

F.1.a.d 2440 and 2448 Richmond Road: Rezoning Application No. 00722 and Development Permit with Variances Application No. 00159 (North Jubilee)

Moved By Councillor Alto
Seconded By Councillor Young

Rezoning Application No. 00722

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to:
 - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. \$100 in car share usage credits per membership;
 - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
 - iv. 4 electric bike charging stations in each building;
 - v. one bicycle repair station in each building.
 - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.
 - d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00159

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. 00722, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped October 22, 2020.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
2440 Richmond Road
 - i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 3.22m;
 - iii. reduce the side setback (north) from 4.00m to 1.70m.2448 Richmond Road
 - i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 1.70m;
 - iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.
3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.2 2440 and 2448 Richmond Road: Rezoning Application No. 00722 and Development Permit with Variances Application No. 00159 (North Jubilee)

Committee received a report dated November 19, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00722 and Development Permit with Variances Application No. 00159 for 2440 and 2448 Richmond Road in order to allow for the construction of a three-storey multi-unit residential building with 11 rental units on each lot.

Moved By Councillor Alto
Seconded By Mayor Helps

Rezoning Application No. 00722

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to:
 - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. \$100 in car share usage credits per membership;
 - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
 - iv. 4 electric bike charging stations in each building;
 - v. one bicycle repair station in each building.
 - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.
 - d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Secure a legal agreement over 2440 and 2448 Richmond Road to ensure access to 2432/2434 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
 - f. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00159

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. 00722, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped October 22, 2020.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
2440 Richmond Road
 - i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 3.22m;
 - iii. reduce the side setback (north) from 4.00m to 1.70m.
2448 Richmond Road
 - i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 1.70m;
 - iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.
3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

Committee discussed the following:

- *Surrounding residential parking*
- *Design elements for the two buildings*
- *Setback specifics surrounding the development*

Amendment:

Moved By Councillor Alto

Seconded By Mayor Helps

Rezoning Application No. 00722

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to:
 - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. \$100 in car share usage credits per membership;
 - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
 - iv. 4 electric bike charging stations in each building;
 - v. one bicycle repair station in each building.
 - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.
 - d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.

- e. ~~Secure a legal agreement over 2440 and 2448 Richmond Road to ensure access to 2432/2434 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.~~
- f. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

On the main motion as amended:

Rezoning Application No. 00722

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to:
 - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. \$100 in car share usage credits per membership;
 - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
 - iv. 4 electric bike charging stations in each building;
 - v. one bicycle repair station in each building.
 - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.
 - d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00159

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. 00722, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped October 22, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
2440 Richmond Road
 - i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 3.22m;
 - iii. reduce the side setback (north) from 4.00m to 1.70m.

2448 Richmond Road

- i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 1.70m;
 - iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.
3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 3, 2020

To: Committee of the Whole **Date:** November 19, 2020

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

Subject: Rezoning Application No. 00722 for 2440 and 2448 Richmond Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to:
 - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. \$100 in car share usage credits per membership;
 - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
 - iv. 4 electric bike charging stations in each building;
 - v. one bicycle repair station in each building.
 - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.
 - d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Secure a legal agreement over 2440 and 2448 Richmond Road to ensure access to 2432/2434 Richmond Road 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 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 2440 and 2448 Richmond Road. The proposal is to rezone both lots from the R1-B Zone, Single Family Dwelling District to a site-specific zone to allow the construction of a three-storey multi-unit residential building, with 11 rental units, on each lot.

The following points were considered in assessing this application:

- The proposal is generally consistent with *Official Community Plan*, 2012 (OCP) policies related to the Traditional Residential Urban Place Designation in terms of use and density. Richmond Road is classed as a secondary arterial road where the OCP contemplates multi-unit buildings up to three storeys.
- The proposal is inconsistent with OCP policy which seeks the logical assembly of lots to achieve the best realization of permitted development potential as it limits the ability of the parcel to the south (2432/2434 Richmond Road) to be part of a future land assembly. Staff recommend securing access to 2432/2434 Richmond from Adanac Street as a condition of advancing the application to a public hearing.
- The proposal is inconsistent with the *Jubilee Neighbourhood Plan*, 1981, which seeks to maintain current zoning, and where rezoning occurs, the development should fit with the established form and character. However, while the proposal for two, three-storey buildings does not fit comfortably with the current context, it may respond to the future context as Richmond Road develops.
- 22 rental units would be secured in perpetuity through a Housing Agreement.

BACKGROUND

Description of Proposal

This Rezoning Application proposes the construction of two, three-storey multi-unit residential buildings on two separate lots with 11 rental units proposed in each building. The application proposes parking variances which are discussed in the report relating to a concurrent Development Permit with Variances Application.

Affordable Housing

The applicant proposes the creation of 22 new residential rental units (all of which are studio units), secured with a Housing Agreement, which would increase the overall supply of housing in the area.

Tenant Assistance Policy

The proposal would require demolition of two single family dwellings, which would result in a loss of two existing residential units. One of the houses is occupied by the previous owner and the other is vacant, therefore, the project is exempt from the Tenant Assistance Policy.

Sustainability

As indicated in the applicant's letter dated November 9, 2020 the following sustainability features are associated with this proposal:

- rain garden
- oil interceptors
- permeable pavers
- LED lighting.

Active Transportation

In accordance with the *Zoning Regulation Bylaw*, 11 long term bike parking stalls and six short term bike parking stalls are proposed in each building. Beyond these requirements, the application proposes a bicycle repair and storage area, and four electric bike charging outlets in each building.

Public Realm

The application proposes to construct a curb extension (bulb-out) at the corner of Richmond Road and Adanac Street. This will increase pedestrian visibility and safety, shorten pedestrian crossing distances, and decrease the speed of turning vehicles.

It is recommended that a statutory right-of-way (SRW) of 4.89 metres along Richmond Road be secured to help fulfil OCP objectives such as enhanced facilities for walking, cycling, public transit and boulevards which support the long term viability of street trees. Richmond Road is also an identified route in the City's All Ages and Abilities (AAA) bicycle network and part of BC Transit's Frequent Transit Network. Further analysis regarding the public realm is discussed in the Analysis section.

Accessibility

The *BC Building Code* regulates accessibility as it pertains to buildings. One dwelling unit in Building A is proposed to be adaptable, and one parking stall would be accessible. The adaptable unit will have features such as wider doorways, manoeuvring room at the suite entry, in the kitchen and bathroom, lower outlet and switch heights, reinforcement of bathroom walls for future installation of grab bars, accessible door handles, switches, and outlets, and other features that can later be modified in order to meet the changing needs of occupants.

Further detail can be found in the applicant's letter dated November 13, 2020. Staff requested the applicant consider securing the accessible unit by legal agreement, however, the applicant declined. Although the applicant has indicated it will be an adaptable unit, there is no guarantee that it will be adaptable or accessible unless Council gives direction to secure it in a legal agreement. The staff recommendation therefore includes language to ensure this is secured.

Land Use Context

The area is characterized by single family dwellings, two-family dwellings, and the Royal Jubilee Hospital. The District of Saanich is to the east across Richmond Road.

Immediately adjacent land uses include:

- north – single family dwellings
- south – two family dwelling
- east – single storey institutional building (District of Saanich)
- west – single family dwelling.

Existing Site Development and Development Potential

The site is presently occupied by two single family dwellings. Under the current R1-B Zone, Single Family Dwelling District, the properties could each be developed as a single-family dwelling with either a secondary suite or a garden suite.

Data Table

The existing R1-B Zone does not allow multi-unit buildings as a permitted use. The proposal is compared in the table below to the RTM Zone – Traditional Residential Multiple Dwelling District. An asterisk is used to identify where the proposal differs from the standard RTM Zone and where it is proposed that these variations are included in the site-specific zone; this approach is being taken to ensure that adequate setbacks and siting criteria, specific to this site, are established in the zone. Two asterisks are used to identify what are proposed to be variances from the zone, which will be reviewed in the concurrent Development Permit with Variance report.

As per the *Zoning Regulation Bylaw* General Regulations, Adanac Street would technically be identified as the street frontage for the corner lot which triggers a number of variances despite Richmond reading as the natural frontage. If this application is advanced to a Public Hearing, it is proposed that these technical variances would be written into the site-specific zone. It is also proposed that the site-specific zone would require larger setbacks, lower density and lower site coverage than the RTM Zone and be more closely matched to the actual proposal to ensure privacy and breathing room for the neighbouring properties.

Zoning Criteria	Proposal – Building A (2448 Richmond)	Proposal – Building B (2440 Richmond)	Zone Standard (RTM)
Site area (m ²) – minimum	727.00*	696.00*	920.00
Lot width (m) – minimum	15.99*	15.99*	20.00
Density (Floor Space Ratio) – maximum	0.75	0.77	1.0
Height (m) – maximum	8.93	9.70	10.50
Storeys – maximum	3	3	3

Zoning Criteria	Proposal – Building A (2448 Richmond)	Proposal – Building B (2440 Richmond)	Zone Standard (RTM)
Total floor area (m ²) – maximum	545.10	532.90	n/a
Site coverage (%) – maximum	26.00	27.00	50.00
Open site space (%) – minimum	44.00	43.50	30.00
Setbacks (m) – minimum			
Front	8.75	8.54	6.00
Rear	18.23	16.54	4.00
Side	1.70**	1.70**	4.00
Side for flanking streets	3.01** (north)	n/a	6.00
Side	n/a	3.22** (south)	4.00
Vehicle parking – minimum	7** (includes 1 visitor)	7** (includes 1 visitor)	9 on each lot (18 total)
Parking location	Side and rear	Rear	Side or rear
Bicycle parking stalls – minimum			
Long term	11	11	11 on each lot (22 total)
Short term	6	6	6 on each lot (12 total)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Jubilee Neighbourhood Association CALUC at a Community Meeting held on November 5, 2019. A letter dated January 30, 2020 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan*, 2012 (OCP) designates the property as Traditional Residential. As Richmond Road is classified as a secondary arterial from Bay Street to Newton Street, the anticipated built-form for residential uses ranges from ground-oriented to multi-unit residential buildings up to three storeys, including both attached residential and apartment building forms. The corresponding density is up to approximately 1:1 floor space ratio. The proposal is consistent with these policies.

The OCP encourages the logical assembly of lots to enable the best realization of future development potential, discussed further below. The OCP also encourages buildings to fit well within the immediate context. The Jubilee Strategic Neighbourhood Directions section of the OCP encourages improving the land use transitions between Jubilee Hospital and residential areas. The surrounding properties on Adanac Street and Richmond Road currently contain single family dwellings, and the hospital property immediately across the street contains one-storey institutional buildings. As a result, over the short term, the proposed development will be larger than the surrounding buildings. However, if redevelopment does occur along Richmond Road consistent with established policy, then the proposed buildings would likely fit comfortably in the future built context.

While generally consistent with the OCP in regard to density, due to the new buildings being proposed on two separate lots, rather than a single consolidated lot, there is less opportunity for useable greenspace and private outdoor space. Lot consolidation of the two subject properties and potentially with the lot to the south would allow a more comprehensive development. However, the current surrounding context contains low profile buildings at lower densities; therefore, two separate buildings may be more in keeping with the scale that exists today.

Logical Assembly and Development of Property

Development of the two subject sites (2440 and 2448 Richmond Road) limits the development potential for the parcel to the south (2432/2434 Richmond Road) and is not consistent with the OCP policy related to logical assembly of development sites that enable the best realization of permitted development potential. The lot at 2424 Richmond Road (at the corner of Emerson Street and Richmond Road) was recently approved to be redeveloped with two houses on one lot; therefore, the lot which is now between the subject sites and 2424 Richmond Road would become “orphaned” (Fig. 1). One way to mitigate the impact of the orphaning is to ensure appropriate future access. In this case, the driveway and parking proposed on the subject properties is well-designed to facilitate a later access through to 2432/2434 Richmond Road from Adanac Street.



Fig. 1: Aerial photo with recently-approved development at 2424 Richmond Road / 1724 Emerson Street, and the proposed development at 2440 and 2448 Richmond

The Adanac Street access is important because Richmond Road is part of the City's cycling and frequent transit networks and is classified as a secondary arterial road. Vehicle access from the lesser-classified street, Adanac Street, will reduce conflicts between vehicles and pedestrians, cyclists, and transit activity along Richmond Road.

Consolidating driveways through an access agreement would also remove the need for the curb cut along Richmond Road and provide an improved pedestrian experience with additional space for large canopy trees as redevelopment occurs. Additionally, if providing a driveway from Richmond Road can be avoided with the future redevelopment of 2432/2434 Richmond Road, there are improved opportunities for a building with a better street presence and more welcoming street relationship as a driveway will not need to be accommodated in the side yard.

Staff are recommending an additional access agreement across the subject sites in order to help ensure that 2432/2434 Richmond Road could be redeveloped in a rational manner considerate of City policy, and recognizing the inherent public benefit of ensuring adequate public realm improvements needed to support increased residential capacity can be made. Despite staff's request, the applicant has indicated they do not wish to register such an agreement but would consider it in the future if the neighbour pursued redevelopment. However, as there would be no mechanism to compel this arrangement at a later date, it is unlikely to occur. Staff would therefore recommend that Council consider making this a condition to be satisfied in the event the proposal is advanced for consideration at a Public Hearing.

Access Agreements

The proposal is for two new buildings on separate lots, with reciprocal access for parking. It is recommended that the reciprocal access agreement be registered prior to a Public Hearing and the necessary language is included in the recommended motion for Council's consideration.

Jubilee Neighbourhood Plan

The *Jubilee Neighbourhood Plan*, 1996, identifies this property as "maintain current zoning." Where rezoning occurs, it encourages fitting in with the form and character of established housing especially that on the same street. The proposal for two, three-storey buildings, is inconsistent with the immediate context; however, as Richmond Road develops in the future it will fit more comfortably. The plan also encourages non-profit and rental housing, and this proposal is for rental housing in perpetuity.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so Tree Preservation Bylaw No. 05-106 (consolidated November 22, 2019) applies, protecting trees larger than 30cm diameter at breast height (DBH).

There are eight trees on the subject lot, consisting of mostly fruit trees. Three trees are bylaw-protected, a multi-stemmed plum #742 and a 53cm diameter cherry #733 are proposed for removal. The plum is situated in the proposed statutory-right-of-way and must be removed for offsite works. Removal of the cherry tree is required for building construction.

Four municipal trees were inventoried on the Adanac Street frontage. A 37cm diameter municipal maple #739 in good health with good structure is proposed for removal to accommodate a new driveway crossing. The driveway is positioned in this location to for allow for an efficient layout of parking stalls.

Sidewalk construction is proposed in the critical root zones of municipal Garry oak #741 and bylaw-protected pine #743. To reduce potential impacts to the trees, a floating sidewalk design is proposed in the areas outlined on the site plan. The sidewalk would be constructed above the root horizon to retain the root mass of the trees. If roots are shallow, asphalt can be substituted as a surface treatment to ensure retention of the trees.

The applicant is proposing to plant six new trees on the subject lot, including four replacement trees as per the *Tree Preservation Bylaw*. Four new municipal trees are proposed, three on Adanac Street and one tree in the statutory-right-of-way on Richmond Road.

Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	3	2	4	+2
Subject property trees, unprotected	5	5	2	-3
City trees	4	1	4	+3
Neighbouring trees, protected	0	0	0	0
Neighbouring trees, unprotected	0	0	0	0
Total	12	8	10	+2

Increased Inventory	Annual Maintenance Cost
Street Trees – 1 net new	\$180

CONCLUSIONS

The proposal is for multi-unit rental buildings, secured in perpetuity by a Housing Agreement, which will increase the supply of rental units in the area. The building form and densities are in compliance with the Traditional Residential Land Use Designation, which envisions multi-unit residential buildings up to three storeys on arterial and secondary arterial roads. The proposed density is within the limit of 1:1 floor space ratio identified for this designation. In terms of density and use, this proposal is consistent with the OCP. However, the OCP also envisions land assembly to enable the best realization of future development potential.

An additional legal agreement to ensure that access to 2432/2434 Richmond Road can be accessed off of Adanac Street is included in the recommendation. This is to encourage a more

rational approach to future redevelopment of this property and so the City can better achieve its goals related to active transportation.

ALTERNATE MOTIONS

That Council decline Rezoning Application No. 00722 for the property located at 2440 and 2448 Richmond.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: November 26, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped October 22, 2020
- Attachment D: Letter from applicant to Mayor and Council dated November 13, 2020
- Attachment E: Arborist Report dated June 24, 2020
- Attachment F: Shadow Study
- Attachment G: MODO Carshare Letter dated April 15, 2020
- Attachment H: Advisory Design Panel Minutes dated July 22, 2020
- Attachment I: North Jubilee Community Association Land Use Committee Letter and Meeting Minutes dated January 30, 2020
- Attachment J: Correspondence.



Committee of the Whole Report

For the Meeting of December 3, 2020

To: Committee of the Whole **Date:** November 19, 2020

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

Subject: Development Permit with Variances Application No. 00159 for 2440 and 2448 Richmond Road

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. 00722, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped October 22, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

2440 Richmond Road

- i. reduce the number of residential vehicle parking stalls from 9 to 7;
- ii. reduce the side setback (south) from 4.00m to 3.22m;
- iii. reduce the side setback (north) from 4.00m to 1.70m.

2448 Richmond Road

- i. reduce the number of residential vehicle parking stalls from 9 to 7;
 - ii. reduce the side setback (south) from 4.00m to 1.70m;
 - iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.
3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. 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 2440 and 2448 Richmond Road. The proposal is for two multi-unit residential buildings on separate lots that are each three storeys in height, each containing 11 rental units. The proposed variances are related to reducing the required residential parking stalls and reducing side yard setbacks.

The following points were considered in assessing this application:

- The proposal is generally consistent with the *Multi-Unit Residential, Commercial and Industrial Development Design Guidelines* (2012), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981). However, in the event Council advances the application for consideration at Public Hearing, staff recommend that further design revisions are desirable, this would include revisions to the ground floor entry doors to create a more welcoming streetscape, and revisions to the native, food-bearing and pollinator planting summary table to ensure it complies with the design guidelines.
- The proposal is generally consistent design related policies contained in the *Jubilee Neighbourhood Plan*, 1981.
- The variances requested to reduce the number of required parking stalls on each lot from 9 to 7 is considered supportable due to the Transportation Demand Management (TDM) measures being proposed.
- The variances related to reducing side yard setbacks are also considered supportable as the impacts are considered relatively minor and at times are internal to the development itself.

BACKGROUND

Description of Proposal

The proposal is for two, three-storey multi-unit residential buildings (one on each lot), with a total of 22 rental units. Specific details include:

- all units are studios
- at-grade unit entries and patios for ground floor units
- Juliet balconies for units on levels two and three
- shared outdoor amenity space
- raingarden and the use of permeable paving for patios.

Exterior building materials for Building A (2448 Richmond Road) include:

- predominantly fibre cement lap siding, with some smooth panel siding near windows
- standing seam sheet metal roof and pitched roof accents
- pre-finished black aluminium railing on the Juliet balconies.

Exterior building materials for Building B (2440 Richmond Road) include:

- predominately smooth panel fibre cement siding
- flat roof with pre-finished metal flashing
- pre-finished black aluminium railing on the Juliet balconies.

The proposed variances are related to:

- reducing the number of residential vehicle parking stalls on each lot from 9 to 7
- reducing side yard setbacks.

Data Table

The existing R1-B Zone does not allow multi-unit buildings as a permitted use. The proposal is compared in the table below to the RTM Zone – Traditional Residential Multiple Dwelling District. An asterisk is used to identify where the proposal differs from the standard RTM Zone and where it is proposed that these variations are included in the site-specific zone; this approach is being taken to ensure that adequate setbacks and siting criteria, specific to this site, are established in the zone. Two asterisks are used to identify what are proposed to be variances from the zone which will be reviewed in the concurrent Development Permit with Variance report

As per the *Zoning Regulation Bylaw* General Regulations, Adanac Street would technically be identified as the street frontage for the corner lot which triggers a number of variances despite Richmond reading as the natural frontage. If this application is advanced to a Public Hearing, it is proposed that these technical variances would be written into the site-specific zone. It is also proposed that the site-specific zone would require larger setbacks, lower density and lower site coverage than the RTM Zone and be more closely matched to the actual proposal to ensure privacy and breathing room for the neighbouring properties.

