

**E.1.c.b3117 Blackwood Street: Rezoning Application No. 00783 and  
Development Permit with Variances Application No. 00184  
(Hillside/Quadra)**

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

Rezoning Application No. 00783

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00783 for 3117 Blackwood Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following condition is met: Revised plans showing a second long term bicycle lockup with both lockups relocated closer to the secondary suites, to the satisfaction of the Director of Sustainable Planning and Community Development. Revised Arborist Report to correct errors and clarify whether tree #276 can be retained due to its location outside the building envelope, to the satisfaction of the Director of Parks, Recreation and Facilities.

Development Permit with Variances Application No. 00184

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. 00783, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with: Plans date stamped October 5, 2021. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: reduce the north side yard setback from 3.0m to 2.72m; reduce the vehicle parking from 3 stalls to 2 stalls; The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**E.2     3117 Blackwood Street: Rezoning Application No. 00783 and Development Permit with Variances Application No. 00184 (Hillside/Quadra)**

Committee received a report dated November 25, 2021 from the Director of Sustainable Planning and Community Development regarding a Rezoning Application and Development Permit with Variances Application for the property located at 3117 Blackwood Street in order to construct a new duplex with two secondary suites and recommending that it move forward to a Public Hearing.

*Committee discussed the following:*

- *That one bylaw protected tree is proposed to be removed which would require two trees to be planted*

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

Rezoning Application No. 00783

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00783 for 3117 Blackwood Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set after submission of revised plans showing a second long term bicycle lockup with both lockups relocated closer to the secondary suites, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00184

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. 00783, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the north side yard setback from 3.0m to 2.72m;
  - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of December 9, 2021

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**To:** Committee of the Whole **Date:** November 25, 2021

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

**Subject:** Rezoning Application No. 00783 for 3117 Blackwood Street

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00783 for 3117 Blackwood Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set after submission of revised plans showing a second long term bicycle lockup with both lockups relocated closer to the secondary suites, 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.

### 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 3117 Blackwood Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to a site-specific zone in order to construct a new duplex with two secondary suites.

The following points were considered in assessing this application:

- The proposal is consistent with the Traditional Residential Urban Place Designation within the *Official Community Plan*, 2012, which envisions ground-oriented housing such as duplexes.
- The proposal is generally consistent with the *Hillside-Quadra Neighbourhood Plan* which states, "Maintain Current Zoning – consider small lots and duplexes", as it maintains the low density character of the area.
- The proposal is inconsistent with the *Neighbourliness Guidelines for Duplexes*, as the guidelines prohibit secondary suites and require a minimum of 670m<sup>2</sup> for lots with only

one street frontage; however, more recently adopted neighbourhood plans such as the *Victoria West Neighbourhood Plan* permit secondary suites within duplexes and the lot area would still be 612.06m<sup>2</sup> per lot which exceeds the minimum of 555m<sup>2</sup> required in the standard R-2 Zone.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to a site-specific zone in order to construct a new duplex with two secondary suites.

The following differences from the standard R-2 Zone, Two Family Dwelling District, are being proposed and would be accommodated in the new zone:

- allow up to two secondary suites
- increase the total floor area from 280m<sup>2</sup> to 305.3m<sup>2</sup>
- remove maximum combined floor area
- decrease the rear yard setback from 10.7m or 35% of lot depth, whichever is greater, to 7.5m
- increase the number of storeys from 1.5 storeys to 2 storeys.

Variances related to setbacks and vehicle parking will be discussed in the concurrent Development Permit with Variances Application.

### **Affordable Housing**

The applicant proposes the creation of four new residential units, for a net increase of three units, which would increase the overall supply of housing in the area.

### **Tenant Assistance Policy**

The proposal is to demolish an existing single-family dwelling that is owner-occupied. No rental units would be lost and therefore a Tenant Assistance Plan is not required.

### **Active Transportation**

The application proposes a secure bicycle lockup in the rear yard. Staff are requesting that a second lockup be added and that each lockup be relocated closer to the secondary suites. This has been included within the recommended motion.

### **Public Realm**

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

### **Accessibility**

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

### **Land Use Context**

The area is characterized primarily by one and a half to two-storey single family dwellings.



## Existing Site Development and Development Potential

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

### Data Table

The following data table compares the proposal with the existing R1-B Zone and the standard R-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the standard R-2 Zone.

Zoning Criteria	Proposal	Existing R1-B Zone	Standard R-2 Zone
Site area (m <sup>2</sup> ) – minimum	612.06	460	555
Density (Floor Space Ratio) – maximum	0.5	N/A	0.5
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) – maximum	<b>305.3*</b>	280	280
Combined floor area (m <sup>2</sup> ) - maximum	<b>413.5*</b>	300	380
Lot width (m) – minimum	18.75	15	15
Height (m) – maximum	7.59	7.6	7.6
Storeys – maximum	<b>2 (with basement)*</b>	2	1.5 (with basement) 2 (without basement)
Site coverage (%) – maximum	27.8	40	40
Open site space (%) – minimum	65	N/A	30
<b>Setbacks (m) – minimum</b>			
Front	6.1	7.5	5.81
Rear	<b>11.26*</b>	8.16	11.43
<b>Setbacks (m) – minimum</b>			
Side (north)	<b>2.72*</b>	3	3
Side (south)	1.88	1.88	1.88
Combined side yards	4.6	4.5	4.5
Parking – minimum	<b>2*</b>	3	3

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on April 29, 2021. A letter dated May 28, 2021 and the Pre-Application Consultation Comments from Online Feedback Form are attached to this report.

## **ANALYSIS**

### **Official Community Plan**

The *Official Community Plan*, 2012 (OCP) Urban Place Designation for the subject property is Traditional Residential. Within this designation, ground-oriented residential buildings including duplexes up to two storeys are envisioned.

### **Hillside-Quadra Neighbourhood Plan**

The *Hillside-Quadra Neighbourhood Plan*, 1996, identifies the property within a designation where the goal is to “Maintain Current Zoning (consider duplexes and small lot single family dwellings meeting established City criteria)”. The plan further states that mature areas of the neighbourhood should remain low density, which includes duplexes.

### **Neighbourliness Guidelines for Duplexes**

The *Neighbourliness Guidelines for Duplexes* note that to rezone for a duplex on an interior lot, the lot width should be greater than 15m and the site area be at least 670m<sup>2</sup>. The proposal exceeds the minimum lot width, but the lot is only 612.06m<sup>2</sup> which is less than the suggested 670m<sup>2</sup>. In addition, the guidelines do not envision secondary suites within duplexes. In this instance, staff recommend that Council consider supporting the application as it has demonstrated that a duplex can sensitively fit on the proposed lot; further, City policy in other neighbourhoods is trending towards permitting duplexes on significantly smaller lots and with secondary suites. For instance, Victoria West envisions duplexes with suites on lots with a minimum site area of 555m<sup>2</sup>.

### **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 Rezoning application was received after October 24, 2019 and before July 1, 2021, so it falls under *Tree Preservation Bylaw No. 05-106* consolidated November 22, 2019.

Thirteen trees have been inventoried by the project arborist, including two boulevard trees and one tree on the adjacent property. Of the eleven trees on the subject property, seven are bylaw-protected. One bylaw protected tree, a 47cm Douglas fir, is proposed for removal and three non-protected trees are proposed for removal. As the 47cm Douglas fir is located outside the building envelope, more information is required to determine whether this tree can be retained through construction of the proposed duplex. Four trees will be planted on site, two of which will be designated replacement trees.

### Tree Impact Summary Table

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	5	1	2	+1
Subject property trees, unprotected	5	3	2	-1
City trees	2	0	0	0
Neighbouring trees, unprotected	1	0	0	0
<b>Total</b>	<b>13</b>	<b>4</b>	<b>4</b>	<b>0</b>

### CONCLUSIONS

The proposal to rezone the property to facilitate the construction of a duplex with up to two secondary suites is generally consistent with the Traditional Residential Urban Place Designation in the OCP and the relevant policies in the *Hillside-Quadra Neighbourhood Plan*. The proposal has demonstrated a sensitive approach to infill development and staff recommend that Council consider supporting the application.

### ALTERNATE MOTION

That Council decline Rezoning Application No. 00783 for the property located at 3117 Blackwood Street.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

Karen Hoesel, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2021
- Attachment D: Letter from applicant to Mayor and Council dated October 4, 2021
- Attachment E: Community Association Land Use Committee Comments dated May 28, 2021
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form
- Attachment G: Arborist Report dated March 4, 2021 and revised September 27, 2021
- Attachment H: Correspondence (Letters received from residents).



## Committee of the Whole Report

### For the Meeting of December 9, 2021

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**To:** Committee of the Whole **Date:** November 25, 2021

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

**Subject:** Development Permit with Variances Application No. 00184 for 3117 Blackwood Street

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00783, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the north side yard setback from 3.0m to 2.72m;
  - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### 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 3117 Blackwood Street. The proposal is to demolish the existing single-family dwelling and construct

a new duplex with two suites. The variances are related to reducing the north side yard setback and reducing the vehicle parking.

The following points were considered in assessing this application:

- The proposal is consistent with the objectives for sensitive infill in Development Permit Area 15D: Intensive Residential - Duplex of the *Official Community Plan, 2012* (OCP).
- The proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.
- The setback variance is minimal in nature and windows are limited on the upper north façade associated with this proposal.
- The provision of secure long term bicycle storage helps mitigate the one stall parking variance.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to demolish the existing single-family dwelling and construct a new duplex with two suites. Specific details include:

- two-storey building
- side-by-side units
- exterior materials include cement board lap siding, stucco and standing seam metal
- parking located in garages
- driveways constructed with permeable pavers.

The proposed variances are related to:

- reducing the north side yard setback from 3.0m to 2.72m
- reducing the vehicle parking from three stalls to two stalls.

### **Sustainability**

As indicated in the applicant's letter dated October 4, 2021 the following sustainability features are associated with this application:

- designed to meet Step 3 of the BC Energy Step Code
- designed to be solar ready
- permeable driveway
- EV charging station for each of the main residential units
- green roof areas on portions of the first storey to allow for delayed release of stormwater.

### **Accessibility**

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

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

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

## Data Table

The following data table compares the proposal with the existing R1-B Zone and the standard R-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the standard R-2 Zone.

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Combined floor area (m <sup>2</sup> ) - maximum	<b>413.5*</b>	300	380
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Storeys – maximum	<b>2 (with basement)*</b>	2	1.5 (with basement) 2 (without basement)
Site coverage (%) – maximum	27.8	40	40
Open site space (%) – minimum	65	N/A	30
<b>Setbacks (m) – minimum</b>			
Front	6.1	7.5	5.81
Rear	<b>11.26*</b>	8.16	11.43
Side (north)	<b>2.72*</b>	3	3
Side (south)	1.88	1.88	1.88
Combined side yards	4.6	4.5	4.5
Parking – minimum	<b>2*</b>	3	3

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on April 29, 2021 as part of the Rezoning Application requirements. A letter dated May 28, 2021 and the Pre-Application Consultation Comments from the online feedback forms are attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan*, 2012 (OCP) identifies this property within Development Permit Area (DPA) 15D: Intensive Residential Duplex. Within this DPA, the *Neighbourliness Guidelines for Duplexes* (1996) are applicable.

The Design Guidelines encourage new duplex buildings to be in scale and character with the neighbourhood. Additionally, the front of the building should be broken up into parts to create the appearance of a smaller building. The proposed duplex has pitched roofs and a change of materials between the two units, which visually breaks up the massing on the front façade.

The guidelines encourage driveways that have a minimal impact on pedestrian enjoyment of the street and with attractive landscaping. In order to reduce the impact of the proposed driveways and garages, which are prominently located in the centre of the proposed buildings, the main entrances have extended awnings and separate walkway to the front entrance.

Finally, the Design Guidelines encourage careful consideration of windows in relation to overlook to neighbouring properties. Windows on the upper storeys are minimized and where possible transom windows have been used.

