

F.1.a.b

624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No.00195 (Burnside)

Moved By Councillor Caradonna

Seconded By Councillor Kim

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13th, 2023, for 624 and 628 Manchester Road, such bylaw to include density bonus provisions related to a \$31,602.85 contribution with 70% going towards Community Amenity Fund and 30% going towards Victoria Housing Reserve Fund.
2. That first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepares and executes legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development, and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
 - a. 11 Modo Car Share Memberships
 - b. unit 2B as an Adaptable Housing Unit
 - c. a 1.17 metre access along the back laneway.
4. That adoption of the proposed zoning regulation bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title and Survey Authority office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City of Victoria or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Zoning Regulation Bylaw Amendment Application No. 00803, if it is approved, consider the following motion:

1. "That subject to adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes issuance of Development Permit with Variances No. 00195 for 624 and 628 Manchester Road, in accordance with plans submitted to the Planning department and date stamped by Planning on June 30th, 2023, subject to the following:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required front lot line setback to 2.9m
 - ii. reduce the required rear lot line setback to 3.2m
 - iii. reduce the required vehicle parking requirement from 16 to 13 spaces
 - iv. increase the location of the short-term bicycle parking spaces from 15m to 24m from the front lot line
 - v. increase the drive aisle slope from 8 percent to 11.80 percent.
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances No. 00195, if issued, lapses two years from the date of this resolution."

CARRIED UNANIMOUSLY

E.2 624 and 628 Manchester Road: Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No. 00195 (Burnside)

Committee received a report dated July 13, 2023 from the Director of Sustainable Planning and Community Development regarding a zoning regulation bylaw amendment and development permit with variance for 624 and 628 Manchester Road in order to to consolidate the two lots and construct a new 11-unit multi-family townhouse development, and is recommending that it move forward to a Public Hearing.

Moved By Councillor Kim
Seconded By Councillor Coleman

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13th, 2023, for 624 and 628 Manchester Road, such bylaw to include density bonus provisions related to a \$31,602.85 contribution with 70% going towards Community Amenity Fund and 30% going towards Victoria Housing Reserve Fund.
2. That first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.
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4. That adoption of the proposed zoning regulation bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title and Survey Authority office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City of Victoria or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Zoning

Regulation Bylaw Amendment Application No. 00803, if it is approved, consider the following motion:

1. "That subject to adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes issuance of Development Permit with Variances No. 00195 for 624 and 628 Manchester Road, in accordance with plans submitted to the Planning department and date stamped by Planning on June 30th, 2023, subject to the following:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
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 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances No. 00195, if issued, lapses two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of July 13th, 2023

To: Committee of the Whole **Date:** July 13th, 2023

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

Subject: **Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variance No. 00195 for 624 and 628 Manchester Road**

RECOMMENDATION(S)

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13th, 2023, for 624 and 628 Manchester Road, such bylaw to include density bonus provisions related to a \$31,602.85 contribution with 70% going towards Community Amenity Fund and 30% going towards Victoria Housing Reserve Fund.
2. That first and second reading of the zoning regulation bylaw amendment be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepares and executes legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development, and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
 - a. *11 Modo Car Share Memberships*
 - b. *unit 2B as an Adaptable Housing Unit*
 - c. *a 1.17 metre access along the back laneway.*
4. That adoption of the proposed zoning regulation bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title and Survey Authority office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City of Victoria or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Zoning Regulation Bylaw Amendment Application No. 00803, if it is approved, consider the following motion:

1. "That subject to adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes issuance of Development Permit with Variances No. 00195 for 624 and 628 Manchester Road, in accordance with plans submitted to the Planning department and date stamped by Planning on June 30th, 2023, subject to the following:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required front lot line setback to 2.9m
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 - iii. reduce the required vehicle parking requirement from 16 to 13 spaces
 - iv. increase the location of the short-term bicycle parking spaces from 15m to 24m from the front lot line
 - v. increase the drive aisle slope from 8 percent to 11.80 percent.
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances No. 00195, if issued, lapses two years from the date of this resolution."

LEGISLATIVE AUTHORITY

This report discusses Zoning Regulation Bylaw Amendment Application No. 00803 (the rezoning) and Development Permit with Variances no. 00195 (the DPV) for 624 and 628 Manchester Road.

The zoning regulation bylaw amendment application requests the creation of a site-specific zone to facilitate the construction of a new 11-unit townhouse development on the subject properties.

The development permit with variances application addresses the design guidelines per Official Community Plan, 2012 (OCP) – Development Permit Area (DPA) #7A – Corridors, and requests relief from the required number of general parking spaces, decreasing the front and rear lot line building setbacks and increasing the location of short-term bicycle parking spaces from the front lot line and permissible drive aisle slope.

Enabling Legislation

Pursuant to 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.

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

Pursuant to Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable design guidelines specified in the Official Community Plan, 2012. 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 Rezoning and Development Permit with Variances applications for the properties located at 624 and 628 Manchester Road in the Burnside Gorge neighbourhood. The proposal is to consolidate the two lots and construct a new 11-unit multi-family townhouse development.

The following points were considered in assessing the Rezoning Application:

- The application is consistent with the Urban Residential urban place designation in the OCP, which envisions ground-orientated multi-family dwellings up to a maximum density of 2.0 floor space ratio (FSR)
- The requested increase in density aligns with the OCP for the Burnside Gorge area and the *Burnside Gorge Neighbourhood Plan, 2017*.

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

- The proposal aligns with design guidelines contained in the DPA #7A – Corridors
- The requested variances related reducing standards pertaining to parking, setbacks, bike parking location, and driveway slope are all supportable as they offer a contextual response to the existing site condition and adjacent buildings.

BACKGROUND

Description of Proposal

This applicant is proposing to rezone the subject properties located at 624 and 628 Manchester Road from the R1-B, Single Family Dwelling District, to a site-specific zone to facilitate the construction of a new 11-unit multi-family townhouse development at a density of 1.17:1 FSR.