Zoning Criteria	Proposal – Building A (2448 Richmond)	Proposal – Building B (2440 Richmond)	Zone Standard (RTM)
Site area (m ²) – minimum	727.00*	696.00*	920.00
Lot width (m) – minimum	15.99*	15.99*	20.00
Density (Floor Space Ratio) – maximum	0.75	0.77	1.0
Height (m) – maximum	8.93	9.70	10.50
Storeys – maximum	3	3	3
Total floor area (m ²) – maximum	545.10	532.90	n/a
Site coverage (%) – maximum	26.00	27.00	50.00
Open site space (%) – minimum	44.00	43.50	30.00
Setbacks (m) – minimum			
Front	8.75	8.54	6.00
Rear	18.23	16.54	4.00

Zoning Criteria	Proposal – Building A (2448 Richmond)	Proposal – Building B (2440 Richmond)	Zone Standard (RTM)
Side	1.70**	1.70**	4.00
Side for flanking streets	3.01** (north)	n/a	6.00
Side	n/a	3.22** (south)	4.00
Vehicle parking – minimum	7** (includes 1 visitor)	7** (includes 1 visitor)	9 on each lot (18 total)
Parking location	Side and rear	Rear	Side or rear
Bicycle parking stalls – minimum			
Long term	11	11	11 on each lot (22 total)
Short term	6	6	6 on each lot (12 total)

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property Development Permit Area 16, General Form and Character. The objectives of DPA 16 seek to integrate multi-unit buildings in a manner that is complementary and enhances the established neighbourhood and streetscapes. Further, it seeks to establish streetscapes through high-quality architecture, landscape and urban design, and to achieve more liveable environments through human-scaled design, quality open spaces, privacy impact, safety and accessibility.

The Design Guidelines that apply to Development Permit Area 16 are the *Multi-Unit Residential, Commercial and Industrial Development Design Guidelines* (2012), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981).

The proposal is generally consistent with the *Multi-Unit Residential, Commercial and Industrial Development Design Guidelines* in the following ways:

- The proposal respects the character of established neighbourhoods by transitioning to lower density building forms. The buildings are setback seven meters from the lower density single family dwelling at the rear of the proposal, and 3.23 meters on the south side. Landscaping and a new 1.8-meter fence are proposed along the perimeters abutting the adjacent single-family dwellings to provide a visual buffer.
- The proposal is for two separate buildings on two lots, which helps to break up the building massing.

- The proposed building façades have been broken up through colour, articulation and materials. In addition, the building on the corner addresses both streets. Most ground floor units and the shared access entries are ground-oriented, with pathways connecting to the public sidewalk.
- Ground level patios have been provided and landscaping is proposed to help provide some distinction between public and private space.
- The front and rear yards will be landscaped, and open site space is proposed at the rear of the buildings in the form of a shared amenity space.
- The parking surface material is a combination of permeable pavers, stamped concrete and asphalt, and the patios are permeable pavers. There is also a rain garden proposed. As the property is located in the Bowker Creek watershed, the use of permeable paving and a rain garden helps to reduce stormwater runoff and improve water quality entering Bowker Creek. This helps to support goals identified in the Bowker Creek Blueprint.
- The proposed parking is at the rear of the lots and is accessed from Adanac Street. The parking has been broken up with a raingarden, landscaping, and is screened with a fence and landscaping and uses a variety of surface materials.

The application is inconsistent with the following guidelines, and revisions are recommended prior to a Public Hearing. Should Council advance the proposal, the applicant has agreed to make these revisions:

- The majority of the ground floor units have access to the street with a direct pathway to the sidewalk, except for one unit in the south west corner. The proposed doors have a large window fitted with opaque glass. Staff would recommend the opaque glass be changed to transparent glazing so there is more of a welcoming feel to the door entries. This is included in the recommended motion, and the applicant has indicated they are supportive of this change.
- The guidelines aim to achieve a minimum of 30% of the common outdoor areas be planted with native, food-bearing or pollinator species. The proposal notes a minimum of 30% of the common areas will be native, food-bearing and pollinator; however, there are inconsistencies in the table summary; therefore, revisions are recommended in the motion.

The *Guidelines for Fences, Gates and Shutters* encourage that fences that are cohesive with the design of the building and maintain transparency and contribute to the streetscape. The fences proposed along Adanac Street and Richmond Road are cedar post and aluminium fence panel around four feet high, and offer a degree of visibility to and from the site. Along the west and south lot lines, the fences are six feet in height, providing additional privacy and screening. The proposal generally meets these Design Guidelines.

The *Advisory Design Guidelines for Buildings, Signs and Awnings* are also applicable. The Design Guidelines encourage a comprehensive design approach with attractive streetscapes and architectural and landscape features that acknowledge and identify the immediate area. The proposal generally meets this design guideline.

Staff consider that the proposal is adequately consistent with the above policies and Design Guidelines; however, revisions need to be made to the landscape plan, and entry level doors to be more consistent. These changes have been noted in the recommendation.

Local Area Plans

The *Jubilee Neighbourhood Plan* encourages new residential development to have individual unit entrances at ground level and where possible, entries facing the street. This proposal has entrances and small outdoor patios for all ground level units.

The Neighbourhood Plan also encourages respecting the balance between adequate parking and green space. The front and side facing Adanac Street have greenspace, however, a significant area of the rear yard is utilized for parking. A variance is proposed to reduce the parking requirement from 9 stalls to 7 stalls for each lot, which allows for a larger shared outdoor amenity space, planting space for tree replacement, and a rain garden.

Parking Variance

The *Jubilee Neighbourhood Plan* contains the following objective related to parking: ensure new residential developments provide sufficient parking to meet their needs.

The application proposes a variance to reduce the number of residential parking stalls from nine to seven stalls for each lot. To mitigate the potential on-street parking impacts resulting from the variance, the applicant is proposing the following Transportation Demand Management (TDM) measures, which would be secured by legal agreement as a condition of the Rezoning Application:

- one car share membership per dwelling unit
- \$100 in car share usage credits per membership
- four electric bike charging outlets per building
- one bicycle repair storage area per building.

Subject to these measures being secured, staff consider the parking variance is supportable.

Side Yard Setback Variances

The application also proposes a number of side yard setbacks that may be lower than what would be considered acceptable in a different proposal. Staff are therefore recommending that they be dealt with as variances using the base established in the RTM Zone, so that they do not become reduced permissions entrenched as of right in the zone. This is important so that if this proposal is not built, a future development would not have an automatic right to these smaller setbacks.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed this application on July 22, 2020. A copy of the minutes from this meeting are attached to this report. The ADP were asked to comment on the fit with the existing and future context, landscaping, and ground floor windows. The following motion was carried by ADP:

“...That Development Permit Application No. 000569 for 2440 and 2448 Richmond does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- *The project as presented does not fit the current or future character and context of the neighbourhood.*

- *Reconsider the massing and two-building approach to better utilize the site while providing meaningful landscape options. If a two-building approach is pursued, then it will require a different expression than what was presented at this current meeting.*
- *Reconsideration of the rooflines of the project.*
- *Increase the landscaping between the west side of the site and the existing neighbours.*
- *Ensure adequate accessible handicap parking.*
- *Increase the glazing to improve the livability of ground floor units.”*

In response to the ADP's comments, the applicant made a number of revisions to the proposal which are briefly summarized below and explained in more detail in the applicant's letter dated November 13, 2020. These changes include:

- changing the roofline of Building A to have a more consistent height
- adding landscaping along the west lot line and between the buildings
- changing a parking stall to be accessible
- increasing the glazing for the ground floor units facing Richmond Road and Adanac Street.

The applicant has chosen to keep the two-building and multi-unit approach, as noted in their letter to Council dated November 9, 2020, in consultation with the neighbourhood they felt the massing of a single large building would be considered out of character with its surroundings.

The applicant proposes that the two buildings be similar in massing, but have different finishing and roof style for more variation. While the applicant has not fully addressed ADP's concerns, they have made some changes to the design and landscaping which make the proposal more consistent with the applicable design guidelines.

CONCLUSIONS

The proposal is generally consistent with the applicable Design Guidelines, however, should Council consider approving this application staff recommend that the applicant make further design revisions to the building entry doors and ensuring it meets the design guidelines related to 30% of landscaped areas being native, pollinator, or food bearing plants. The alternate motion includes the necessary wording to facilitate these changes.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00159 for the property located at 2440 and 2448 Richmond Road.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

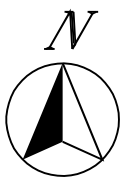
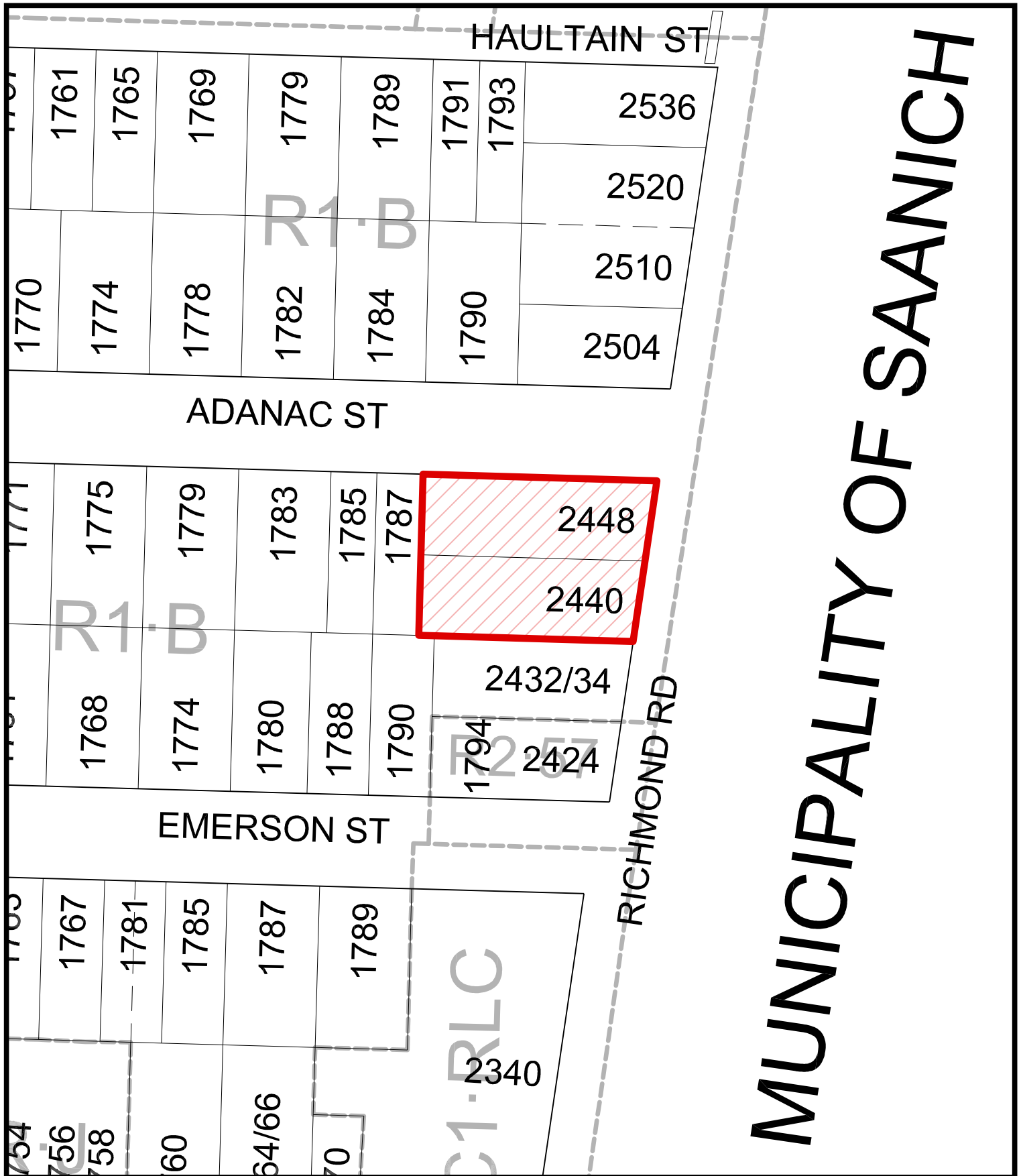
Report accepted and recommended by the City Manager:



Date: November 26, 2020

List of Attachments

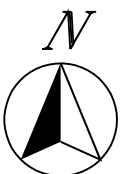
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 22, 2020
- Attachment D: Letter from applicant to Mayor and Council dated November 13, 2020
- Attachment E: Arborist Report dated June 24, 2020
- Attachment F: Shadow Study
- Attachment G: MODO Carshare Letter dated April 15, 2020
- Attachment H: Advisory Design Panel Minutes dated July 22, 2020
- Attachment I: North Jubilee Community Association Land Use Committee Letter and Meeting Minutes dated January 30, 2020
- Attachment J: Correspondence.



2440 and 2448 Richmond Road
Rezoning No.00722



MUNICIPALITY OF SAANICH



2440 and 2448 Richmond Road
Rezoning No.00722



Project Data

Owner / Client:	MicroSmart Living Ltd.		
Architect:	Joseph R. Newell architect.aibc Joe Newell Architect Inc. 2-101 Presley Place, Victoria B.C.		
Civic Addressess:	2440 & 2448 Richmond Road, Victoria B.C.		
Project Description:	22 Studio Suites for Workforce Housing 11 Studio Suites per Building		
2440 Richmond Road			
Legal Description:	Lot 47 Plan VIP339 Section 25 Land District 57		
Zoning:	Current: R1-B	Proposed: Site Specific Rezoning Required	
Lot Size:	896 m ²	(7,491.7 ft ²)	
FootPrint:	188.7 m ²	(2,031 ft ²)	
Building Floor Area:	Main Floor 155.5 m ²	1,674 ft ²	
	Second Floor 188.7 m ²	2,031 ft ²	
	Third Floor 188.7 m ²	2,031 ft ²	
	Total 532.9 m ²	5,736 ft ²	
Coverage:	27%		
Floor space ratio:	1 : 0.77		
Open site Space:	43.5% (3,264ft ²)		
front site Space:	70%		
Building Height:	9.7 m (31.82 ft)		
Setbacks:	North Side Yard: 1.7m (5'-7") Front Yard: 8.54m (28'-0") South Side Yard: 3.23m (10'-7") Rear Yard: 16.54m (54'-3 1/4")		
Vehicle Parking:	0.75 Spaces / Dwelling = 8.25 (8) Spaces 0.1 Visitor Spaces / Dwelling = 1.1 (1) Space <u>9 Spaces Required / 7 Spaces Provided *Variance Requested</u>		
Bicycle Parking:	11 Class 1 spaces plus 16-space Class 2 rack Required and Provided		
Unit Types & Numbers:	2 - Suite Type B 33.4 m ² 360 ft ² 4 - Suite Type C 33.4 m ² 360 ft ² 4 - Suite Type D 34.2 m ² 368 ft ² 1 - Suite Type E 27.9 m ² 300 ft ²		

2448 Richmond Road			
Legal Description:	Lot 46 Plan VIP339 Section 25 Land District 57		
Zoning:	Current: R1-B	Proposed: R3-A1 Rezoning Required	
Lot Size:	727 m ²	(7,825.4 ft ²)	
FootPrint:	188.7 m ²	(2,031 ft ²)	
Building Floor Area:	Main Floor 167.7 m ²	1,805 ft ²	
	Second Floor 188.7 m ²	2,031 ft ²	
	Third Floor 188.7 m ²	2,031 ft ²	
	Total 545.1 m ²	5,867 ft ²	
Coverage:	26 %		
Floor space ratio:	1.0 : 0.75		
open site Space:	44% (3,445ft ²)		
front site Space:	57%		
Building Height:	8.93 m (29.29 ft)		
Setbacks:	Ext. Side Yard: 3.02m (9'-11") Front Yard: 8.75m (28'-9 1/4") Side Yard: 1.7m (5'-7") Rear Yard: 16.34m (53'-7 1/2")		
Vehicle Parking:	0.75 Spaces / Dwelling = 8.25 (8) Spaces 0.1 Visitor Spaces / Dwelling = 1.1 (1) Space <u>9 Spaces Total / 7 Spaces Provided *Variance Requested</u>		
Bicycle Parking:	11 Class 1 spaces plus 16-space Class 2 rack Required/Provided		
Unit Types & Numbers:	1 - Suite Type A 39.6 m ² 426 ft ² 2 - Suite Type B 33.4 m ² 360 ft ² 4 - Suite Type C 33.4 m ² 360 ft ² 4 - Suite Type D 34.2 m ² 368 ft ²		

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.60	20.60	20.30	14.70	238.41
b-c	20.60	20.65	20.63	11.10	228.99
c-d	20.65	20.10	20.38	14.70	299.59
d-e	20.10	20.00	20.05	11.10	222.56
			51.6	1,049.05	
proposed average grade					20.34

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.30	20.00	20.15	16.90	340.54
b-c	20.00	20.00	20.00	11.10	222.00
c-d	20.30	20.40	20.20	14.70	296.94
d-e	20.40	20.40	20.40	5.50	112.20
e-f	20.40	20.30	20.35	2.20	44.77
f-g	20.30	20.30	20.30	5.60	113.68
			56.00	1,130.13	
proposed average grade					20.19

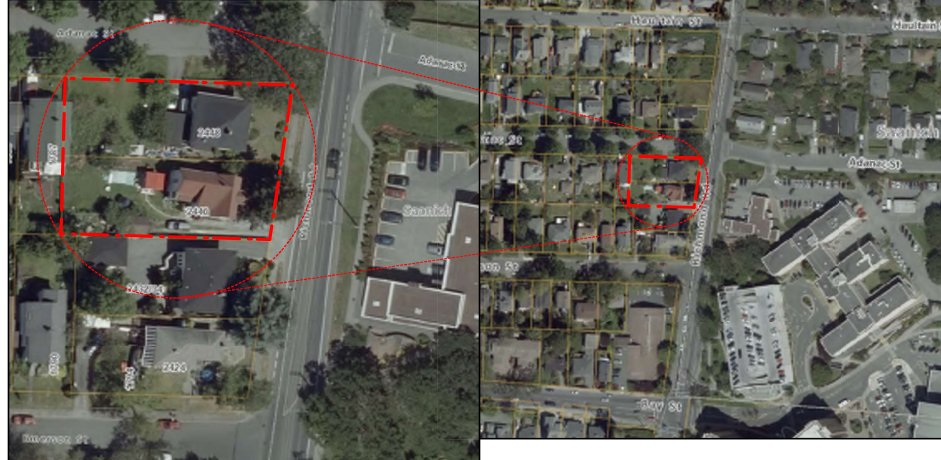
Drawing List

Architectural	
A1	Cover Sheet
A2	Site Plan
A3	Building A Floor Plans
A4	Building A Elevations
A5	Building B Floor Plans
A6	Building B Elevations
A7	Building Sections
A8	Street Elevations

Proposed View Looking Southwest from Richmond & Adanac



Project Location



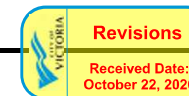
Proposed View Looking west from Richmond Road