### **Hillside-Quadra Neighbourhood Plan**

The *Hillside-Quadra Neighbourhood Plan* (1996) notes that new housing should fit comfortably into the neighbourhood, both in size and exterior design. The modern design of the duplex features pitched roofs in keeping with the existing context, and the height and massing is consistent with other two storey buildings in the area.

### **Regulatory Considerations**

There are two variances associated with the proposal. The first is to reduce the north side yard setback from 3.0m to 2.72m. This variance is considered supportable as the sides of the building have been designed to reduce overlook, with the upper storey windows minimized and transom windows used where possible.

The second variance is to reduce the required vehicle parking from three stalls to two stalls. This variance is considered supportable as one bicycle lockup has been proposed for the residents of the secondary suites, and staff are requesting a second bicycle lockup as part of the Rezoning Application, which should help mitigate the variance.

## **CONCLUSIONS**

The proposal to construct a duplex with two secondary suites is generally consistent with Development Permit Area 15D: Intensive Residential Duplex and the applicable Design Guidelines. Staff recommend that Council consider supporting the Development Permit Application.

## **ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 00184 for the property located at 3117 Blackwood Street.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

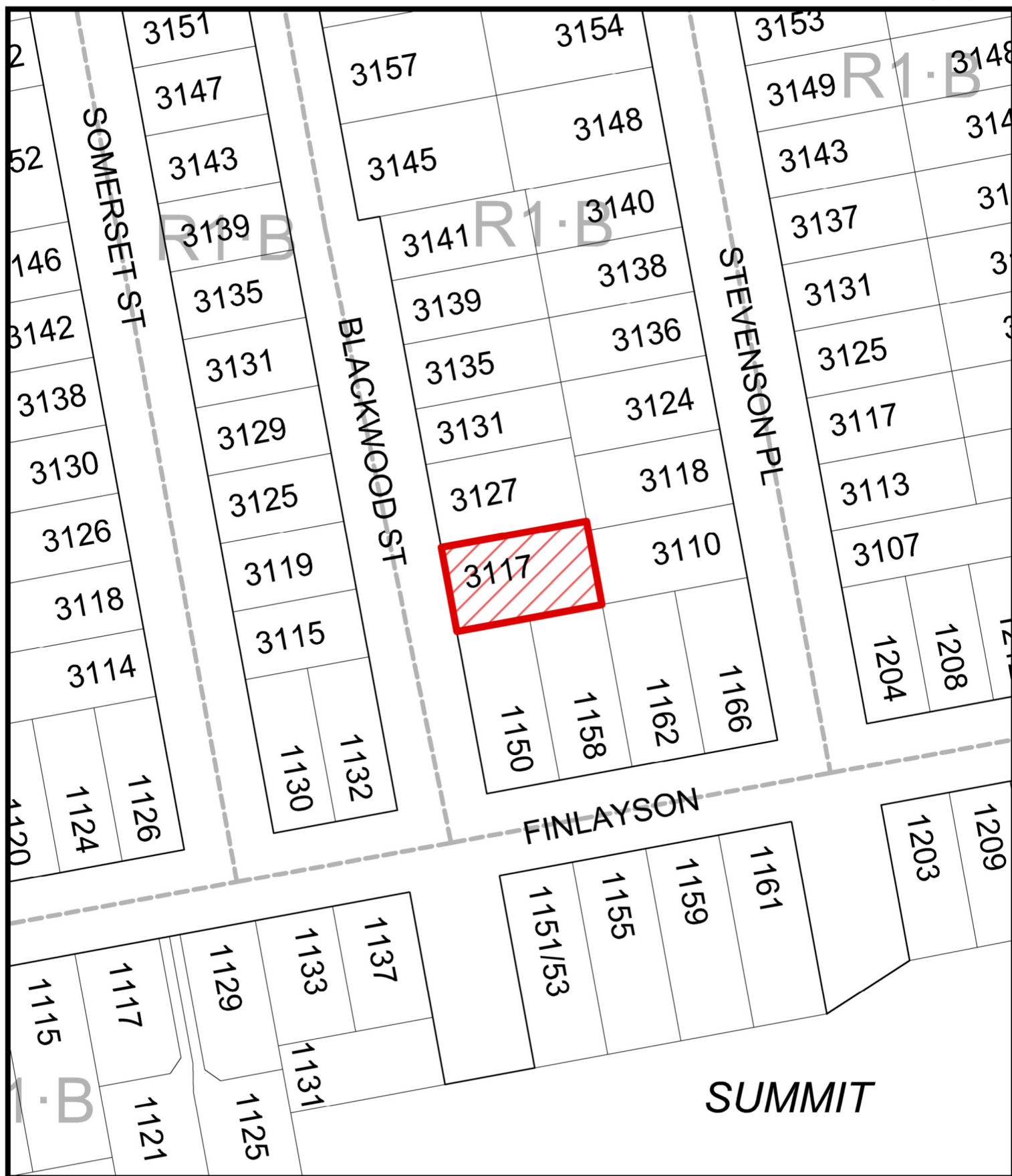
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2021
- Attachment D: Letter from applicant to Mayor and Council dated October 4, 2021
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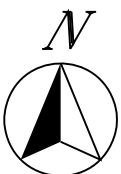
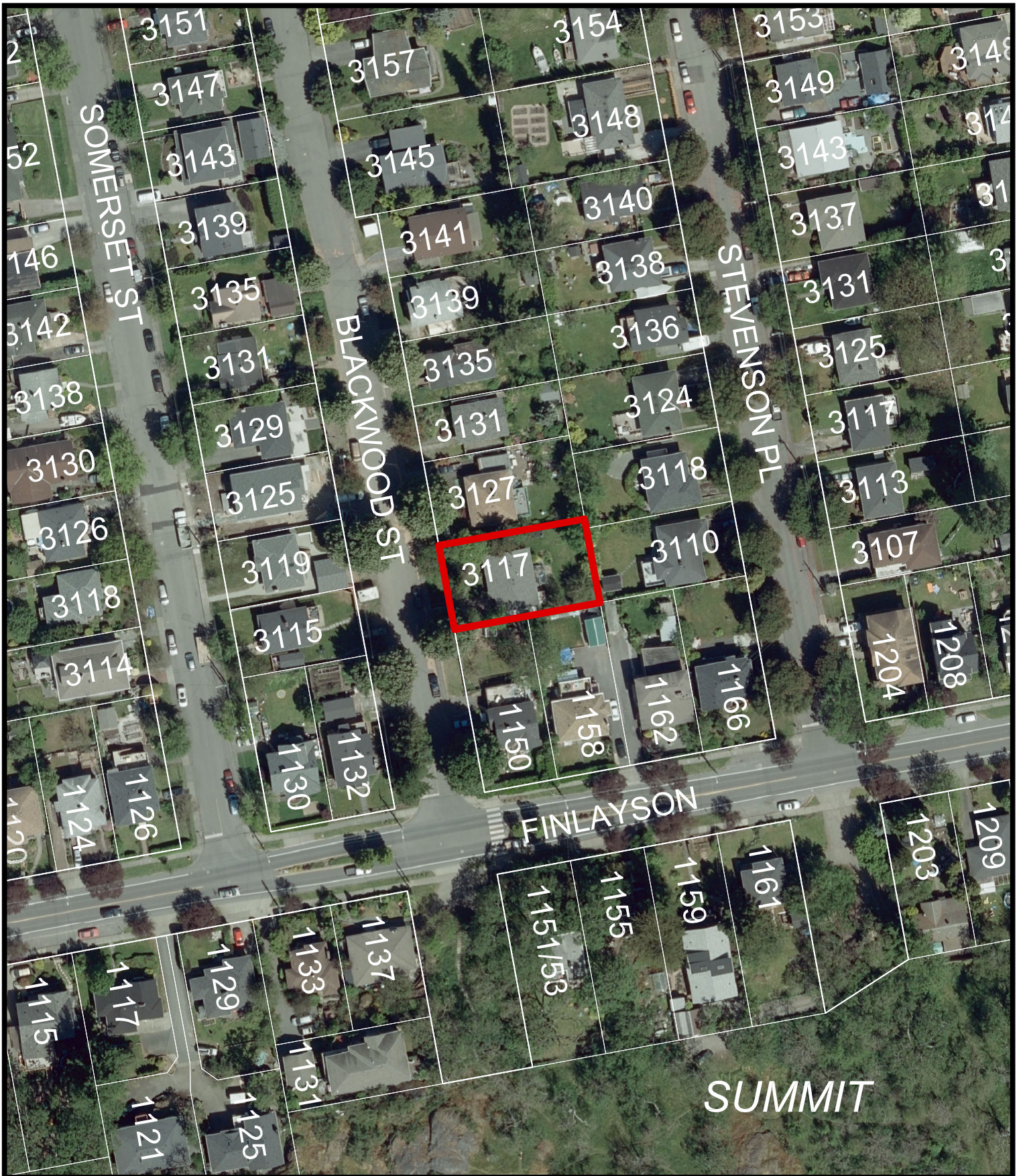




3117 Blackwood Street  
Rezoning No.00783







3117 Blackwood Street  
Rezoning No.00783





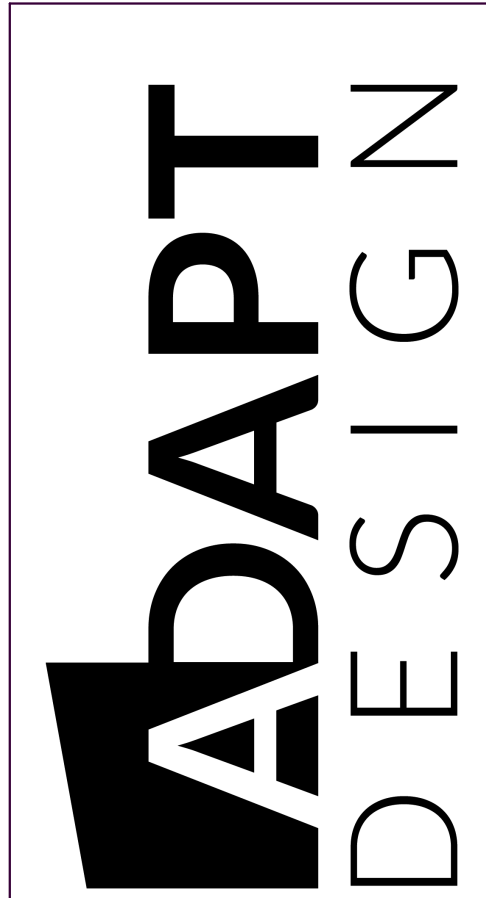
PROJECT:  
NEW DUPLEX



STREETVIEW



SITE CONTEXT




1500 Shorncliffe Road Victoria BC Canada  
250.893.8127  
www.adaptdesign.ca

BLACKWOOD  
DUPLEX

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Revisions

Received Date:  
October 5, 2021

		Issued
<strong>COVER SHEET &amp; GENERAL INFO</strong>		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPE PLAN	<input type="checkbox"/>
<strong>PLANS</strong>		
A-101	BASEMENT AND MAIN FLOOR PLAN	<input type="checkbox"/>
A-102	UPPER FLOOR AND ROOF PLAN	<input type="checkbox"/>
<strong>ELEVATIONS</strong>		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
<strong>DETAILS</strong>		
A-501	PERSPECTIVE VIEWS	<input type="checkbox"/>

