inadequate, so are the front and rear distances. At the back there will be only 3 metres between the building and the rear property line and, in the front, the building's stairs will let down directly to the sidewalk. This building will jut into the street like a cubist bullfrog sitting on a postage stamp.
- Parking: The inadequacy of providing parking for only about half the units is further compounded by the fact that the parking level is at grade, not underground as would be expected from this level of density in any other part of the city. This also adds to the overall height of the building. The fact that the required parking does not add to the density calculation (as per City allowances) means that the building, on paper, appears to be much less massive than it will be in actuality.
- Buildings: The proposal calls for two separate buildings over the parking level which would be connected by open stairways and corridors. This ensures that all the noise of normal activities will be funnelled out the sides of the gap between the buildings into the neighbours on both sides. It is clearly a money-saving approach for the developer. Not only would the building height significantly diminish our light during the day, the open stairways and corridors will treat us to light all night long.
- Financial impact: By itself this unit will negatively impact the value of our 4 townhouse strata units, in addition, the developer owns the property on our west side and will surely not accept anything less than he obtains on the east side. The developer even went so far as to suggest that they purchase our units and encouraged us not to proceed with any renovations we may have planned.

BUT WHY SHOULD ANYONE ELSE BUT US BE CONCERNED?

The original building on our site, like hundreds of others in Victoria, was a two story home about 100 years old. In 2001 a developer purchased it, put a new basement under it, renovated the original home into two suites and built two matching suites at the rear. What was once a single family home now provides four couples, mostly retired, with a modest but very comfortable home which has many years of life left in it. The conversion also allowed for the type of "gentle densification" noted in the Official Community Plan and, when we purchased our units, was what was expected to happen to the properties on either side. Should the development of 931 proceed as outlined there is the genuine possibility that our homes will be reduced in value to that of the land only.

As mentioned, there are hundreds of older homes in Victoria that are in need of renovation and which could become Character Conversions which, in turn, could provide inner city accommodation for many more people while preserving much of the character that has made Victoria attractive to so many people.

If you are the owner of a single family home in one of the older areas in Victoria, and maybe have a neighbour whose home is a bit rundown, you are at risk of the same thing happening to you. You could be faced with an overly massive intruder plonked next to you because a Character Conversion doesn't make anywhere near the same amount of money for a developer as does a multi-unit building exploiting every square metre of land.

We are just the owners of properties which, in this fevered market, would be considered "affordable" and so we do not have the resources to fight developers who can gift a million dollars to the City. We do feel, though, that we need to be heard so that others may not have to face this threat to their homes and financial security.



Malcolm Harvey



James McClelland

#3-923 McClure St.

cc:
Mayor and Council
Fairfield-Gonzales Community Association
Times-Colonist
Victoria News
CHEK-TV
CIVI

Heather McIntyre

From: Astra Lund-Phillips [REDACTED]
Sent: February 25, 2020 2:34 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 931 McClure Street - Astra Lund-Phillips

Dear Mayor and Council,

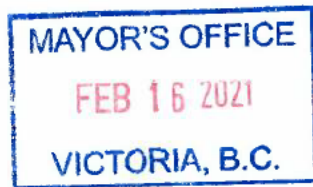
I am writing you to show my support for the development proposal at 931 McClure Street.

Sincerely,

Astra Lund-Phillips

1258 C Bay Street

Sent from TalktoAryze.ca, [REDACTED]



Strata 1606
945 McClure Street
Victoria, BC
V8V 3E8

February 15, 2021

Mayor Lisa Helps
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps,

You may remember a pre-election 'tea' hosted by Marie Harris and attended by most of the owners and several neighbours at 945 McClure Street, a condo building. Marie's grandson, Wesley MacInnis, worked on your campaign.

Following your presentation, you and I looked out of Ms. Harris's window at the adjoining lot, with a single large house and mature trees: 931 McClure.

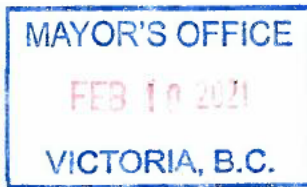
Your comment then was, "It's a very small lot!"

The house is presently an affordable home for seven young people. A developer wants to make this into a sixteen unit building with prices projected to be in the \$600,000 range or more. This is hardly affordable, and these people will be displaced.

The building will have a very large footprint: it will eliminate the trees and green space, which provide a natural outlook for the west side of our building and tenants of the City subsidised apartment building behind (on Collinson). It will significantly box in, shade, and reduce light to eight west-facing residences at 945 McClure.

Thank you for the opportunity to convey our concerns. We appreciated the opportunity to meet you in person that pre-election day and hope you can sustain the energy to keep going amidst the present difficulties.

Margaret Cox



Strata 1606
945 McClure Street
Victoria, BC
V8V 3E8

February 10, 2021

Mayor Lisa Helps
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps,

We are writing concerning a proposed building on the lot at 931 McClure Street adjoining ours, which is the subject of a current Rezoning Application (REZ00669).

The mass of the proposed building has increased from 4 storeys in the original proposal (2018-10-31) to 4 storeys at the front and 6 storeys at the back in the latest revision (2021-01-29). Significantly, the latest plan will create a side yard setback of only 2.00 metres (6'-6 3/4") to the east and west, only 2.25 metres (7'-4 1/2") in the front, and only 1.12 metres (3'-8") in the back. Walkways extending halfway along the building on the east and west sides reduce the unpaved setback in these areas to only 3 feet.

The area shaded green in the attached drawing shows what little natural surface remains. Virtually the entire lot will be consumed by building and paving – a hardened surface impermeable to water.

The design prevents using stormwater mitigation measures recommended by the City's Stormwater Utility. The developer acknowledges this, stating in its January 27 letter to Mayor and Council,

"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."

It is not the site that precludes appropriate stormwater management; rather, it is a building that is too large for the site.

The current zoning bylaw envisaged a human-scale neighborhood with natural green space. The lot is currently zoned R-K, with the following conditions:

- Site Coverage – "The buildings on a lot, including accessory buildings, shall not occupy more than 33% of the surface area of the lot."
- Landscaping – "Not less than 45% of the surface area of the lot shall at all times be maintained as a landscaped area."
- Front Yard Coverage – "Not more than 30% of the required front yard area shall be paved or used for the parking of motor vehicles."

The proposed building eliminates almost all natural space, pushing aggressively against the neighbors on all sides.

We are civic-minded citizens of Victoria who value community, many of whom have served the city through years of volunteerism, seeking to make it a better place. We care about our neighborhood.

We ask that councillors not ignore the massing issue but take a full accounting of it in their deliberations on the developer's request for a zoning variance. Effective governance is needed to ensure responsible development. Good bylaws make good neighbors.

Sincerely,

STRATA COUNCIL (STRATA 1606)