2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

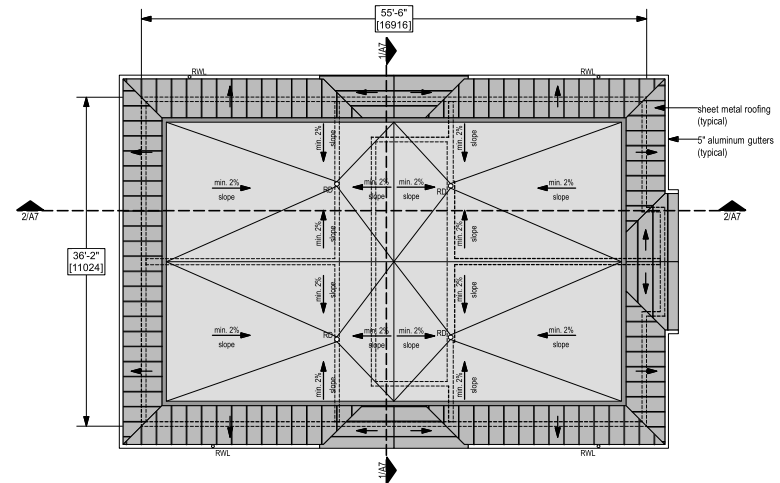
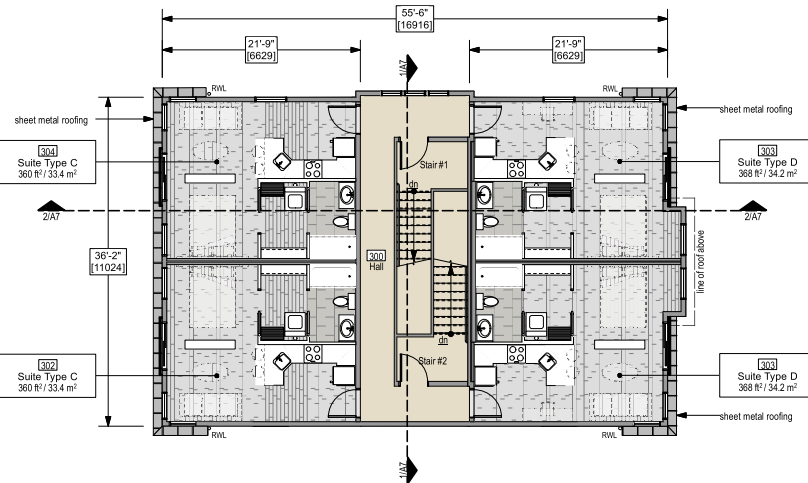
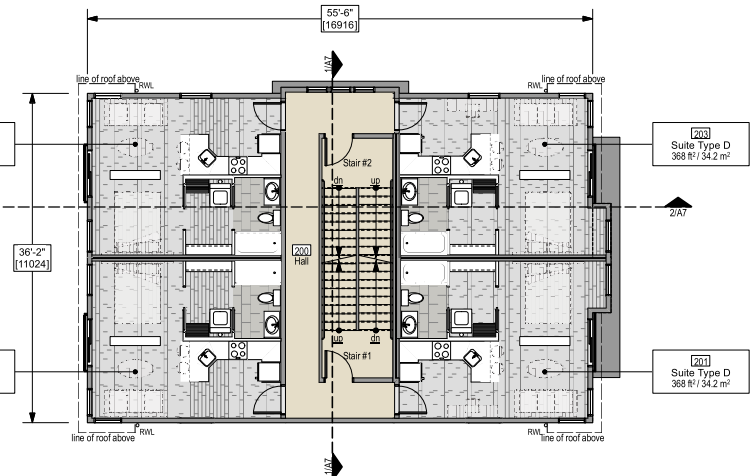
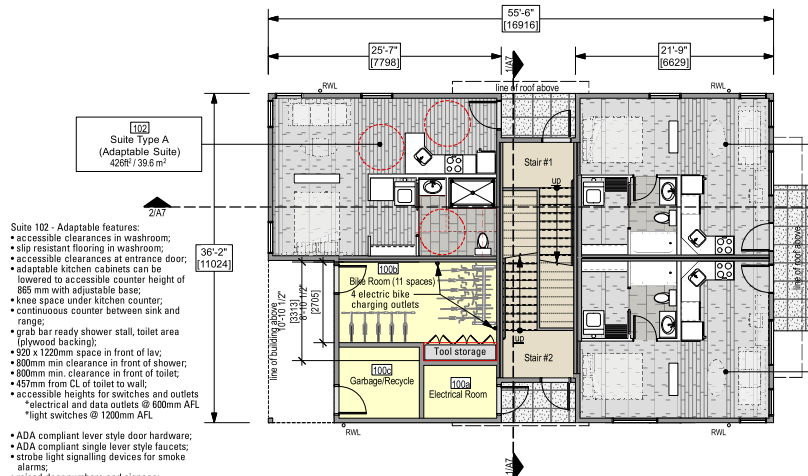


A1

Joe Newell
architect inc.

2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
RevF: 2020.10.20



2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

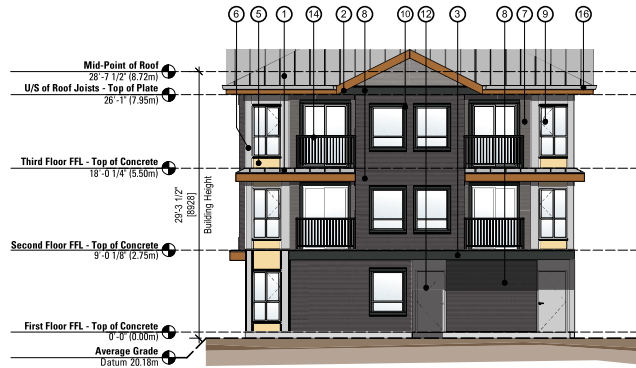
A3 Joe Newell
architect inc.

2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenevellarchitect.com

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.08.11
RevF: 2020.10.20



① East Elevation (Richmond RD) - Building A
Scale: 1:100



③ West Elevation - Building A
Scale: 1:100

Materials Key

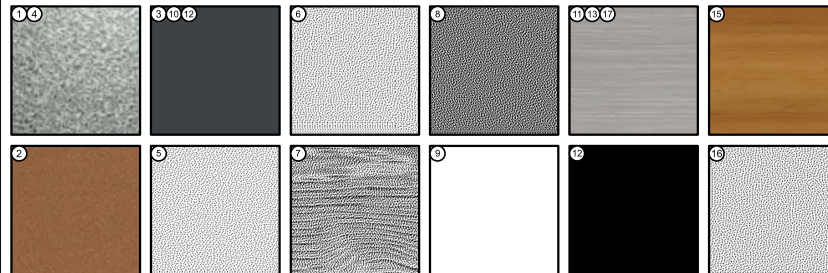
1	Pitched Roof	Standing Seam Sheet Metal	'Galvalume'
2	Roof / Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
3	Feature Fascia	Pre-finished Sheet Metal	BM 2124-10 'Wrought Iron'
4	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
5	Fibre Cement Siding	Smooth Panel	BM CSP-950 'Honeybee'
6	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
7	Fibre Cement Siding	Lap Siding	RusticSeries 'Cascade Slate'
8	Fibre Cement Siding	Shingle Siding	Jamies Hardie 'Aged Pewter'
9	Windows	Vinyl Window Frames	White
10	Window/Door Trim	Painted Combod Spruce	BM 2124-10 'Wrought Iron'
11	Reveals	Prefinished Alum. Reveals	Clear Anodized
12	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
13	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
14	Deck Railing / Fence Panels	Pre-Finished Aluminium	'Black'
15	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
16	Gutters / Downspouts	Pre-finished Aluminum	'Slate Gray'
17	Soffits	Pre-finished Perforated Aluminum	Clear Anodized



② South Elevation - Building A
Scale: 1:100



④ North Elevation (Adanac) - Building A
Scale: 1:100



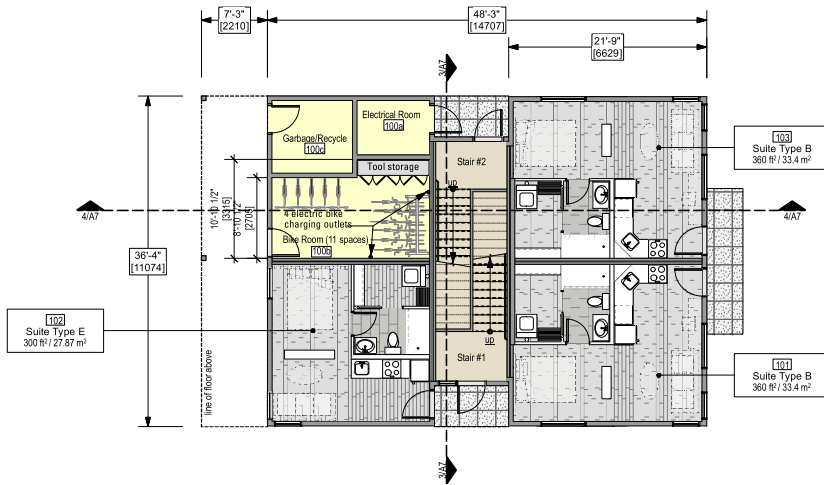
2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

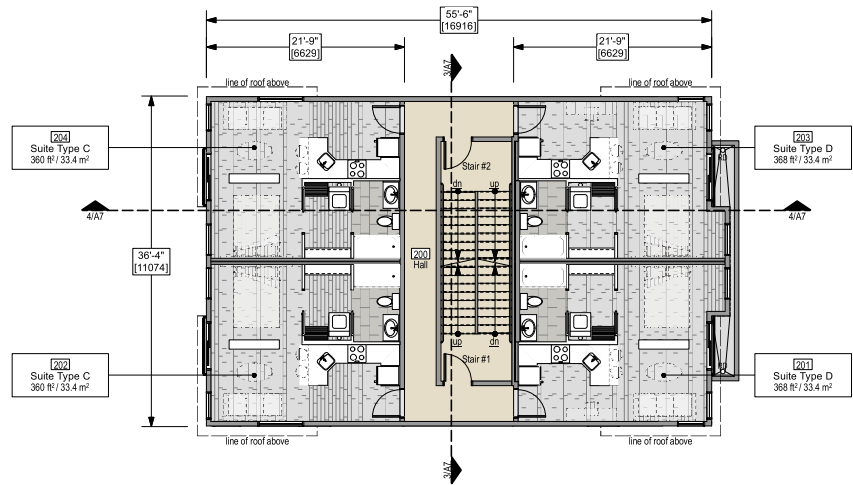
11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A4 Joe Newell
architect inc.

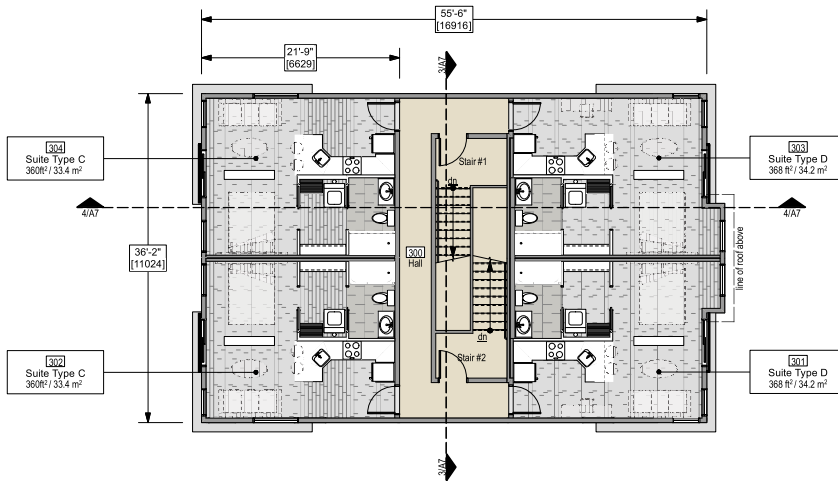
2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com
Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
RevF: 2020.10.20



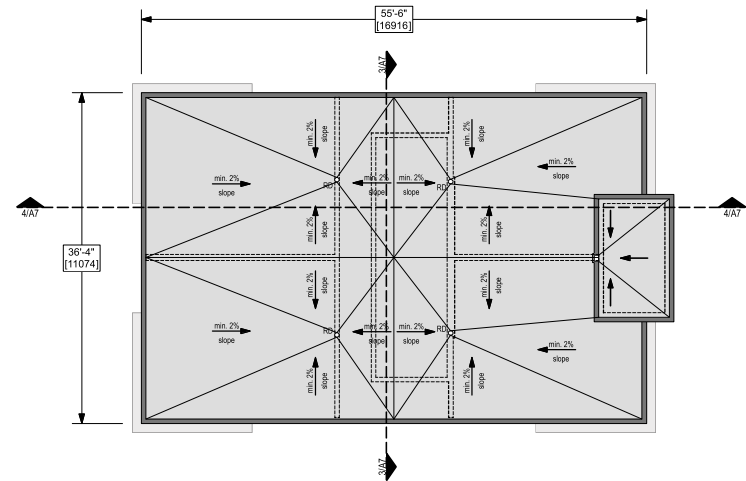
① **Main Floor Plan - Building B**
Scale: 1:100
1674 ft² / 155.5 m²



② **Second Floor Plan - Building B**
Scale: 1:100
2031 ft² / 188.7 m²



③ **Third Floor Plan - Building B**
Scale: 1:100
2031 ft² / 188.7 m²



④ **Roof Plan - Building B**
Scale: 1:100

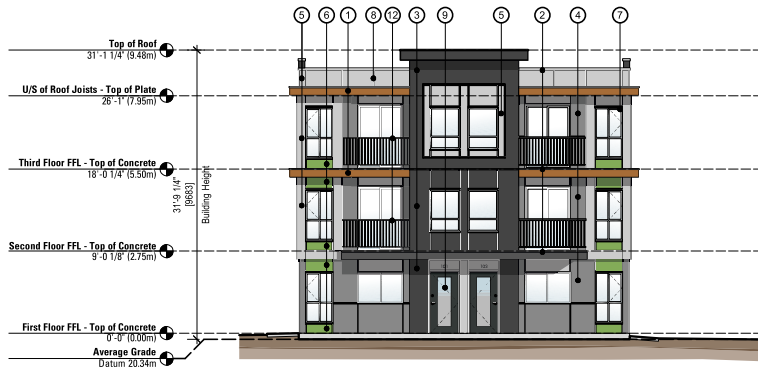
2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A5 Joe Newell
architect inc.

2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com
Date: 2019.11.22
Rev A: 2020.02.25
Rev B: 2020.04.29
Rev C: 2020.06.15
Rev D: 2020.07.03
Rev E: 2020.08.11
Rev F: 2020.10.20



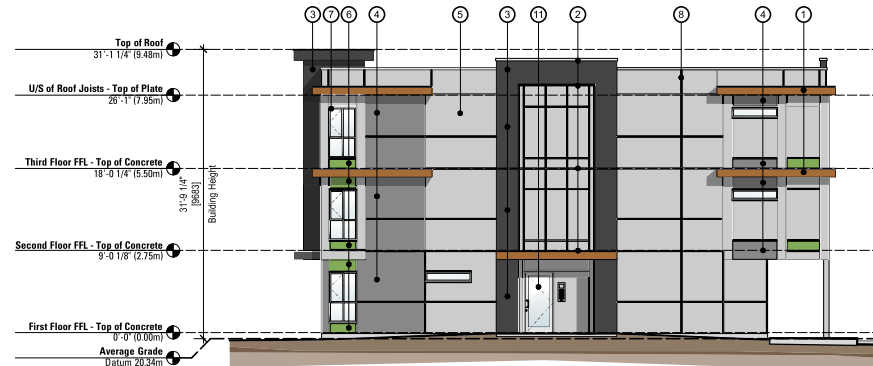
① East Elevation (Richmond RD) - Building B
Scale: 1:100



② South Elevation - Building B
Scale: 1:100



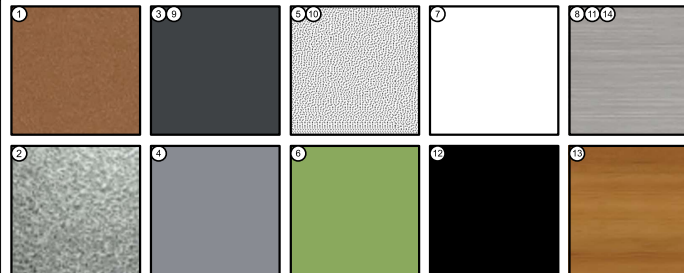
③ West Elevation - Building B
Scale: 1:100



④ North Elevation - Building B
Scale: 1:100

Materials Key

1	Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
2	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
3	Fibre Cement Siding	Smooth Panel	BM 2124-10 'Wrought Iron'
4	Fibre Cement Siding	Smooth Panel	BM 2124-30 'Deep Silver'
5	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
6	Fibre Cement Siding	Smooth Panel	BM 427 'Napa Vineyard'
8	Windows	Vinyl Window Frames, Alum. Reveals	White
9	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
10	Exterior Service Doors	Aluminum - Painted	BM OC-52 'Gray Owl'
11	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
12	Deck Railing / Fence Panels	Pre-Finished Aluminum	'Black'
13	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
14	Soffits	Pre-finished Perforated Aluminum	Clear Anodized



2440 RICHMOND RD
& 2448 VICTORIA, BC

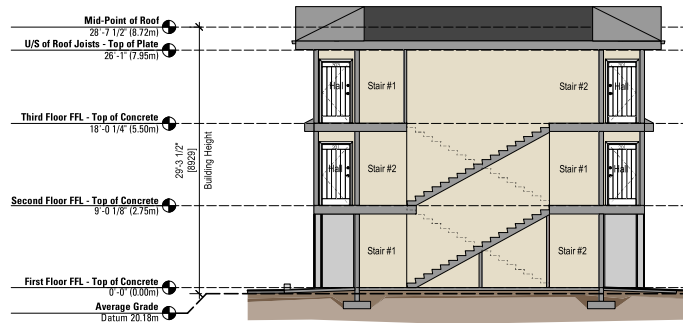
PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

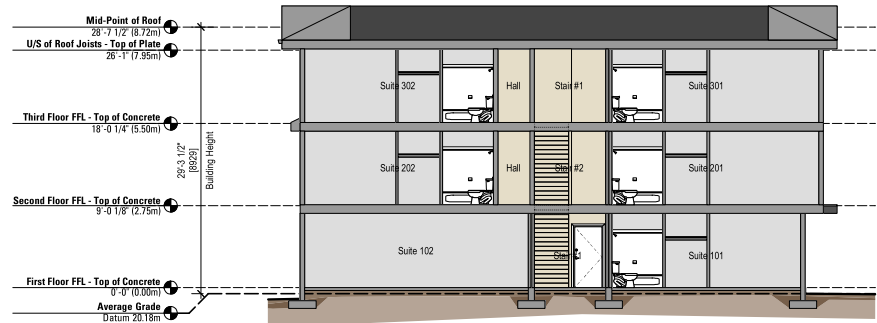
A6

Joe Newell
architect inc.

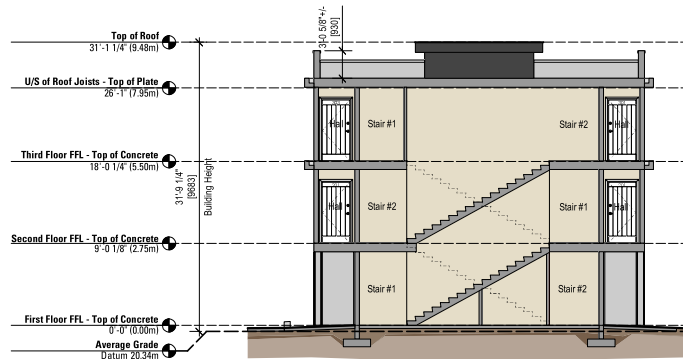
2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com
Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
RevF: 2020.10.20



