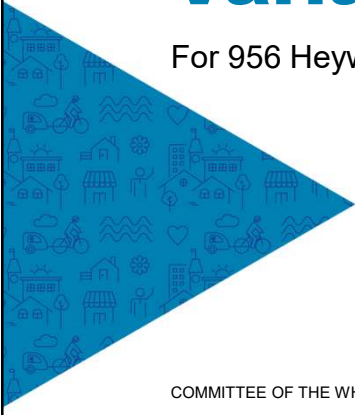


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit with Variance Application

For 956 Heywood Avenue



COMMITTEE OF THE WHOLE | June 15, 2023



1

909 Heywood Avenue **A**

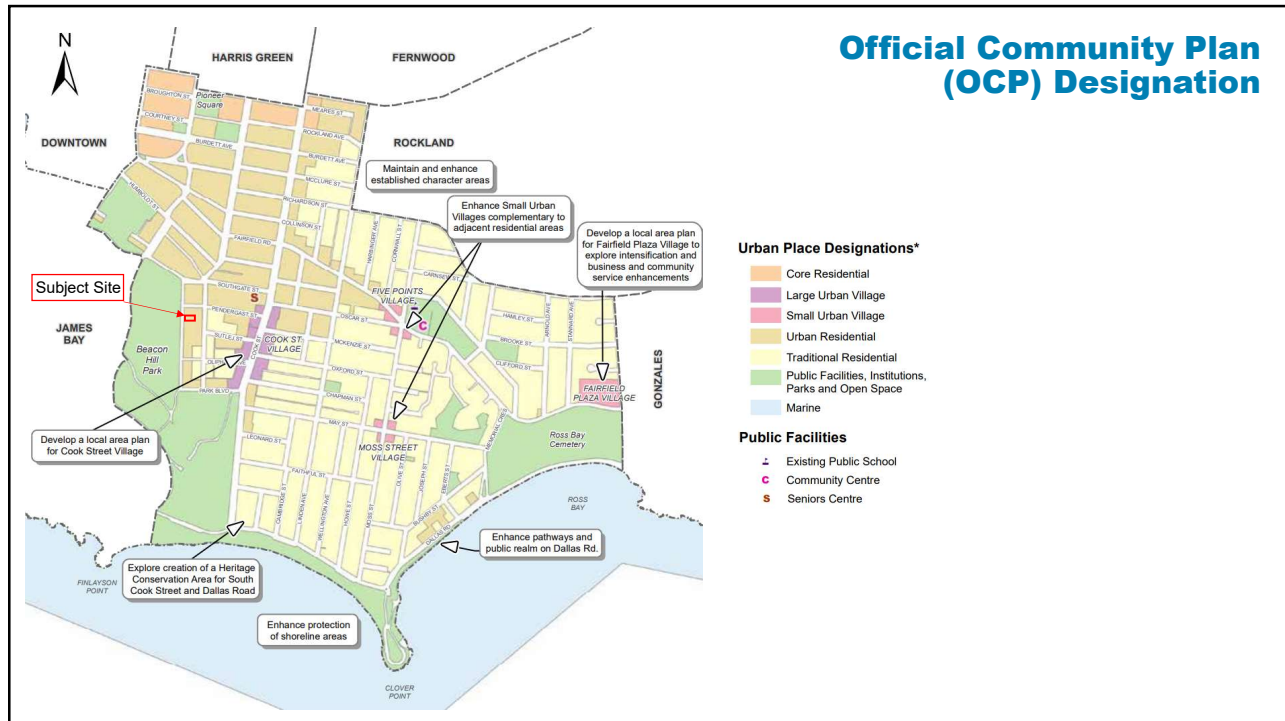
964 Heywood Avenue **B**

986 Heywood Avenue **C**

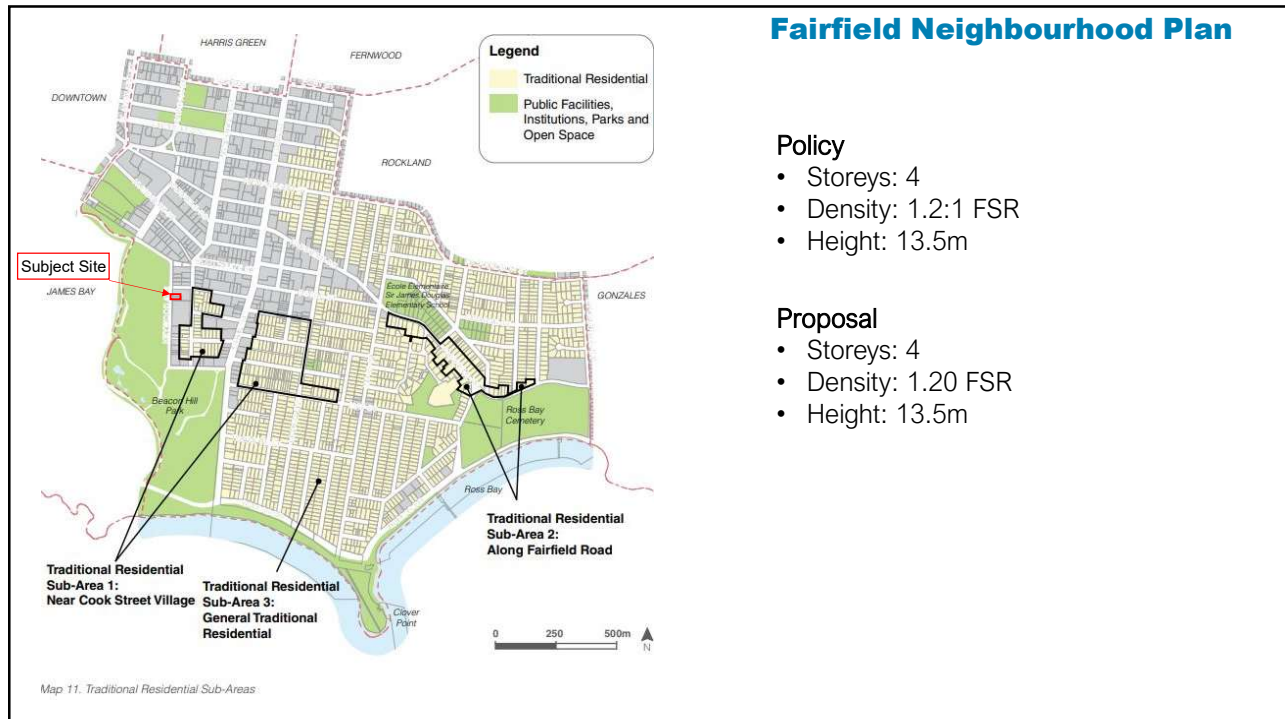