It is recommended that a site-specific zone, be drafted should Council choose to advance the application. However, in a number of instances, variances are recommended (instead of inclusion into the new zone), to ensure that if this proposal is not built, that Council review and consideration would be required again, should a different proposal be advanced in the future.

The concurrent DPV application addresses design guidelines as per the OCP's DPA #7A – Corridors for Multi-Family Residential Development and Revitalization of Corridors.

Several variances are required to facilitate the development, specifically:

- reducing the required front lot line setback to 2.9m
- reducing the required rear lot line setback to 3.2m
- reducing the required vehicle parking requirement from 16 to 13 spaces
- increasing the location of the short-term bicycle parking spaces from 15m to 24m from the front lot line
- increasing the drive aisle slope from 8 percent to 11.80 percent.

Land Use Context

The subject properties are two 511 m² lots located by the Douglas Centre shopping centre, Blanshard Street Winery, Island Muffler and Auto Care, and Sumas Park near Jutland Road and Burnside Road East.

The subject properties are bounded by single family and two dwelling residential homes.



Figure 1: Location of subject properties and surrounding land uses.

Existing Site Development and Development Potential

Each subject property currently contains a single-family dwelling and accessory building on site.

Under the current R1-B Zone – Single Family Dwelling District, each of the subject properties could be redeveloped as single-family dwellings with secondary suites or garden suites.

Data Table

The following data table compares the proposal with the existing R1-B Zone.

An asterisk is used to identify where the proposal does not meet the requirements of the existing zone. Relevant policy from the *Official Community Plan (OCP)* and the *Fairfield Neighbourhood Plan* are also included.

| Zoning Criteria | Proposal | R1-B Zone, Single Family Dwelling District | OCP & Burnside Gorge Neighbourhood Plan |
|--|--------------------------------|--|---|
| Site area (m²) – minimum | 1,018.12 m^{2*} | 460 m ² | - |
| Floor area per unit (m²) – minimum | 1,187.20 m^{2*} | 420 m ² | - |
| Density (Floor Space Ratio) – maximum | 1.17 | n/a | Base density of 1.2 FSR Density up to 2.0 FSR where amenity contributions are provided |
| Total floor area (m ²) per attached unit – minimum | 98.10 m ² | n/a | - |
| Lot width (m) – minimum | 30.40 m^{2*} | 15.00 m ² | - |
| Height (m) – maximum | 11.37 m* | 7.60 m | - |
| Storeys – maximum | 3* | 2 | 4 |
| Site coverage (%) – maximum | 61.30 %* | 40.00 % | - |
| Open site space (%) – minimum | 19.00 %* | n/a | - |
| Separation space between buildings (within the site) (m) – minimum | n/a | 4.50 m | - |
| Setbacks (m) – minimum | | | Variable yard setbacks with primary doorways facing the street |
| Front | 2.9 m* | 7.50 m | |
| Rear | 3.2 m* | 8.25 m | |
| Side (west) | 2.5 m* | 3.04 m | |
| Side (east) | 2.75 m* | 3.04 m | |

| Zoning Criteria | Proposal | R1-B Zone, Single Family Dwelling District | OCP & Burnside Gorge Neighbourhood Plan |
|--|-------------------|--|--|
| Combined side yards | 5.25 m* | 4.50 m | |
| Vehicle Parking – minimum | 13 spaces* | 1 for SFD | - |
| Visitor Vehicle Parking – minimum | 1 space | n/a | - |
| Disabled Vehicle Parking – minimum | 1 space | n/a | - |
| Bicycle Parking – Long-term | 14 spaces | n/a | - |
| Bicycle Parking – Short-term | 6 spaces | n/a | - |
| Location of short-term bicycle parking spaces | 24 metres* | n/a | - |
| Bicycle types of ratios - Horizontal / vertical (%) | 50 | n/a | - |
| Driveway slope (%) (max.) | 9.4 % | 15 % | - |
| Drive aisle slope (%) (max.) | 11.80 %* | 8 % | - |

Mobility

The application proposes the following features which support multi-modal transportation:

- 11 Modo car share memberships – one membership per new residential unit
- 14 long-term bicycle parking spaces in a secure area
- 6 short-term bicycle parking spaces.

Public Realm

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

Accessibility

The applicant is proposing to construct Unit B2 as an adaptative dwelling unit, as it is accessible from the garage level and from the rear laneway and contains a bathroom and bedroom facility on the ground floor.

In addition to the BC Building Code requirements for construction of an adaptable dwelling unit, the applicant has volunteered to install a stair lift between the ground floor and the second floor as well as installing roll-in showers for the bathrooms during construction.

The adaptable dwelling unit will be secured through a legal agreement.

Sustainability

The applicant has identified several sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on October 26th, 2021. Mailed notification was sent to owners and occupiers of property within 100m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker.

A sign was posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in a virtual community meeting with the CALUC on November 15th, 2021.

A letter dated November 15th, 2021, from the Burnside Gorge Community Association along with the comment forms are attached to this report.

In response to comments received by the CALUC, the applicant made the following changes:

- reduced the proposed height of Building A and Building B from 12.13 m to 11.37 m
- changed the front entrance design for Building A along Manchester Road by removing several staircases as to not give off a crowded and private look and feel from the street
- added more landscaped greenspace for the front area of each individual townhouse unit for Building A along Manchester Road
- expanded the area of the proposed common amenity courtyard connecting Building A and Building B together.

The associated 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

Rezoning Application

Official Community Plan

The Urban Residential designation in the OCP envisions attached buildings up to three storeys and mid-rise multi-unit buildings with primary doorways facing the street, underground parking, front yard landscaping, boulevard, street tree planting and an FSR of generally up to 1.2:1.