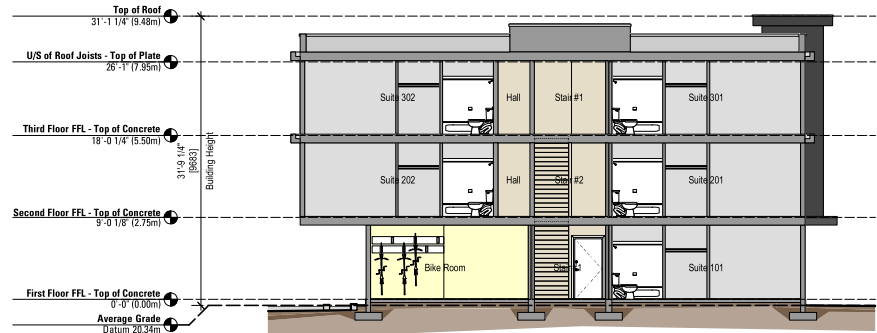
① Section - Building A
Scale: 1:100



② Section - Building A
Scale: 1:100



③ Section - Building B
Scale: 1:100

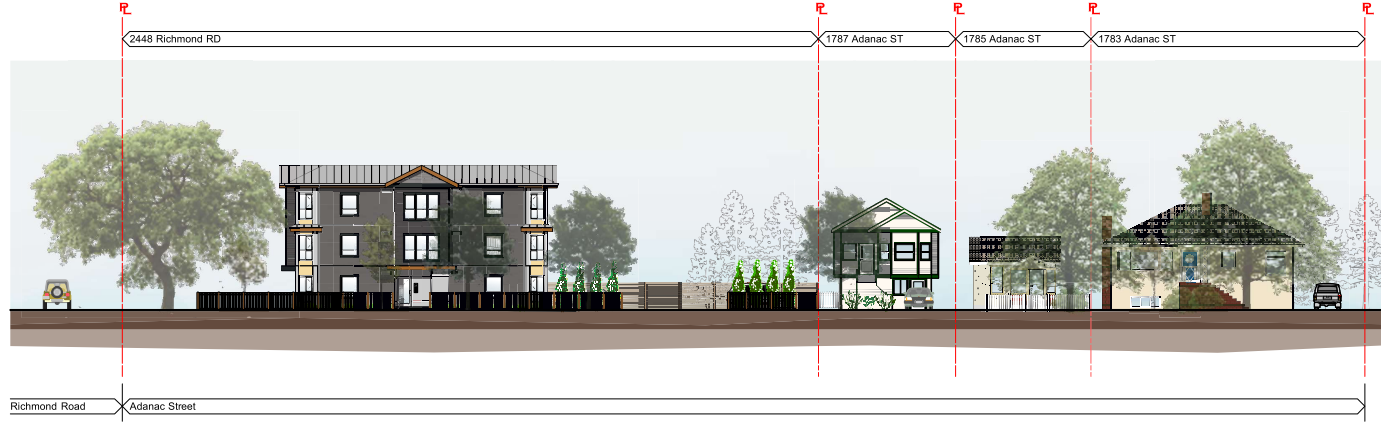


④ Section - Building B
Scale: 1:100

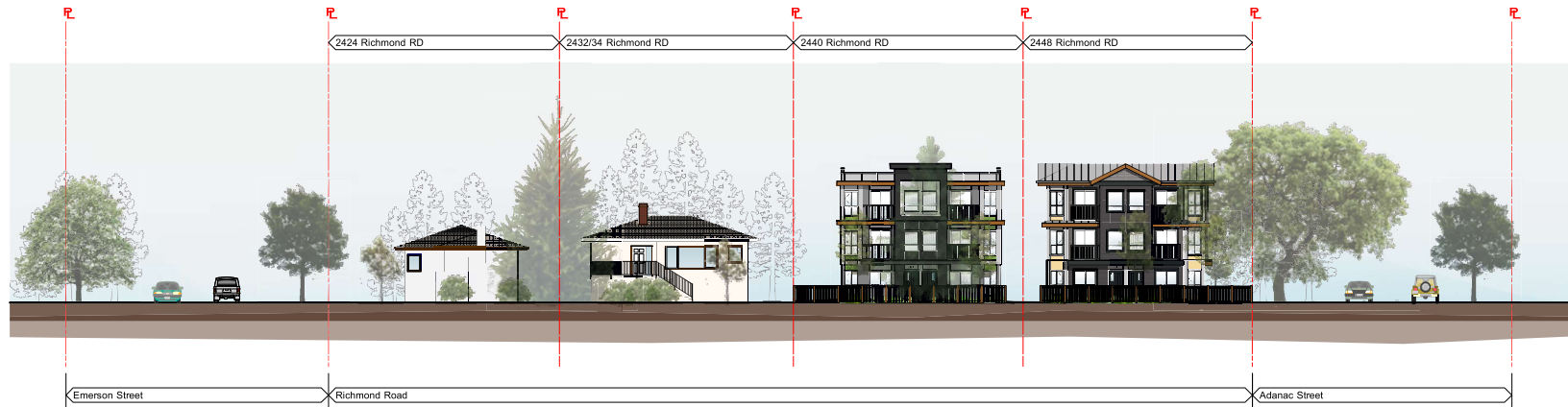
2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS



① **Street Elevation - Adanac Street**
Scale: 1:200



② **Street Elevation - Richmond Road**
Scale: 1:200

2440 RICHMOND RD
& 2448 VICTORIA, BC

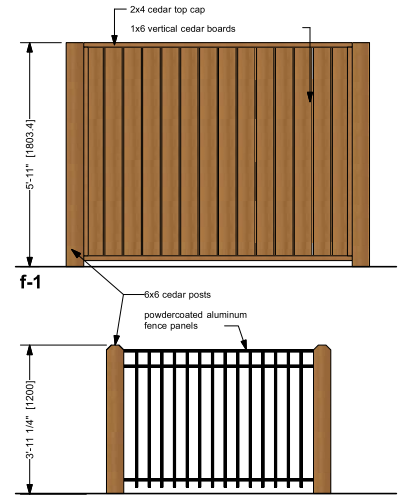
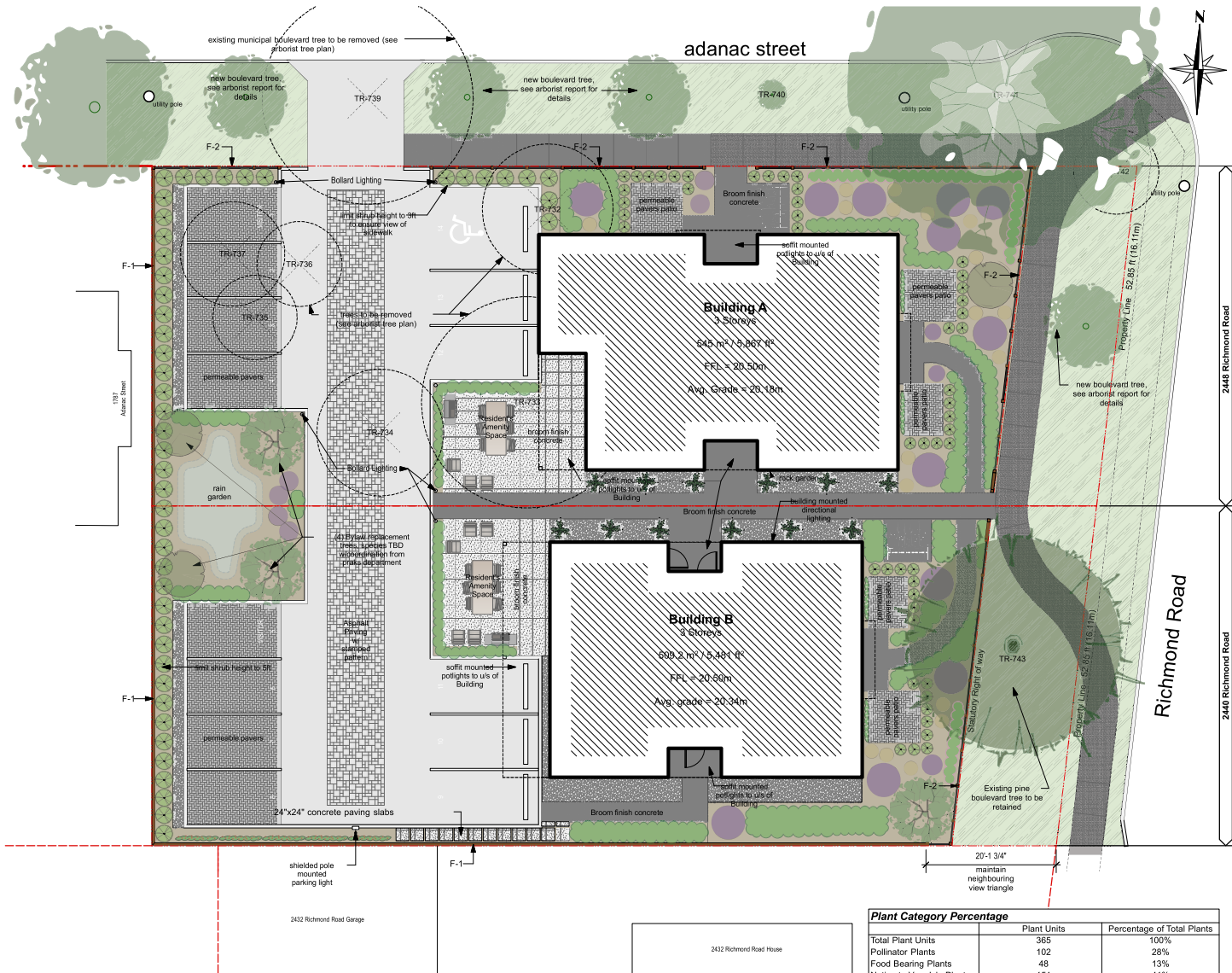
PROPOSED RESIDENTIAL DEVELOPMENT

11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A8

Joe Newell
architect inc.

2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com
Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.08.11
RevF: 2020.10.20



fence types
Scale: 1:120

Notes:
- All planting to conform to current BC Landscape Standards.
- Planting beds to be depressed with min 50mm bark mulch.
- All Planting beds and lawn areas to be irrigated with a Fully automatic irrigation system that conforms to IABC Standards.
- Min. 30% of soft landscaping is native, food bearing, and/or pollinator habitat

Planting List

Symbol	LATIN Name	Common Name	Size	QTY.	P	FB	N	NN
	Thuja Occidentalis	Emerald Cedar	#3 Pot.	100				
	Buxus Sempervirens	Common Boxwood	#2 Pot.	110				
	Cornus Nuttallii	Pacific Dogwood	#5 Pot	3				
	Clematis amandii	evergreen clematis	#2 Pot	20				
	rhododendron pjm	rhododendron pjm	#2 Pot	21				
	ACER rubrum	"bowhall" red maple	#5 Pot	3				
	arctostaphylos uva-ursi	kinnikinnick	#2 Pot	18				
	Mahonia nervosa	Oregon grape	#2 Pot	18				
	BC90423 (Rudi)	raspberry	#2 Pot	30				
	Carax obnupta	Slough Sedge	#1 Pot	9				
	iris tenax	OREGON IRIS	#1 Pot.	7				
	Juncus effusus (pacificus)	soft Common rush	sp3.	9				
	deschampia cespitosa	tufted hair grass	#1 pot	5				
	polystichum munium	western sword fern	#1 pot	12				

Plant Category Percentage

	Plant Units	Percentage of Total Plants
Total Plant Units	365	100%
Pollinator Plants	102	28%
Food Bearing Plants	48	13%
Native to Van. Isle Plants	151	41%

Landscape Concept Plan
Scale: 1:120

2440 RICHMOND RD
& 2448 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A9 Joe Newell architect inc.

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.29
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.08.11
RevF: 2020.10.20

2-101 Presley Pl, Victoria, BC V8B 0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com



November 13, 2020

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC

RE: Proposed Rental Apartments – 2440&2448 Richmond Road

Dear Mayor and Council,

We are proposing to rezone and develop two properties located at 2440 and 2448 Richmond Rd with our client Cadillac Developments Ltd. Based on the recent success of MicroSmart Living's rental apartment building at 2732 Doncaster Drive which was recently completed in Sept 2019 in partnership with Cadillac, we intend to construct a similar model of building on each of these properties. The goal is to provide workforce housing across the street from one of the largest employment centres within the city. The project site is located directly across from the Royal Jubilee Hospital complex with various other health facilities nearby. To the south east of the hospital exists a neighbourhood commercial district with shops including grocery, pharmacy, restaurants, and the Oak Bay recreation centre giving easy access to all the residents needs. Within a block in either direction there are BC Transit stops which take riders into the city and out to the University of Victoria. The transit provides bus service every 15 minutes or better during peak commuting hours. The site provides the best combination of local amenities and employment all within walking or cycling distance.

These properties are currently zoned R1B Single Family Dwelling with existing single storey homes in need of repair. There are 2-storey homes neighbouring to the South and West with Adanac street to the North. Our proposal is to construct two 3-storey purpose built rental apartment buildings for workforce housing on a site specific zone. The proposed building sizes are no greater than already allowed for a public building in the current zone.

For the onset of this project our team has been meeting with local stake holders in an effort to work collaboratively with the neighbourhood. During these early conversations with the neighbourhood association we were encouraged not to consolidate the properties to build a larger building. They felt the massing of a single large building would be out of character with the neighbourhood and shade the yards of the properties around it. This is why we have chosen to pursue a pair of smaller buildings on these sites. Another deciding factor in developing two smaller buildings was being able to keep them in Part 9 of the BC Building Code. Generally speaking Part 9 buildings are more cost effective to build and these savings can be directly applied to more attainable rents for the residents.

Each of the two buildings consist of eleven fully furnished micro suites with bicycle storage and an enclosed garbage/recycling room. While the total project requires 18 parking stalls, which we provided in our original design, at the direction of city staff a parking variance was explored in an effort to create more green space. Transportation and planning staff noted this variance could be supported if transportation demand management (TDM) measures were provided. With the removal of 4 stalls we are able to provide enhanced common patios along with a central rain garden on the west side of the parking area. This rain garden is an integrated part of the storm water management plan which was key considering our proximity to Bowker Creek. In support of the parking variance we are providing secure bicycle storage with repair/maintenance tool areas and eBike charging receptacles for residents in each building. Further to these measure we have been in communication with Modo and have come to a proposed agreement for a partnership membership for the project to provide memberships for all tenants.

The initial image of each building mirrored the design of the successful Doncaster Apartment with an updated colour scheme. The buildings presented a contemporary West coast aesthetic with bold architectural accent roofs, projecting bays, and modern colours. Through input from the neighbours the exterior of the corner site was revised to reflect a more traditional design with sloped roofs, shingle and lap sidings, and window trims. The interior building (2440) was left as originally designed. The siding materials are primarily durable fibre cement sidings with aluminum trims and pre-finished metal fascias. The use of durable materials will ensure low maintenance requirements and will keep the building looking new and fresh for years to come as well as reducing maintenance costs which have an effect on rent. The buildings have a proposed height of 9.0m which is 1.5m less than the allowable building height for a public building in the current R1-B zone.

The project will be built to meet Step 3 of the BC Energy Step Code for Part 9. Through preliminary discussions with consultants we will be looking various strategies to meet this step including but not limited to increased insulation, quality windows, LED lighting, and a special attention to detail in regards to air tightness.

In November 2019 we attended a CALUC meeting for the Jubilee South Neighbourhood in which we presented the project to approx. 60 members of the community. After the presentation we engaged with the neighbours and answered any questions or concerns they raised. While the project seemed to be well received the neighbours seemed particularly concerned about on-street parking. We feel that we have found a balance with the parking provided and the other TDM's. In an effort to alleviate the neighbours concerns of the off-street parking being taken by the trades, the on-site civil work and parking lot will be the first thing constructed. With the parking area being completed first, trades and delivery vehicles can be located on site and limiting congestion on the street.

Throughout the design process we have had a collaborative working relationship with the City and neighbourhood in a effort to satisfy everyone's needs. As with the Doncaster apartment our client is willing to enter into a long term rental housing agreement in perpetuity with the city to secure these units as rentals. At the request of the City, our client will also be registering a 4.89m wide Statutory Right of Way along the frontage of both properties for the City's use. Cadillac and the consultant team have been working directly with the Friends of Bowker Creek Society to ensure the stormwater management plan and the work being done on site does not effect the watershed. Installation of a rain garden, oil interceptor, and permeable paving surfaces will ensure that the creek will see clean water entering the ground.

In July 2020 we presented the project to the Advisory Design Panel after which they voted to recommend declining the application and included key areas to revise. The ADP appeared to be very stuck on a single building approach. As noted the neighbourhood encouraged against the consolidation of the properties and supported the 2 separate buildings. This is still the route we are choosing to pursue. Taking the recommendations from the ADP we have revised the project in the key areas they highlighted. The roof line of 2448 was increased to a more traditional sloped roof typical of the surrounding area. Landscaping has been increased along the West property line as well as between the 2 buildings. An accessible parking stall has been added should it be needed by the adaptable suite being converted to an accessible suite. Increased glazing has been added to ground floor suites to increase livability and enhance the Richmond Rd. elevations. On top of the revisions noted to the elevations, we also took a further look into the materials and transitions between them to ensure the 2448 building reflects a more traditional design as requested by the neighbourhood.

All of the suites will be studio suites of between 300 and 428 s.f., but with the sleeping area separated from the living / dining / kitchen area by a built in millwork unit. One suite (428 s.f.) on the ground floor of Building A will be designed as an adaptable suite for better accessibility in accordance with the recommendations of the BC Accessibility Handbook. The features of this suite that make it adaptable include:

- accessible clearances in washroom;
- slip resistant flooring in washroom;
- door handle access clearances at entrance door;
 - 610mm on hinge side of door (door swings towards user)
 - 305 on opposite side (door swings away from user)
- adaptable kitchen cabinets can be lowered to accessible counter height of 865 mm with adjustable base;
- knee space under kitchen counter;
- continuous counter between sink and range;
- grab bar ready shower stall, toilet area (plywood backing);
- 920 x 1220mm space in front of lavatory;
- 800mm min clearance in front of shower;
- 800mm min. clearance in front of toilet;
- 457mm from CL of toilet to wall;
- accessible heights for switches and outlets
 - electrical and data outlets @ 600mm AFL
 - light switches @ 1200mm AFL
- ADA compliant lever style door hardware;
- ADA compliant single lever style faucets;
- light signalling devices for smoke alarms;
- raised door numbers and signage;
- space for side by side laundry pair;
- Patio access via front door for level access
- Accessible Parking Stall close to the ground floor adaptable suite;
- 5' (1525mm) diameter turning spaces at key locations throughout suite;
 - at entry door
 - at kitchen
 - at breakfast bar
 - in closet

Parking is provided for 14 cars, with one stall near the adaptable suite being *accessible and with a direct path to the adaptable suite*. In addition, each building will contain a fully enclosed bicycle storage room for 11 bicycles (1 per suite)c. The room will be equipped with a tool storage cabinet and 4 electrical outlets positioned for convenient charging of electric bikes. There is also a 6 stall bike rack located in close proximity to both buildings, for visitors.

Access to the parking area will be off of Adanac Street to the North. The two lots are being maintained as individual properties with a permanent access easement across 2448 Richmond Road, to access the parking for 2440 Richmond Road. In addition, there is a pedestrian access from Richmond to the rear of the buildings, located along the property line between the two lots, which will be within its own access easement.

The City of Victoria Planning Department has asked the Developer to consider an access easement for access to the property to the South of the proposal site, should development of that property occur in the future. The Developer is not in favour of this blanket type easement at this time, but would consider it in the future, provided that the Developer, as the neighbouring property owner, is consulted about those future development plans.

Outdoor amenity space in the form of common patios are provided at the rear of each building, to encourage social interaction amongst the residents. Each patio is equipped by the developer with a barbecue and outdoor tables and seating for the use of all of the residents.

We believe that the proposed project will provide numerous benefits to the existing neighbourhood and the City of Victoria as a whole. The site is a great opportunity for suburban densification in a flourishing neighbourhood. There is an urgent need for workforce rental housing in the region and we ask that council approve this re-zoning and development permit application.

Thank you for your consideration of this project and we look forward to working with the City in making this proposal a reality.

Sincerely,
Joe Newell Architect Inc.

A handwritten signature in black ink, appearing to read 'Joe Newell', with a stylized flourish at the end.

Joe Newell Architect.AIBC



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

Arborist Report

**2440/2448 Richmond Road
Victoria, B.C.**

Date of Report: June 24, 2020

Date of Field Work: January 23, 2020

Prepared by Jeremy Gye

ISA Certified Arborist & Municipal Specialist # PN-0144AM

On behalf of Gye and Associates, Urban Forestry Consultants Ltd.

Tel: (250) 544-1700

Email: jgye@gyeandassociates.ca

EXECUTIVE SUMMARY

The proposed site is currently made up of two residential lots located in a mature residential neighbourhood. The majority of the surface of the lot is either constructed or landscaped with introduced plant species.

Two three-storey multi-family buildings are proposed for construction on the site. Site works with associated tree impacts include the following:

- Removal of the existing houses and driveways;
- Construction of new building foundations;
- Construction of a new access road/driveway and on-street parking;
- Upgrades to the road infrastructure along Richmond Road and Adanac Street (including new sidewalks that will transit the protected root zones of several boulevard trees);
- New underground services and utilities

Eight trees are identified on the two subject lots, three of which are protected under the City's current Tree Preservation Bylaw. The highest value on-site tree is a 64cm dbh Black pine (*Pinus nigra*), located on the front of 2440. The remaining trees on site are fruit and flowering trees and are proposed for removal due to building and infrastructure conflicts.

Four boulevard trees are identified, including a large Garry oak, located at the corner of Adanac Street and Richmond Road and a newly planted maple to the west of the oak. One of the mature boulevard maples is proposed for removal to make way for the main site entrance.

While no private off-site specimen trees are identified, the tree plan does indicate an off-site cedar hedge at the south-west corner of 2440 Richmond Rd.

Care in the layout and design of the site has been taken in order to preserve the large pine in the front yard of 2440 and four of the five boulevard trees, including the large Garry oak at the north-east corner of the site. Special tree preservation measures include modified sidewalk infill designed to bridge over tree root systems, vertical shoring of building excavations to limit encroachment into protected root zones and soil-armouring to conserve soils in areas that cannot be fenced off due to site access requirements.



Figure – 1 Context site photo

ASSIGNMENT

Gye and Associates (G&A) have been retained to prepare a Tree Protection Plan drawing and report as part of the rezoning application and development permit for this site. This report conforms with the City's published Terms of Reference for Tree Preservation Plans.

METHODOLOGY

- A site visit was made to identify, measure and visually assess the health and condition of relevant trees. As a development permit application is being made, all trees on site and off-site, including boulevard trees, with root systems extending into the subject lots were included. Biometric and assessment data was recorded and is presented in table-format below (Table-1) and on the referenced tree plan.
- Protected Root Zone (PRZ) radii were calculated for the subject trees. The PRZ was calculated using the method recommended by Nelda Methany and James Clark, which considers the relative tolerance of the tree species to disturbance, the biological age of the tree and its stem diameter at chest height.¹ Soil depth and texture and the health and condition of the tree were also considered. Multipliers of 12 – 18x the stem diameter have been derived using this method on a tree-by-tree basis.