Courtney Faber
President



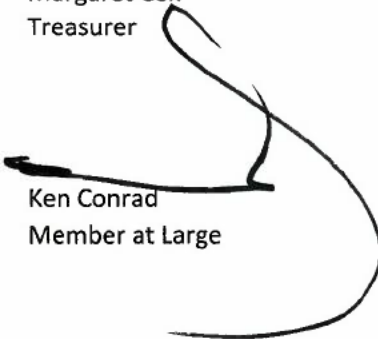
Marianne Smith
Vice-President



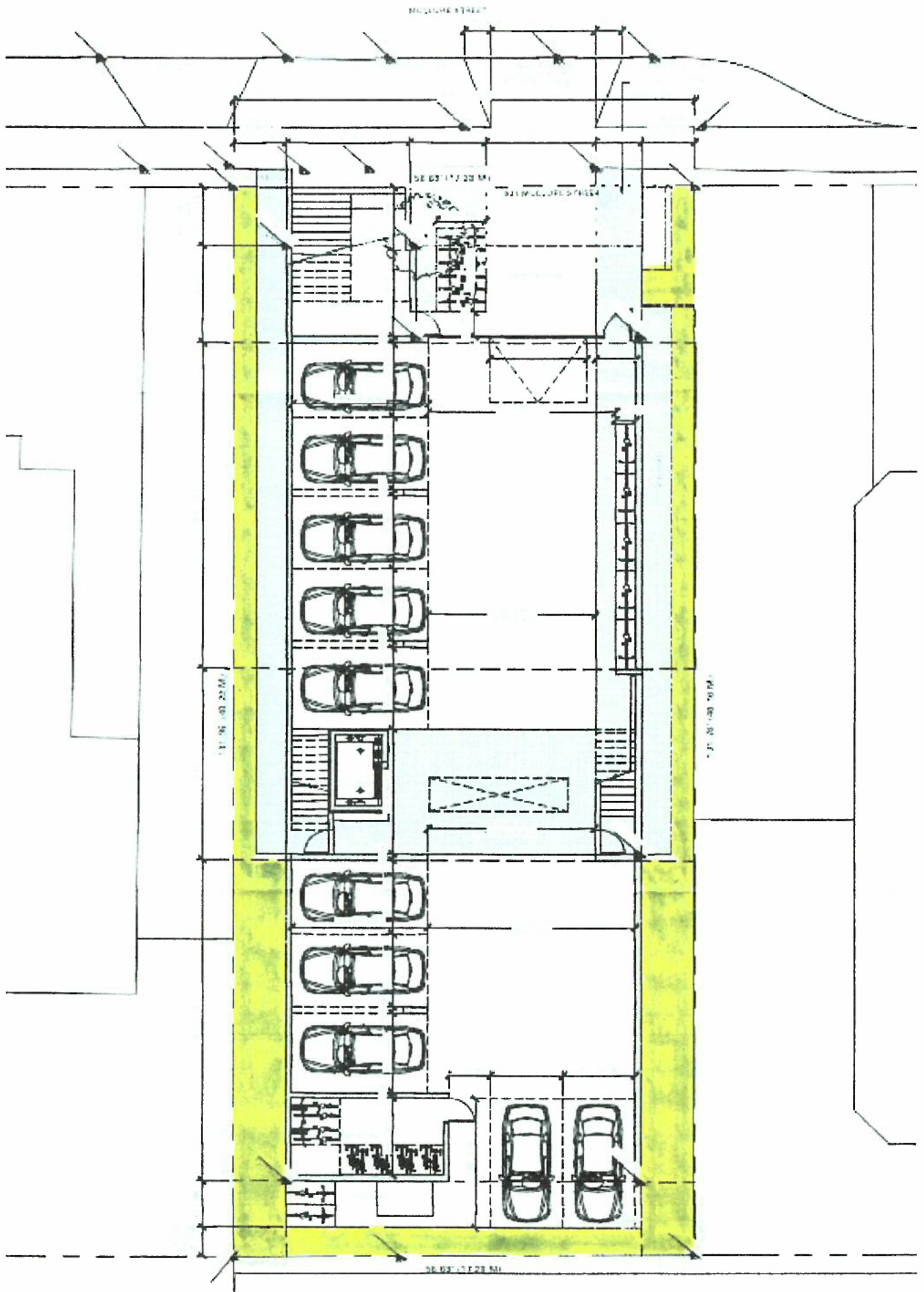
David Forrest
Secretary



Margaret Cox
Treasurer



Ken Conrad
Member at Large



Dear Mayor and Councillors,

Since the public hearing regarding the proposed development, the design has undergone significant changes, including additional height and footprint. Why has there not been additional public consultation regarding these changes? Also, why does the City of Victoria fail to notify previous participants in the public process of material changes? Residents should not have to pay constant attention to the Online Development Tracker to remain informed.

Of particular concern to us is the extent of on-site rainwater management. In the January 27 letter to Mayor and Council the architect D'Arcy Jones states that "...due to site constraints, no additional on-site rainwater management is feasible." We think it would be more appropriate to argue that, given the site coverage of the proposed development, there is not sufficient space for additional on-site rainwater management. The footprint of the proposed development has increased dramatically over the course of the development application. As residents of 945 McClure Street, we would like to be assured that the planned wastewater treatment system is adequate to protect our property given the current proposed footprint.

We understand that there are two Affordable Housing units included in the proposed development. We question whether such a limited number of units justifies the zoning, height, and footprint permissions that the developer is seeking. Also, it appears that the proposed development actually decreases, rather than increases, the extent of Affordable Housing on the site.

Does the City of Victoria have a policy for replacing dated *A new development is being proposed in your community* signs? Based on our reading of the sign in July 2019, we expected that there would be a four-storey townhouse development. The same sign is still in place, even though the future public hearing that it references is long past. The proposed development is now six storeys in height, making the sign obsolete and, we believe, misleading in the information it provides.

Klaus and Marsha Schroeder

Below is a copy of our previous communication with you.

From: Schroeder

Sent: November 7, 2019 1:15 PM

To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>

Cc:

Subject: CALUC - 931 McClure Street Proposed Development

We live in a northwest facing unit at 945 McClure Street. Our unit property is located immediately to the east of the proposed development at 931 McClure Street and overlooks the site.

We think the proposed development is too massive for the size of the lot and will have negative impacts on both the community and us, personally.

The buildings will cover over 70% of the site area. Landscaping will be reduced significantly from the present level. There will be little space for children to play or for residents to exercise their pets.

Ten parking spots are proposed for 16 units, with no visitor parking. On-street parking on McClure is already challenging, and the problem would be exacerbated by the proposed development (and by the seniors housing complex proposed for the north side of the street).

The Official Community Plan (OCP) states that a minimum parcel size of 1575 square metres (35 m deep, 45 m wide) is desired for developments that contain buildings over 16 metres in height. The proposed development is 18.1 metres high and the site area of 693 square metres is less than one-half of the desired size for a 16 metre high structure.

Considered together, the height and site coverage of the proposed development do not appear to satisfy condition 6.2.2 of the OCP that "...buildings should be sited and oriented to provide sufficient building separation to maintain livability for residents in both existing and planned future buildings."

The height and side setback of the proposed development are particularly problematic for the west-facing residents of 945 McClure Street. The amount of direct sunlight would be greatly reduced, and views of the sky on lower-level units would be limited. A direct impact of the proposed development would be increased heating and lighting costs for west-facing residents. The development could have significant negative impact on property values.

We attended the Advisory Design Panel Meeting on October 23, 2019. Although City of Victoria staff requested that the Panel comment on the mass of the proposed development, we noted with dismay that the Panel members had little concern about the building height and site coverage when deciding to support the proposed development.

Klaus and Marsha Schroeder

Dear Mayor and Council,

I live in a northwest facing unit at 945 McClure. I purchased the unit mid October of this year and carefully read the development proposal at 931 McClure. At that time, i felt the development would not impinge my sunlight too drastically nor stop me from purchasing the unit. Since that time, there have been significant changes to the development plan. These include a significant increased footprint leaving little green space, an extra couple of stories, an increased density from 8 to 15 units and a decrease in parking spots. I am concerned about each of these changes.

- The increased stories will limit the light coming into my unit and others with west facing windows and our chance of seeing the sky.
- in addition, I am very concerned about the lack of parking space. With 15 units and only 10 parking spaces and no visitor parking, the street will be overwhelmed with cars. Where will they go? And how can this be responsible development? even with the desire to encourage bicycle use.
- I note that there is included two affordable housing units. This is to be commended, but it appears that perhaps concessions have been made to this developer to increase height and footprint in a trade for offering some affordable housing units. The demand for affordable housing in this city is huge. Two units seems merely a token gesture to this challenge and with the large increase of units, i think requiring at least 25% of the units be affordable housing would be completely reasonable.
- Finally, our strata has a huge concern about the onsite rainwater management of 931. We are already dealing with water problems in our building because of some old structural matters and can see this problem being exasperated by inadequate water management at 931, its design and large footprint. How can you leave the comment without further action by D'Arcy Jones, architect that "due to site constraints, no additional on-site rainwater management is feasible".

Increased density, requires increased responsibility on the part of the architect and developer. And it requires increase responsibility of the City Council to assure that it provides, sustains and advocates for a liveable neighbourhood for everyone.
Thank you for your attention,

Joan McMurtry
301 945 McClure Street
Victoria. BC

To: Victoria City Council

Re: 931 McClure redevelopment proposal

Date: May 27, 2021

Dear Council,

The development proposal for 931 is flawed and misrepresented. The project is called "infill" which negates the fact that there's a good building there already. The developer states the proposed 15-unit building "reflects the Fairfield neighbourhood", which, while to a certain extent is subjective, I find no such reflection. "The details and materials draw inspiration from the buildings of the immediate area" is an absurd statement. The only similarity I see is that the building is to be built out of solid materials such as wood, glass, and concrete, like all other buildings.

The developer plans to select two units for "affordable housing" in perpetuity, and if those two units were offered at cost, this might be an impressive initiative. Instead, the units will be offered at 15% below market value, which, these days, means completely and absurdly unaffordable.

The developer wishes to build at an energy step code that won't become industry standard for 11 more years, and to that I say, great, but there's already a building on the lot that I'm sure is currently holding at least four suites, and tearing it down (even if it is to be "un-built") then digging a hole and pouring truck after truck of concrete, etc., doesn't really make sense unless the current building is no longer useful. I'd wager the current building is good for at least another 11 years, so why doesn't the developer wait, and leave the current situation alone until then. Then we'll really be able to "celebrate our choices in 2050 and beyond" because this development can really only be "a physical example of climate action" if we postpone building it.

I'm not opposed to new buildings, or higher density in my neighbourhood, but come on, the amount of spin here shows a desperate need to convince. For example, the developer lists the central exterior courtyard's attributes as allowing "clear direct sunlight to neighbouring properties". What's the difference between sunlight, direct sunlight, and clear direct sunlight? Aren't the neighbours getting more hours of clear direct sunlight currently than they would be with the new build?

While I've seen good projects from this developer, and I do believe the building is handsome and is probably well-designed, please shelve this application for a revisit in a decade.

Tobin Stokes
731 Vancouver St
Victoria BC

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,
Jordana Lee
Victoria Resident

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,
Olivia Lund
Victoria Resident

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,
Isabella Munro
Victoria Resident

Good Morning:

We wish to express our concerns regarding Item E1, 931 McClure Street on the Committee of the Whole Building Agenda for June 3, 2021.

The design of the proposed building fails in many ways to meet the guidelines for the area as outlined in the 2019 Fairfield Neighbourhood Plan. This Plan, developed after four years of intensive community engagement, reluctantly endorsed the increased density proposals along the Northwest Corridor (the area in question) after repeated assurances from staff that the resulting designs would reflect: **"6.2.3. New buildings should be designed to provide a sensitive transition in scale to adjacent, smaller development through consideration for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, increasing setbacks and siting and scaling buildings to reduce shading, etc."**