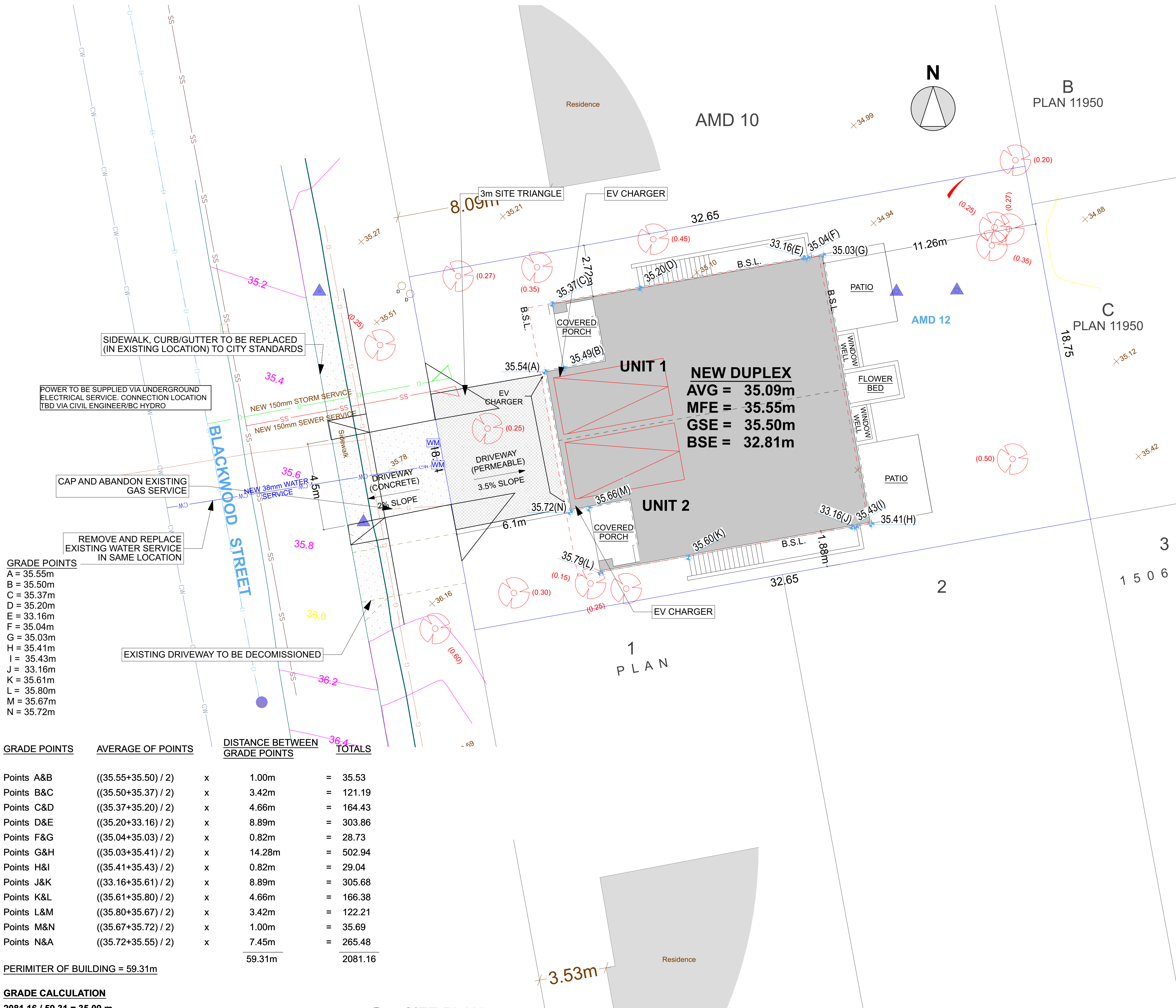
ISSUED FOR DP

ISSUED:

COVER SHEET

A-001





Property Information			
Project Type: New Duplex w/ Secondary Suites			
Site Address: 3117 Blackwood Street			
Zoning:	<u>Zone Standard (R2)</u>	<u>Proposed</u>	
<u>Setbacks:</u>			
Front	7.5m	6.1m (20'0")	
Rear	11.43	11.26m (36'11")	
Left	3.0	2.72m (8'11")	
Right	1.88	1.88m (6'2")	
1 Side when no lane	3.0m	2.72m (8'11")	
<u>Building Height:</u>	Basement + 2 storeys		
	7.6 m (24'11")	7.59 m (24'11")	
<u>Floor Area 1/2</u>	280 m <sup>2</sup> (3014 ft <sup>2</sup> )	305.3 m <sup>2</sup> (3286 ft <sup>2</sup> )	
<u>Floor Area Total</u>	300 m <sup>2</sup> (3229 ft <sup>2</sup> )	413.5 m <sup>2</sup> (4450 ft <sup>2</sup> )	
<u>Floor Area:</u>	UNIT 1	UNIT 2	TOTAL
Basement	54.12 m <sup>2</sup>	54.12 m <sup>2</sup>	108.24 m <sup>2</sup>
Main	65.24 m <sup>2</sup>	65.24 m <sup>2</sup>	130.48 m <sup>2</sup>
Upper	86.15 m <sup>2</sup>	86.15 m <sup>2</sup>	172.30 m <sup>2</sup>
Garage	19.84 m <sup>2</sup>	19.84 m <sup>2</sup>	39.68 m <sup>2</sup>
Total	<u>225.35 m<sup>2</sup></u>	<u>225.35 m<sup>2</sup></u>	<u>450.70 m<sup>2</sup></u>
<u>Garage Exemption</u>	18.6m <sup>2</sup> X 2 = 37.2m <sup>2</sup>		
<u>GFA</u>	<u>305.3m<sup>2</sup> (3286 ft<sup>2</sup>)</u>		
<u>Lot Area:</u>	612.06 m <sup>2</sup> (6,588 ft <sup>2</sup> )		
<u>Building Footprint:</u>	170.16 m <sup>2</sup> (1831 ft <sup>2</sup> )		
<u>Bike Lock up</u>	4.5m <sup>2</sup>		
<u>Lot Coverage:</u>	40%	28.5%	
Onsite Parking = 2 stalls in garage + bicycle parking lock up			

Applicable Codes
-BC Building Code Current Edition (2018)
Energy
Compliance path: BCBC 9.36 Requirements applicable to this project: Step Code 3
Ventilation
BCBC 9.32

ADAPTDESIGN

1500 Shorncliffe Road Victoria BC Canada  
250.893.8127  
www.adaptdesign.ca

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DUPLEX

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ISSUED FOR DP

ISSUED:

SITE PLAN

A-002

Printed: 2021-09-15





BIKE LOCK UP SAMPLE



LANDSCAPE LEGEND

CEDAR TREE

ARBUTUS TREE

SEDGE GRASS

SHRUBS

GRASS

PEBBLES

INDIVIDUAL CONCRETE PAVERS

CONCRETE STREET NUMBER SIGN

CORTEN DIVIDERS

CONCRETE GRID

ADAPT

DESIGN

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BLACKWOOD  
DUPLEX

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ISSUED FOR DP

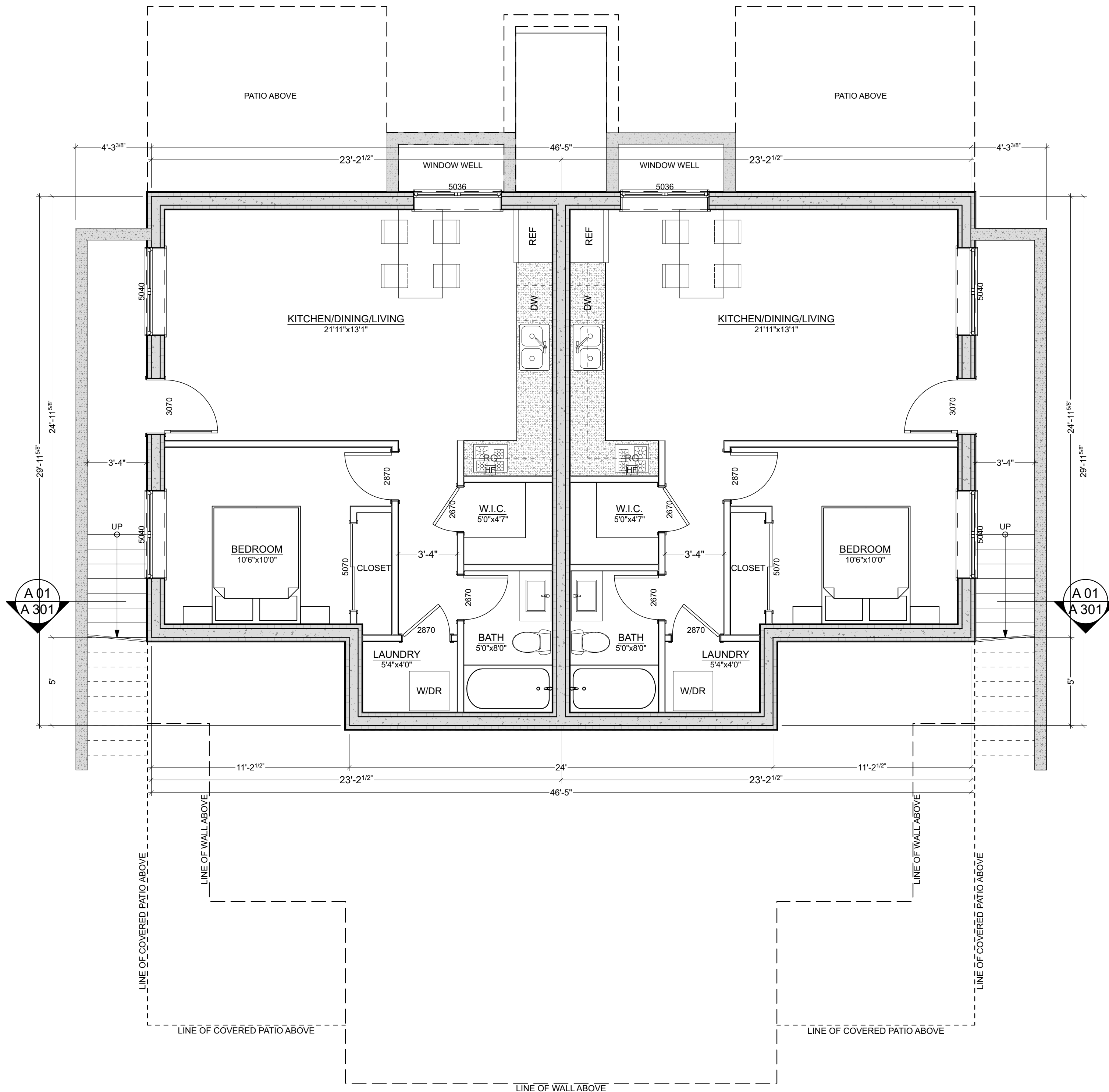
ISSUED:

LANDSCAPE PLAN

A-003

Printed: 2021-09-15



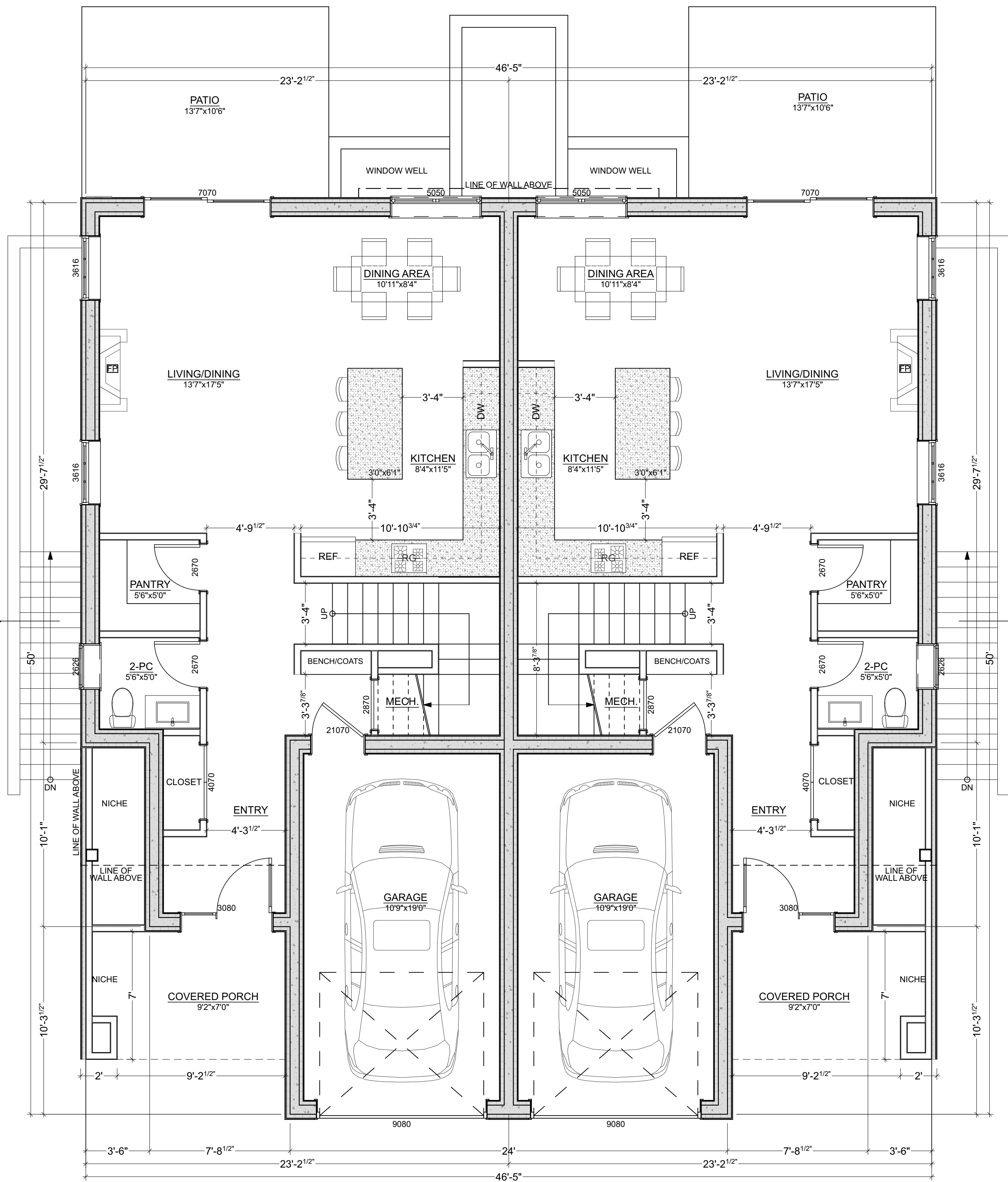
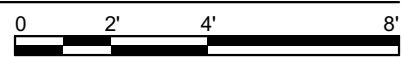


**UNIT 1**  
**BASEMENT FLOOR AREA**  
583 sq ft

**UNIT 2**  
**BASEMENT FLOOR AREA**  
583 sq ft

**1 BASEMENT FLOOR PLAN**

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

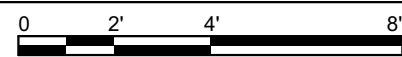


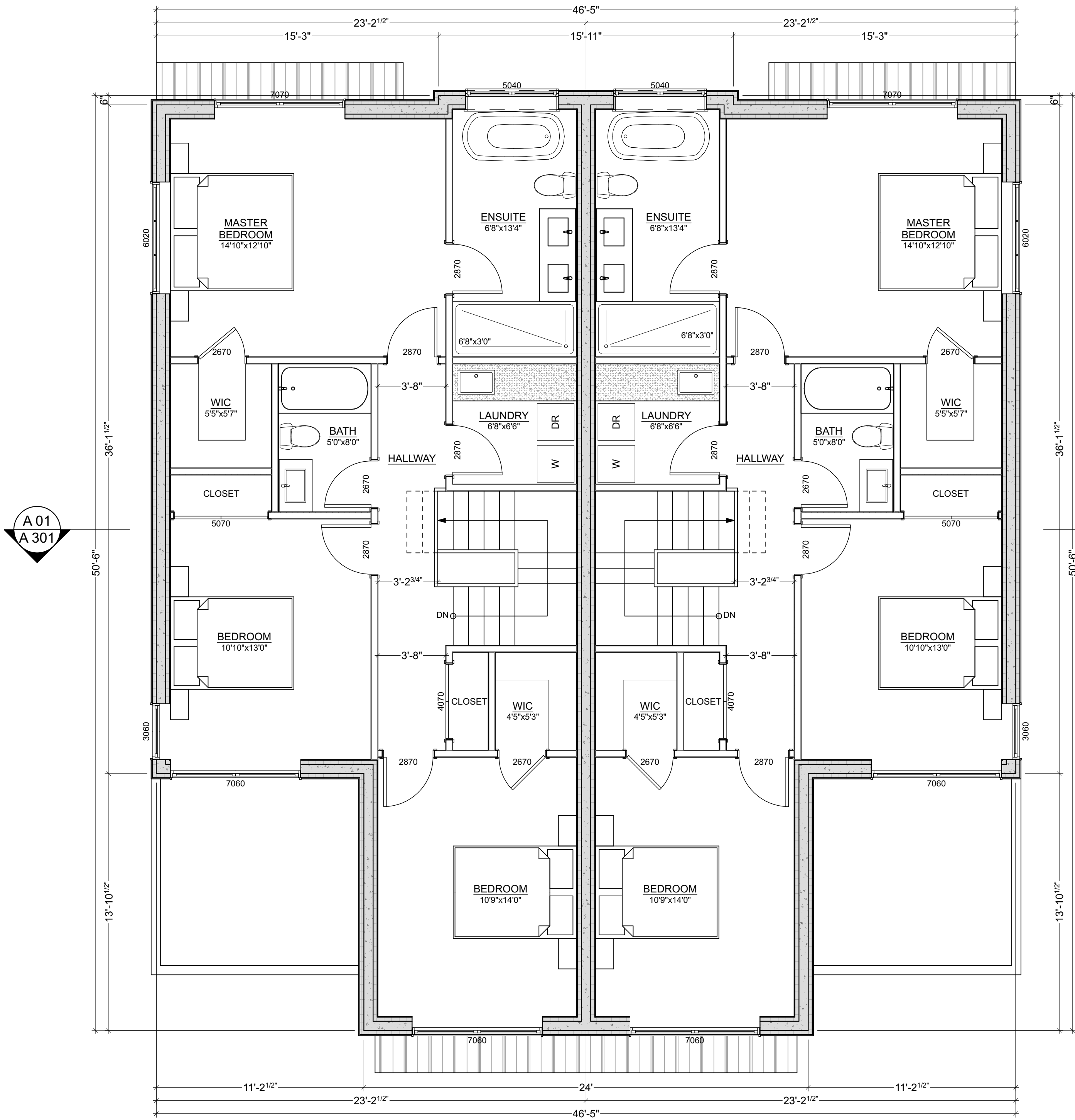
**UNIT 1**  
**MAIN FLOOR AREA**  
702 sq ft  
**GARAGE AREA**  
214 sq ft

**UNIT 2**  
**MAIN FLOOR AREA**  
702 sq ft  
**GARAGE AREA**  
214 sq ft

**2 MAIN FLOOR PLAN**

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

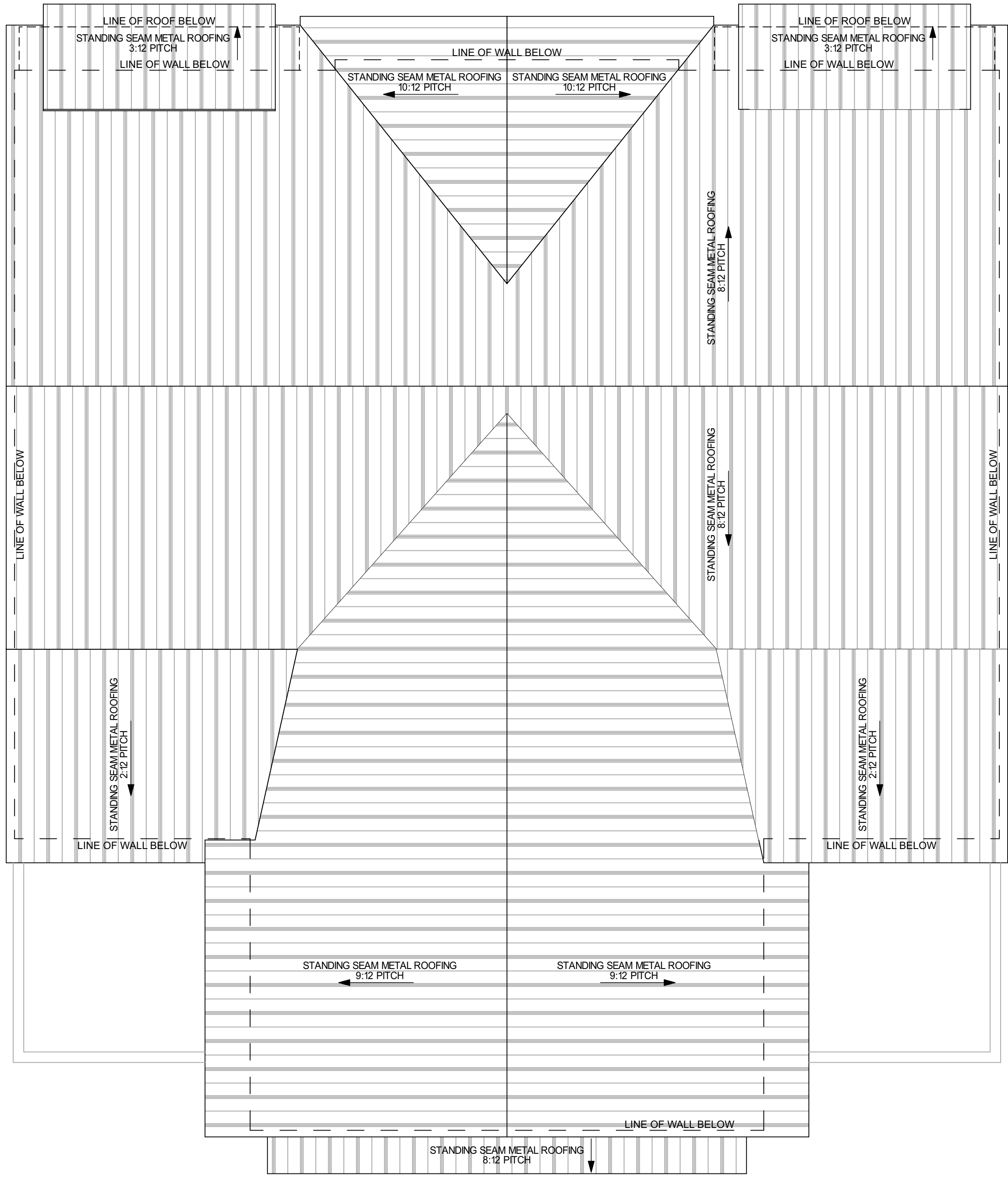
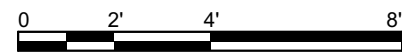




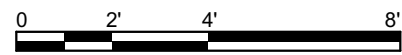
**UNIT 1**  
**UPPER FLOOR AREA**  
927 sq ft

**UNIT 2**  
**UPPER FLOOR AREA**  
927 sq ft

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



**2** **ROOF PLAN**  
SCALE: 1/4" = 1'-0"



1500 Shorncliffe Road Victoria BC Canada  
250.893.8127  
www.adaptdesign.ca

**BLACKWOOD  
DUPLEX**

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ISSUED FOR DP

ISSUED:


UPPER FLOOR AND  
ROOF PLAN

**A-102**



EXTERIOR CLADDING LEGEND

- 1

CEMENT BOARD LAP SIDING  
PAINTED
- 2

STUCCO  
ACRYLIC FINISH
- 3

STANDING SEAM METAL ROOFING



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ISSUED:

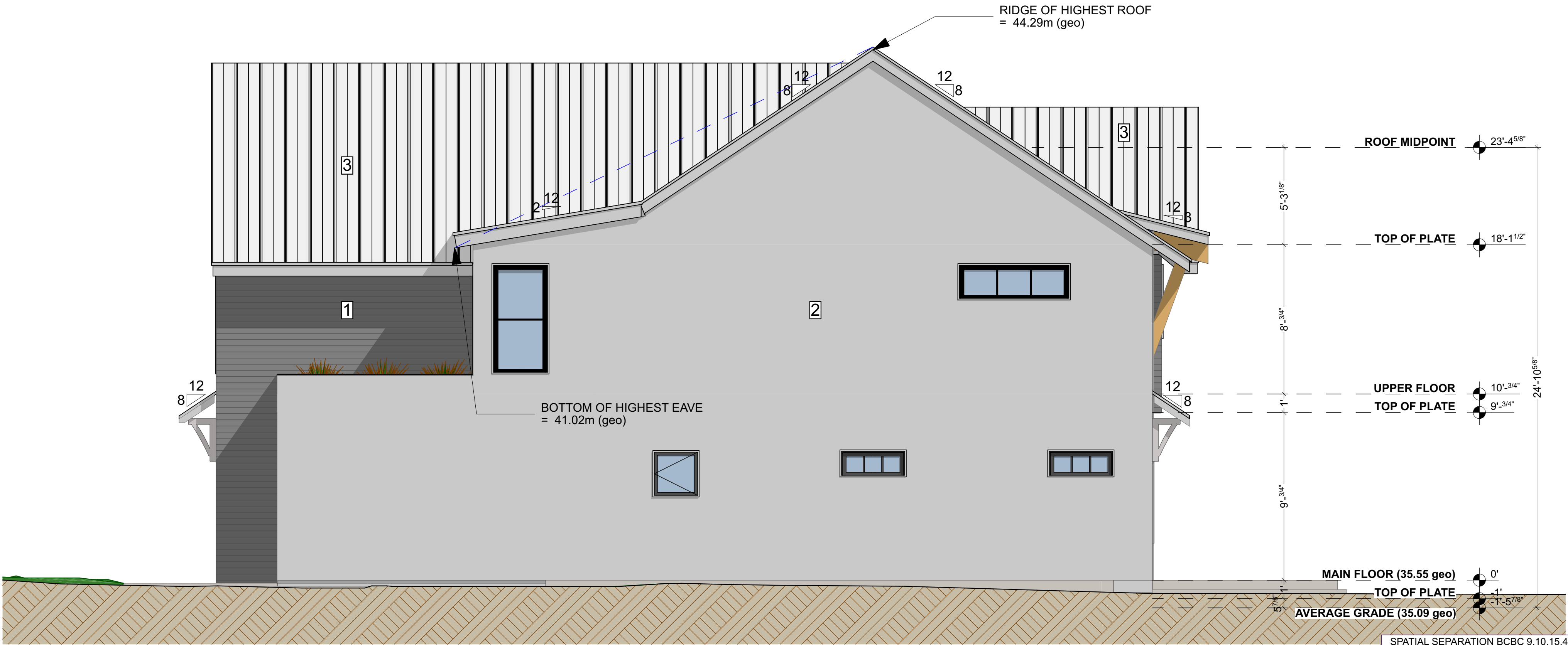
ELEVATIONS

A-201

Printed: 2021-09-15



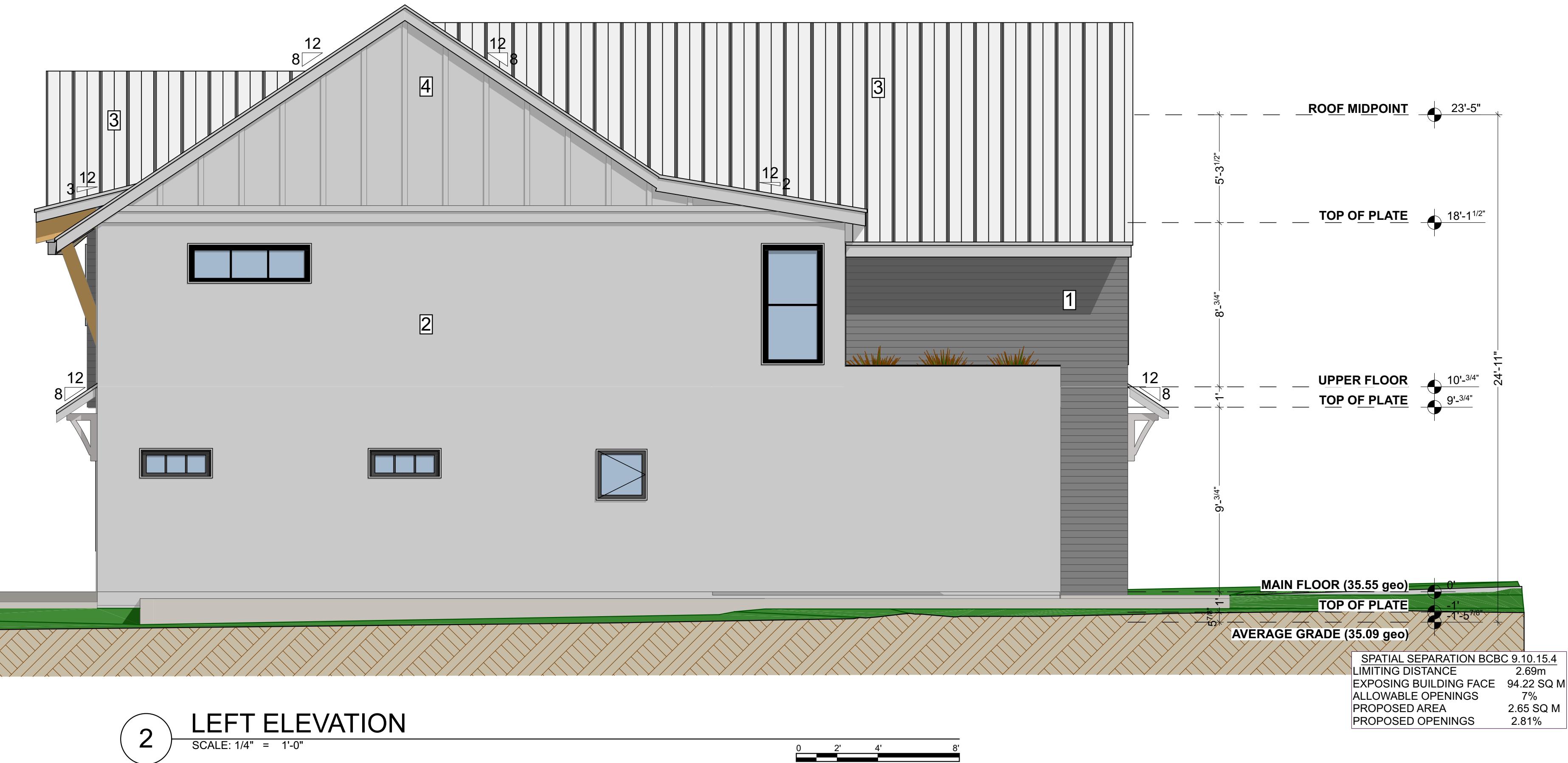
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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

SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.81m
EXPOSING BUILDING FACE	94.22 SQ M
ALLOWABLE OPENINGS	7%
PROPOSED AREA	2.65 SQ M
PROPOSED OPENINGS	2.81%





ADAPT  
DESIGN

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ISSUED FOR DP

ISSUED:

ELEVATIONS

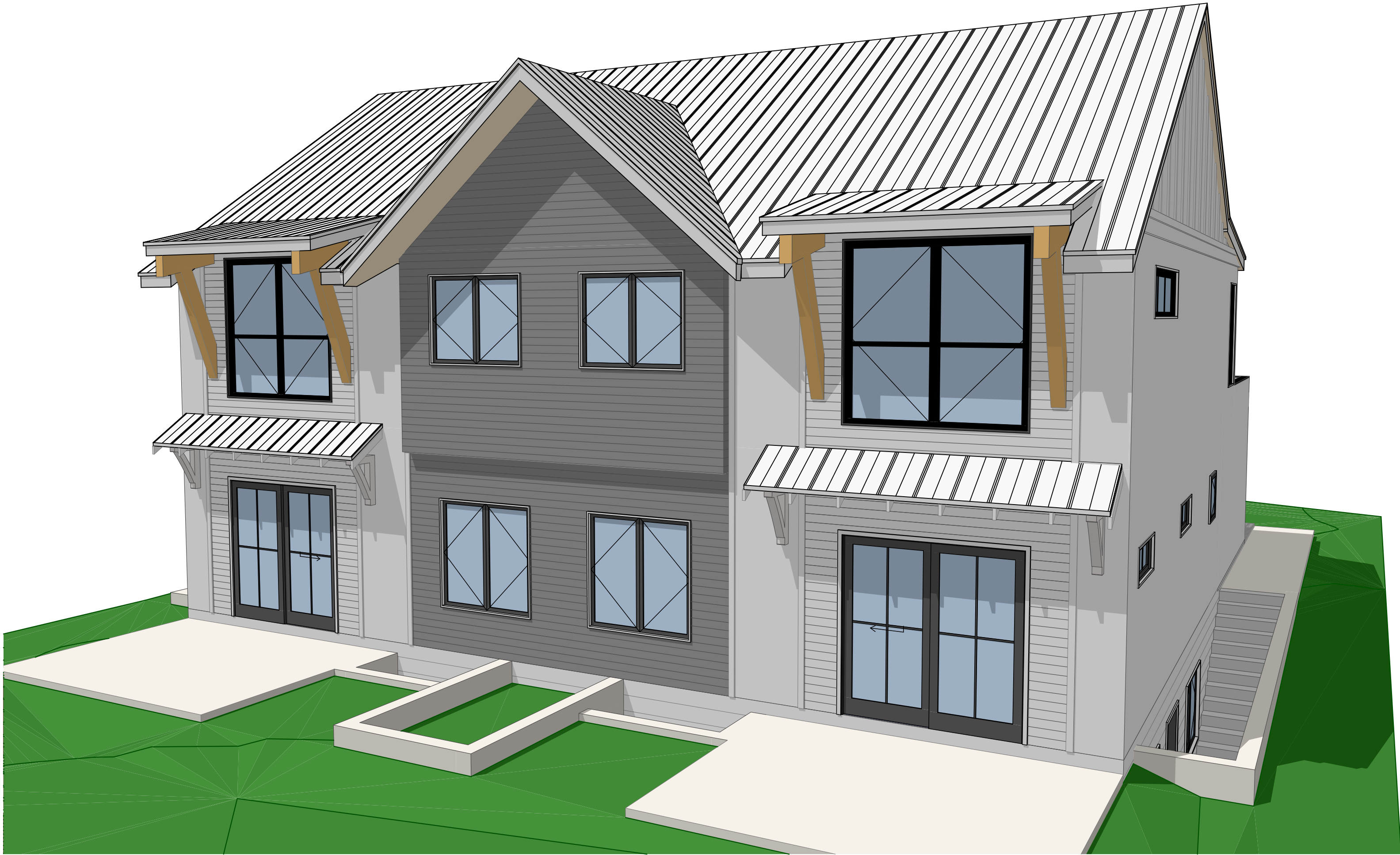
A-202

Printed: 2021-09-15





- FRONT PERSPECTIVE



- REAR PERSPECTIVE

ADAPT

DESIGN

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**BLACKWOOD  
DUPLEX**

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ISSUED FOR DP

ISSUED:

PERSPECTIVE VIEWS

A-501

Printed: 2021-09-15





KORS Development Services Inc.  
250-686-7125 denise@korsdevelopment.com

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

October 4, 2021

Re: Rezoning Application for 3117 Blackwood Street - Updated

Dear Mayor and Council,

**Description of the Proposal**

This application is submitted to the City of Victoria requesting a rezoning of a lot in the Hillside-Quadra Local Area. The application is to rezone the property from R1-B to permit a duplex with suites. The proposed site plan and duplex design plans are attached. The following are a number of design features related to the proposed rezoning:

- The proposed use is consistent with the designated Traditional Residential area in the OCP which is defined as having ground-oriented residential including single, duplex and attached dwellings.
- The proposed duplex with suites use is consistent with the concepts outlined in the "Missing Middle Housing Initiative".
- This lot is 612m<sup>2</sup> in area and 18.74m wide which exceed the minimum duplex (R-2) lot size and width of 555m<sup>2</sup> and 15m respectively.
- The proposed FAR is 0.49 which is under the maximum R-2 FAR of 0.5 to 1.
- The proposed setbacks and building height meet the requirements of the R-2 zone.
- The duplex design provides two main and upper storey 3 bedroom units and two one bedroom basement suites). It is the intent to create two strata units each with one half duplex main suite and basement suite.
- Vehicle parking will be provided with a total of 2 one car garages with space for parking in the driveway. Secure bike parking is proposed in lieu of a third parking space at the rear of the lot where both suite residents can get access. The main units will also have secure bike parking in the niches beside the front entrances.
- The south property line is adjacent to the rear yards of two lots facing Finlayson Street providing increased spacing to the adjacent homes on the south side.
- The design incorporates many features outlined in the Design Guidelines for attached Residential Development including street orientation, a two storey building form similar to nearby R1-B homes and open space at the front and rear.