¹ Nelda Matheny and James R. Clark, Tree and Development, A Technical Guide to Preservation of Trees During Land Development (International Society of Arboriculture, Champaign IL. USA. 1998 P. 74)



- A copy of the legal topographic survey, architectural and civil site servicing plans were provided to the arborist. Relevant line-work and data from these referenced drawings are incorporated into the tree plan for analysis and illustration.
- The canopy and protected root zone (PRZ) of each tree are plotted to scale on the tree plan. Trees clearly located within the built areas indicated on the architectural site plan were identified for removal.
- Limits of disturbance associated with the architectural and civil site plans were evaluated and conflicts with viable trees noted. Built elements have been adjusted where possible to optimize the preservation of viable trees.
- Tree protection measures--including fencing, soil armouring and on-site supervision by the arborist for activities within or adjacent to protected tree areas--have been indicated on the tree plan.
- Replacement tree numbers and proposed planting locations have been indicated on the tree plan.

OBSERVATIONS

SITE DESCRIPTION

The proposed site is currently made up of two residential lots located in a mature residential neighbourhood. The terrain of the site is relatively flat. The majority of the surface of the lot is either constructed or landscaped with introduced plant species.

TREE RESOURCE

Eight trees are identified on the two subject lots, three of which are protected under the City's current Tree Preservation Bylaw (see Table-1 for details). The highest value on-site tree is a 64cm dbh Black pine (*Pinus nigra*), located on the front of 2440. Six of the remaining on-site trees are mature fruit trees in poor – fair health. The seventh tree is a flowering plum located at the north-east corner of 2448.

Four boulevard trees are identified, including a large Garry oak, located at the corner of Adanac Street and Richmond Road and a newly planted maple to the west of the oak.

While no private off-site specimen trees are identified, the tree plan does indicate an off-site cedar hedge at the south-west corner of 2440 Richmond Rd.



Tag #	Common Name	DBH (cm)	Protected Root Zone radius (m)	Canopy Spread (m)	Health	Structural Condition	Bylaw Protected Tree?	Notes	Recommendations
732	Fruiting apple	25	3.0	3	Poor-Fair	Fair	No	Conflicts with building and parking area	Remove
733	Fruiting cherry	53	6.4	5	Poor-Fair	Fair	Yes	Conflicts with building	Remove
734	Fruiting apple	22	2.5	3	Poor-Fair	Fair	No	Conflicts with drive aisle	Remove
735	Fruiting apple	10	2.5	2	Poor-Fair	Fair	No	Conflicts with parking area	Remove
736	Fruiting apple	15	2.5	2	Poor-Fair	Fair	No	Conflicts with parking area	Remove
737	Fruiting apple	17	2.5	3	Poor-Fair	Fair	No	Conflicts with parking area	Remove
738	Maple sp.	34	5.1	4	Good	Good	Yes	Boulevard tree	Retain & Protect
739	Maple sp.	37	5.6	5	Good	Good	Yes	Boulevard tree conflicts with entranceway	Remove
740	Maple sp.	4	2.0	1	Fair-Good	Good	Yes	Boulevard tree	Retain & Protect
741	Garry oak	101	15.2	11	Good	Good	Yes	Boulevard tree	Retain & Protect
742	Flowering plum	50+/-	6.0	5	Fair-Good	Fair	Yes	Private tree	Remove
743	Black pine	64	8.0	7	Good	Good	Yes		Retain & Protect

Table-1 Tree inventory

SITE PLAN

Two three-storey multi-family buildings are proposed for construction on the site. The architectural and civil site plans also include the following site preparation, building and infrastructure elements:

- Removal of the existing houses and driveways;
- Construction of new building foundations;
- Construction of a new access road/driveway and on-street parking;
- Upgrades to the road infrastructure along Richmond Road and Adanac Street (including new sidewalks that will transit the protected root zones of several boulevard trees);
- New underground services and utilities

DISCUSSION

Care in the layout and design of the site has been taken in order to preserve the large pine in the front yard of 2440 and four of the five boulevard trees. The remaining seven trees within the site and one boulevard maple are proposed for removal to make way for the main drive-aisle into the site and off-street parking (See Table-2 below).



SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees Inventoried	12
On site trees	8
(Bylaw protected trees)	(3)
Off site or boundary trees	0
Boulevard (municipal) trees	4
Total number of trees to be retained	4
On site bylaw-protected trees to be retained	1
Off site & boundary trees to be retained	0
Boulevard (municipal) trees to be retained	3
Total number of trees to be removed	8
On site bylaw-protected trees to be removed	2
On site non-bylaw protected trees to be removed	5
Boulevard (municipal) trees to be removed	1
Total number of replacement trees required	4
Number of replacement trees proposed:	4
Number of boulevard trees required and proposed:	4

Table-2 Summary tree statistics

TREE PROTECTION MEASURES

Tree protection measures to limit impacts from demolition, site preparation, construction, site servicing, landscaping and road frontage improvements include the following.

- The tree protection areas (TPA) indicated on the plan shall be fenced. All-weather signage shall be attached on all visible aspects of the fencing that identify the area within as a *Tree Protection Area—Keep Out*.
- Residual portions of the PRZ that remain outside the fenced area in order to facilitate necessary construction access shall be armoured with 150mm thick of crushed screenings on top of geotextile until landscape stage.
- All excavation within or adjacent to TPAs shall be supervised by the project arborist;
- Any damaged tree roots or branches shall be pruned back to undamaged tissue by the project arborist;
- The arborist shall securely attach a non-porous membrane to the exposed face of all excavated cuts within or adjacent to TPAs, the purpose of which is to prevent soil erosion and desiccation during construction;
- The grades of the boulevard sidewalks indicated on the tree plan shall be constructed so that the excavated bed of the sidewalk remains above the root horizon of the protected boulevard trees. The only exception to this will be where the grade of the sidewalk must descend to meet the road crossing.

Additional detail is provided on the attached tree plan. If diligently implemented, the tree protection measures specified in the Tree Management Plan and this report will effectively preserve those trees designated for retention on this site and the surrounding boulevard for the long-term benefit of future homeowners and the community.

ROLE OF THE PROJECT ARBORIST

In addition to assisting with tree preservation planning during the rezoning and permit application phases of the project, the arborist shall be present during the construction and landscape phases of the project to supervise work within or immediately adjacent to the tree protection areas and to monitor the site for ongoing compliance with the protection measures and conditions required by the tree permit.

The following is a summary of the key interventions required by the arborist (G&A). **The owner's building contractor is responsible for coordinating with the arborist for the required on-site work.**

- A mandatory site meeting is required with the owner and General Contractor to review the tree preservation plan prior to work commencing on site. The purpose of the meeting is to systematically review the objectives of the plan and the specific measures required to protect the relevant trees during the site preparation, construction and landscape phases of the redevelopment. The meeting provides an opportunity to address any building constraints or conflicts and answer questions.
- The arborist shall inspect the prescribed tree protection fencing and any soil armouring prior to work commencing on site.
- The use of explosive for rock removal can kill or injure trees if not managed carefully. If rock removal is required as part of the site preparation phase, the building and blasting contractor shall meet on site with the arborist to develop the rock removal work plan together, prior to an estimate of costs being provided by the blasting contractor.
- The arborist shall be present to oversee the following site work within or immediately adjacent to the Tree Protection Areas identified on the attached plan:
 - demolition and renovation of existing buildings or other site elements,
 - site grading
 - excavation for the new building foundation and perimeter drains;
 - rock removal or blasting;
 - trenching for both municipal service connections and extension of these underground services to the house;
 - periodic site inspections to ensure effective compliance with required tree preservation measures;
 - meetings as required to resolve any emergent conflicts between building or landscape construction requirements and tree protection.
- Landscaping activities--such as trenching for irrigation or lighting, grubbing of vegetation, distribution of soils and other landscape materials—are another potential source of damage to the sensitive soils and root systems of protected trees.



- The arborist shall coordinate with the landscape consultant to ensure that relevant aspects of the tree protection plan are considered in the development of the landscape plan.
- The arborist shall review a draft of the proposed landscape plan prior to the plan being finalized.
- The landscape consultant and landscape contractor shall meet on site with the project arborist to review all aspects of the landscaping work plan within the TPAs..
- The arborist shall supervise landscape activity within the tree protection areas as necessary.
- At the completion of the redevelopment, the arborist shall ensure that any tree protection or restoration deficiencies are addressed by the owner and building contractor. Once all deficiencies have been repaired, the arborist shall prepare a letter to the City of Victoria confirming successful completion of the project, including resolution of any deficiencies.

End report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Submitted on behalf of Gye and Associates, Urban Forestry Consultants Ltd,

Jeremy Gye – Senior Consultant

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)

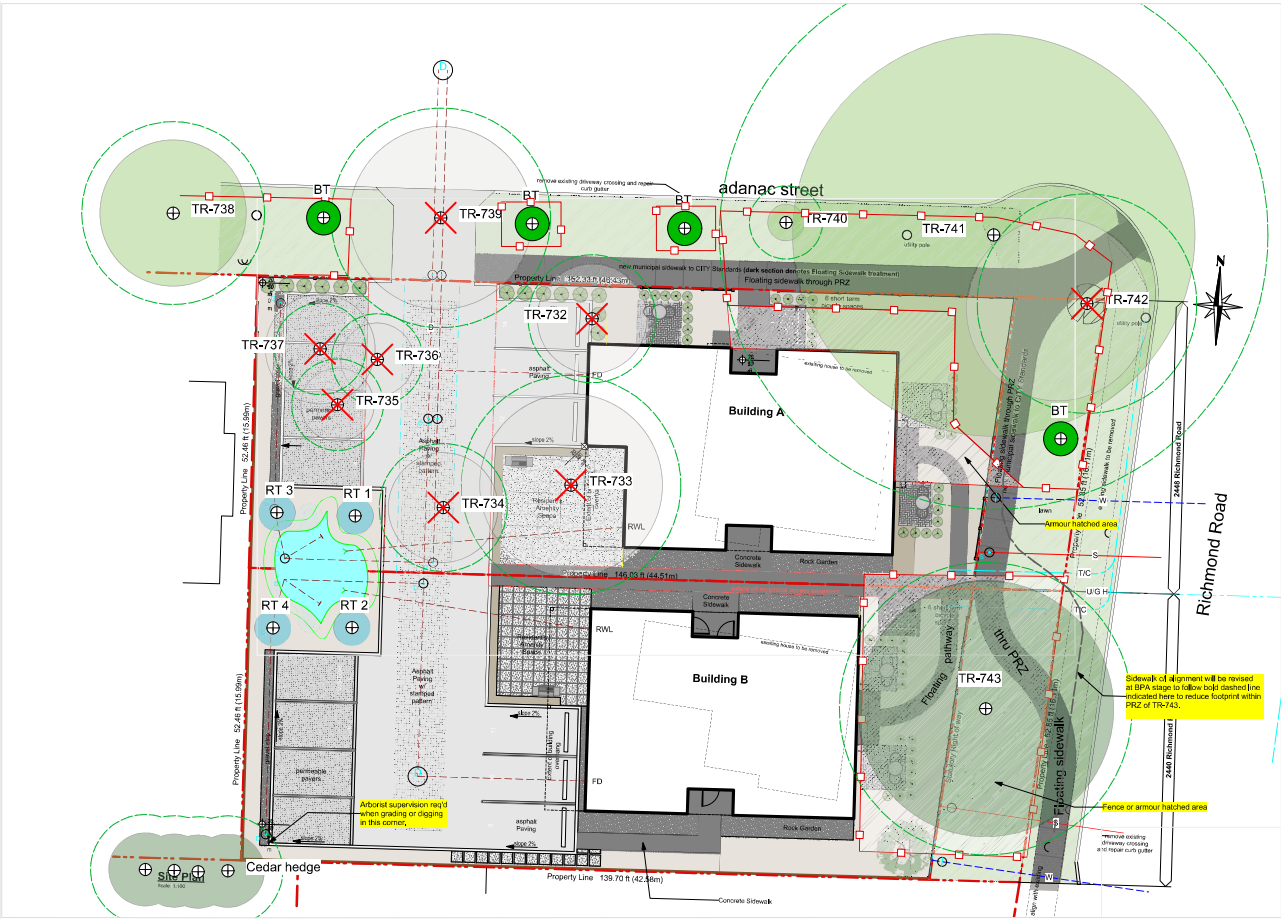
ISA Certified Arborist (Certification No. PN-0144A)

ISA Certified Municipal Specialist (Certification No. PN-0144AM)

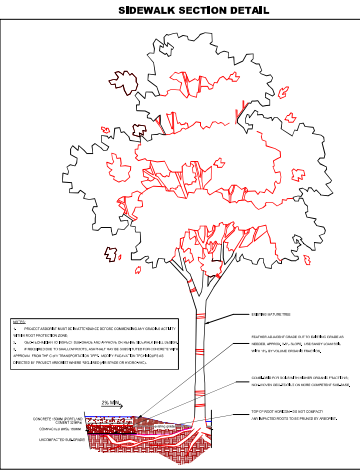
ISA Tree Risk Assessment Qualified

APPENDICES

Tree Management Plan drawing (see attached).



- TREE PRESERVATION MEASURES**
- 1. Start-up meeting:** Before demolition, site servicing or other site work commences, the owner and contractor shall meet with the arborist to review the Tree Protection Plan and lay out the tree protection fencing.
 - 2. Tree and stump removal:** Trees identified for removal will be removed during the construction phase of the project and not at demolition phase. The stumps associated with the on-site tree removals can be mechanically excavated without supervision of the arborist.
 - 3. Tree protection fencing:** Tree fencing and signage shall be inspected by the project arborist, approved by the City of Victoria and remain in good condition throughout the duration of the project. **All fencing must be replaced prior to release of building permits for demolition and construction.**
 - 4. Prohibition of disturbance:** All forms of disturbance to the protected trees or their habitat within the forced protection areas (TPAs) is prohibited.
 - 5. Temporary access to TPAs:** Requests for temporary construction access to a Tree Protection Area (TPA) must be reviewed by the project arborist and supervised if approved. This includes landscaping activity.
 - 6. Soil armoring:** If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
 - 7. Prohibition of material storage within TPAs:** No equipment, materials, waste products or excavated soil shall be placed or stored within the TPA. **THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE FOUNDATION.**
 - 8. Arborist supervision of site works:** The arborist shall be present to oversee excavation, sub-grading, lane or pathway base preparation, service trenching, **blasting or any other form of disturbance** within or adjacent to, the tree protection areas (TPAs). Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist.
 - 9. Covering excavated cuts:** Any excavated cut within or adjacent to a TPA shall be securely covered with heavy-gauge plastic to prevent soil desiccation and erosion.
 - 10. Site monitoring:** The Project Arborist shall monitor the site on a regular basis during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.
 - 11. Pre-blasting meeting:** If rock blasting is required, the General Contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.
 - 12. Procedure for blasting near tree root zones:**
 - a) When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan and develop best practices that minimize impacts to protected trees.
 - b) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec.
 - c) Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
 - d) The contractor shall prevent rock debris from the blast site from entering the TPA.
 - 13. Irrigation of TPAs:** TPAs shall be irrigated once every two weeks during the dry summer period (May 1 - Sept 31) to a minimum effective depth of 30cm. The General Contractor shall ensure that a temporary water source for irrigation purposes is employed on site.
 - 14. Pre-landscaping meeting:** The General Landscaping and Irrigation Contractors and the Landscape Architect shall meet with the arborist to review the landscaping workplan prior to landscape construction or site preparation commencing. Potential impacts to sensitive tree habitat will be identified and measures provided to eliminate or mitigate the impacts.
 - 15. Replacement tree requirements:** Four (4) replacement trees are proposed to mitigate the removal of two (2) bylaw-protected trees, as indicated on the Tree Plan. All replacement trees shall meet or exceed the minimum size requirements set forth in Section 44 of the City's tree bylaw (3.0m in height or 4cm caliper diameter).
 - 16. New Boulevard Trees:** Four new boulevard trees are required. New boulevard trees shall be supplied and planted by the applicant, but tree species shall be determined by the City of Victoria. The City of Victoria requires a security deposit for both replacement and new boulevard tree plantings. New boulevard tree plantings are subject to a treekeeping inspection process by the City. 1. Inspection of plant stock prior to planting; 2. Inspection of planting site and stock post-planting; 3. Inspection of plant condition at end of warranty period (1 year). Planting sites for new boulevard trees shall be fenced prior to site works commencing, as indicated on this tree plan. Planting sites that cannot be fenced shall be remediated to City standards prior to planting.
 - 17. Plan posting:** A full-size all-weather copy of the Tree Plan shall be posted in the site construction office in plain site.
 - 18. Post-construction inspection and sign-off:** A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.

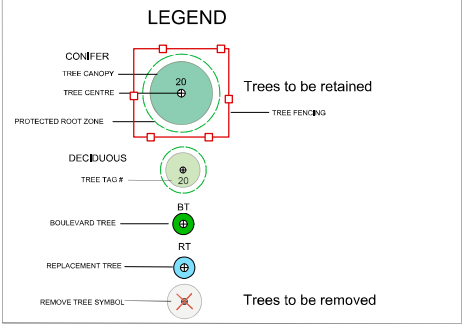


Tree Protection Fencing Detail

Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.

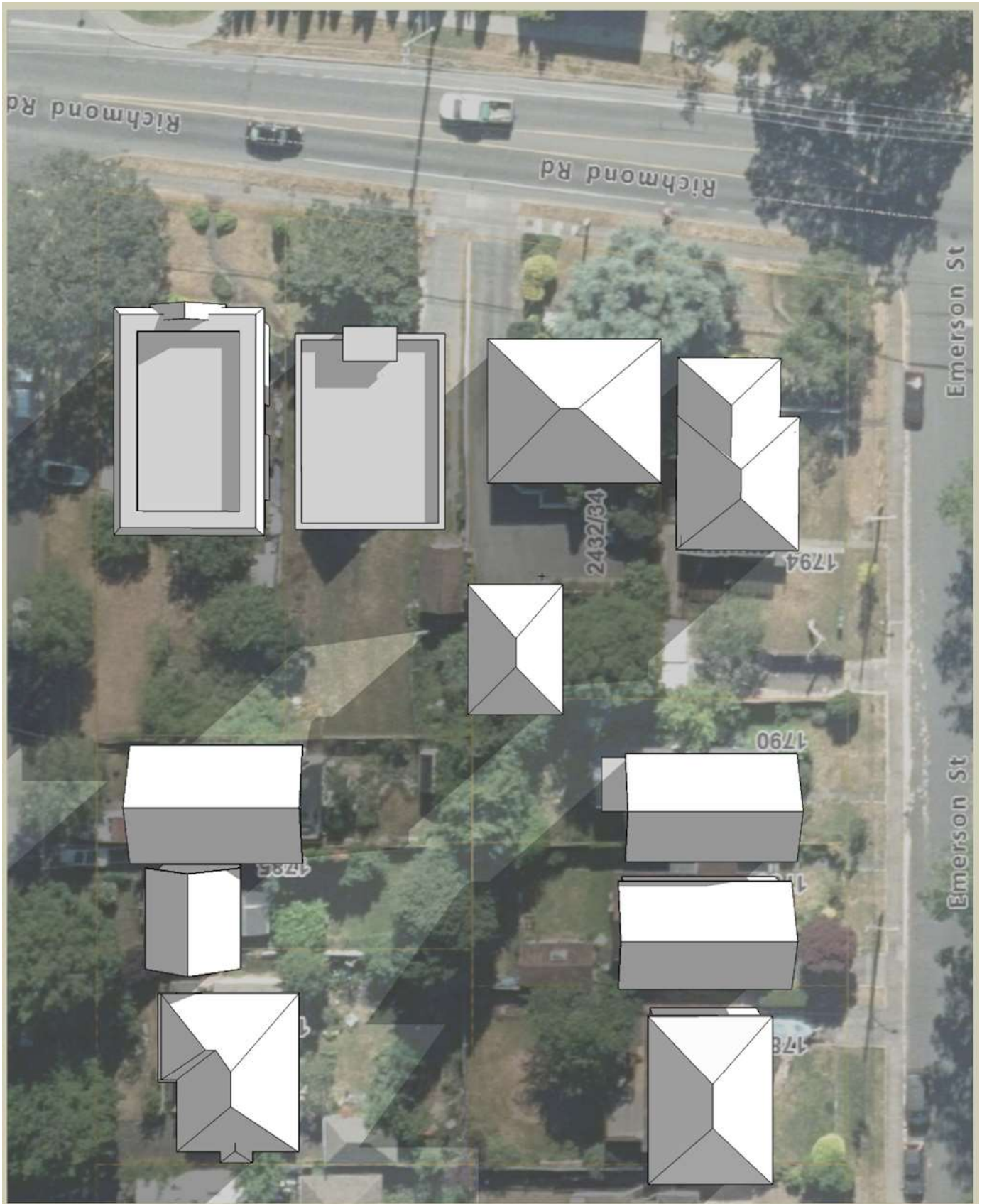
In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.