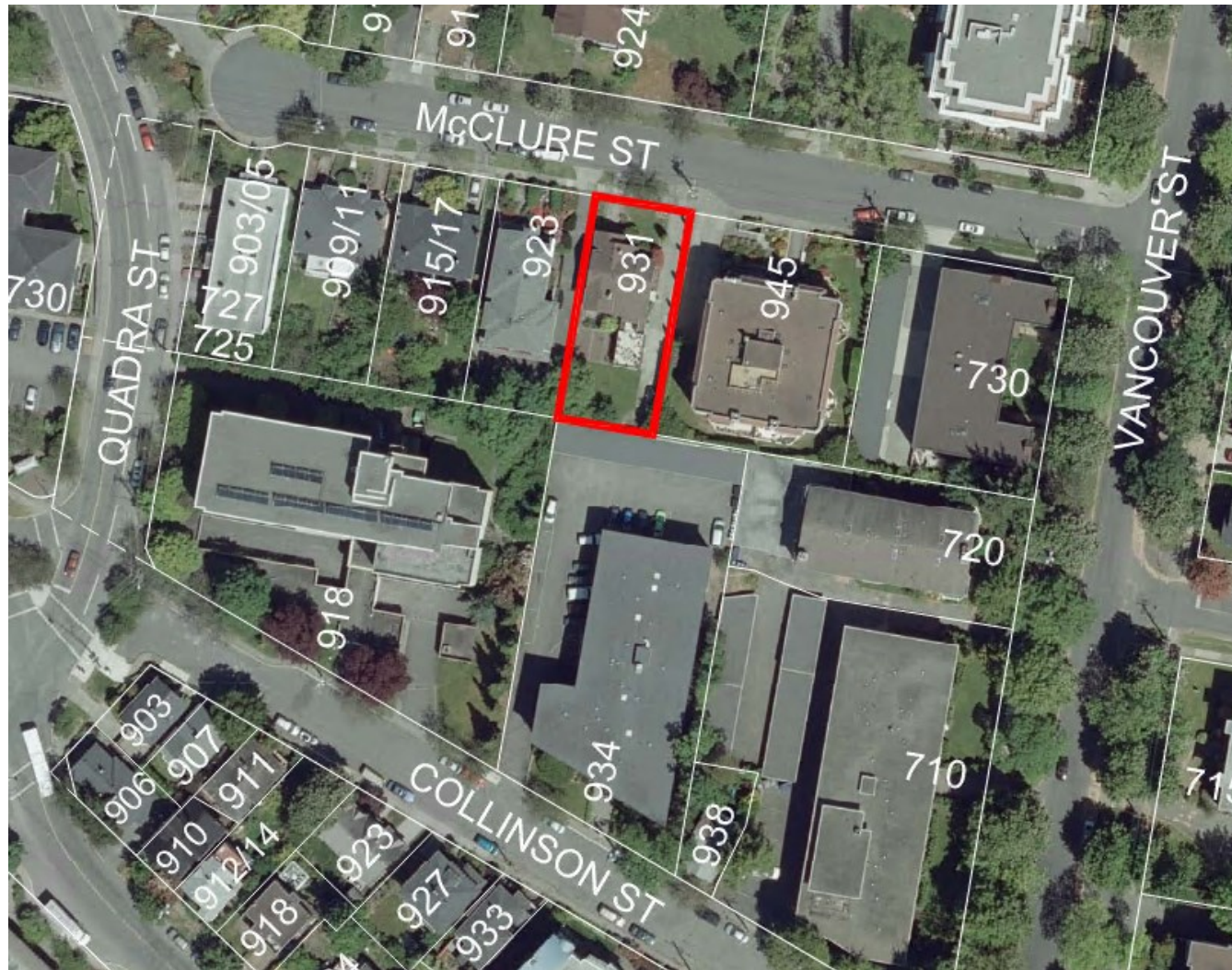
For a more compatible design guideline we can only refer you to the nearby Chelsea Building at the corner of Vancouver and Burdett streets. As well, the Developer's proposal refers to the current design proposals for the Mount St Angela site immediately across the street but that development incorporates a larger site with significant set-backs on the upper floor.

Blank sidewalls and a development pushed up to the street fails and the provision of a few plantings at the front of the building does little to ameliorate the poor design.

The proposed design fails to meet the goals of the Fairfield Neighbourhood Plan and should not be sent forward to a Public Hearing but should instead be sent back to the Developer for re-design.

Respectfully,
Ken Johnson
Hallmark Heritage Society

Rezoning and Development Permit with Variances Application for 931 McClure Street