### **Neighbourhood Context and Design Guidelines**

This is a relatively large interior lot at the north end of the Hillside-Quadra Local area. The existing small single family house would be deconstructed and replaced with a duplex with suites to provide ground-oriented residential buildings consistent with the policies for Traditional Residential in the Local Area Plan. It is anticipated that the rezoning would be to a comprehensive development zone and consideration has also been given to the City's Neighbourliness Guidelines for Duplexes and Design Guidelines for Attached Residential Development. In addition, this has the potential to also address the missing middle housing strategy by providing 4 modern homes with suites in a duplex format.

The two adjacent lots which share the south property line are oriented to Finlayson Street providing additional rear yard spacing between the proposed new duplex and existing homes on the south side. It is anticipated that the duplex suites will be available as rental accommodation. There is no intention to create four separate titled properties.

Consideration was given to the Duplex Neighbourliness Guidelines although it is noted that these guidelines have not yet been revised to reflect the concept of duplexes with suites.

Some of the design features are noted as follows:

- The orientation and increased spacing to existing homes on the south side:
- The duplex (R-2) zone requirements for coverage, FAR and height have been met with the proposed design:
- The front setback has been increased from 5.81m min to 6.1m to provide more vehicle maneuvering space and can provide room for parked cars in the driveway and garages:
- The attached street rendering demonstrates variable roofline to reduce the massing and improve the fit with adjacent homes:
- Upper storey windows adjacent to the side lot lines have been limited to reduce privacy impacts for neighbouring properties:
- For both duplexes, the main entrances are street oriented and the outdoor rear patio areas are set at ground level: and
- The suites have entry stairs facing the front with private patios and secure bike parking. The concrete construction of the 1<sup>st</sup> floor will ensure a high fire resistance and low noise transfer between the main unit and the basement suite.

### **Transportation**

For each duplex unit, one on-site parking stall is provided in the garage and there is room for an additional parking in the driveway. Finlayson Street which is one lot down from this property is;

- a secondary arterial,
- a shared greenway;
- a local transit route, and
- an existing bikeway.

It is further noted that the property is located in an area close schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation including walking, biking and transit. An EV charging station at the front of each unit is proposed. Because of proximity to the expanded bike lane network and to encourage cycle-commuting, the proposed project includes hidden and secure bike and commuter gear storage in the niches under the covered entry for both the main units. In lieu of a third parking space, secure suite bike parking is provided with access from each side in the rear yard.

### **Servicing**

Sewer, water and storm mains are all available on Blackwood Street and a conceptual servicing plan is noted on the site plan. The landscape plan shows that the driveways will be permeable.

### **Tree Retention**

An arborist tree preservation plan with inventory is attached and considered neighbour trees, trees on site and boulevard trees. The tree preservation plan considered the proposed duplex design, curb and gutter replacement and service locations. It is proposed that one bylaw protected tree will be removed (#276) and 5 bylaw protected trees will be retained and protected. Three non-protected trees are proposed for removal and construction impacts to the retained trees will be "Low to Moderate" The attached arborist report provides an inventory of the trees, an assessment outlining tree impacts and mitigation strategies including the provision of two replacement trees in the rear yard as shown on the landscape plan.

### **Green Building Features**

A number of green building features are proposed for the revised design including;

- Location of the property in an area close to transit, bikeways, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation;
- Replacing an older home with a new duplex which will meet the new BC Energy Step Code for Part 9 homes:
- Improved durability of new building materials like concrete floors, walls and metal roof:
- The new buildings will be ducted to be solar ready:
- Permeable surfaces are proposed for the on-site driveway:
- An EV charging station will be provided for each main unit: and
- Half the 2<sup>nd</sup> storey roof is drained to the one storey green roof areas above the front doors at the front of the building, allowing delayed release of rainwater to storm sewer.

### **Neighbourhood Consultation**

Upon completion of the building plans and arborist report, the information was mailed to the immediate surrounding properties and the CALUC meeting was organized including the development of a flyer to provide information to the neighbourhood. The CALUC process resulted in responses from 9 of the neighbours with 7 supporting the application and 2 opposed. It is further noted that in response to a mailed package for the immediate surrounding neighbours, 4 of the 7 surrounding property owners support the application and

the remaining three did not respond. A consultation summary was submitted with the application.

Thank you for your consideration of this application. We have worked hard to ensure that this design will fit in well with the neighbourhood context and with the City's Design Guidelines. We are pleased with the resulting designs and features outlined in this letter and ask for your support of this application.

Yours truly,

L. Denise Kors, PEng, LEED Ap  
Land Development Manager  
Kors Development Services Inc.



By email to: Hillside Quadra Area Planner, Michael Angrove,  
mangrove@victoria.ca, CALUC@victoria.ca  
City of Victoria

28 May 2021

Dear Michael Angrove:

Re: Hillside-Quadra CALUC Community Meeting for 3117 Blackwood Street

### Community Meeting Details

Date: 29 April 2021

Location of meeting: Online via Zoom

Attendance: 11: 9 local residents; 2 proponents

Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Meeting Chair: Jon Munn; Zoom host CALUC Co-Chair: Rowena Locklin

Note taker: John Hall

### Proposed Development Details

The proponents— Denise Kors of Kors Development Services and Jesse Matthewman, Owner.

The subject property currently has a one-storey house on a 6,588.16 sq ft (612.06 sq m) on Blackwood Street north of Finlayson Avenue. The proponents would like to build a two-storey duplex where each three-bedroom half of the duplex would have a secondary basement suite. The applicant compared the proposal to both the R1-B (existing single family) and the R2 (duplex) zones.

The applicant proposes to rezone from the existing R1-B Zone to a new or modified duplex zone which permits secondary suites. No change is anticipated with the Official Community Plan/ Hillside Quadra Neighbourhood Plan/ local area plan. A recent change to the BC Building Code makes secondary suites in duplexes feasible. The applicant reiterated that there is no existing zone which fits with the proposed configuration

The proposed 27.8% lot coverage would be less than the 40% maximum permitted by the R1-B zone. The proposed front yard setback is 5.88m, 1.66m less than the 7.5m required by the R1-B zone.

Four on-site parking spaces are proposed in tandem, two spaces with two spaces directly behind.

The applicant pointed out the nearby bus routes and bikeway. Included in the proposal are electric vehicle charging, purpose-built bicycle storage, native species landscaping, a partial green roof and solar-ready capability (conduits required by bylaw).

The consultant noted that seven letters were mailed to the immediate adjacent neighbours. No responses were received.

It was noted that a number of comments have been received from the City website to date, 8 comments with one opposed and seven in support. It was not noted if the comments were from immediate neighbours.

## Discussion

### *Issues*

A number of issues were discussed.

### *Dwelling Setbacks*

The applicant was asked to describe the setbacks. The front and one side yard would be 5.88m and 2.72m respectively, which is less than the 7.5m and 3.0m R-1B requirements and roughly equivalent to the R2 requirements. The R2 zone permits a setback calculation based on the existing setbacks of adjacent houses.

### *Design – Landscape, Parking*

A concern was raised regarding parking access during construction. The owner indicated he talked to the nearby neighbour and he states they reached an agreeable solution. The proponent will help his neighbour get a curb cut if the city allows.

One neighbour spoke in support of the proposal stating three points: 1) it is a great neighbourhood so there will be a chance for more families to come into it, 2) environmental improvements, and 3) the overall design.

## Conclusion

The discussion regarding the proposal for 3117 Blackwood Street centred on potential effects the new building being closer to the street and neighbours and some concerns about parking.

Jon Munn  
CALUC Co-Chair  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Kors Development Services



Survey Responses

3117 Blackwood Street Feedback

Have Your Say

Project: 3117 Blackwood Street



VISITORS					
10					
CONTRIBUTORS			RESPONSES		
9			9		
0	0	9	0	0	9
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 20, 2021 18:55:52 pm

**Last Seen:** Apr 20, 2021 18:55:52 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I want to point out the issue of street parking. This portion of Blackwood only has one side of the street available for parking. Right now, the houses on the upper portion of this street each have about four cars, with most parking on the street. I only have one car, and no dip in the curve for me to access the driveway by my house. So I have to hope there is a space for me every time I leave. During construction, it will be near impossible to park on this street. Afterwards, while the proposal says there is a garage and space for a car per unit, the reality is the garage will be used for storage. Most homes have two people and two cars. So add in a tenant in a suite, I calculate each home will have three cars on the street, totaling six cars for this housing proposal. Then factor in visitors, along with all the other neighbors and their visitors. For me, my quality of life will be greatly impacted, unless the city or the developer pays to have a dip in the curve created so I can access and create a proper driveway. I just do not have enough money to do this myself. Then there is the issue of rentals. The two stratas could be bought and rented along with the suite. I already live beside a rental. When I first bought my home 8 years ago, the rental was a crack house and the neighborhood lobbied the city and the owner to evict. After three police visits, and some arrests, the owner bent and they were evicted. Since then, it has been a crap shoot what sort of tenants he allows. I am open to solutions that would improve the neighborhood and not negatively impact my quality of life, as I am a single person nearing retirement with limited funds.

Q3. **Your Full Name**

MELISSA Atkinson

Q4. **Your Street Address**

3131 Blackwood



**Respondent No:** 2

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 21, 2021 15:16:02 pm

**Last Seen:** Apr 21, 2021 15:16:02 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I've seen the plan im okey with that

Q3. **Your Full Name** Garvey Quiray

Q4. **Your Street Address** 3127 blackwood st.



**Respondent No:** 3

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 23, 2021 08:13:15 am

**Last Seen:** Apr 23, 2021 08:13:15 am

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

not answered

---

Q3. **Your Full Name** Brigitte & Don Nichol

---

Q4. **Your Street Address** 1158 Finlayson Street

---



**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 23, 2021 16:09:56 pm

**Last Seen:** Apr 23, 2021 16:09:56 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

I live directly across the street from this proposed project (my address is on Somerset Street but the property backs onto Blackwood St.) I spoke to the builder about his proposal and he has sent me the plans and drawings for the building. I quite admire the amount of greenery they will incorporate into the build as we are a treed street so it appears this house will not only look amazing, that it will blend in perfectly with the setting of our area. Our street hasn't seen much development or updating of the homes so I believe that this will really brighten it up. Due to the current housing crisis, updating or developing homes to support multiple families is what Victoria needs to be doing to help this situation as not every family wants to live in an apartment or condo. I look forward to seeing this construction project come to fruition!

---

Q3. **Your Full Name** Steven Macdonald

---

Q4. **Your Street Address** 3115 Somerset St

---



**Respondent No:** 5

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 25, 2021 15:39:11 pm

**Last Seen:** Apr 25, 2021 15:39:11 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

great to see housing upgrade to modern code and additional rental units

---

Q3. **Your Full Name** Doug Balson

---

Q4. **Your Street Address** 3125 Somerset Street

---



**Respondent No:** 6

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 25, 2021 22:05:03 pm

**Last Seen:** Apr 25, 2021 22:05:03 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

Looks like a modern, efficient use of space.

---

Q3. **Your Full Name** Shelley Canitz

---

Q4. **Your Street Address** 3125 Somerset St

---



**Respondent No:** 7

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 27, 2021 13:00:00 pm

**Last Seen:** Apr 27, 2021 13:00:00 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

I share a backyard fence with this property and I feel that this proposal will increase the value of the neighborhood and I am in full support of this project.