Subject Property

Existing Site

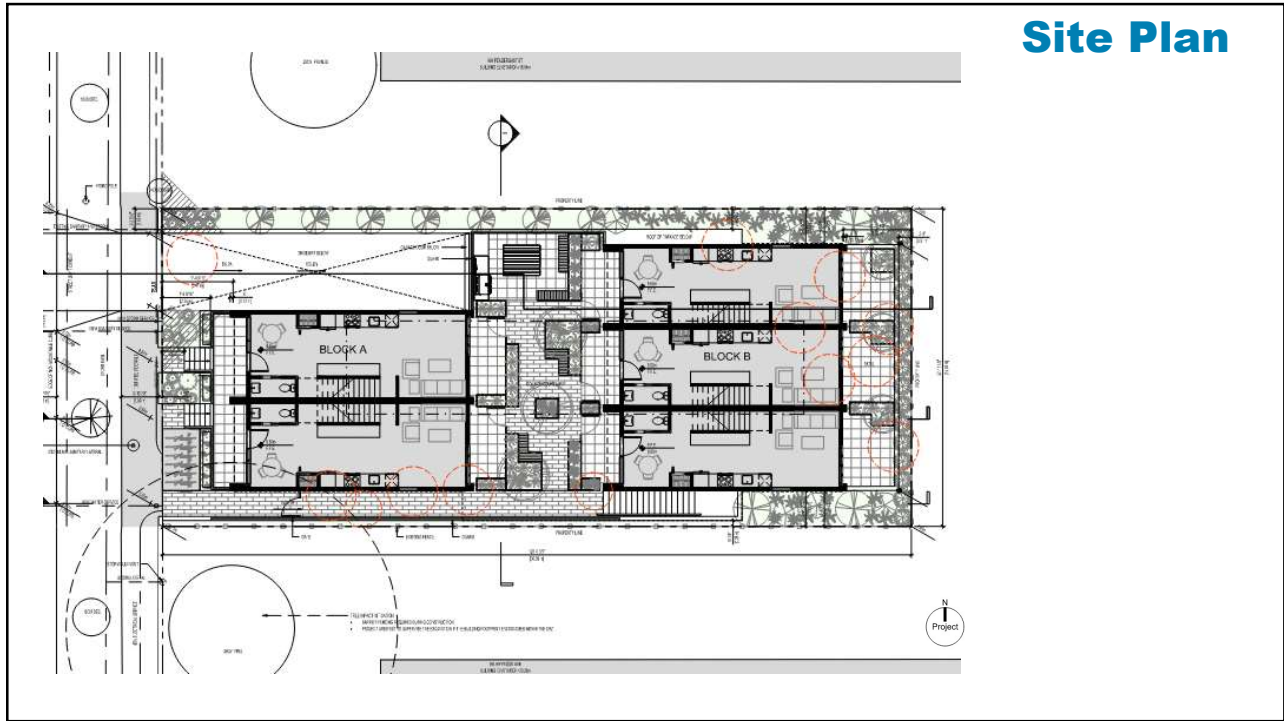
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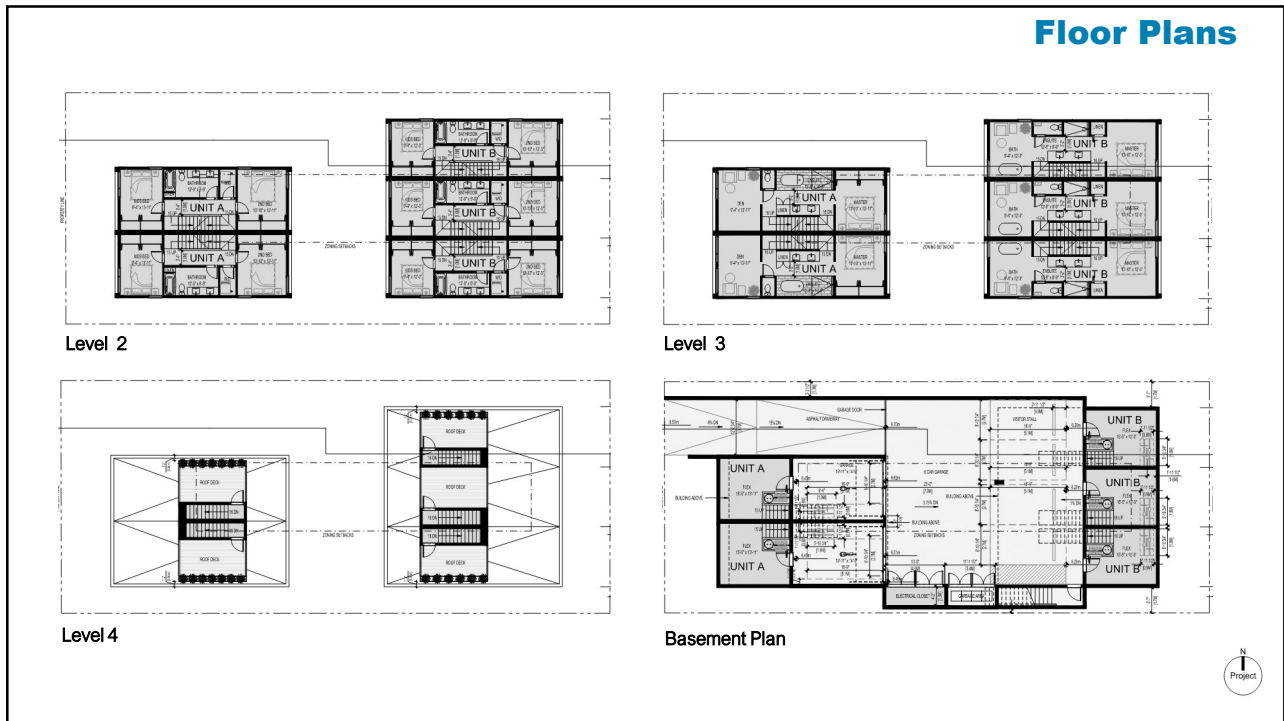