931 McClure Street





Neighbouring Properties

7



945 McClure Street



923 McClure Street

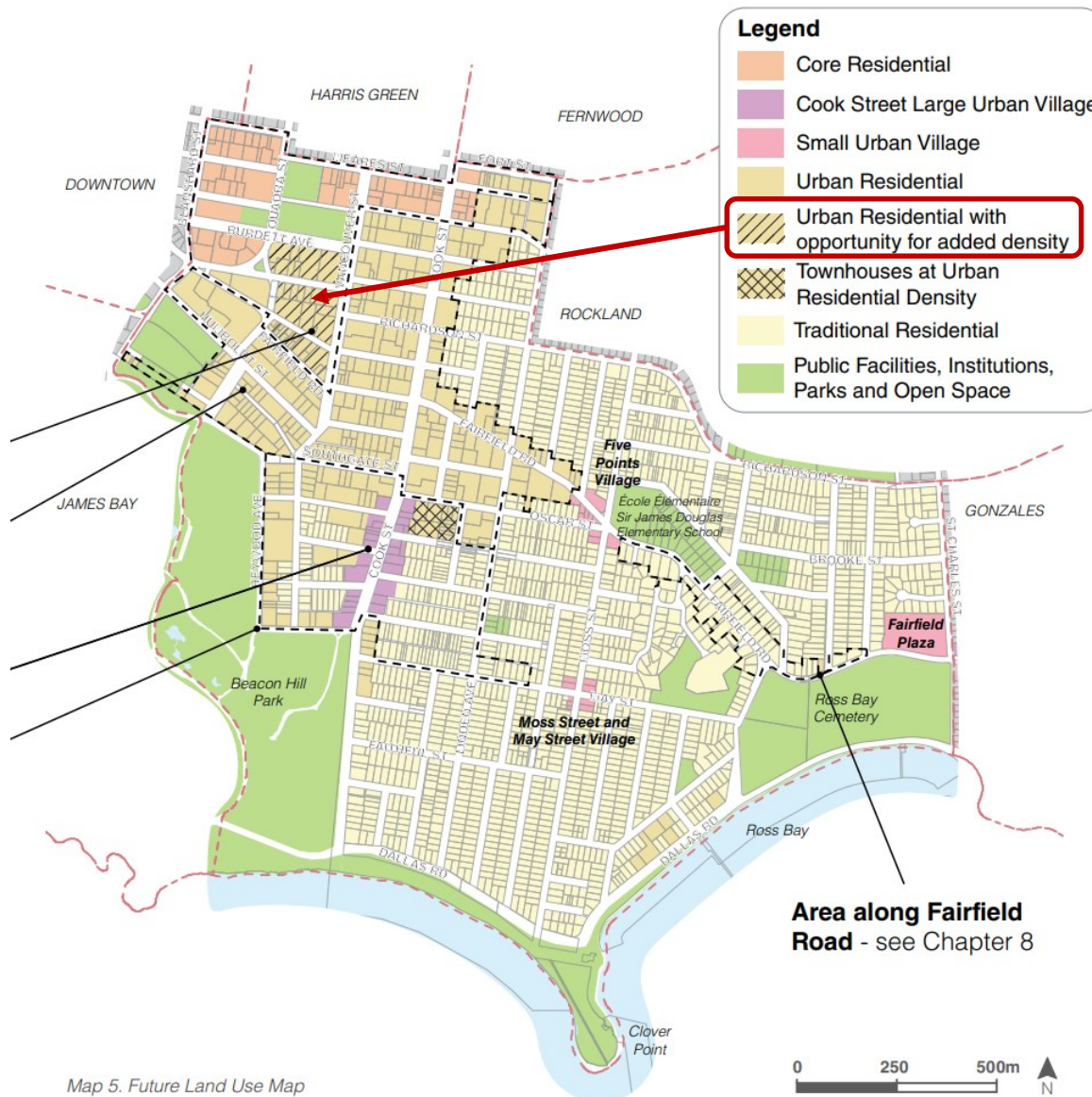


924 McClure Street

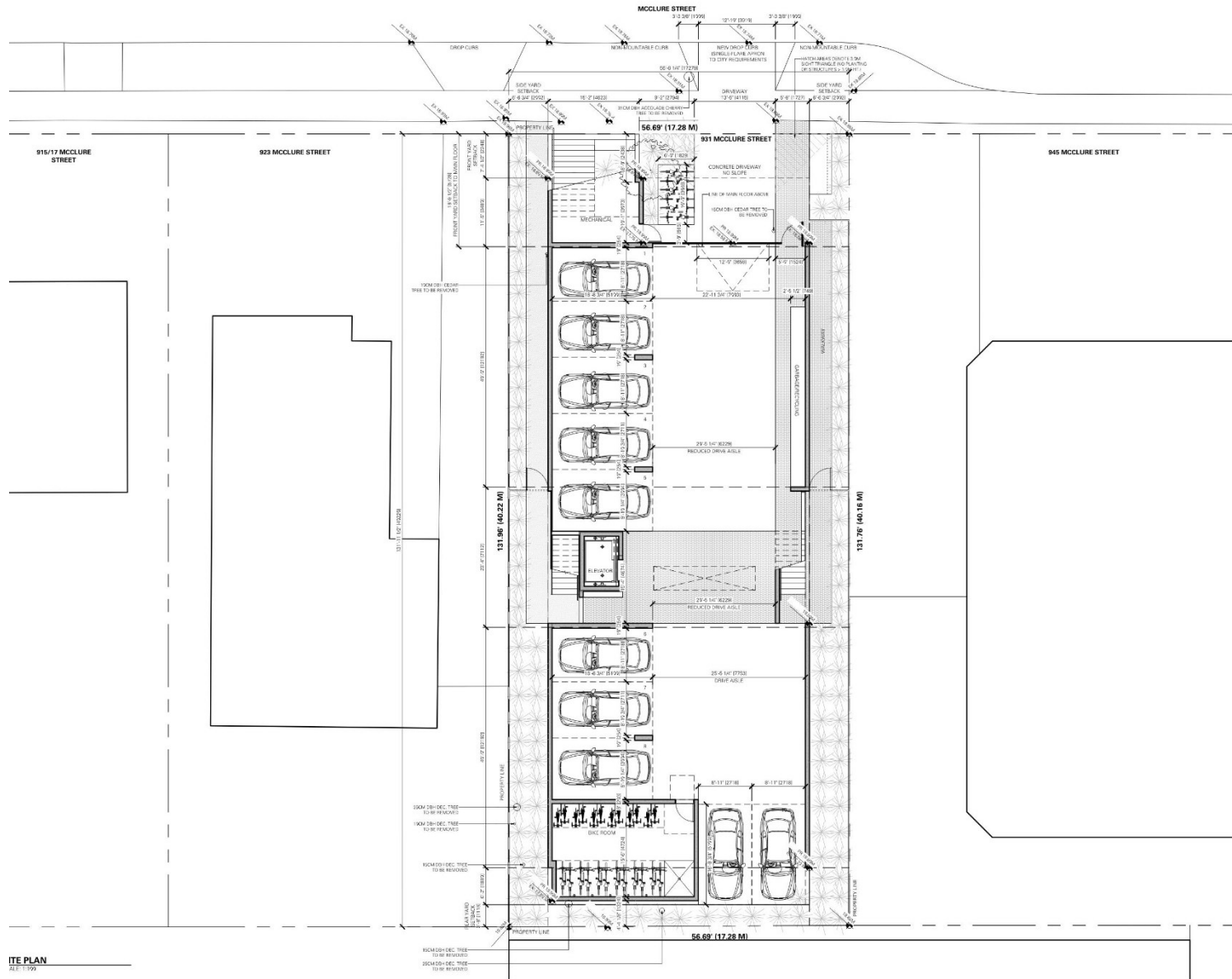




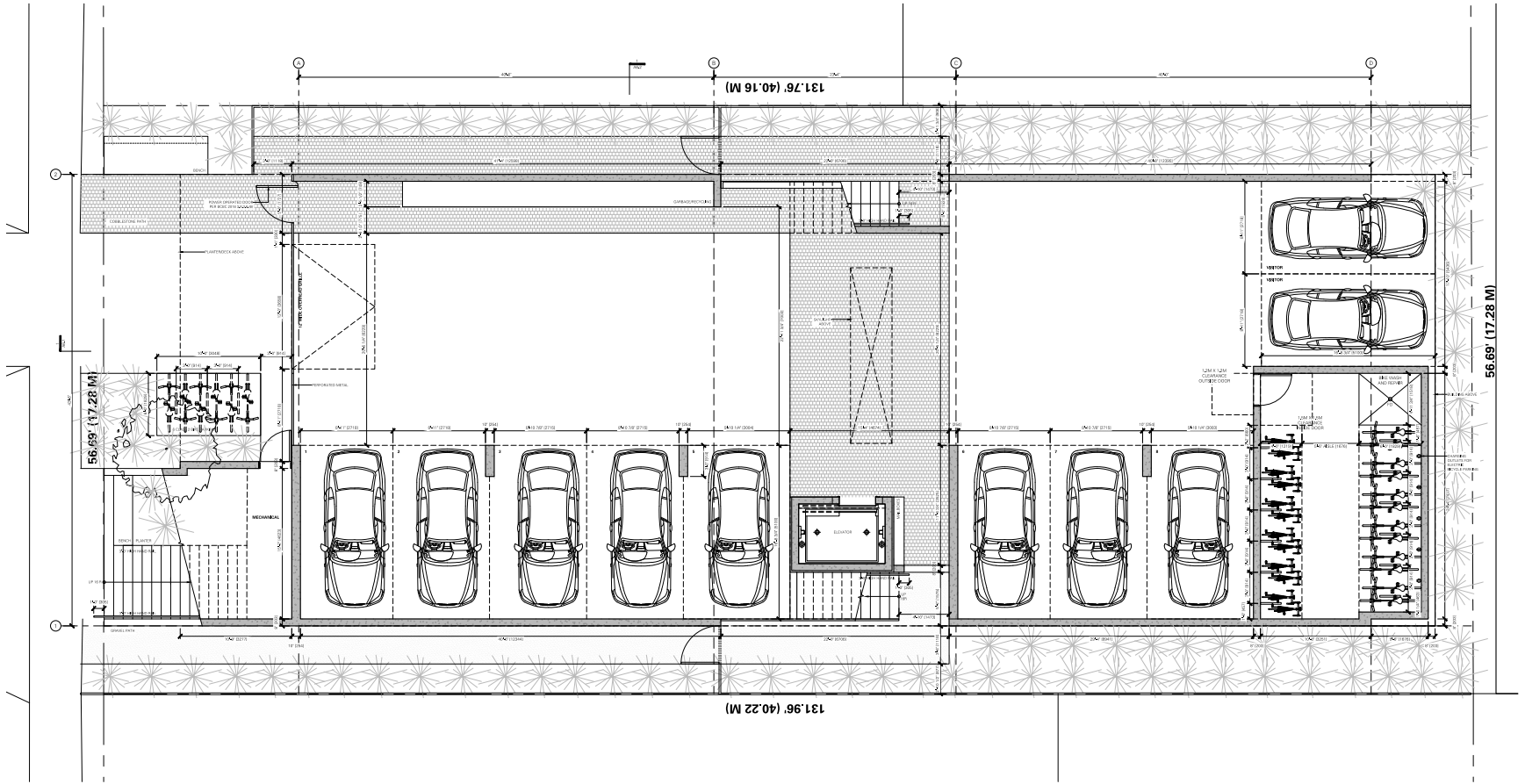
Rendering of approved development at 924 McClure Street (Mount St. Angela Site)



Site Plan



Main Level / Parking Plan



PARKING PLAN

D'Arcy Jones Architects Inc.
100-1111 Broadway Street
Vancouver BC V6T 1A2
T 604 683 2255
F 604 683 2231
info@djainc.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in print or in digital.

DO NOT SCALE THESE DRAWINGS

All dimensions shall be subject to verification by the City of Victoria. Any discrepancies shall be brought to the attention of the Architect. Any errors or omissions on the drawing shall be reported to D'Arcy Jones Architects Inc. for clarification and revision.

REVISION	DATE
A. CALL	10/04/2018
B. REVISION	05/04/2019
C. CALL	06/04/2019
D. REVISION	06/04/2019
E. REVISION	10/04/2020
F. REVISION	04/04/2021
G. REVISION	04/04/2021

SCALE	DATE
1:50	10/04/2018
20' = 1" = 1:125	05/04/2019
20' = 1" = 1:125	06/04/2019
20' = 1" = 1:125	10/04/2020
20' = 1" = 1:125	04/04/2021
20' = 1" = 1:125	04/04/2021