TREE TABLE									
S&A Tree ID	Common Name	DBH (cm)	PRZ (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Comments	Recommendations
PRIVATE OWNERS TREES									
732	Pruning apple	25	3	3	Good/Fair	Fair	No	Conflicts with building and parking area	Remove
733	Pruning cherry	30	5.4	5	Good/Fair	Fair	Yes	Conflicts with building	Remove
734	Pruning apple	22	3.5	3	Good/Fair	Fair	No	Conflicts with drive aisle	Remove
735	Pruning apple	16	2.8	2	Good/Fair	Fair	No	Conflicts with parking area	Remove
736	Pruning apple	15	2.5	2	Good/Fair	Fair	No	Conflicts with parking area	Remove
737	Pruning apple	17	2.5	3	Good/Fair	Fair	No	Conflicts with parking area	Remove
743	Bleeding gum	50+	8	5	Good/Fair	Fair	Yes	Red venicles	Remove
745	Black pine	54	8	7	Good	Fair	Yes		Retain & Protect
BOULEVARD TREES									
738	Mistle no.	34	5.1	4	Good	Good	Yes	Boulevard tree	Retain & Protect
739	Mistle no.	37	5.8	5	Good	Good	Yes	Medium size	Remove
740	Mistle no.	4	2	1	Good	Good	Yes	Boulevard tree	Retain & Protect
741	Ginkgo	103	13.7	11	Good	Good	Yes	Boulevard tree	Retain & Protect

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees inventoried	12
On site trees	6
Off site & boundary trees to be retained	0
Off site & boundary trees to be removed	0
Boulevard (municipal) trees	4
Total number of trees to be retained	4
On site bylaw-protected trees to be retained	1
On site non-bylaw protected trees to be retained	3
Total number of trees to be removed	8
On site bylaw-protected trees to be removed	2
On site non-bylaw protected trees to be removed	6
Boulevard (municipal) trees to be removed	1
Total number of replacement trees required	4
Number of replacement trees proposed:	4
Number of boulevard trees required and proposed:	4

Gye and Associates Ltd.		
PROJECT 2440 + 2448 Richmond Rd, Victoria, BC		
SHEET TITLE Tree Management Plan for Rezoning and DPA		
3	FOR 12 APPLICATION	JUNE 21, 2023
2	FOR 12 APPLICATION	JUNE 12, 2020
1	FOR 12 APPLICATION	JUNE 21, 2023
REV NO	DESCRIPTION	DATE
PROJECT NO. 15-100		
DATE February 21, 2020		
SCALE 1:125		
DRAWN BY JG		
SHEET NO. T - 1		



Joe Newell
architect inc.

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

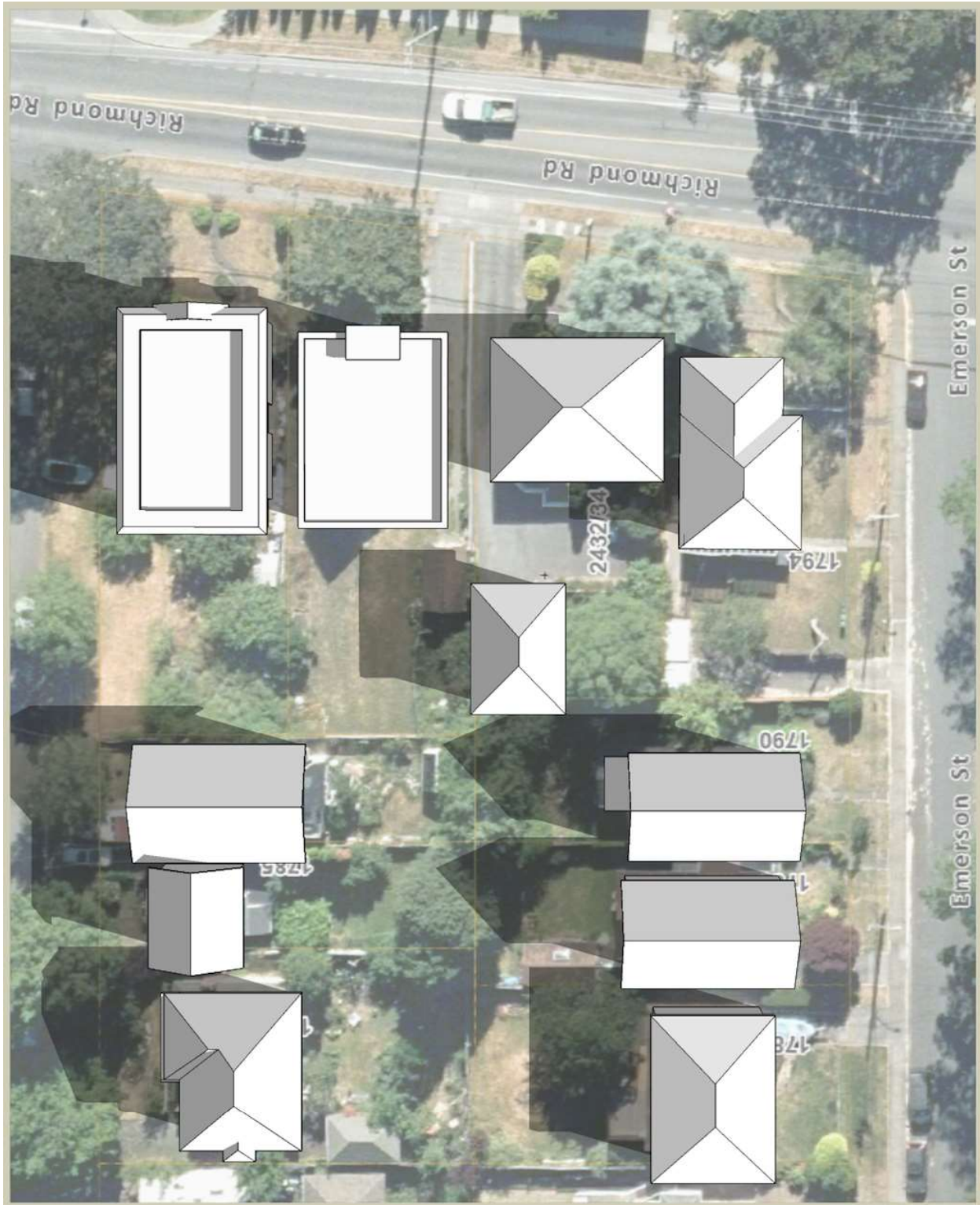
Drawing(s): Shadow Study - Dec. 21 - 0800h

Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-01



Joe Newell
architect inc.

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

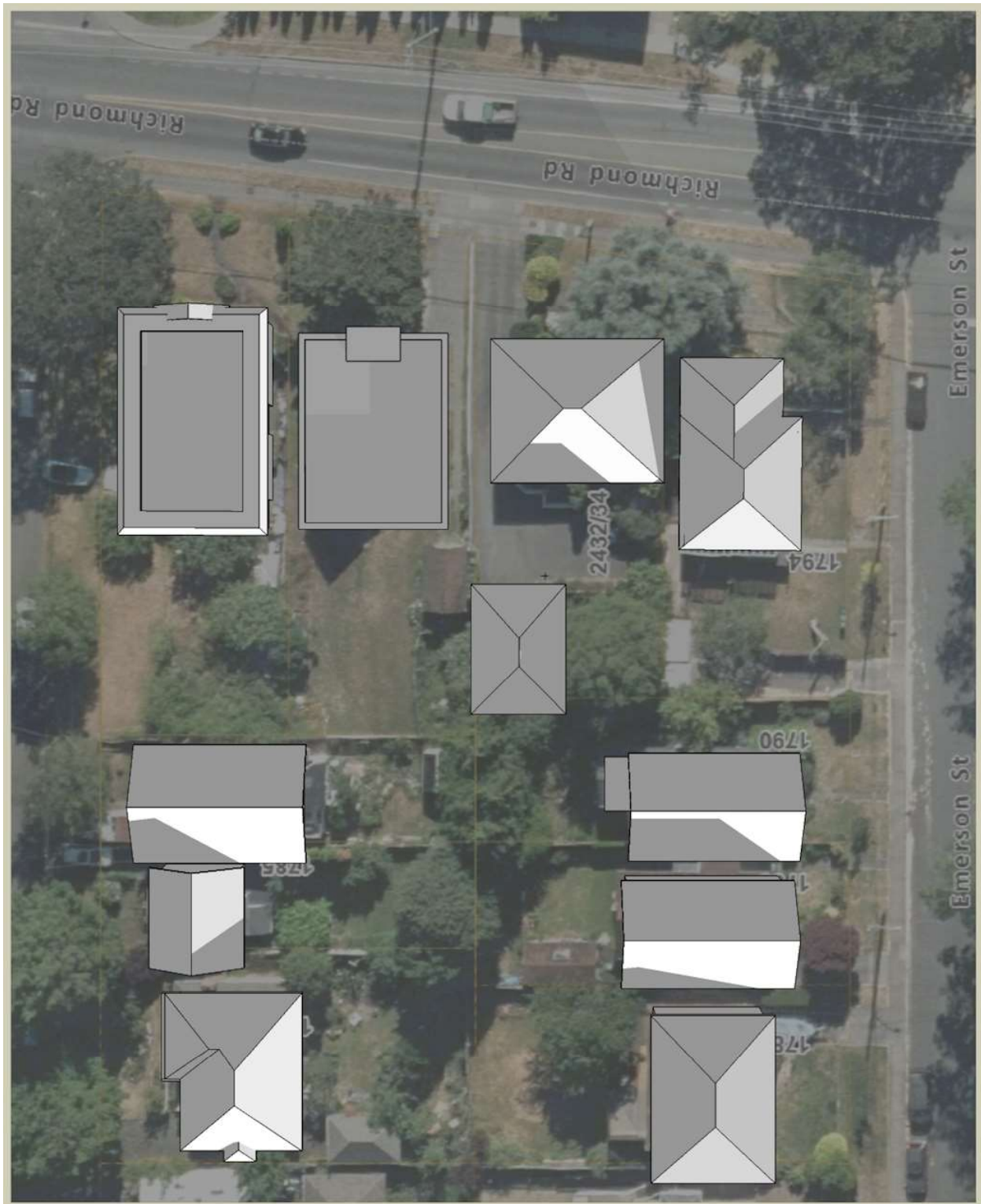
Drawing(s): Shadow Study - Dec. 21 - 1200h

Project: 190821 - 2440&2448 Richmond Rd

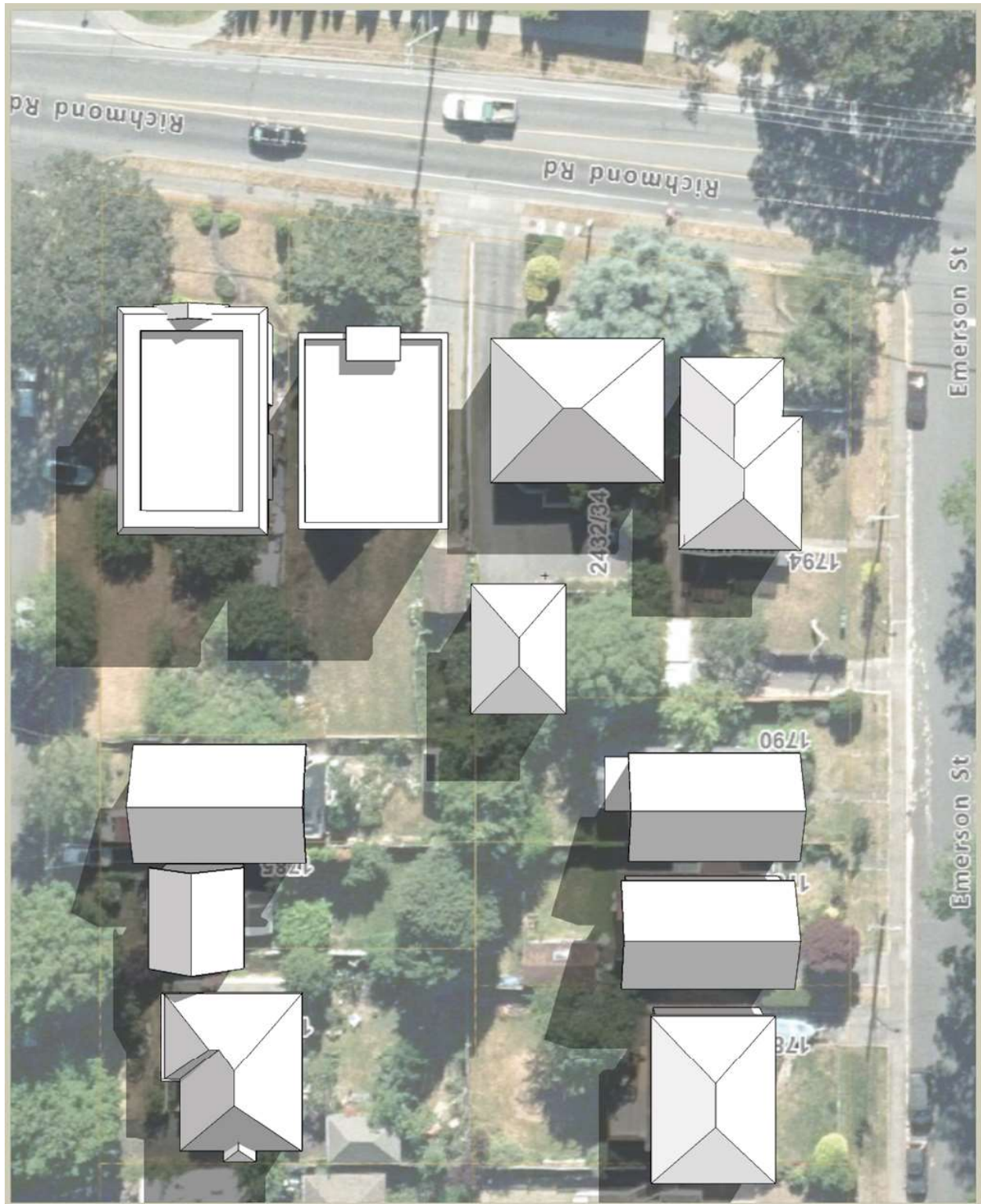
Date: 2019.11.22

Scale: NTS

SS-02



<div data-bbox="94 1864 418 1942"> Joe Newell architect inc. </div> <div data-bbox="110 1959 407 2011"> 2-101 Presley Place, Victoria BC, V9B0S4 T (250) 382-4240 F (250) 382-5733 www.joewellarchitect.com </div>	Description:	Drawing(s): Shadow Study - Dec. 21 - 1600h	
		Project: 190821 - 2440&2448 Richmond Rd	
		Date: 2019.11.22	SS-03
		Scale: NTS	



Joe Newell
architect inc. 

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

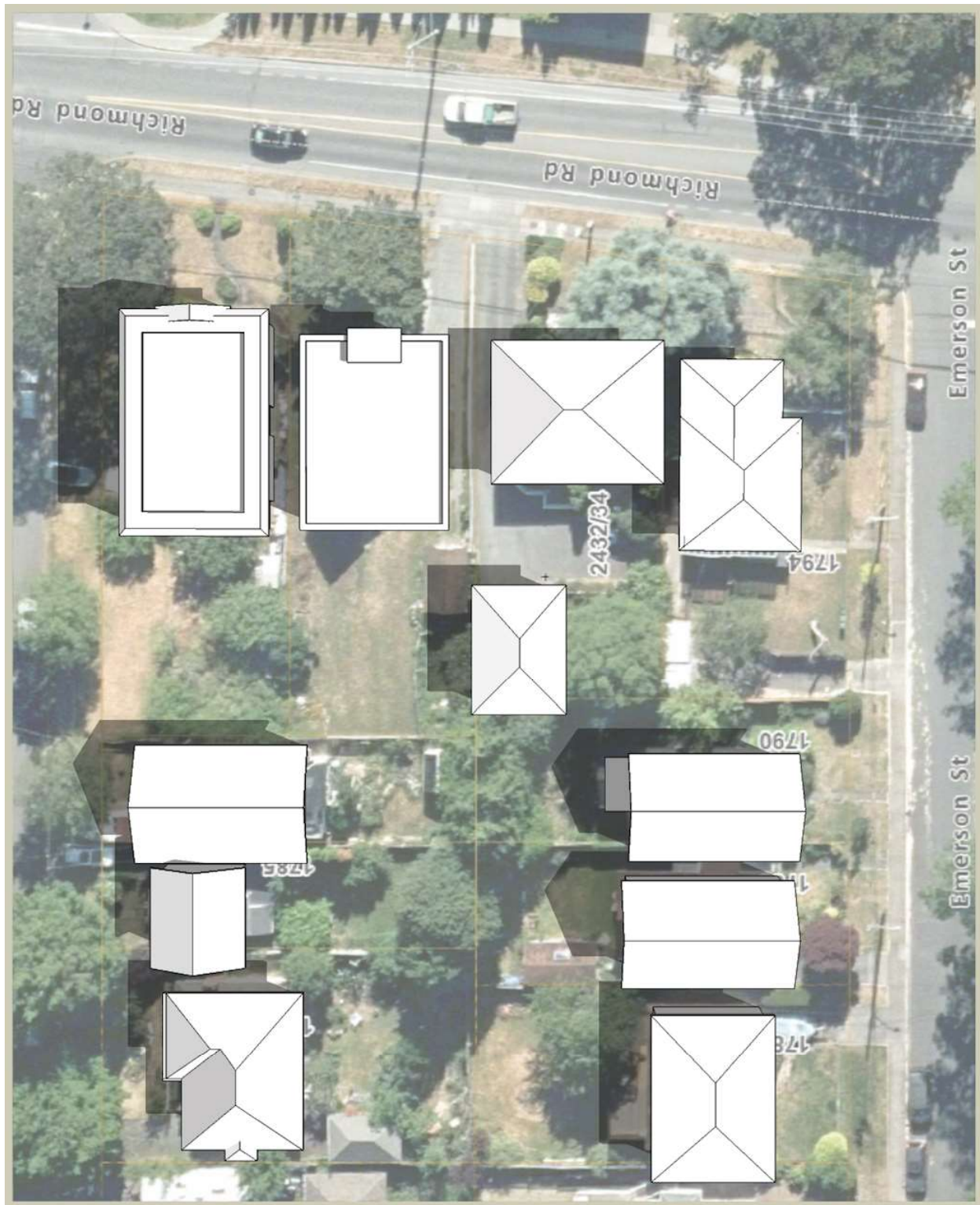
Drawing(s): Shadow Study - Mar. 21 - 0800h

Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-04



Joe Newell
architect inc.

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

Drawing(s): Shadow Study - Mar. 21 - 1200h

Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-05



Joe Newell
architect inc. 