The proposed new 11-unit townhouse development has an FSR of 1.17:1 and has been designed in a way that creates a pedestrian friendly streetscape with front yard landscaping and doorways facing the street which is in alignment with the goals and objectives of the urban residential designation.

Burnside-Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan, 2017* designates the subject properties as Urban Residential, which supports multi-unit residential buildings including small apartment buildings or stacked townhouses up to three storeys and a density of up to 1.2:1 FSR on consolidation of two lots or on larger lots. The proposal is consistent with the land use policies pertaining to use and density within the Plan.

Inclusionary Housing and Community Amenity Contribution Policy

As per the Inclusionary Housing and Community Amenity Policy, Section 5., Amenity Contribution Targets & Approach, under Level “A” Bonus: Existing Zoning (R1-B Single Family Dwelling) to OCP Base Density for the Urban Residential urban place designation, the applicant is required to provide a cash-in-lieu contribution of **\$31,602.85**.

The applicant has agreed to the cash contribution amount required under this policy which will be split between the Housing Reserve Fund (30%) and the Community Amenity Fund (70%) as per Council’s policy and secured via the rezoning process.

Housing

This type of housing falls under “Attainable Ownership: Condos & Missing Middle” as townhouses are multi-family and more attainable than single detached homes. No rentals are being proposed.

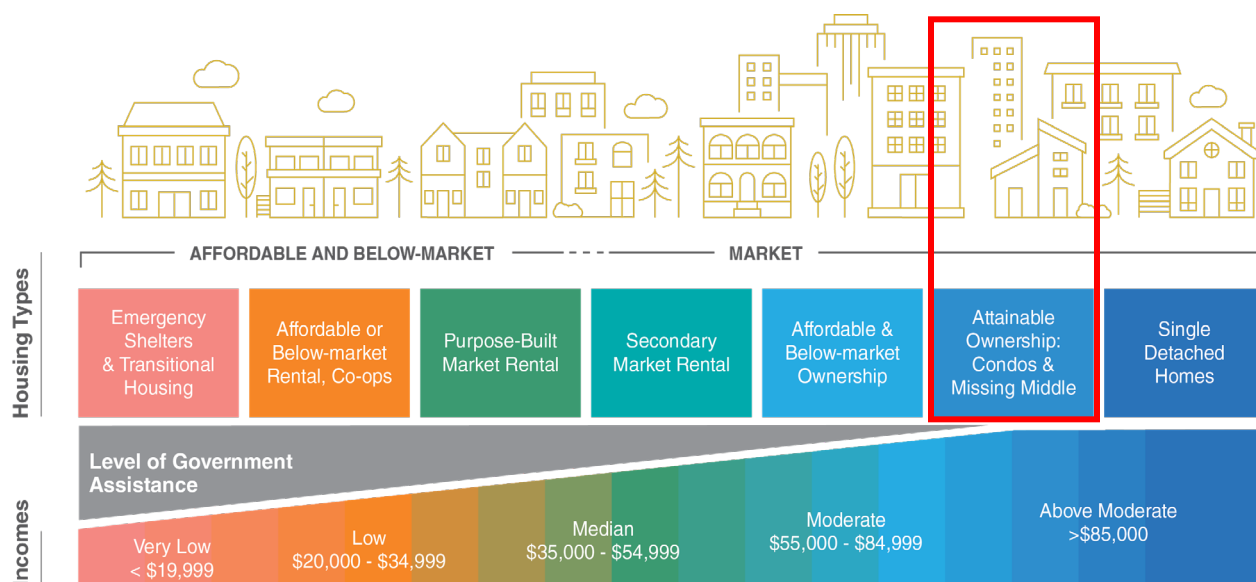


Figure 2: Housing Continuum

Housing Mix

At present there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing.

As submitted, this application proposes constructing a new 11-unit multi-family townhouse complex consisting of seven 3-bedroom plus den units, two 4-bedroom units and two 2-bedroom units which will be stratified for sale at market value rate.

Existing Tenants

The subject property contains two tenant households, however, neither had resided on the property for one year or more at the time of rezoning application submission date (December 17th, 2021). Therefore, there are no Eligible Tenants as per the Tenant Assistance Policy, and a Tenant Assistance Plan is not required. The applicant will be subject to the minimum requirements for tenant compensation per the Provincial *Residential Tenancy Act* (i.e., one month's rent).

Security of Tenure

The proposal is for 11 new market strata townhouse units. New Provincial legislation prohibits the ability of strata councils to prevent the rental of units.

Development Permit with Variance (DPV) Application

Official Community Plan, 2012

Development Permit Area #7A – Corridors

The subject properties are within DPA #7A – Corridors, which identifies that development near arterial roads (Burnside and Douglas) are flanked with a variety of building forms, densities and land uses resulting in urban design that is in need of revitalization while ensuring compatibility with the area.

Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2012), revised 2019

The *Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2012), revised 2019* recommend that perceived building mass should be mitigated through the use of architectural elements, visually interesting rooflines that complement the character of surrounding buildings and detailing that creates rhythm and visual interest.

These design guidelines also state that open space should be useable, attractive, and well-integrated with the design for a multi-family residential development.

The proposal includes a variety of private and semi-private outdoor space for the residents, including balconies, decks and a central courtyard area which are strongly encouraged in the design guidelines, and has been designed as to include interesting rooflines and creative detailing.

The proposed development as designed aligns with the guidelines for multi-unit residential design for its streetscape, massing, height, architectural features, and outdoor landscaped features.

Revitalization Guidelines for Corridors, Villages, and Town Centres (2017)

The *Revitalization Guidelines for Corridors, Villages and Town Centres (2017)* general guidelines recommend that building facades, especially those facing the street, should be well-designed and articulated with human scale architectural features that create a visual interest for pedestrians.