931 MCCLURE STREET
VICTORIA BC

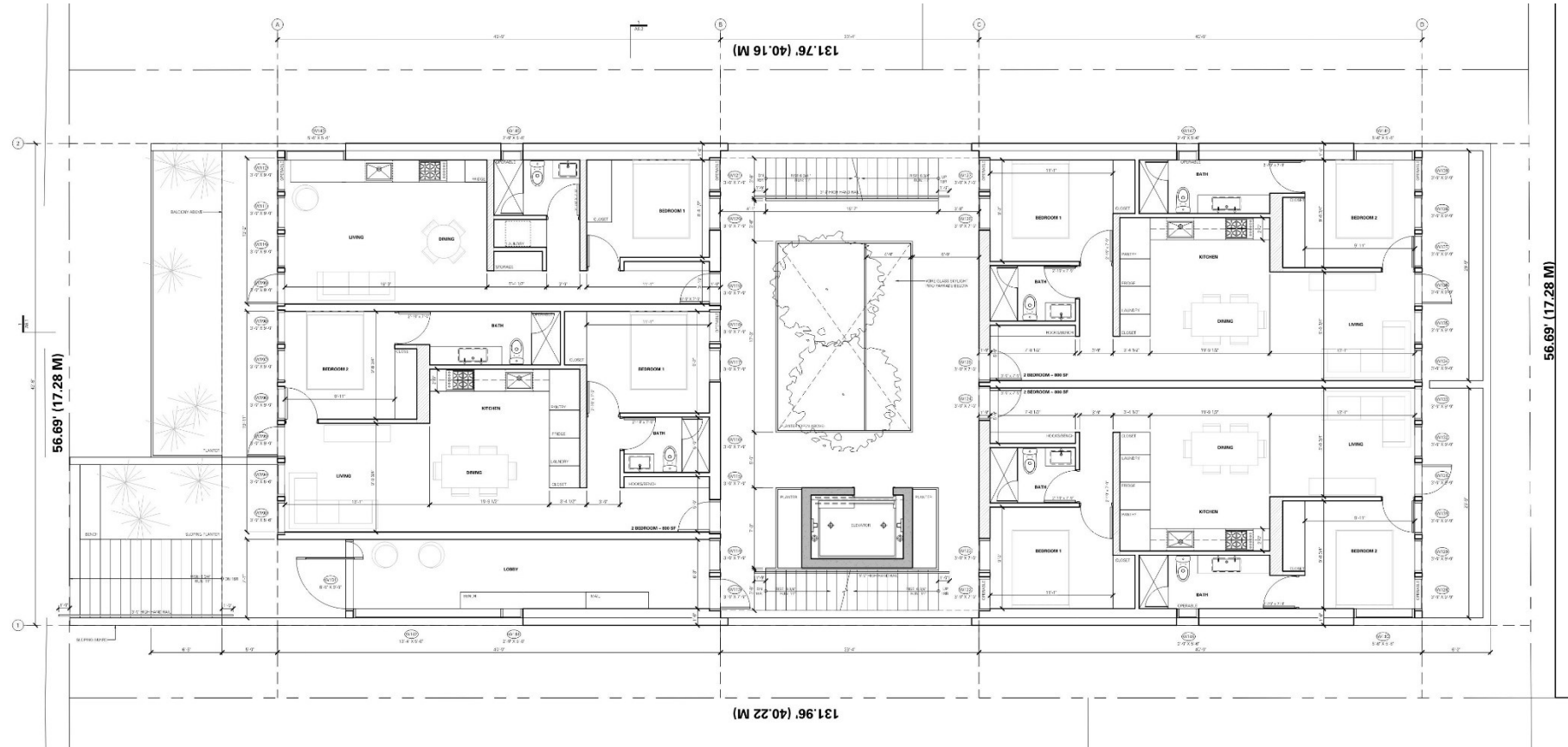
A2.1

PARKING PLAN



Second Level Plan

12





730 VANCOUVER ST

945

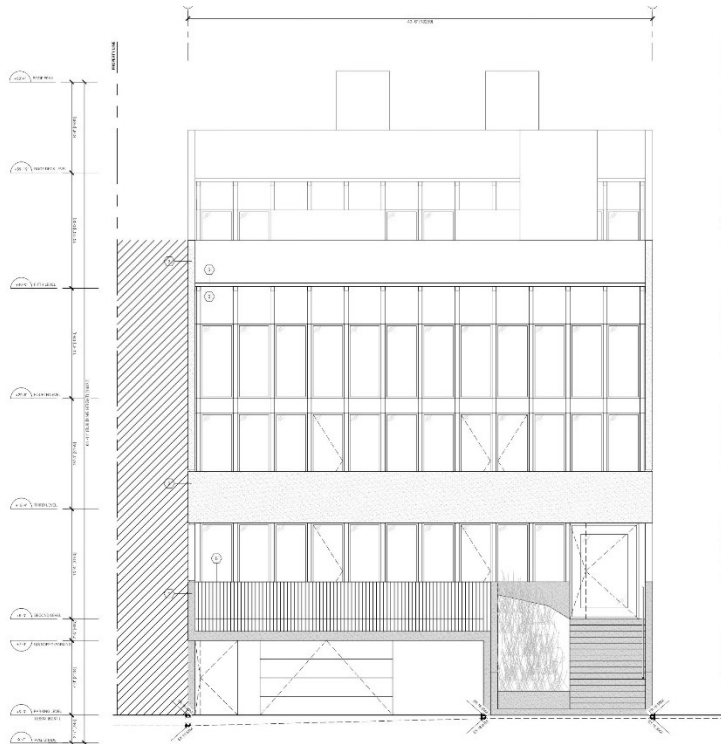
931

923

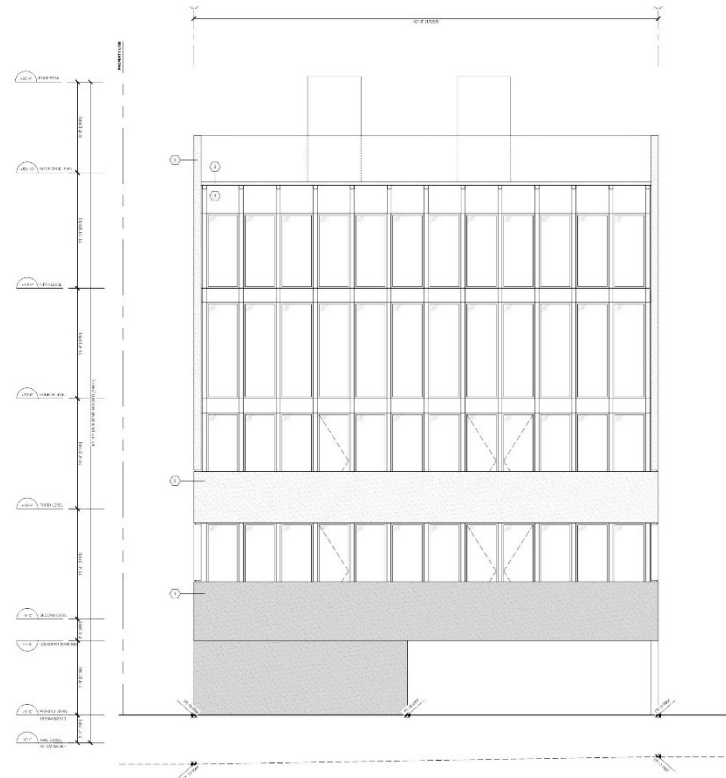
915/917

909/911

903.905

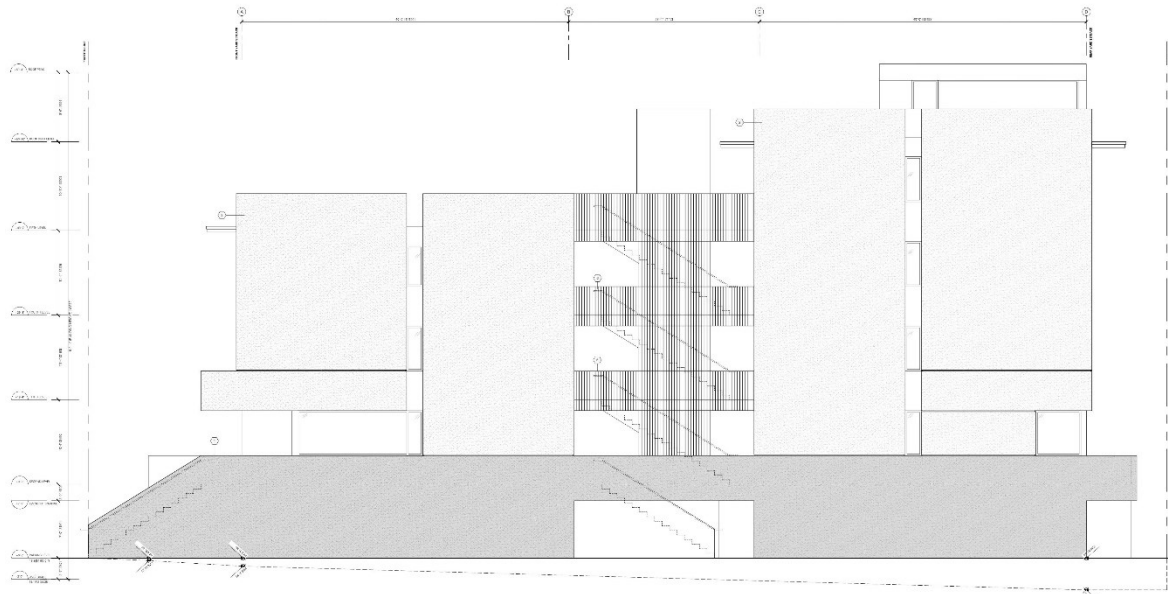


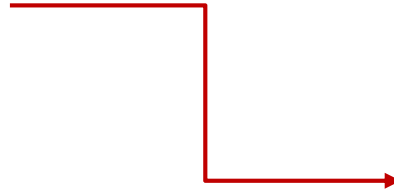
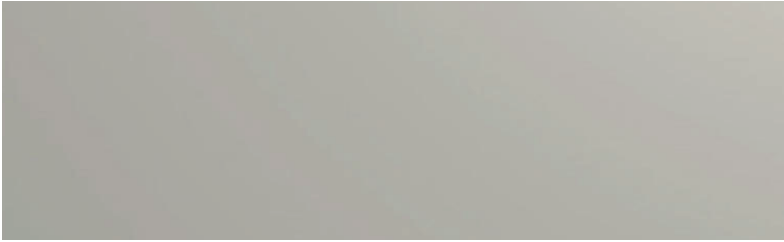
North (Front)



South

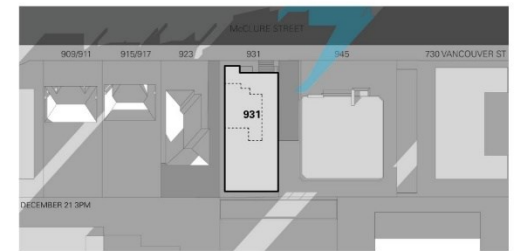
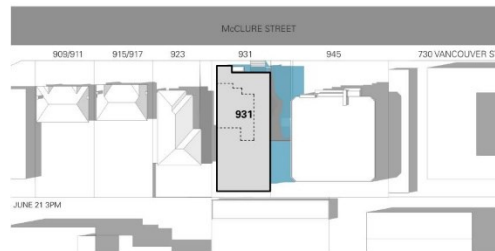
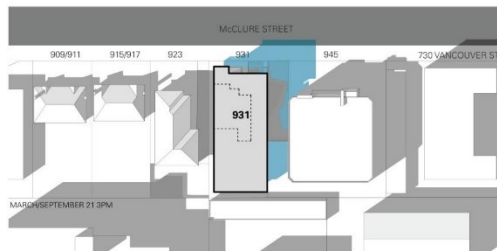
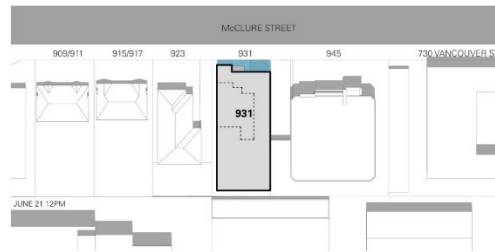
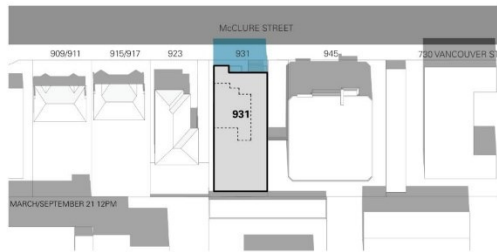
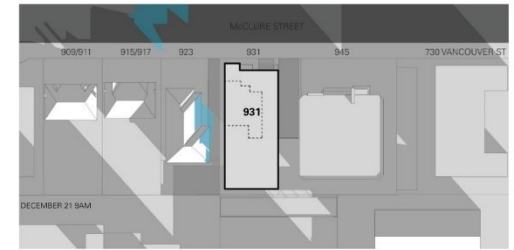
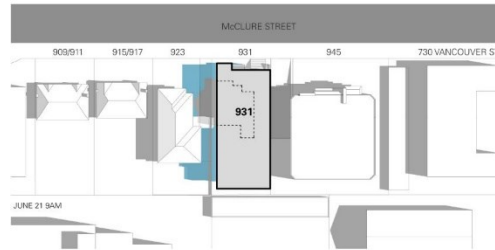
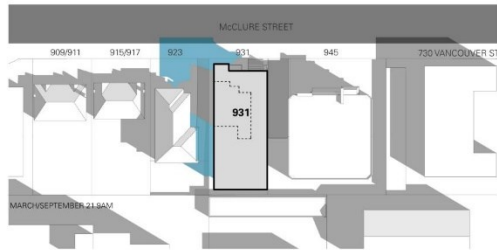
West