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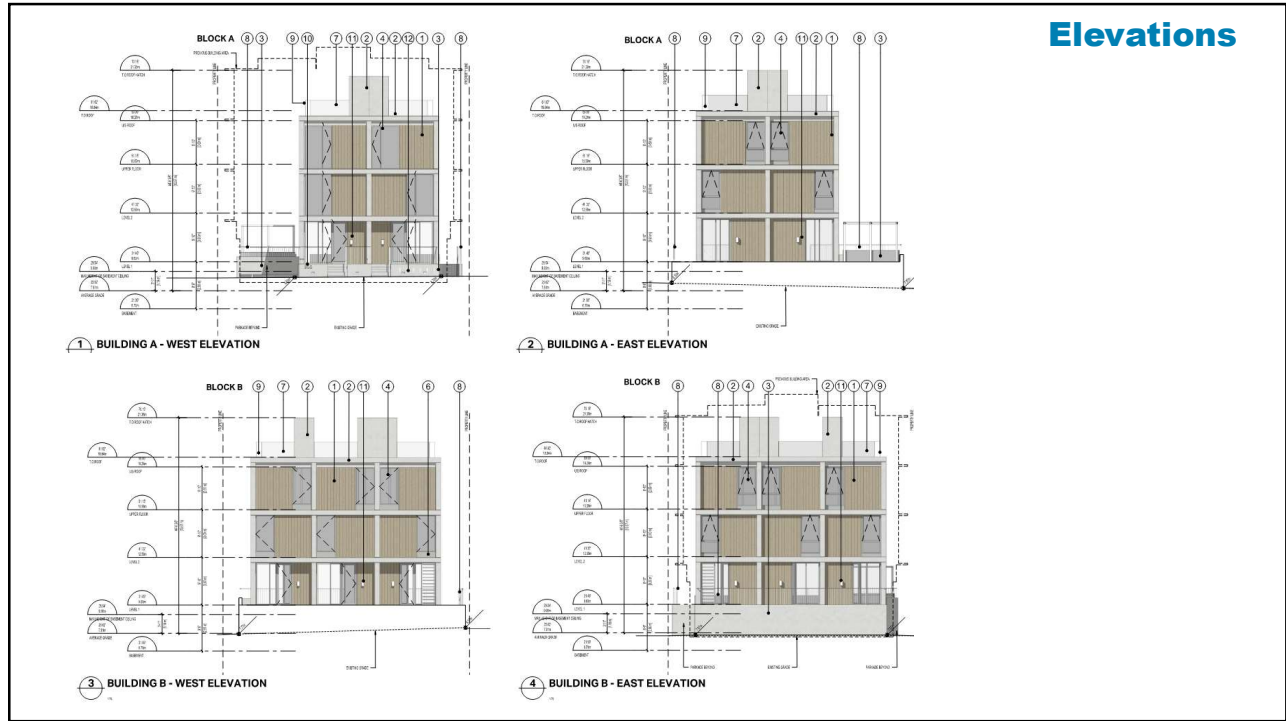
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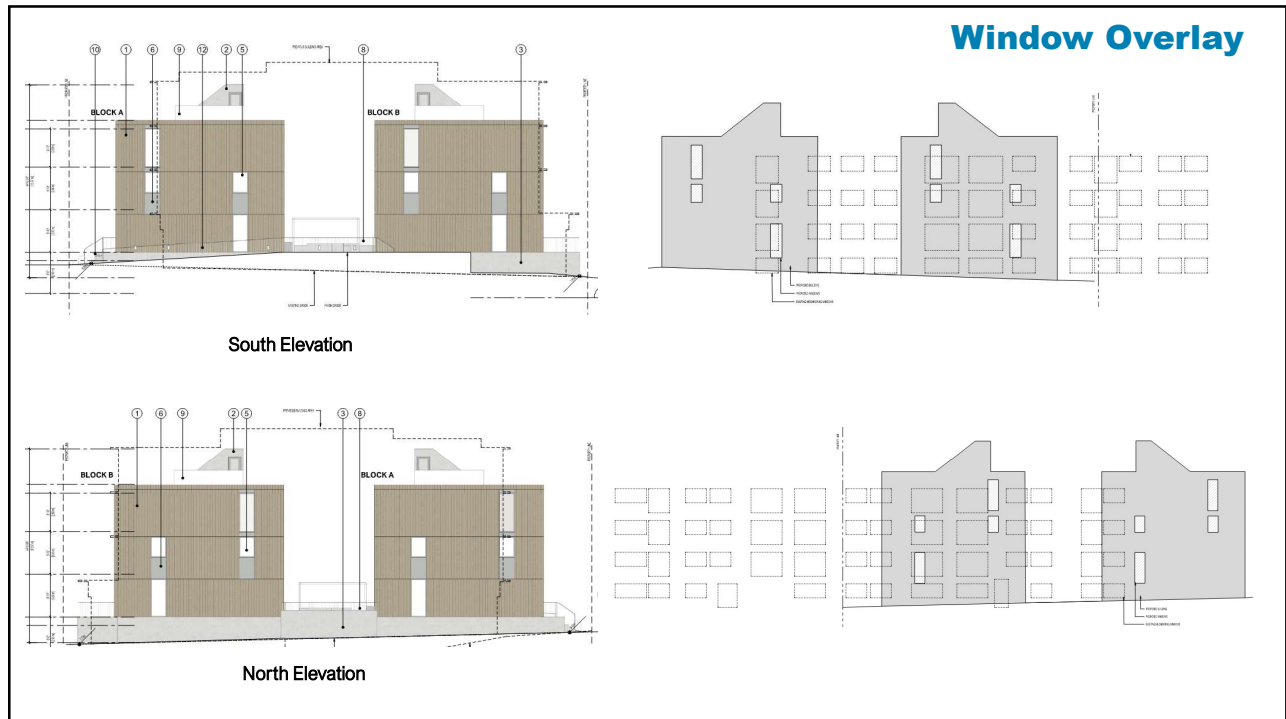