The proposed development as designed aligns with the revitalization guidelines for corridors for streetscape, building design, materials and finishing, open spaces, and landscaping.

Variances

Variations are recommended for areas where the proposal is not consistent with the Burnside Gorge Neighborhood Plan and the Off-Street Parking Regulations (Schedule C) of the *Zoning Regulation Bylaw*.

This ensures that if this proposal is not built, any future redevelopment would require Council's consideration.

Setbacks and Siting

The applicant is requesting a reduction to the front and rear setbacks in order to site Building A 2.9 m from the front lot line and to site Building B (located behind Building B) 3.2m from the rear lot line.

The presence of a rear laneway mitigates shortened rear yard setbacks, and the front yard patio areas have been well landscaped with trees, shrubs, and mental fences to create a buffer.

Drive Aisle Slope

The applicant is requesting an increase in the permissible drive aisle slope from 8 percent to 11.80 percent in order to facilitate the proposed underground parking garage access.

No issues have been identified by Staff as a result of this variance request.

Parking and Bicycle Location

The applicant is requesting a reduction to the required number of vehicle parking spaces from 16 to 13, and an increase in the distance of the short-term bicycle parking spaces from 15m to 24m from the front lot line.

Staff support the parking variance as the proposed transportation demand management (TDM) strategies, such as the modo car memberships as well as the property's proximity to transit and local services will help mitigate any potential impact. No impacts have been identified by Staff for the alternative location for the short-term bicycle parking.

The 11 modo car share memberships will be secured through legal agreement.

Advisory Design Panel Review

The development permit with variances application was reviewed by the Advisory Design Panel on June 22nd, 2022. At that meeting, the following motion was passed:

THAT the Advisory Design Panel recommend to Council that Development Permit Application No. 00195 for 624 and 628 Manchester Road be approved with the following changes:

- *Provision of a complete Landscape Plan*
- *Reconsideration of a number and placement of windows of side elevation to improve privacy and proportions*

- Consider using one material on side elevations where there is no change in wall plane.

In response to the comments received by the ADP, the applicant made the following changes:

- submitted a completed landscape plan
- redesigned the front access area and building facade for proposed Unit A1 along Manchester Road
- redesigned the building facade along the rear laneway to better align with the existing character and streetscape
- significantly reduced the number of windows on both sides of the proposed buildings
- changed the number of building materials used on both sides of the proposed buildings.

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. Based on 2019 LiDAR analysis, the canopy cover in the Burnside neighbourhood is 14.6% which is among the lowest in the city. This application falls under Tree Protection Bylaw No. 21-035.

Ten trees have been inventoried, including three municipal trees and three bylaw protected trees. Bylaw protected Atlas cedar #97, measuring 71 cm diameter is in a state of declining health and will require removal for building excavation. Bylaw protected multi stemmed cedars #96 and #98 will also require removal for building excavation.

A 46 cm diameter municipal plum tree on the Manchester Road frontage will require removal for construction of a new driveway crossing and a small municipal maple tree growing along the laneway will require removal to construct upgrades to the laneway.

The proposed on-site landscaping includes three replacement trees but will be deficient three replacement trees according to the provisions of the tree bylaw. Under the current proposal, the applicant will be required to pay \$6,000 cash-in-lieu towards the City’s Tree Reserve Fund (\$2,000 X 3 replacement trees not planted).

The applicant has agreed to the cash contribution amount required under this policy.

Tree Impact Summary Table

| Tree Status | Total # of Trees | To be REMOVED | To be PLANTED | NET CHANGE |
|-------------------------------------|------------------|---------------|---------------|------------|
| On-site trees, bylaw protected | 3 | 3 | 3 | 0 |
| On-site trees, unprotected | 4 | 4 | 0 | -4 |
| Municipal trees | 3 | 2 | 1 | -1 |
| Neighbouring trees, bylaw protected | 0 | 0 | 0 | 0 |
| Total | 10 | 9 | 4 | -5 |

CONCLUSIONS

The 11-unit townhouse development aligns with the guidelines for multi-family residential development and corridor revitalization and the requested increase in density aligns with OCP policies for the Burnside Gorge area and the *Burnside Gorge Neighbourhood Plan, 2017*.

In accordance with the Inclusionary Housing and Community Amenity Contribution Policy, the applicant is providing an adaptable dwelling unit and cash-in-lieu of providing affordable housing.

As a result, staff recommend that Council advance this application for consideration at a Public Hearing.

ALTERNATE MOTION(S)

1. That Council decline Zoning Regulation Bylaw Amendment Application No. 00803 and Development Permit with Variances no. 00195 for 624 and 628 Manchester Road.