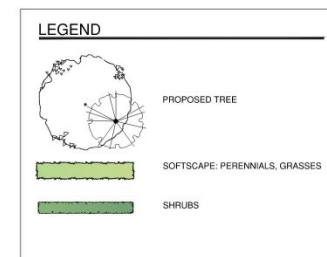
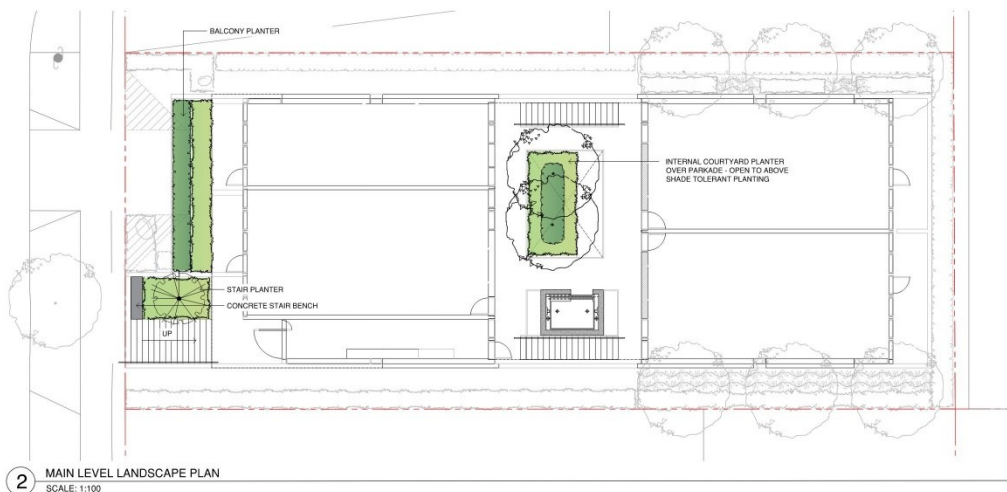
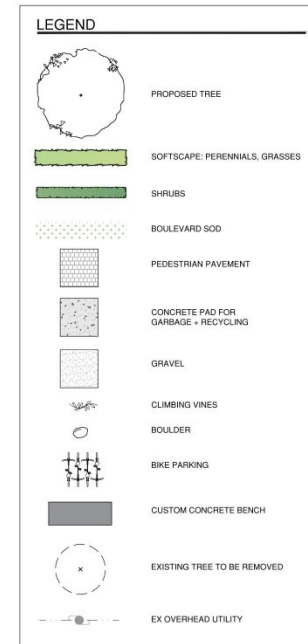
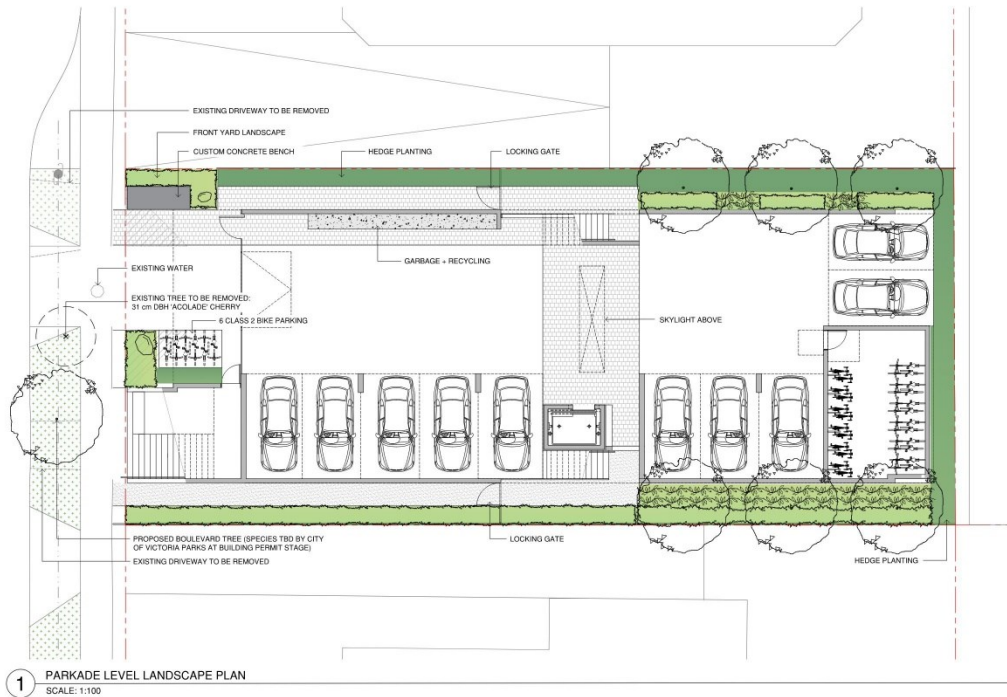


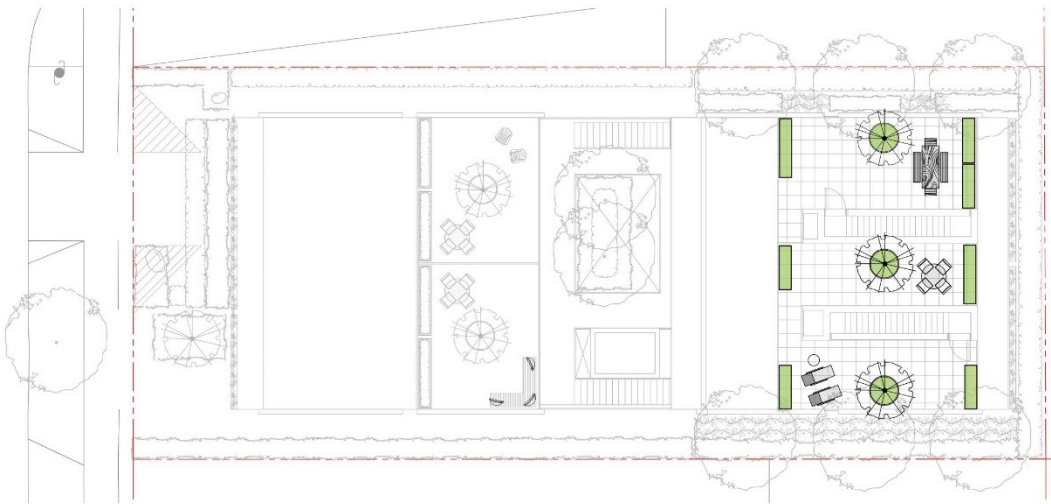
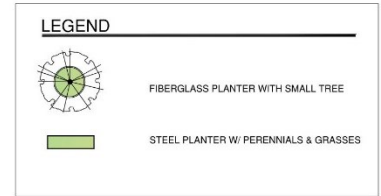
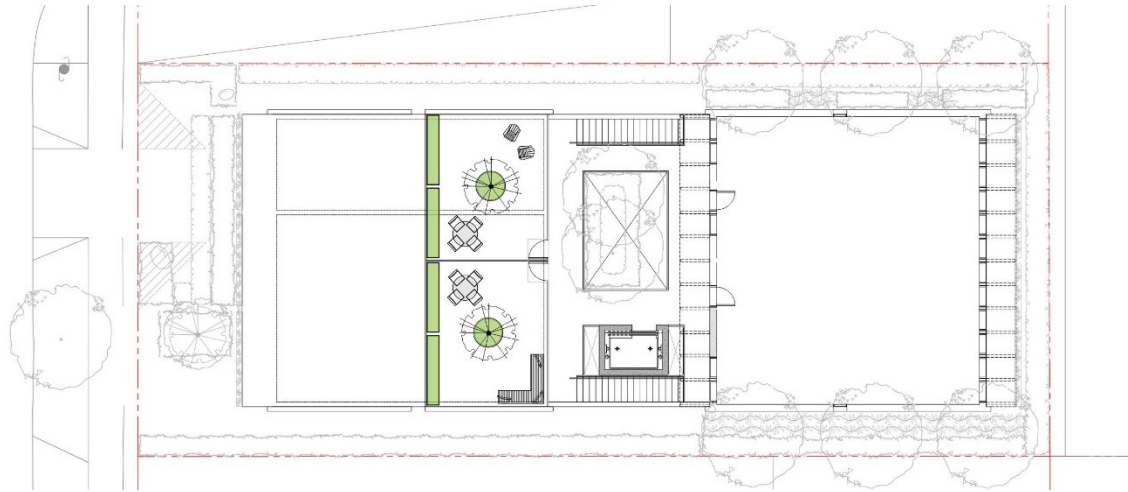