---

Q3. **Your Full Name** Colin McColl

---

Q4. **Your Street Address** 3110 Stevenson Place

---





**Respondent No:** 8

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 28, 2021 21:41:14 pm

**Last Seen:** Apr 28, 2021 21:41:14 pm

**IP Address:** n/a

Q1. **What is your position on this proposal?** Support

---

Q2. **Comments (optional)**

Being a resident of the neighborhood, seeing a development such as this one. It makes me very appreciative to welcome one, such as the one purposed, into the neighborhood. Giving chance for a few more wonderful people a place to live and in a tight knit community.

---

Q3. **Your Full Name** Michael A. McLelan

---

Q4. **Your Street Address** 3154 Stevenson Place

---

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Apr 30, 2021 13:55:41 pm**Last Seen:** Apr 30, 2021 13:55:41 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

I would like to voice my concern and apposition regarding this development proposal. While I can appreciate the desire for more density in the neighbourhood I think this proposal is too large for the lot and neighbourhood. Blackwood St and Stevenson Pl are made up entirely of single family homes, to go from a single family home to 4 separate units is too great an increase. My concerns are as follows: - Blackwood and Stevenson Pl are quiet streets with many small children. This development will increase traffic and reduce safety. - There is already a lack of street parking. With a duplex + 2 suites there is the potential for 8 cars to be attached to these homes. Additionally, the proposal includes tandem parking which is not sufficient. The reality is that residents will park on the street. There is not enough street parking to accommodate this. Parking is only available on one side of Blackwood and many residents from Finlayson park on Blackwood- there is simply not enough parking for a duplex and two suites. - A duplex with two suites is not in line with the current housing on any of the surrounding streets. We chose to live in this neighbourhood based on the fact that it was made up of single family homes and is a quiet neighbourhood. This development will change this and will set a precedence for other larger developments While change is inevitable and I understand the need for density, new developments need to aline with the neighbourhood and the existing residents. There are many ways this could be accomplished, however, the current proposal is too large for the neighbourhood. A home with one suite, a home with 1 garden suite or a duplex would increase density and be more in line with the existing neighbourhood.

**Q3. Your Full Name**

Jennifer Smyth

**Q4. Your Street Address**

3124 Stevenson Place



## **Capital Tree Service Inc.**

Arborist Report

3117 Blackwood St, Victoria, BC

March 4, 2021

\*Revised September 27<sup>th</sup>, 2021\*

Prepared for:

Jesse Matthewman of Fresh Spaces Victoria

Prepared by:

Capital Tree Service Inc.

**Capital Tree Service Inc.**

310-777 Royal Oak Dr, PO Box 53512, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

**Summary/Scope of Work**

Capital Tree Service Inc. (CTS) was contacted by Jesse Matthewman of Fresh Spaces Victoria (Client), a local design and building firm regarding the construction of a New Duplex at 3117 Blackwood St (the Site) in the City of Victoria. The Client indicated he required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal one (1) protected tree is proposed for removal as it falls within the footprint of the New Duplex. A tree inventory is included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

## **Methodology**

The Site was entered on August 14, 2020 by CTS for the purpose of conducting tree assessments and collecting inventory. Joel Creese, consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was sunny, 18 degrees with an 8 km/hr Easterly breeze.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment. Tree heights were measured using a Laser Technology TruPulse 200 Laser Range Finder, crowns were inspected using Ricoh Pentax 10x binoculars and diameters were measured using a Richter Diameter Tape. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, a total of twelve (12) trees were observed – seven (7) of which are protected under the current City of Victoria Tree Protection Bylaw. Trees referenced in **Appendix 'A'** have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

## **Observations/Discussion**

During the assessment, a well-established lot and dwelling in a fully developed urban neighborhood was observed. The Site was observed to be partially treed with a variety of coniferous and deciduous trees present. The Site appears to receive plenty of direct sun. One (1) protected tree (D. fir #276) is proposed for removal due to being located within the footprint of the New Duplex. Construction activities will have a '**Low**' to '**Moderate**' impact on the trees proposed for retention.

## **Tree Dynamics**

A tree inventory is included as **Appendix 'A'** (separate attachment) of this report.

### **Observed Tree Impacts**

- Seven (7) trees within the Zone of Impact are protected under the current City of Victoria Tree Protection Bylaw
- One (1) Bylaw protected tree is proposed for removal (D fir #276)
- Replacement trees will be required to be planted at **2:1** ratio for each protected tree removed
- Five (5) Bylaw protected trees will be retained and protected
- Three (3) non-protected trees are proposed for removal
- Construction impact to the retained trees will be '**Low**' to '**Moderate**'
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City staff for further recommendations.

### **Attention Mitchell Ginter**

- Tree #275 will be retained and protected. Only the top layer of organics (50-75mm) will be removed to facilitate installation of the walkway pavers (permeable). This work will be under the supervision of the Project Arborist. The design of the pathway will allow it to be modified as tree roots continue to grow. Excavation for the covered porch/basement area is expected to impact less than 30% of the tree's rooting area. In most cases an impact of 35% or less is acceptable when 'Best Practices' are utilized (ANSI A-300 Standards for Tree Care Operations).

### **Attention Engineering**

- The waterline has been located under the driveway to reduce impacts to retained trees critical root zones.

### **Common and Latin Names**

Horse chestnut – *Aesculus hippocastanum*

Hawthorne – *Crataegus spp.*

Western hemlock – *Tsuga heterophylla*

Grand fir – *Abies grandis*

European ash – *Fraxinus excelsior*

Douglas fir – *Pseudotsuga menziesii*

Red maple – *Acer rubrum*

Pear – *Pyrus spp.*

## Tree Condition Ratings Summary

### Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

### Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to little pruning

## Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

**Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for District approval.**

**Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal and assess combined impacts which are required for construction completion. Joel Creese 250-217-8370 – Three business days notice required.**

### **Landing/Storage Area**

All construction materials will be stored in areas identified as 'Landing\Storage' in site plans. These locations are indicated on the Site Plan.

### **Access**

A single point of access shall be utilized. This shall be in the location marked 'Access' on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones and requirements.

**\*Three business days notice required. Joel Creese, Project Arborist. 250-217-8370\***

### **Compaction Reduction**

In areas where it is not practical to restrict access to the entire PRZ through the use of fencing two (2) layers of ¾" plywood **must** be placed along the construction access route for access and egress over the PRZ of retained trees. Alternatively the Client may choose to utilize 'hog-fuel' (or similar – wood chips etc.) for compaction reduction. Hog-fuel or similar to be placed and maintained at a depth of not less than 20cm throughout the course of construction.

### **Remediation**

- Provide a deep soaking to retained trees twice weekly during dry summer months
- Upon construction completion provide aeration to the top of soil grade with the use of a plug type aeration machine within the PRZ of retained trees. The aeration should coincide with the fertilization.
- Provide a supplemental fertilization in Fall 2021. Apply (broadcast) a complete granular fertilizer (5-15-10) with a micronutrient addition. Apply within the PRZ of retained trees.



**Root Assessment and Observation**

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees. This shall include trees:

- #270
- #271
- #275
- #277
- #278
- #279
- #280

**Tree Pruning**

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

- Tree #270 must be pruned to provide 5m clearance above the existing driveway to facilitate access and egress

**Blasting**

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. Should blasting become necessary the Project Arborist must be notified. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

**Tree Protection Plan**

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.
- iii. Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.
- ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

### **Excavation Process Plan**

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

### **Role of the Project Arborist**

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Victoria confirming completion of the project.

**The following is a summary of key roles of the Project Arborist.**

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. \*72 hrs Notice Required. CTS 250-217-8370\***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:
  - ❖ demolition
  - ❖ grading
  - ❖ excavation
  - ❖ rock removal or blasting
  - ❖ trenching for underground services and utilities
  - ❖ preparation of grade for the proposed driveways and parking areas
  - ❖ site inspections to insure adherence to Tree Protection Measures

*Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.*

**Joel Creese**

*Joel Creese, 2021-03-04*

**Capital Tree Service Inc.**

ISA CA, TRAQ, US PN-8800AU  
BC Danger Tree Risk Assessor P-2498  
CUA-00010-TT-14

**Capital Tree Service Inc. (CTS)****CONDITIONS OF ASSESSMENT AGREEMENT**

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

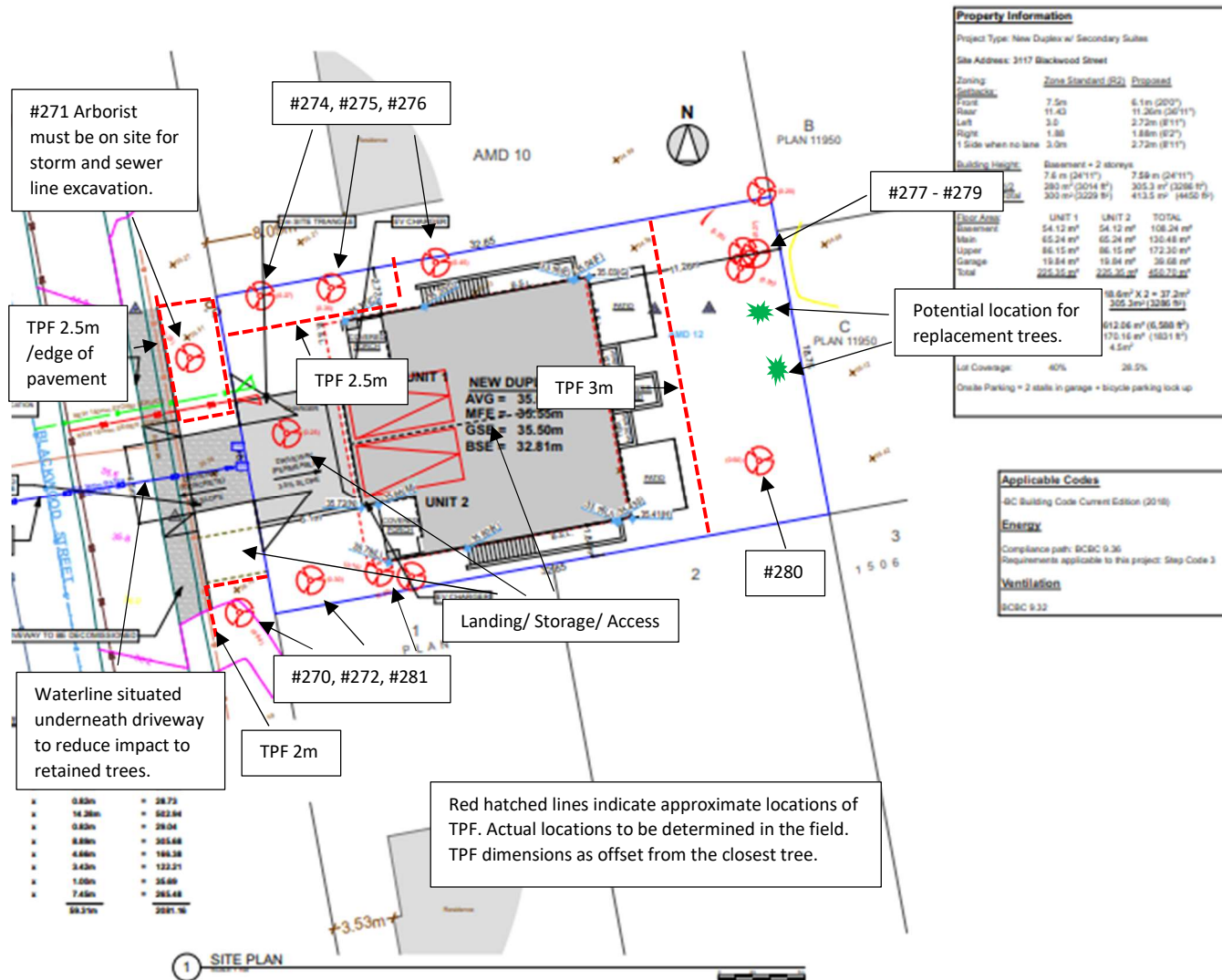
Acknowledged by:

Name of Customer: Jesse Matthewman of Fresh Spaces Victoria, 3117 Blackwood St, Victoria, BC

Authorized Signature: \_\_\_\_\_

Date: 2021-03-04

## Appendix 'B' Photos and Site Plan



[illegible]

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Figure 3 – Blackwood St Frontage





Figure 4 – Douglas fir #276



Figure 5 – Tree #280



Tree #280 located in back yard. To be retained and protected.