Respectfully submitted,

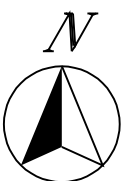
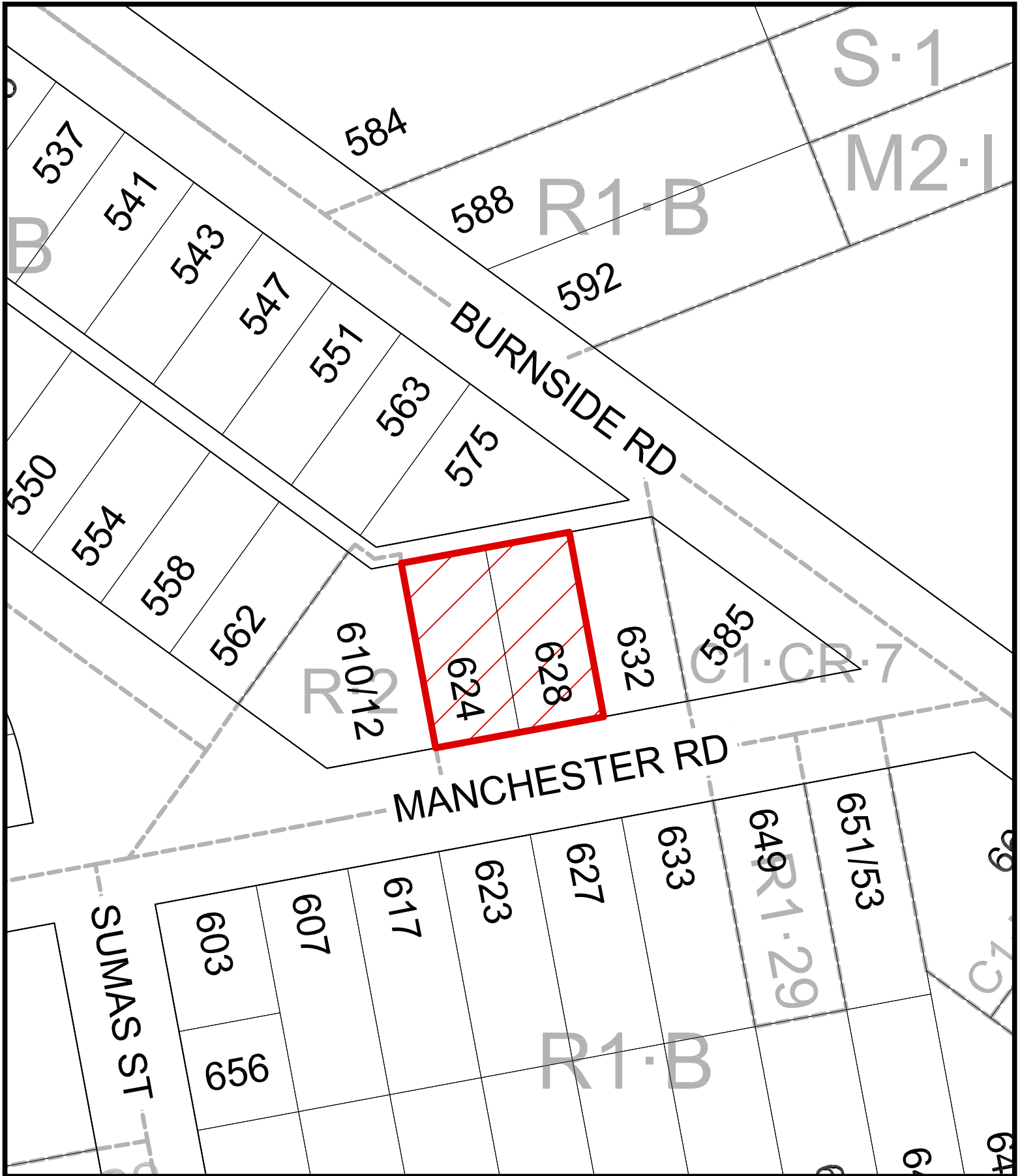
Kasha Janota-Bzowska
Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans dated stamped June 30th, 2023
- Attachment C: Arborist Report dated September 22nd, 2022
- Attachment D: Letter from applicant to Mayor and Council dated April 27th, 2023
- Attachment E: Community Association Land Use Committee Comments dated November 15th, 2021
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form




624/628 Manchester Road
Rezoning No.00803



1 1 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.

Rezoning & Development Permit Application

(Resubmitted October 25th., 2022)