Shadow Plan

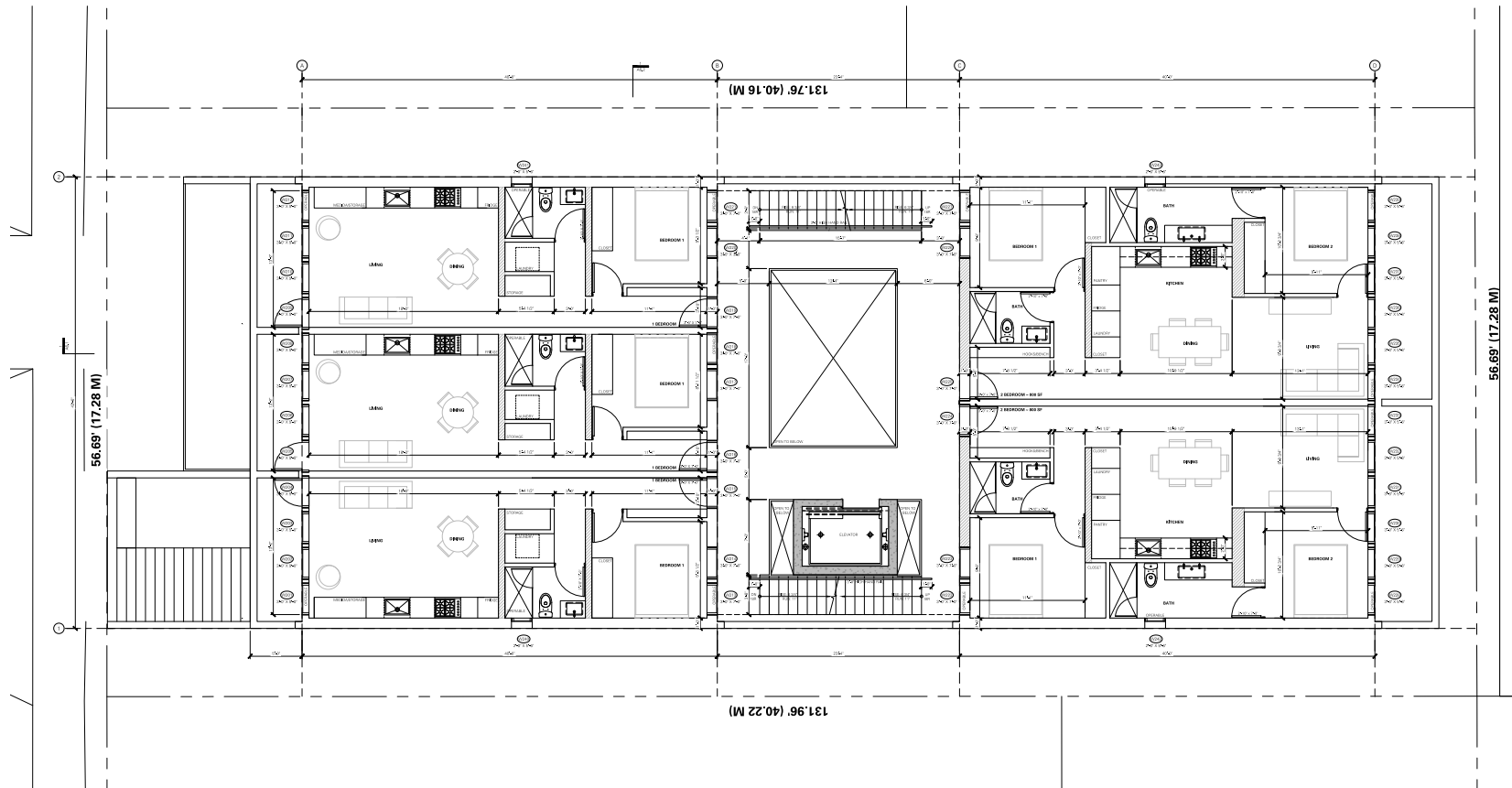
16











THIRD LEVEL PLAN
DATE: 10/10/2018

D'Arcy Jones Architects Inc.

305-475 Broadway East
Vancouver BC V6T 1A2
Tel: 604-683-2225
info@djai.com

Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission, in whole or in part.

DO NOT SCALE THESE DIMENSIONS

All dimensions to be verified by contractor, builder or installer. Any discrepancy shall be reported to the designer of the drawings. Any error or omission on this drawing shall be reported to D'Arcy Jones Architects Inc. by the contractor and builder.

REVISION

A. CALLING
B. REVISIONS
C. REVISIONS
D. REVISIONS
E. REVISIONS
F. REVISIONS

SCALE

1/8"=1'-0"
1/4"=1'-0"
1/2"=1'-0"
3/4"=1'-0"
1"=1'-0"

DATE

10/10/2018

DRAWN

2/1

CHECKED

2/1

DESIGN

2/1

ISSUE

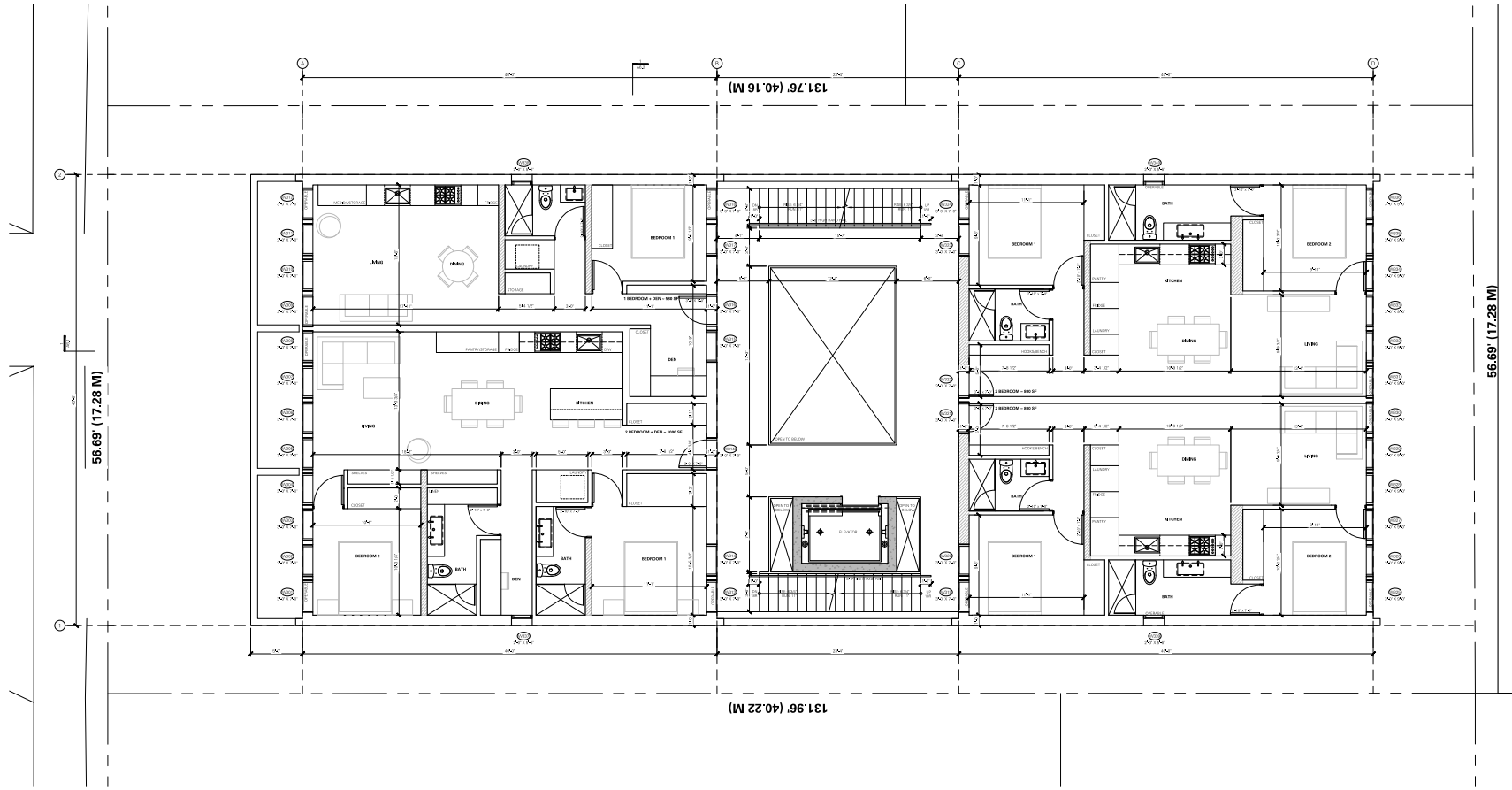
1

CONSULTANT

931 MCCLURE STREET
VICTORIA BC

A2.3

THIRD LEVEL PLAN



FOURTH LEVEL PLAN

D'Arcy Jones Architects Inc.

205-1115 Broadway East
Vancouver BC V6L 1Y2
T 604 683 2225
F 604 683 1331
info@djai.com
Copyright reserved. All parts of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in print or in writing.
DO NOT SCALE THESE DRAWINGS
All dimensions to be verified by contractor before or on-site.
Any discrepancies shall be brought to the attention of the architect.
Any errors in dimension or other omissions shall be reported to D'Arcy Jones Architects Inc. for distribution and correction.