Figure 6 – Trees #277 - #279



Trees #277 - #279 located in back yard. To be retained and protected.

# Capital Tree Service Inc.

## APPENDIX A - TREE INVENTORY/HAZARD RATINGS SUMMARY

**Location:** 3117 Blackwood

**Date:** 2020-08-14

**Page #:** 1 of 1

**Conditions:** 18 degrees, sunny. 8km/hr breeze east

TAG #	Spec.	DBH (cm)	Ht (m)	PRZ (m)	Cond. G,F,P	Reta in	Rem ove	Prot ecte	Comments/Recommendations
270	H. Chestnut	70	19	8	F/F	X		Y	Retain and protect. City Tree. Tree Protection Fencing (TPF)
271	Hawthorne	23	4	3	P/F-P	X		Y	Retain and protect. City Tree. TPF
272	Hemlock	26	11	3	F/F-P		X	N	Non-protected. Remove.
273	Hemlock	26	10	3	F/F		X	N	Non-protected. Remove.
274	G. Fir	26	15	3	F/F	X		N	Retain and protect. TPF.
275	E. Ash	49	10	6	F/F-P	X		Y	Retain and protect. TPF. 2 x stem
276	D Fir	47	20	6	F/F		X	Y	Remove. Construction impacts.
277	E. Ash	31	13	4	F/F-P	X		Y	Retain and protect. TPF. 2 x stem
278	E. Ash	36	14	4	F/F-P	X		Y	Retain and protect. TPF. 3 x stem
279	Red Maple	23	15	3	F/F-P	X		N	Retain and protect.
280	Pear	57	4	7	F/P	X		Y	Retain and protect. TPF
281	E. Ash	27	18	3	F/F-P		X	N	2 x stem. Remove.

**Subject:** 3117 Blackwood St. \_ Letter in support

Mr. Angrove,

I am writing to register my support of the proposed development captioned above. As a design/ builder I view this proposed zoning as an opportunity to grow the missing middle housing shortage and promote development in this sector. I wish the applicant the best of luck with this proposal and fully support the application.

Sincerely,

Ian Roberts M.Arch, LEED-AP

1

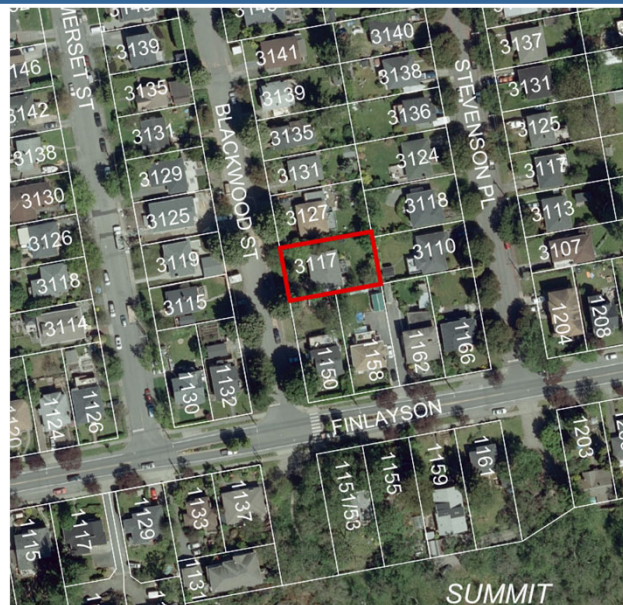
# Rezoning and Development Permit with Variances Application for 3117 Blackwood Street



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## Aerial View

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2



## Location

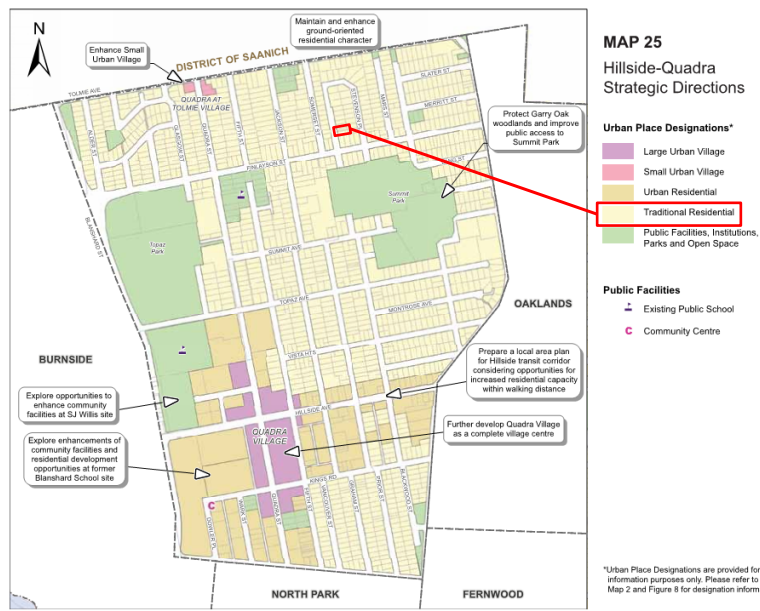
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## Official Community Plan

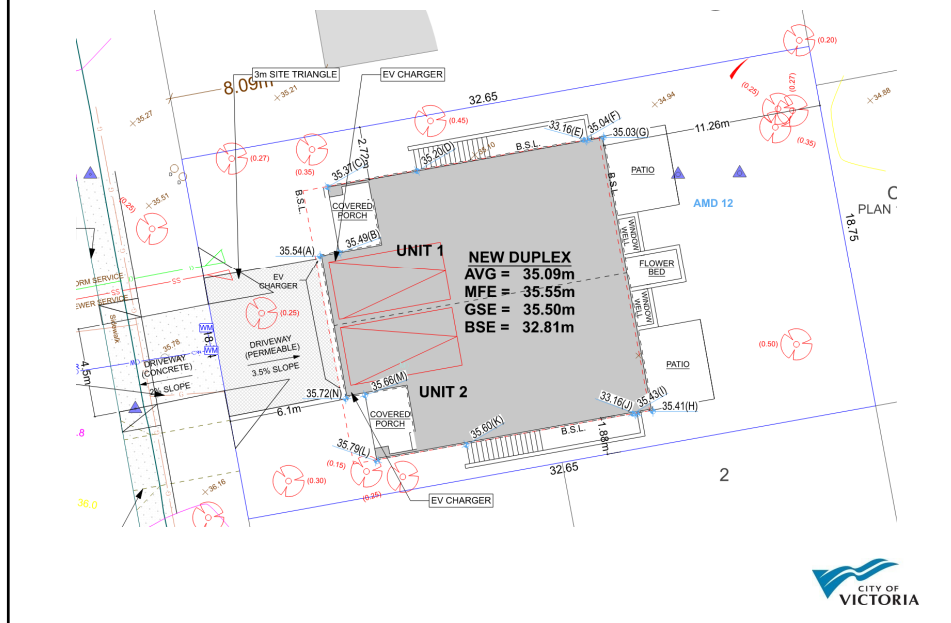
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## Site plan

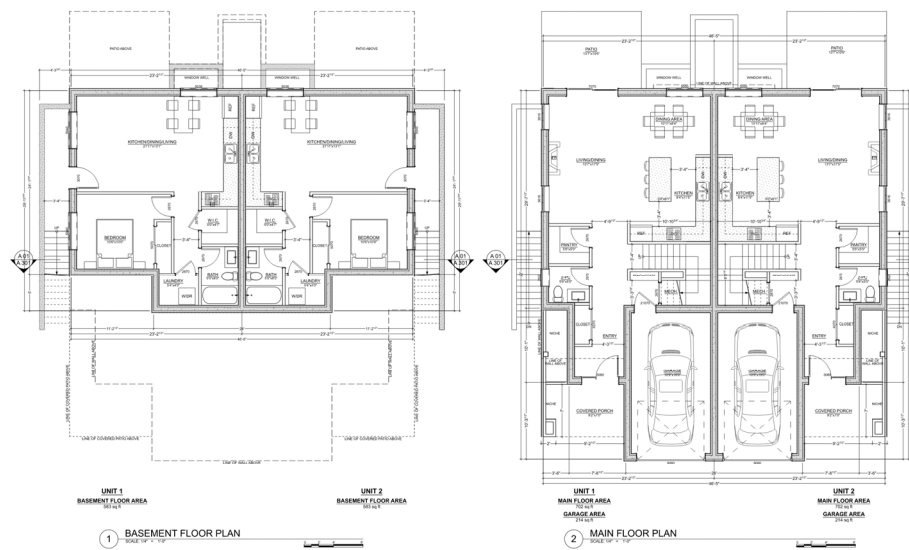
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## Floor Plans

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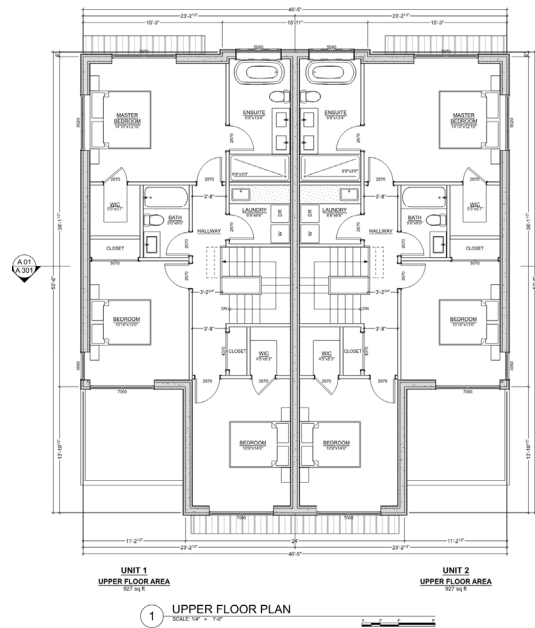


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## Floor Plan

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## Elevations

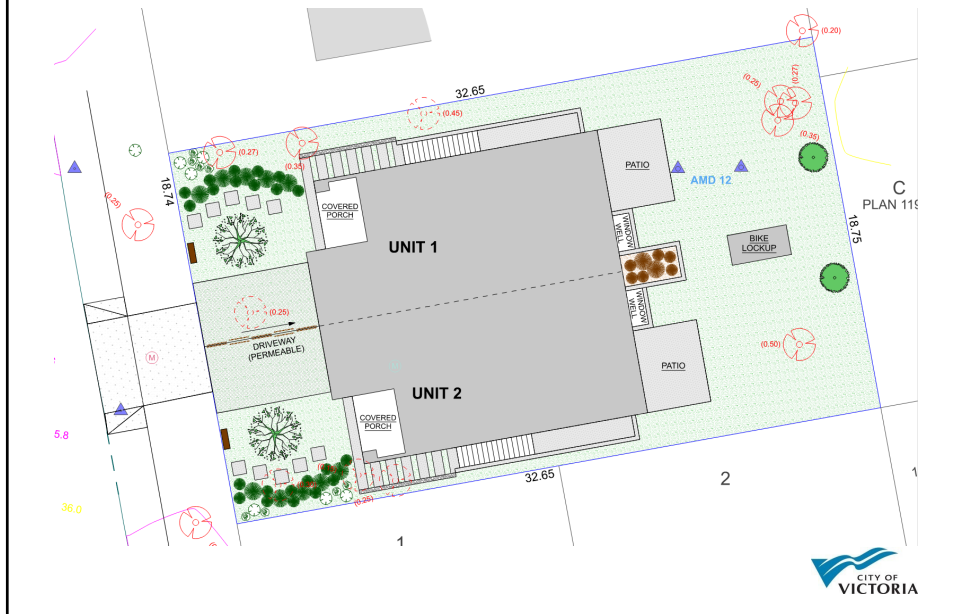
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8

## Landscape Plan

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## Street View

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## Perspective view

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FRONT PERSPECTIVE



REAR PERSPECTIVE

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## Renderings

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