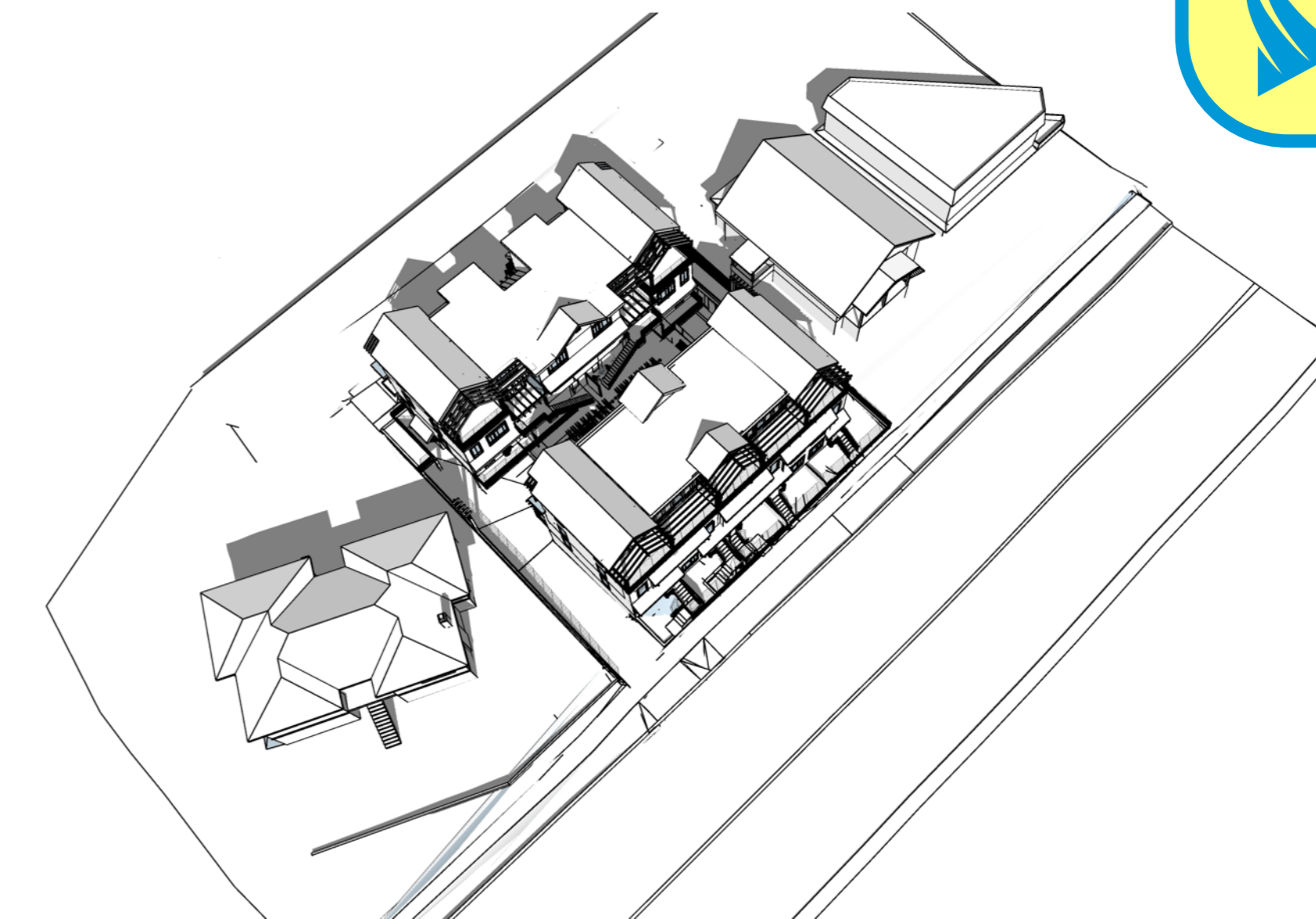
Revisions

Received Date:
June 30, 2023

| BUILDING A AREAS | | | | | |
|--------------------|--|-----------------|-------------------|------------------|----------------|
| Suite | Lower Floor Area (*) | Main Floor Area | Second Floor Area | Third Floor Area | SUITE TOTAL |
| UNIT A1 | 16.9m2 | 40.0m2 | 42.6m2 | 32.8m2 | 132.3m2 |
| UNIT A2 | 16.9m2 | 40.0m2 | 42.6m2 | 32.8m2 | 132.3m2 |
| UNIT A3 | 16.9m2 | 40.0m2 | 42.6m2 | 32.8m2 | 132.3m2 |
| UNIT A4 | 16.9m2 | 40.0m2 | 42.6m2 | 32.8m2 | 132.3m2 |
| UNIT A5 | 16.9m2 | 40.0m2 | 42.6m2 | 32.8m2 | 132.3m2 |
| TOTAL FLOOR | 84.5m2 <small>(Excludes Garage) Change Below ANS Area Not Included</small> | 200.0m2 | 213.0m2 | 164.0m2 | 571.0m2 |

| BUILDING B AREAS | | | | | |
|--------------------|------------------|-----------------|-------------------|------------------|----------------|
| Suite | Lower Floor Area | Main Floor Area | Second Floor Area | Third Floor Area | SUITE TOTAL |
| UNIT B1 | 20.8m2 | 42.6m2 | 44.0m2 | 34.0m2 | 141.4m2 |
| UNIT B2 | 31.3m2 | 66.8m2 | | | 98.1m2 |
| UNIT B3 | 31.3m2 | 66.8m2 | | | 98.1m2 |
| UNIT B4 | 20.8m2 | 42.6m2 | 44.0m2 | 34.0m2 | 141.4m2 |
| UNIT B5 | | | 57.9m2 | 54.8m2 | 112.7m2 |
| UNIT B6 | | | 57.9m2 | 54.8m2 | 112.7m2 |
| TOTAL FLOOR | 104.2m2 | 218.2m2 | 203.8m2 | 187.6m2 | 610.2m2 |

| PARKING CALCULATION AS PER BYLAW 80-159, SCHEDULE 'C' | | |
|--|------------------------------------|-------------------------|
| SUITE | TOTAL AREA | SUB TOTAL PARKING REQ'D |
| A1 | 132.3 m2 | |
| A2 | 132.3 m2 | |
| A3 | 132.3 m2 | |
| A4 | 132.3 m2 | |
| A5 | 132.3 m2 | |
| B1 | 141.4 m2 | |
| B2 | 98.1 m2 | |
| B3 | 98.1 m2 | |
| B4 | 141.4 m2 | |
| B5 | 117.7 m2 | |
| B6 | 117.7 m2 | |
| Other Area All Units are More than 70m2 = 1.45m/Unit | 11 x 1.45m = 15.95 16 Req'd | 16 |
| Visitor Parking = 0.1/Unit | 11 Units (x.1) = 1.1, or 1 | 1 |
| Long Term Bicycle Parking = 1.25/Unit 6 Multi-family units (5 have garages) | 6 units @ 1.25 Per Unit = 7.5 | 8 |
| Short Term Bicycle Parking | 1x 6 space bicycle rack | 6 |
| Total Parking Requirement | | 17 |
| Total Bicycle Parking Requirement | | 14 |
| Total Parking Provided = 13, Parking Required = 17 | Leaving a difference of 4 | |
| Total Bicycle Parking Provided = 15 | Bicycle Parking Required 14 | |
| EACH PARKING SPACE PROVIDED WITH AN ELECTRIC CHARGING STATION | | |



| DENSITY CALCULATION | |
|---|----------------------------------|
| Area For Bldg. A | = 571.0m |
| Area For Bldg. B | = 610.2m2 |
| Total Area Buildings A & B | = 1,181.2m2 |
| Combined Site Area, Lots 624 & 628 = 1,018.12m2 | |
| FSR Density is therefore | 1,181.2 ÷ 1,018.12m2 or 1.17 : 1 |