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

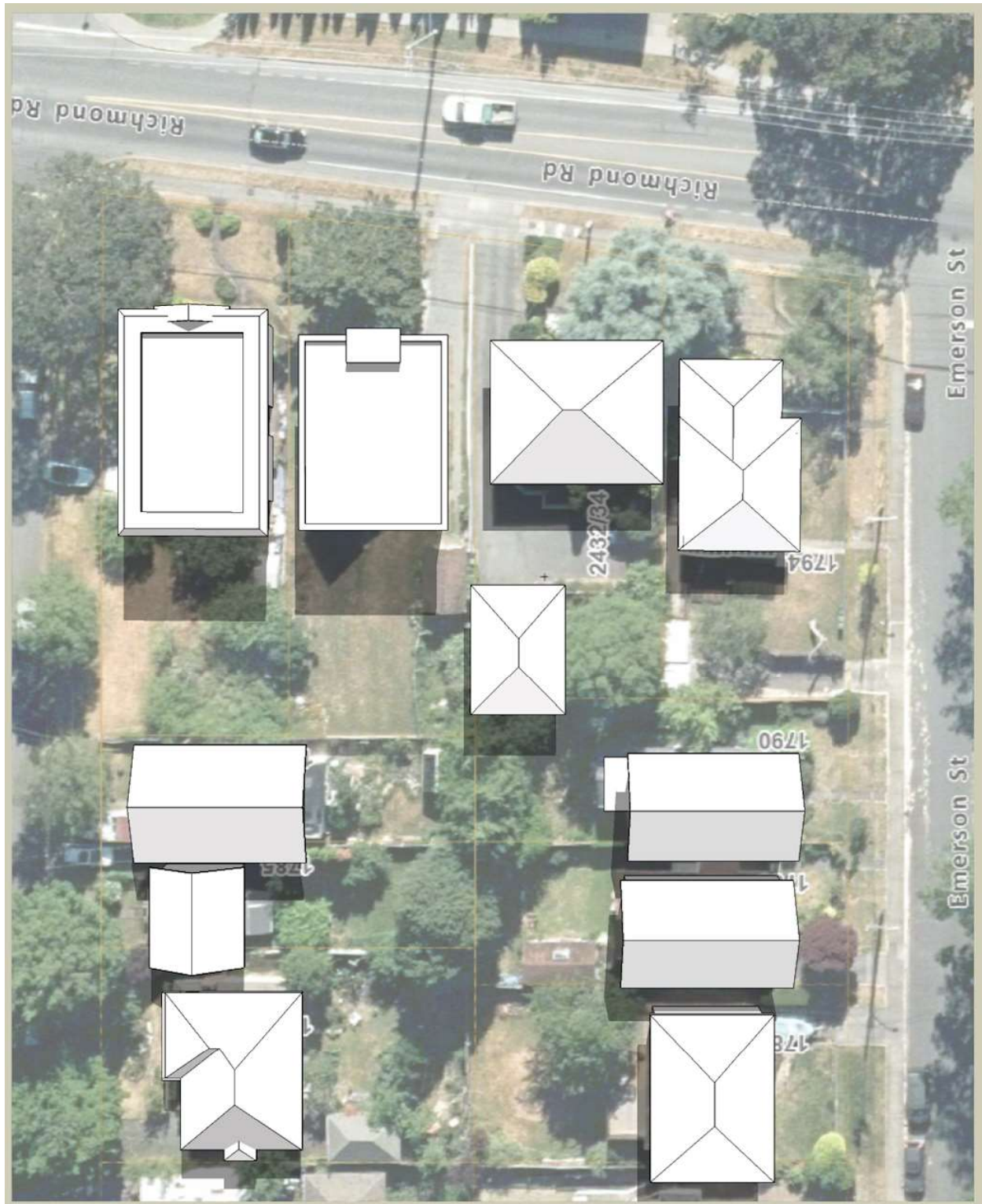
Drawing(s): Shadow Study - Mar. 21 - 1600h

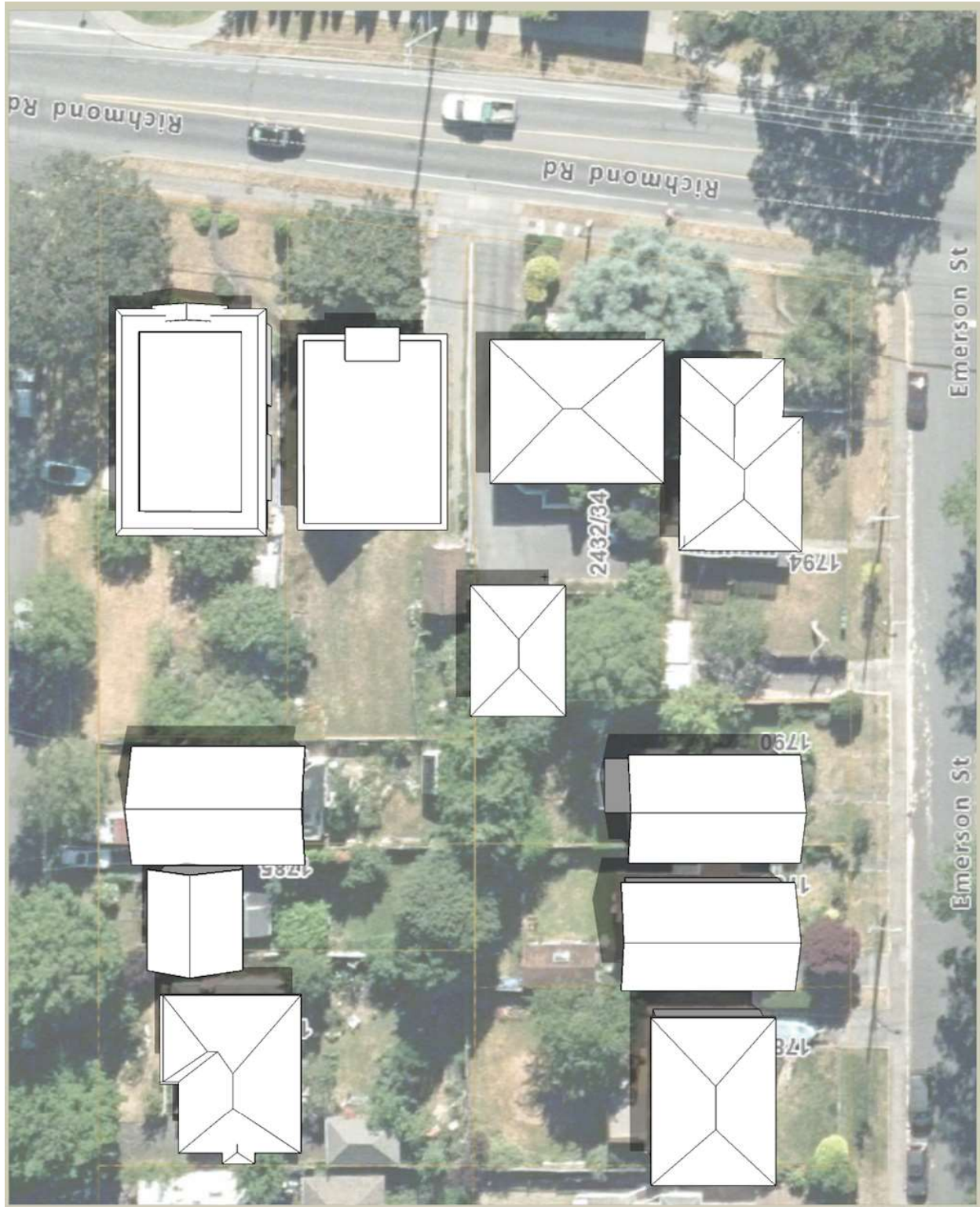
Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-06





Joe Newell
architect inc.

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

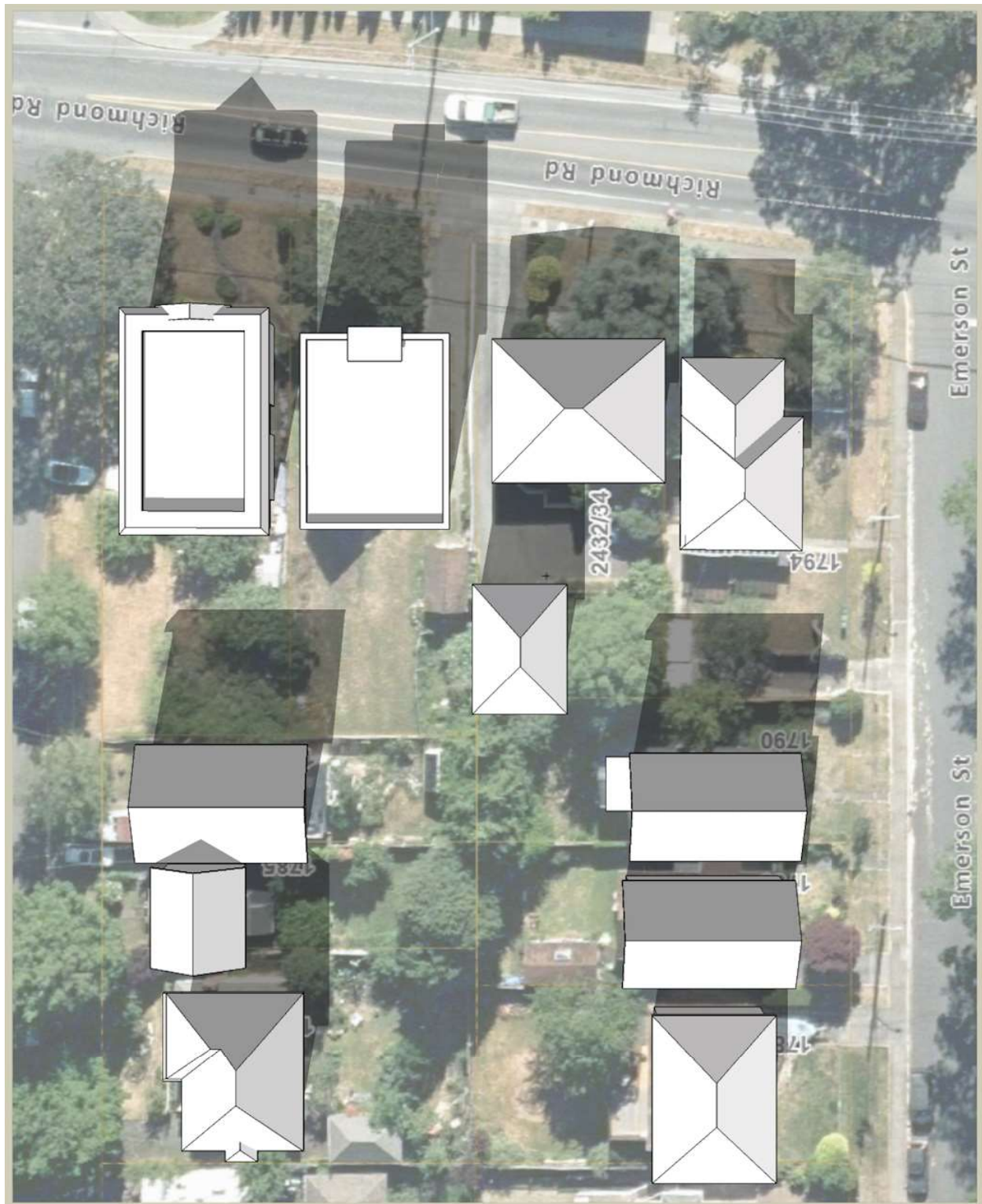
Drawing(s): Shadow Study - Jun. 21 - 1200h

Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-08



Joe Newell
architect inc. 

2-101 Presley Place, Victoria BC, V9B0S4
T (250) 382-4240 F (250) 382-5733
www.joewellarchitect.com

Description:

Drawing(s): Shadow Study - Jun. 21 - 1600h

Project: 190821 - 2440&2448 Richmond Rd

Date: 2019.11.22

Scale: NTS

SS-09



April 15, 2020

Microsmart Living Inc
 #29-1400 Cowichan bay rd.
 Cobble Hill, B.C.
 V0R 1L3

Attention: Cam Pringle

Dear Cam:

Re: Carshare arrangements at 2440/2448 Richmond Road in Victoria

This letter confirms that Modo sees the location of the proposed residential development, 2440/2448 Richmond Road in Victoria, as having good potential for carsharing. Under the following arrangements, Modo would be willing to enter into an agreement with Microsmart Living Inc (the "Developer") to provide carsharing services:

1. Developer will provide to Modo a one-time financial contribution of \$11,000 (22 x \$500) inclusive of taxes and fees (the "Project Fee");
2. Modo will provide the Developer with a Partnership Membership in Modo with a public value of \$11,000, valid for the lifetime of the proposed development and allowing a maximum of 22 residents of the proposed development to simultaneously benefit from Modo membership privileges without the need to themselves pay a \$500 membership fee; and
3. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the proposed development joining Modo for the first time.

Regarding the Partnership Membership, only residents of the proposed development will be able to benefit from Modo membership privileges under the umbrella of the Partnership Membership and become "Partner Users". Residents will apply directly to Modo to become Partner Users. The right to become a Partner User will be available on a first come, first serve basis. The Developer will not be involved in the sign-up process of participants. The Developer's only administrative obligation regarding the Partnership Membership will be to confirm, every six months, who, if anyone, among the list of Partner Users provided by Modo is no longer a resident of the proposed development.

Modo is interested in working with Microsmart Living Inc and be part of the proposed development at 2440/2448 Richmond Road whose occupants may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in dark ink, appearing to be 'Sylvain Cellaire', with a stylized, cursive script.

Sylvain Cellaire
Director of Business Development

2.4 Development Permit with Variances Application No. 000569 for 2440 and 2448 Richmond Road

The proposal is for a two, three-storey multi-family residential buildings with 11 rental units in each building (22 units' total).

Applicant meeting attendees:

CAM PRINGLE
JOE NEWELL

CADILLAC DEVELOPMENTS
JOE NEWELL ARCHITECT INC.

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

- fit with existing and future context
- landscaping
- ground floor windows
- any other aspects of the proposal on which the ADP chooses to comment.

Joe Newell provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- How are the cement panels attached?
 - The panels are flush nailed and then filled and painted over, no exposed fasteners.
- Were you asked to use specific colours?
 - The accent panels were our original design, City staff asked us to put the accent colour on the front doors.
- Is there a reason the rooflines are cut-off?
 - It was done to reduce the overall height and in keeping with building B on the south side.
- Why did you decide to go with the roof projection over the doors?
 - To protect the doors from the elements.
- Why did the developer decide on two buildings instead of only one?
 - They wanted to go with two smaller buildings to be in keeping with the neighbourhood. The client also wanted to keep the buildings on two separate properties.
- Why don't the sleeping areas of the ground floor units have windows?
 - There are corner windows for each ground floor units. We could put piano windows to add more light and as well as keeping privacy. We are also very limited on space, so that plays a role.
- Can you explain the intended demographic for these buildings?
 - Workforce, anyone that works nearby. They could now live in the area they work. There are a lot of hospital employees that currently live out of town because that is what they can afford.
- What are the rental rates per square foot?
 - I'm not sure.
- Can you identify the mailbox location?

- Yes, the mailboxes are surface mounted on both entrance doors.
- What is the clearance for someone with mobility issues in that adaptable suite on the ground floor?
 - The bed area and kitchen would have to be changed out to make it accessible.
- In between the buildings what will the rock garden area be made from?
 - It is intended to be river rock with some driftwood.

Panel members discussed:

- Concern about glazing of ground level windows
- Appreciation for the landscaping design
- Appreciate the Juliette balconies
- Desire to see a pitched roof
- Dislike of colour palate on both buildings
- Desire to see this as a one large apartment building, instead of two smaller ones.

Motion:

It was moved by Joe Kardum, seconded by Ben Smith that Development Permit Application No. 000569 for 2440 and 2448 Richmond does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

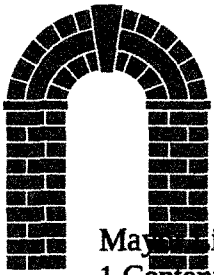
- The project as presented does not fit the current or future character and context of the neighbourhood.
- reconsider the massing and two-building approach to better utilize the site while providing meaningful landscape options. If a two-building approach is pursued, then it will require a different expression than what was presented at this current meeting.
- Reconsideration of the rooflines of the project.
- Increase the landscaping between the west side of the site and the existing neighbours.
- Ensure adequate accessible handicap parking.
- Increase the glazing to improve the livability of ground floor units.

Carried Unanimously

1. ADJOURNMENT

The Advisory Design Panel meeting of July 22, 2020 was adjourned at 5:12 pm.

Marilyn Palmer, Chair



North Jubilee Neighbourhood Association

Mayor Lisa Helps and Victoria City Councilors
1 Centennial Square
Victoria, B.C., V8W 1P6

c/o 1766 Haultain Street
Victoria, B.C., V8R2L2
January 30, 2020

Re: REZ 00722-2440/2448 Richmond Road

Dear Mayor Helps and Victoria City Councilors:

The North Jubilee Neighbourhood Association facilitated a CALUC meeting on November 5, 2019 at which the proposed development at 2440/2448 Richmond Road was presented by Cam Pringle, Cadillac Homes to members of the community. This meeting was well-attended with 41 residents participating. The applicant distributed a package of documents which included project data; project location; proposed views; site plan; and exterior and interior photos to everyone present. Since the meeting the applicant has also delivered a full set of plans and shadow studies to our Land Use Committee.

Most North Jubilee residents are aware of the densification of Shelbourne Street in our neighbourhood, but many residents are resistant to Shelbourne density taking place on Richmond Road. From Fort Street to Newton, the majority are single family homes which are a good fit for this narrow road which is a heavy traffic generator with much of it being due to the entrance of the RJH campus at Richmond and Bay. At this site there is a City setback and mature trees will be retained both of which are appreciated by NJ neighbours.

It is our understanding that the applicant is working with the Adanac neighbour who voiced concerns at the CALUC meeting with loss of privacy, etc. Providing a transition from multi-units to single family dwellings is particularly important to the neighbourhood, as the character of our community needs to be protected along with new development. This is especially critical, as our streets are one block long between Fort Street and Begbie Street and between Richmond Road and Shelbourne Street.

As this site is within the Bowker Creek Watershed, the aim should be an environmentally friendly surface. Could the asphalt pavement shown on the site plan be replaced by porous asphalt pavement?

Further information re this meeting is included in the attached Community Meeting Feedback Form and the notes taken at the meeting.

Respectfully submitted,

Jean Johnson, NJNA Land Use Committee Co-chair
cc: Development Services
Cam Pringle, Cadillac Homes



Community Meeting Feedback Form

This form is intended to help establish a more standardized approach to recording feedback from the Community Meeting. The CALUC may either complete this form and submit it to the City or ensure that the same content is reflected in a letter provided in lieu of this form.

Location of proposed development (address):

2440 124th Richmond Road

COMMUNITY MEETING DETAILS

Date: NOVEMBER 5, 2019

Location of Meeting (address):

Room 150, ROYAL JUBILEE HOSPITAL, PATIENT CARE CENTER

Meeting facilitated by (please name the Community Association Land Use Committee (CALUC)):

NORTH JUBILEE NEIGHBOURHOOD ASSOCIATION.

Approximate total number of people in attendance:

40

Meeting Chair (please name):

JEAN JOHNSON ASSISTED BY RUSS REYNOLDS.

Note Taker (please name):

DANA BRANDT

CALUC Chair or designate signature:

J. Johnson

Date:

JAN. 30, 2020

APPLICANT REPRESENTED BY:

CAM PRINGLE, CADILLAC HOMES

**North Jubilee Neighbourhood Association
CALUC Meeting
November 5, 2019**

Location: RJH Room S150, Patient Care Center, 1952 Bay Street

Start time: 7:00 pm

End time: 8:20 pm

Application address: 2440 & 2448 Richmond Road

Developer/applicant: Cadillac Developments

Developer representatives: Cam Pringle, Travis Lee

NJNA Chair: Jean Johnson

NJNA Co-chair: Russ Reynolds

of attendees: 41

Opening remarks by Jean Johnson – respectful discussion requested; comments to be directed at the application, not applicants. Everyone will be given the opportunity to speak; ask questions or comment.

(Written package of materials distributed by Cadillac reps to attendees. This package included project data; project location; proposed views; site plan; exterior and interior photos.

Presentation by Cam Pringle of Cadillac Developments:

The two sites on Richmond Road have been purchased. We are presenting an application to the City to rezone these properties. We have completed a similar 11 unit building at 2732 Doncaster. This site will focus on workforce housing for new home owners 'fresh out of their parents' basements' – new, first time renter's homes.

The two buildings will have 21 – 27% site coverage. Fully furnished – 11 bachelor units each. 3 storey walk up, no elevators. For rent only.

One building is more traditional in appearance, second building is more mid-century, yet both blended together with same overall feel. Front (Richmond) will have extensive landscaping including fencing along property line as well as along side street (Adanac). 2 amenity spaces for picnic tables and barbecues.

Building A will have 1 adaptable unit that in future can be wheelchair accessible. The size of the unit will accommodate wheelchair use. Specific changes will be made to make it adaptable (kitchen modifications to lower height of counters) if wheelchair tenant rents the unit.

There is a City-required 4.8 m buffer zone along Richmond Road for potential future bike lane widening. Distance between Richmond Road to building face is almost 9 metres. Mature trees on Adanac will remain. Behind building is room for 18 parking stalls total, including 2 visitor parking spaces. Building is close to Foul Bay and Fort St amenities.

Property is within Bowker Creek watershed. Applicant is familiar with working around creeks, etc. and is working to ensure watershed will not be affected by the development.

Common resident questions and concerns:

Q. Multiple residents voiced their frustration with the amount of ongoing construction projects in the area and how it is impacting their quality of life in the neighbourhood.