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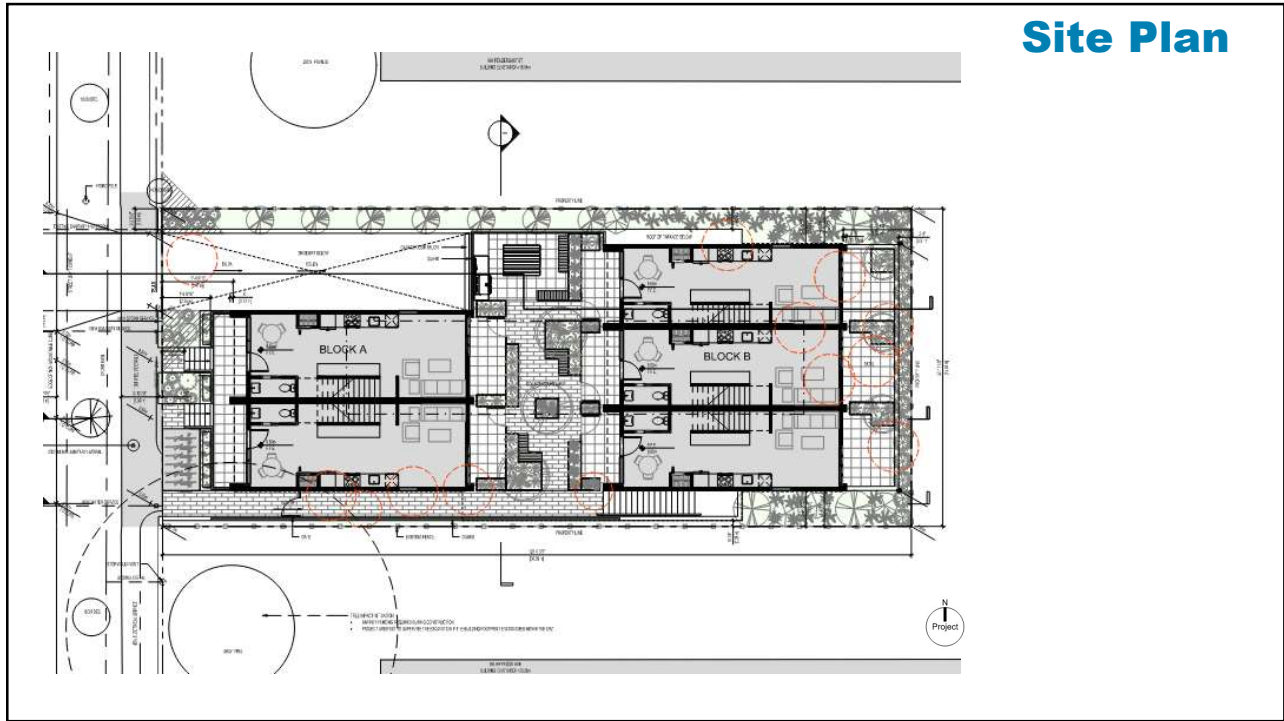
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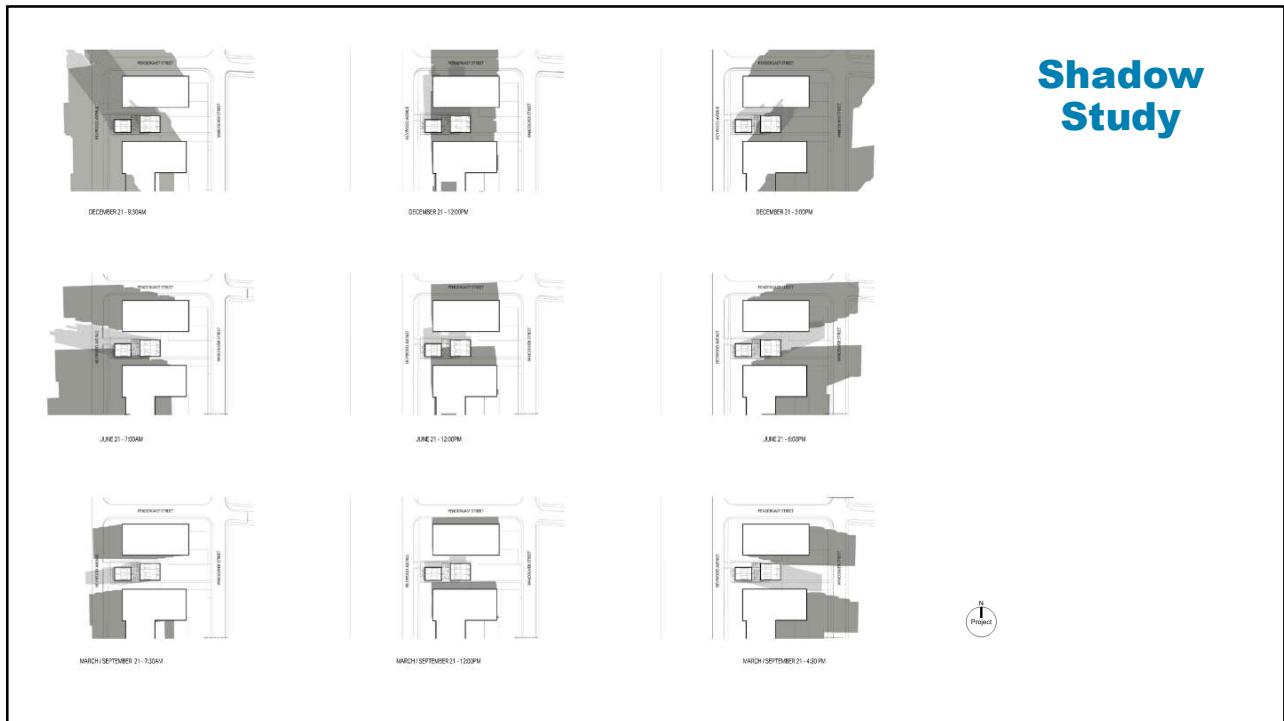
7