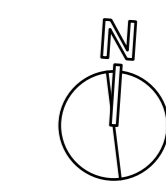
| SITE COVERAGE CALCULATION | |
|----------------------------|------------------------------------|
| Area For Bldg. A | = 259m2m2 |
| Area For Bldg. B | = 224m2m2 |
| Area For Courtyard | = 141m2m2 |
| Total Structures | = 624m2 |
| Lot Area | = 1,018.12m2 |
| Site Coverage is therefore | 624m2 ÷ 1,018.12m2 = .613 or 61.3% |

| OPEN SITE SPACE CALCULATION | |
|---|--------------------------------------|
| Building Areas | |
| Area For Bldg. A | = 259m2 |
| Suspended Courtyard | = 141m2 |
| Area For Bldg. B | = 224m2 |
| Total Building | = 624m2 |
| Parking (excluding area of courtyard above) | = 202m2 |
| Total Bldg. & Parking | = 826m2 |
| Lot Area | 1,018.12m2 |
| Bldg. & Parking | = 826.00m2 |
| Open Site Space | = 192.12m2 |
| Open Site Space ÷ by Lot Area | 192.12m2 ÷ 1,018.12m2 = .189, or 19% |


| SITE STATISTICS | | |
|---|--|---|
| Zone (existing) | | R1-B |
| Proposed zone or site specific zone if unsure, state "new zone" | | Site Specific |
| Site area (m2) | | 1018.12 m2 |
| Total floor area (m2) | | 1,187.2 m2 |
| Commercial floor area (m2) | | N/A |
| Floor space ratio | | 1.17 : 1 |
| Site coverage (%) | | 61.3% |
| Open site space (%) | | 19% |
| Height of building (m) | | 11.37m |
| Number of storeys | | 3 |
| Parking stalls (number) on site | | 13 |
| Bicycle parking number (Short & Long Term) | | 8 Long term, 6 Short Term |
| Building Setbacks (m) | | |
| Front yard | | 1.40m To Steps, 2.52m To Porch, 2.90m To F/O Bldg. |
| Rear yard | | 3.20m |
| Side yard (indicate which side) | | East BLDNG. A = 2.50m, BLDNG. B = 2.65m |
| Side yard (indicate which side) | | West BLDNG. A = 5.50m, BLDNG. B = 2.75m |
| Combined side yards | | BLDNG. A = 8.0m, BLDNG. B = 5.4m |
| Residential Use Details | | |
| Total number of units | | 11 |
| Unit type, e.g., 1 bedroom | | 2 - 2 Bedroom / 5 - 3 Bedroom + Den / 2 - 4 Bedroom / 2 - 2 Bedroom + Den |
| Ground-orientated units | | 9 |
| Minimum unit floor area (m2) | | 98.1 m2 |
| Total residential floor area (m2) | | 1187.2 m2 |

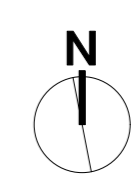
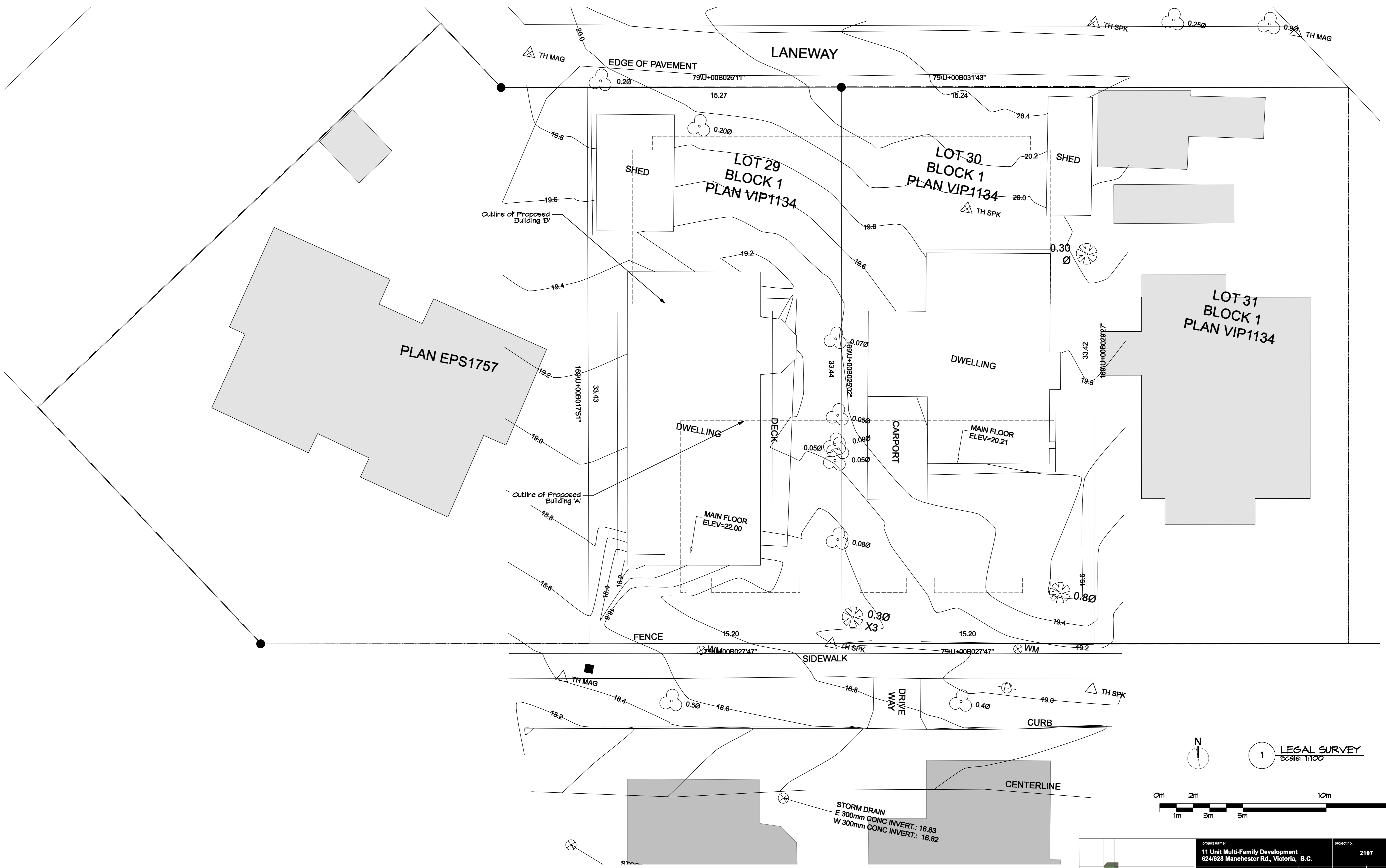