Q. Multiple residents were concerned about construction vehicles taking up parking on Adanac as well as general street congestion.

A. Developer assured that if project is approved they will build parking lot first for use of construction vehicles during rest of build.

Q. Multiple residents were concerned about overflow parking on Adanac from tenants and visitors of the building.

A. Developer is confident tenants will use the building's parking.

Q. Multiple residents were concerned about the project's impact regarding sunlight and shadowing on surrounding properties and in general that the City's requirements re shadow studies are inadequate.

Q. Multiple residents were concerned about stormwater runoff that would end up in storm cellars and creek rather than ground absorbed.

A. Developer responded that this will not be a problem as the amount of water would be no more than current amounts and water will be as clean as existing. Permeable pavement will be used on patio and parking areas. Oil separators under asphalt areas.

Specific questions and concerns:

Q. Direct neighbours to proposal - young couple with children - recently bought parents' home on Adanac. Concerned about loss of sunlight on garden, privacy loss and childrens' safety re large number of transient renters moving into neighbouring yard. Other residents also voiced concerns re increased noise and loss of privacy.

Q. Currently all housing between Bay and Lansdowne is single family dwellings. Concerned that project sets precedent and leads to debilitation of neighbourhood.

Q. What is the setback of existing houses compared to proposed units?

A. Relatively the same distance because of City's required setback.

Q. Will any existing trees be removed?

A. No trees will be removed; additional trees will be planted.

Q. What is the square footage of each unit? Rental rate?

A. Average is 360 sq ft per unit. Starting at \$1100/month. May change by time of project completion.

Q. Description of project seems to be focus on younger tenants. Does project have an age restriction?

A. No.

Q. How many people expected to occupy each unit?

A. Designed for couples and singles.

Q. Is there a condition in the development that limits the rent?

A. No, they are not subsidized. The Developer will retain ownership.

Q. When will the project start?

A. Estimated 14 months to get permit; 7 months to build.

Q. Is there a reason the parking exit is off Adanac?

A. City requirement for future expansion. Also, safer to exit onto Adanac. Will add sidewalk to Adanac. Additional road improvements.

Q. What is the reason for the amount of parking?

A. Design meets City of Victoria current parking requirements.

Q. Does this project require blasting?

A. No.

Q. What provisions are there for bicycle storage?

A. Each building has a bicycle room with 11 bicycle stalls and 4 visitor biking stalls. Also indoor garbage and recycling room.

Q. What age demographic approximately are these buildings directed to?

A. Late 20's to early 30's.

Q. Will the rent include parking?

A. No. Parking is additional \$50/month.

Q. Will empty parking be rented to non-tenants?

A. No. Tenants cannot rent out their space.

Q. Will there be a screening process for tenants?

A. Cadillac is the professional property manager for the buildings. There will be a screening process.



14th September 2020

Mayor and Council City of Victoria

#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2440-2448 Richmond Rd. Development Proposal

Dear Mayor and Council,

The Friends of Bowker Creek Society [supports the restoration and enhancement of Bowker Creek and its watershed to a healthy state, guided by the vision and goals of the Bowker Creek Blueprint](#). We are pleased this development is proposing installation of a rain garden, oil interceptor and permeable paving surfaces that will help achieve the Blueprint goals.

We understand the proponent is also pursuing the City of Victoria Rainwater Rewards for this proposal.

Please consider this letter when discussing the rezoning application for this proposal.

Sincerely,

Soren Henrich

President,

Friends of Bowker Creek Society

Rezoning Application No. 00722
and Development Permit with
Variances Application No. 00159
for
2440 and 2448 Richmond Road

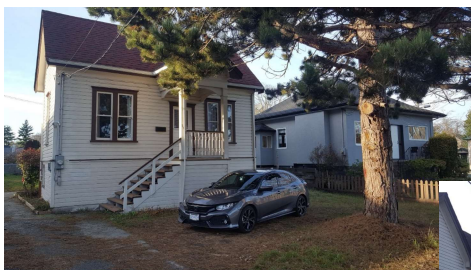


1



2

Subject Properties: 2440 Richmond Road and 2448 Richmond Road



2440 Richmond Road

2448 Richmond Road



3

Royal Jubilee Hospital (east)



4

1787 Adanac Street (west)



5

2790 Adanac Street (north-west) and
2504 Richmond Avenue (north)



2790 Adanac Street



2504 Richmond Avenue

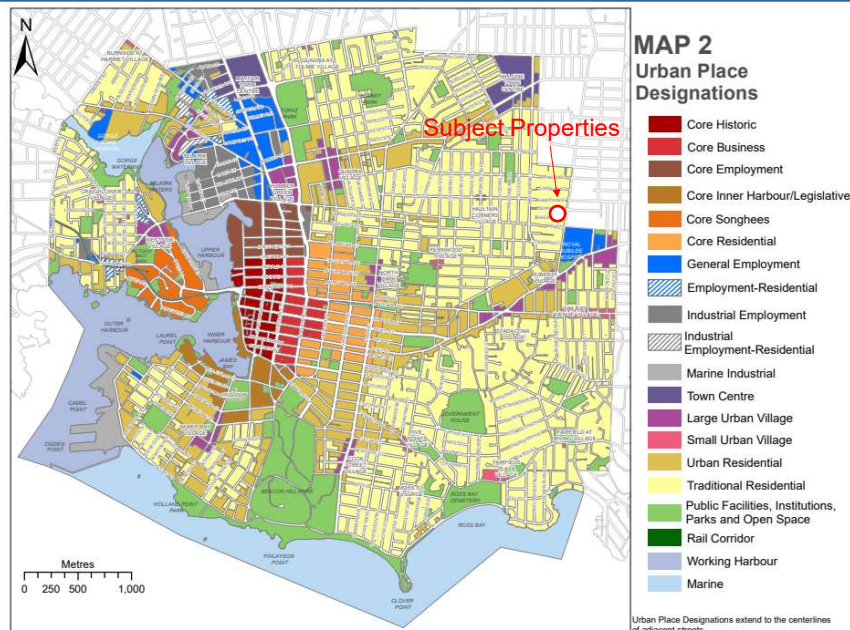


6

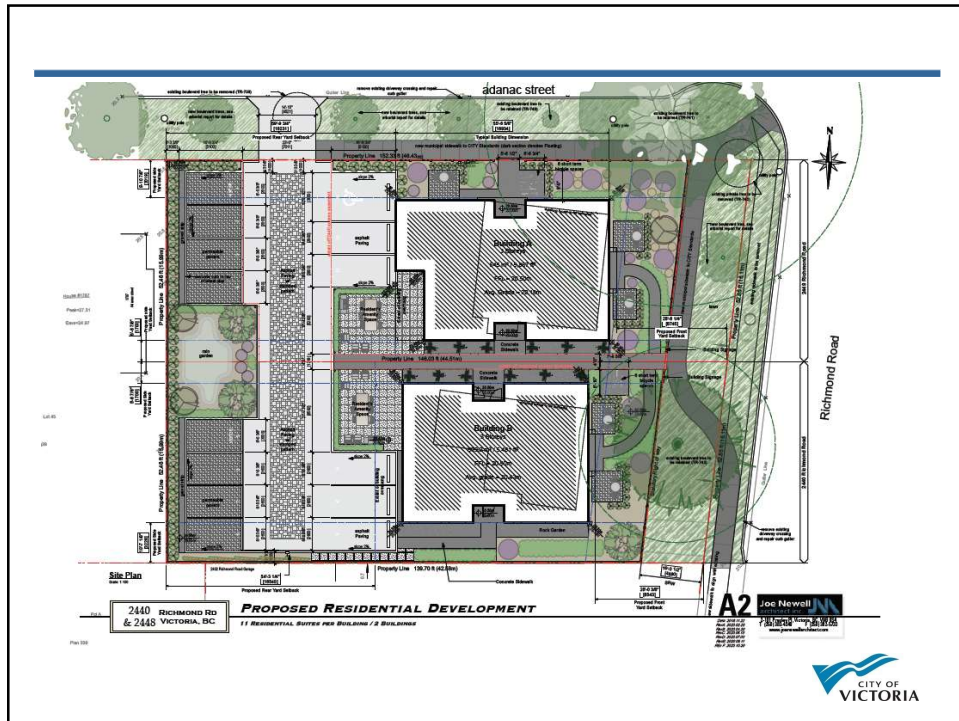
2432/2434 Richmond Road (south)



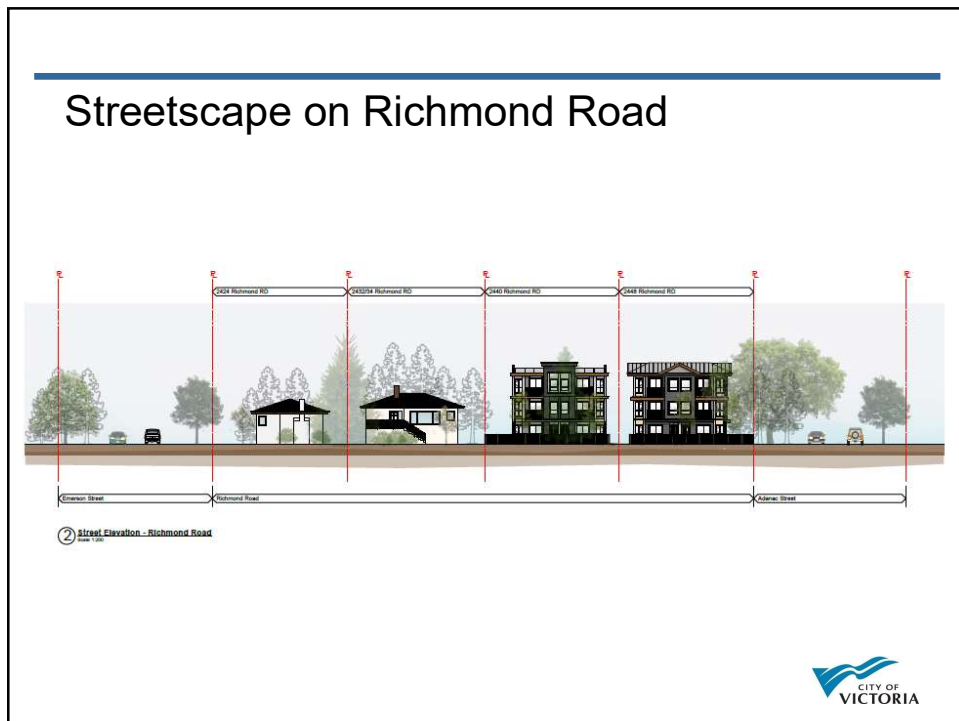
7



8

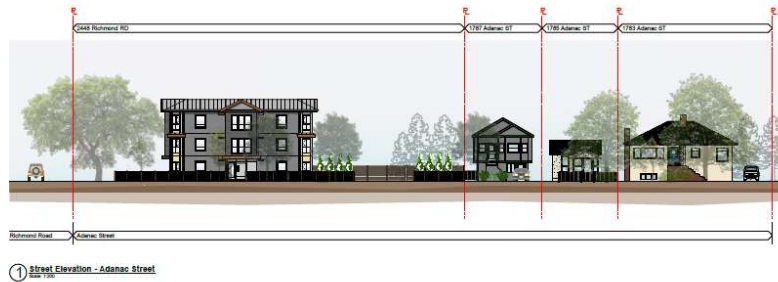


9



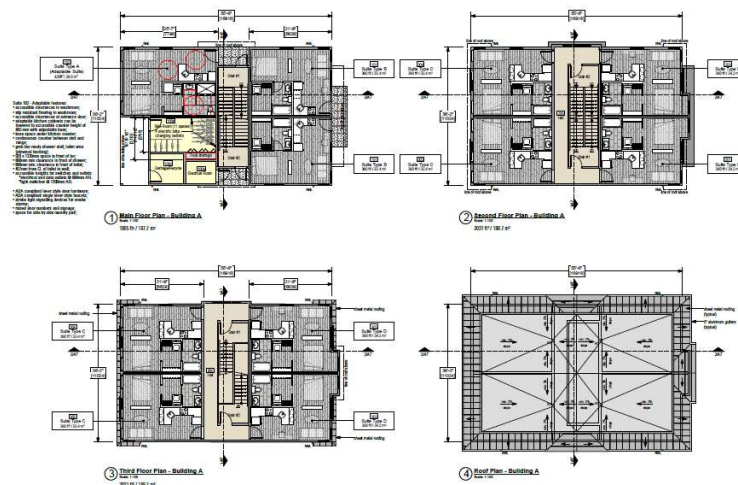
10

Streetscape on Adanac Street



11

Floor Plans – Building A (2448 Richmond Road)



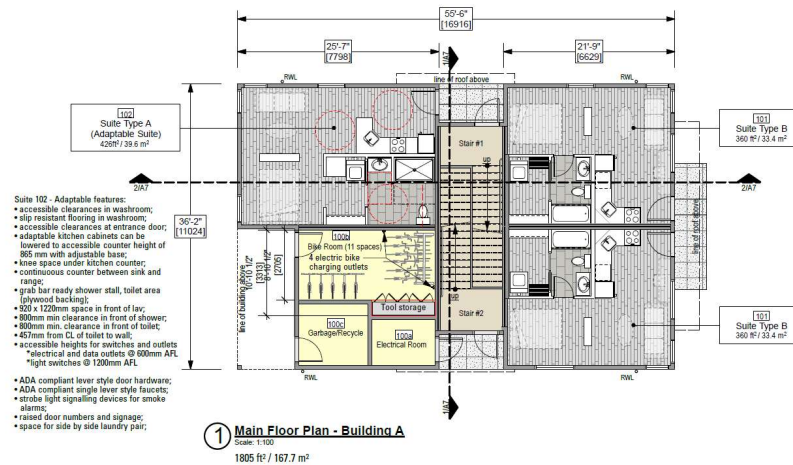
2440 RICHMOND RD & 2448 VICTORIA, BC
PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES PER BUILDING / 5 BUILDINGS



A

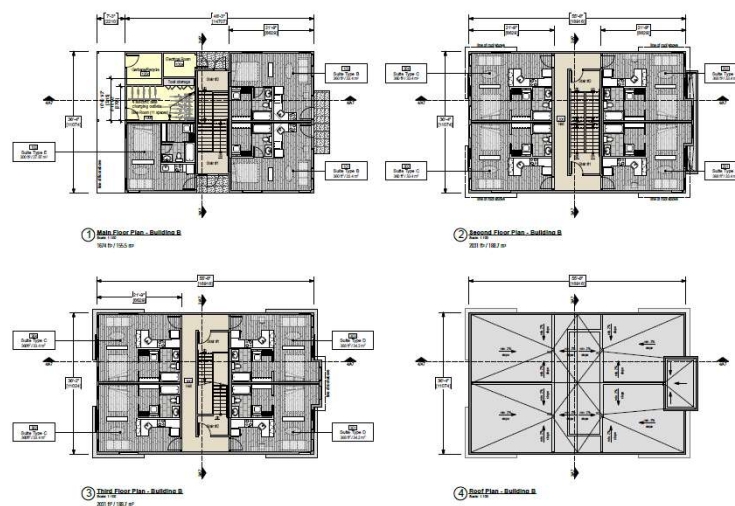
12

1st Floor Plan – Building A (2448 Richmond Road)



13

Floor Plans – Building B (2440 Richmond Road)



2440 RICHMOND RD
& 2445 VICTORIA, BC

PROPOSED RESIDENTIAL DEVELOPMENT
11 RESIDENTIAL SUITES PER BUILDING / 2 BUILDINGS

A5 Joe Newell
Architect
1000 14th Street, Suite 100
Victoria, BC V8W 2E1
250.382.1111
www.joewell.ca

14

Front and Rear Elevations – Building A



15

Side Elevations – Building A



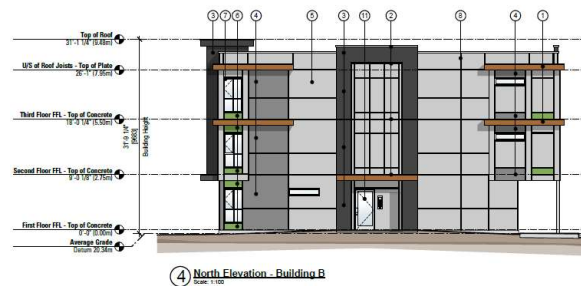
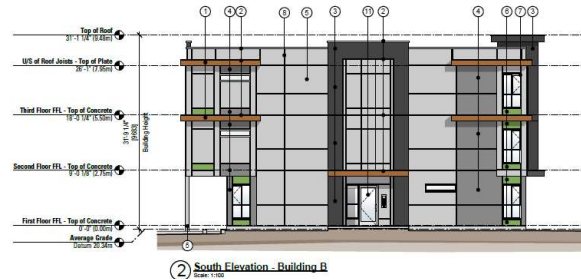
16

Front and Rear Elevations – Building B



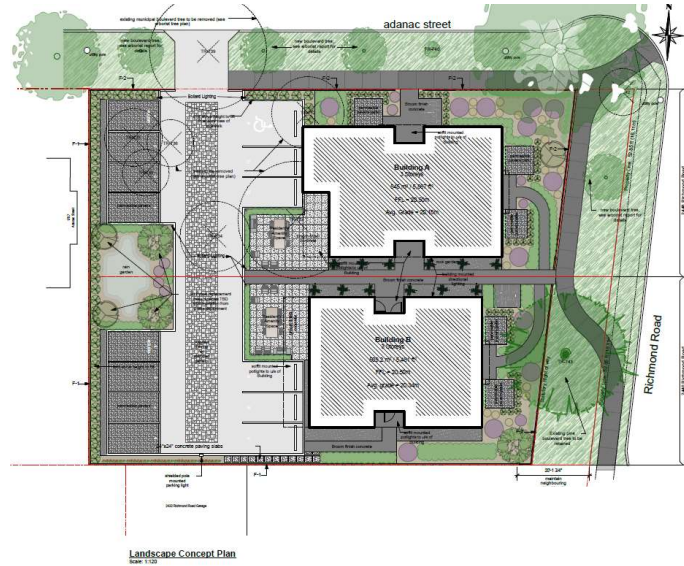
17

Side Elevations – Building B



18

Landscape Plan



19

Easement



20

Rendering



BDM3d

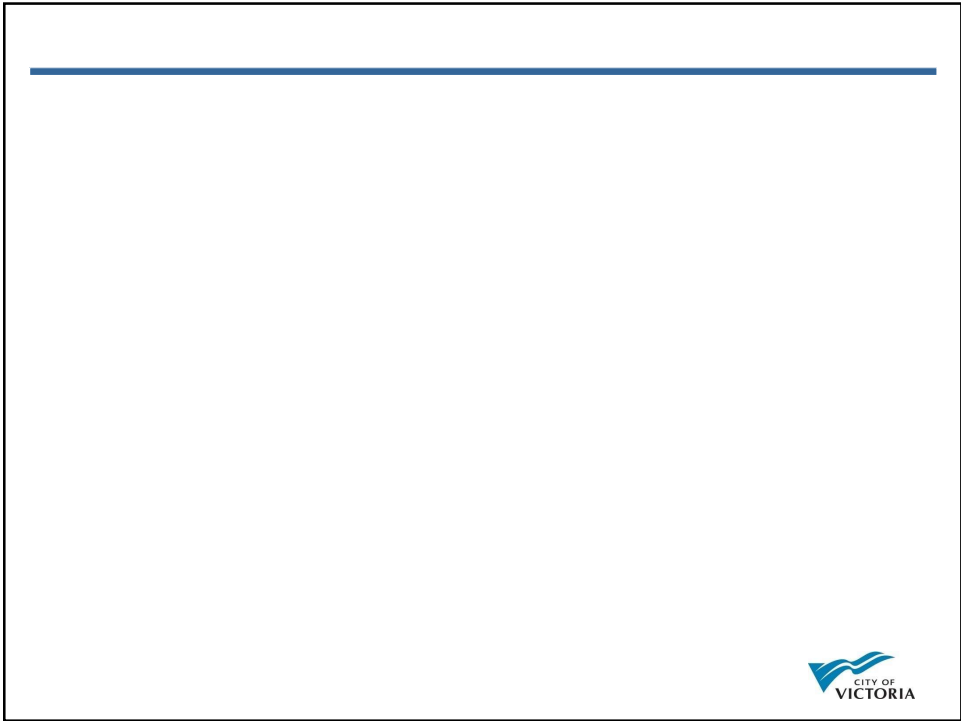
21

Rendering



CITY OF
VICTORIA

22



23

Elevation – Building B (2440 Richmond Road)



24

Elevation – Building A (2448 Richmond Road)