ISSUES
A. CALL OUT
B. REVISIONS
C. REVISIONS
D. REVISIONS
E. REVISIONS
F. REVISIONS
G. REVISIONS

SCALE:
1"=1'-0"
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

931 MCCLURE STREET
VICTORIA BC
A2.4
FOURTH LEVEL PLAN



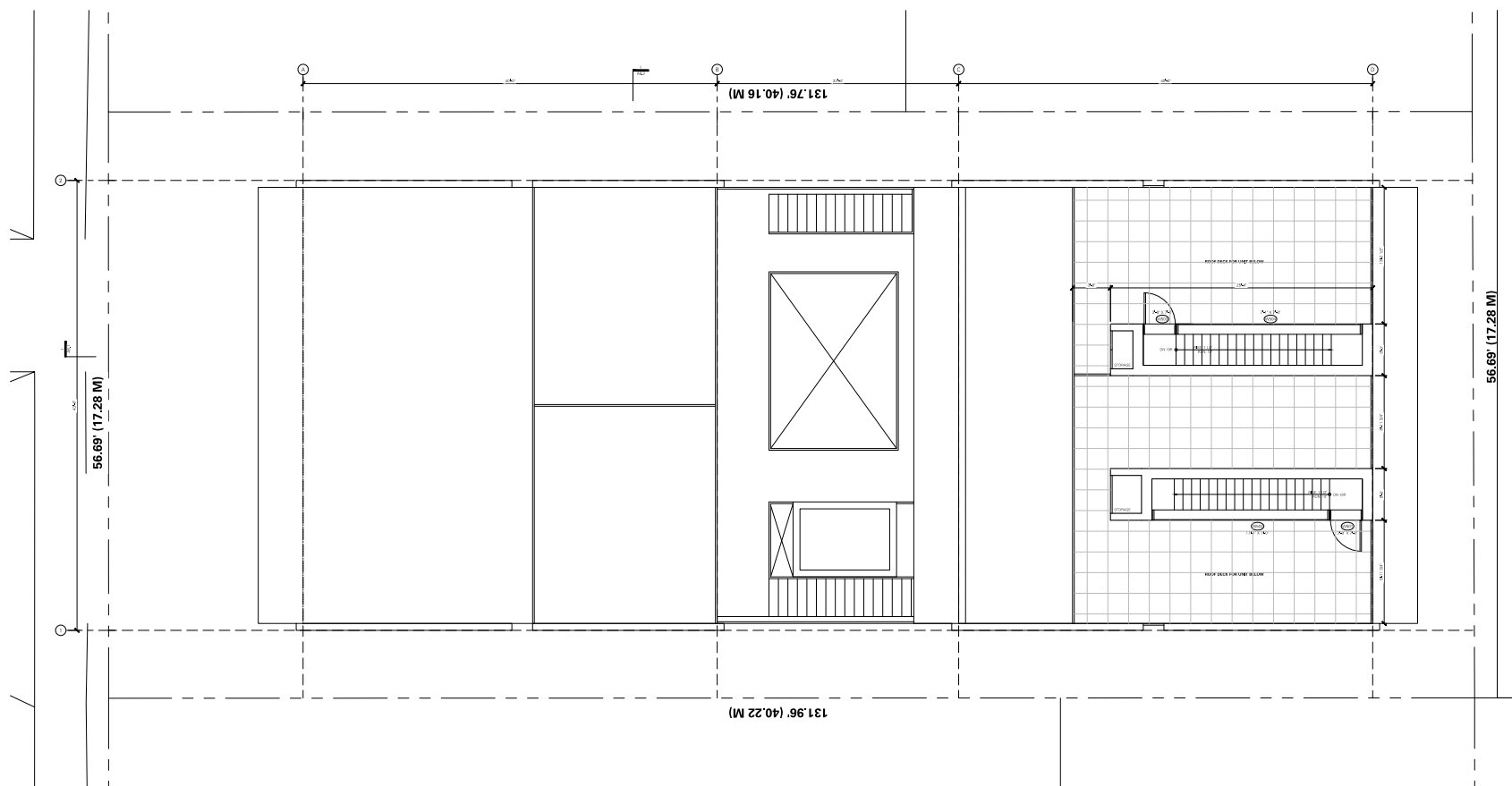
22



A2.5

FIFTH LEVEL PLAN





ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

D'Arcy Jones Architects Inc.

200-75 Broadway East
Vancouver BC V5T 1G2
Tel: 604 683 2215
Fax: 604 683 2211
info@djai.com

Copyright reserved. All data of this drawing are the exclusive property of D'Arcy Jones Architects Inc. and shall not be used without permission in writing.

DO NOT SCALE THESE DRAWINGS

All dimensions are to be verified by contractor, trades or suppliers. Any discrepancies shall be brought to the attention of the architect. Any error or omission in this drawing shall be reported to D'Arcy Jones Architects Inc. for its attention and correction.

ISSUES:
A. ISSUE:
B. REVISION:
C. CHANGE:
D1. REVISION:
D2. REVISION:
D3. REVISION:

SCALE:
1/8" = 1'-0"
DATE:
10/04/2018
DRAWN:
10/04/2018
CHECKED:
10/04/2018
REVISION:

931 MCCLURE STREET
VICTORIA BC

A2.6

ROOF LEVEL PLAN





1 PARKING LEVEL ELECTRICAL LAYOUT
E2.0

NOTES:

1. ALL LIGHTS MOUNTED TO SHINE DOWNWARDS AND COMPLETE WITH SHROUD AS NEEDED TO AVOID LIGHT TRESPASS INTO NEIGHBOURING PROPERTIES.

SURFACE MOUNTED
LED DOWN LIGHTS
C/W BAFFLE SHROUD



AES
Designing A Better Tomorrow
500-3795 Carey Road, Victoria, BC V8Z 6T8
250.383.6123 | www.aeseng.com
CALGARY | VANCOUVER | WEDDING

309-175-1943/July 2002
Vancouver BC V6T 1Y2

T 604-669-2235
F 604-669-2231
rnat@demijones.com

Copyright reserved. All parts of this drawing are the
exclusive property of AGS Engineering and shall not be used
without permission, in part or in whole.

DO NOT SCALE THESE DRAWINGS

All dimensions to be verified by contractor, trades or
suppliers. Any discrepancies shall be brought to the
attention of the Engineer. Any errors or omissions on this
drawing shall be reported to AGS Engineering for
clarification and revision.

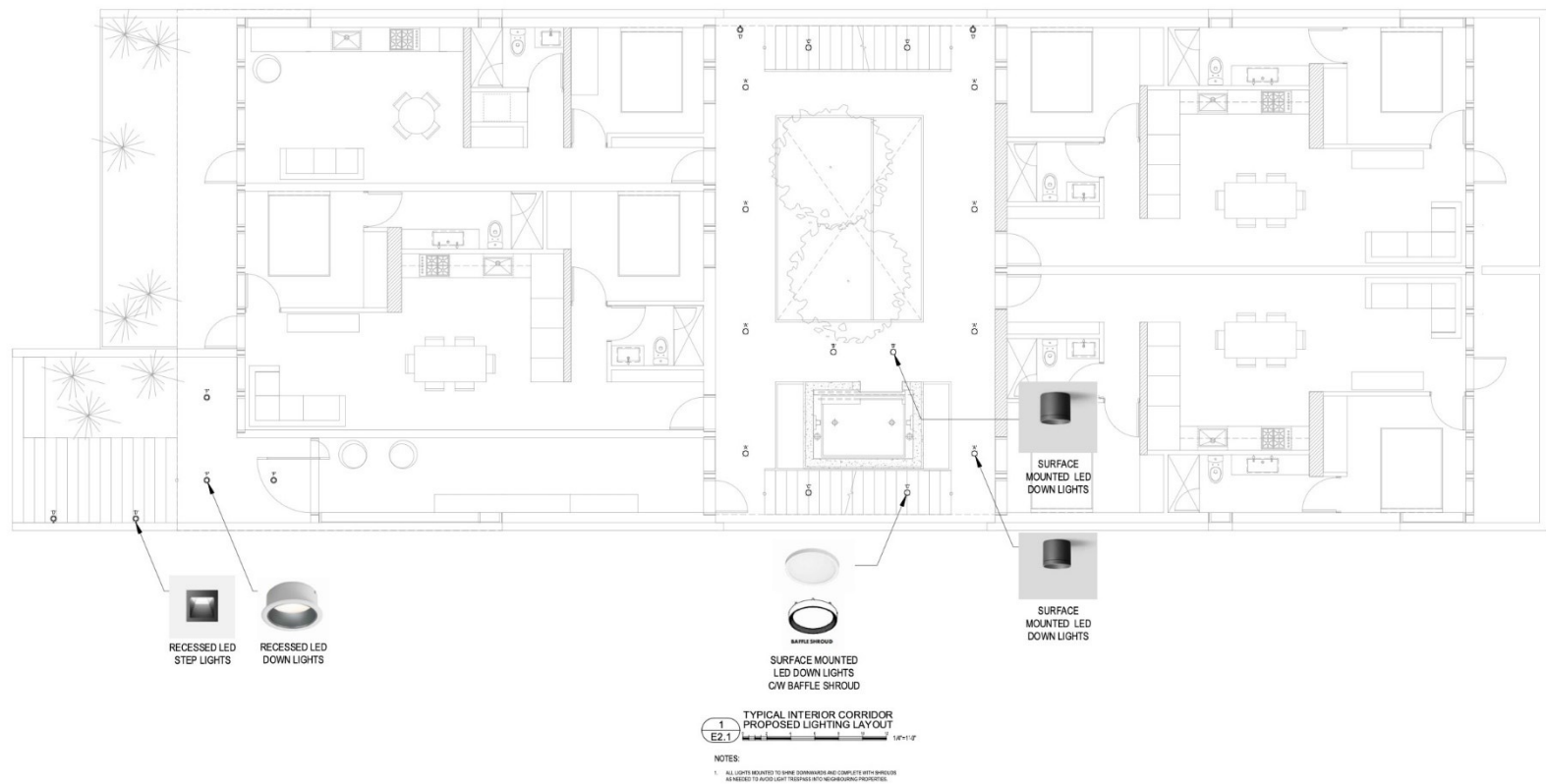
01-29-2021
SCALE:
AS NOTED
DATE:
JANUARY 2021
DRAWN:
RICH
CHECKED:
IAS
REVISION:
REV
ISSUE:
ISSUED FOR -
JOB NUMBER:
1-20-244



931 McClure St
VICTORIA BC

E2.0

TITLE1



CONSULTANT:

AES
Designing A Better Tomorrow
200-1115 Broadway East
Vancouver BC V6L 1K2
TEL: 604 683 2226
F: 604 683 2231
info@aes.ca
www.aes.ca

D'Arcy Jones Architects Inc.

200-1115 Broadway East
Vancouver BC V6L 1K2
TEL: 604 683 2226
F: 604 683 2231
info@aes.ca
www.aes.ca

REVISION:

A ISSUED FOR
DATE
DRAWN
CHECKED
DATE
KEYWORD
REV
JOB NUMBER
1-20-2014

01-20-2021

SCALE:

AS NOTED
DATE
JANUARY 2021
DRAWN
CHECKED
DATE
KEYWORD
REV
JOB NUMBER
1-20-2014

931 McClure St
VICTORIA BC

E2.1

TITLE1