8



9



10

Landscape Plan

LEGEND

<ul style="list-style-type: none"> SEEP OVERWIND UNDERGROUND PARKING SLAB GRAVEL INFILL ON-SITE LANDSCAPE AREA PAVED PLANTER PRIVATE PATIO 	<ul style="list-style-type: none"> ADJACENT COURTYARD SOFTENED/SHARED AREA MANICIPAL SIDEWALK 	<ul style="list-style-type: none"> BIKE RACK EXISTING FENCING PROPOSED TREES
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HARD SURFACE TREATMENT

PRIVATE PATIO PAVER

PATHWAY PAVER

FURNITURE/STRUCTURES

BUILT IN BENCH

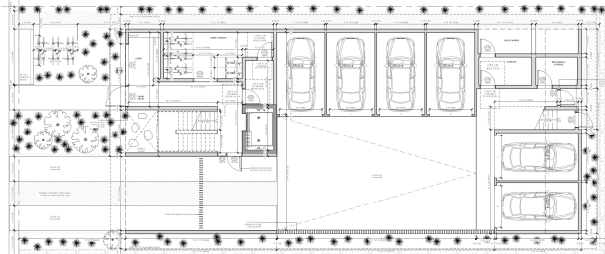
METAL PLANTER

LIGHTINGS


DOWN LIGHT IN BENCH

DOWN LIGHT IN WALL

11



Previous Proposal



Advisory Design Panel review on December 15, 2021 (for current proposal)

Recommendation to approve with the following changes:

- review building code requirements for guards at patios ✓
- review the exiting requirements for the parkade ✓
- consider solar shading measures to the west facing windows HRV ✓
- ensure high quality cedar cladding finish ✓
- consider reducing or stepping the east facing patios to increase landscape buffer ✓
- consider alternate materials to stucco and cap flashing. ✓

Public Hearing on January 28, 2021 (for previous proposal)

Applicant to:

- revise the design to address concerns relating to shading and setbacks ✓
- consider reducing parking and/or unit size or number of units to reduce the building footprint and /or height ✓

12



13



14

Sections