SUBJECT PROPERTY



1 LOCATION PLAN
Scale: NTS

| | | |
|---|---|--|
|  202, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000 | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 |
| | drawing title: Location Plan Site Statistics | drawn by: checked by: scale: As Noted |

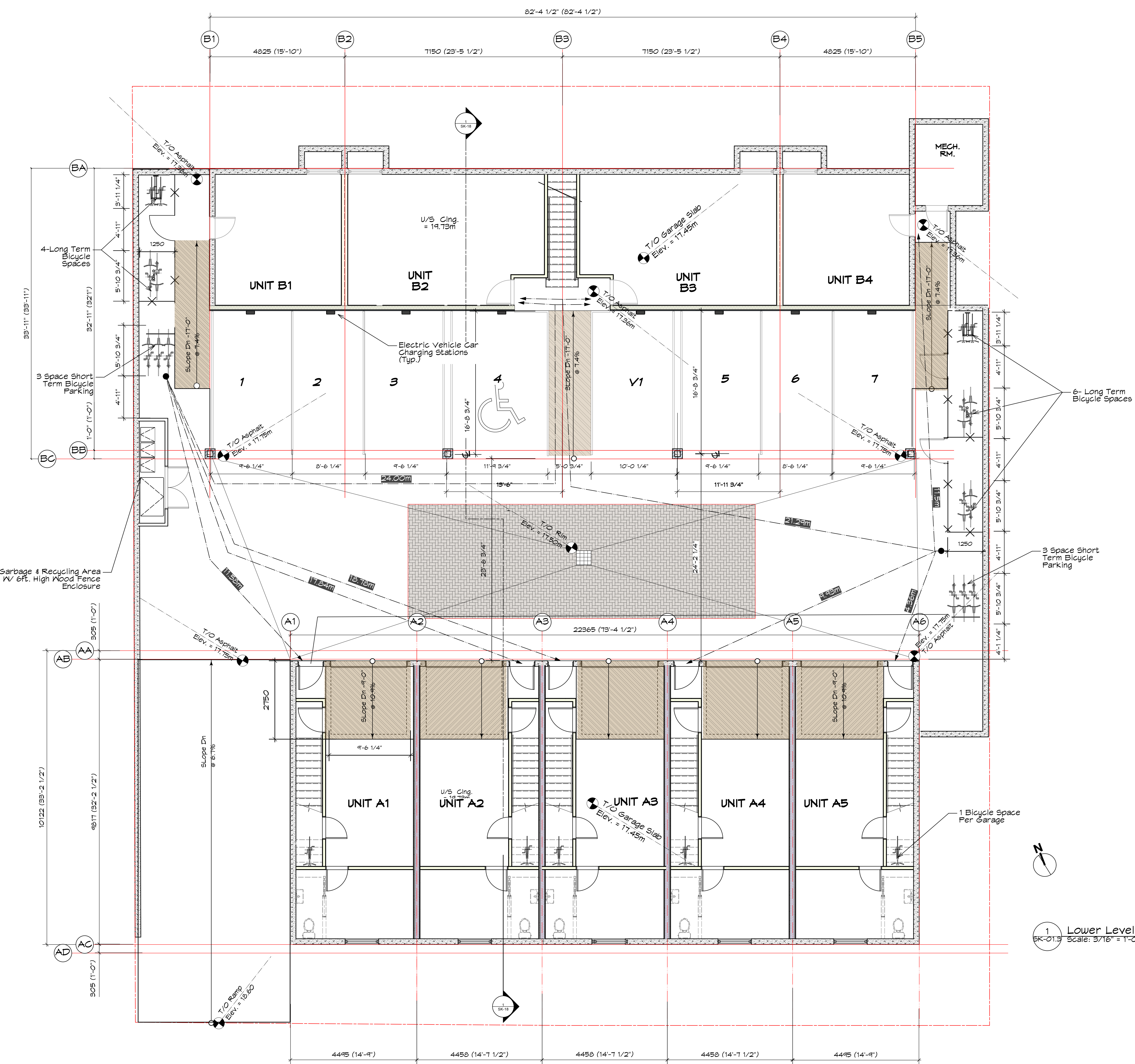


1 LEGAL SURVEY
Scale: 1:100

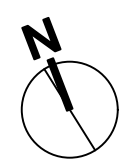


| | | | |
|--|--------------------------------|--|-----------------------------|
| | | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| drawing title: Legal Survey/ Proposed Site Plan | drawn by: rjm | scale: As Noted | date: 23/05/26 |
| checked by: rjm | drawing no.: SK-01.1 | yy/mm/dd | |

STORM DRAIN
E 300mm CONC INVERT: 16.83
W 300mm CONC INVERT: 16.82

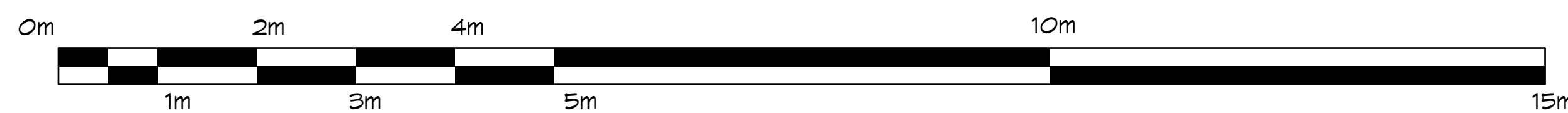
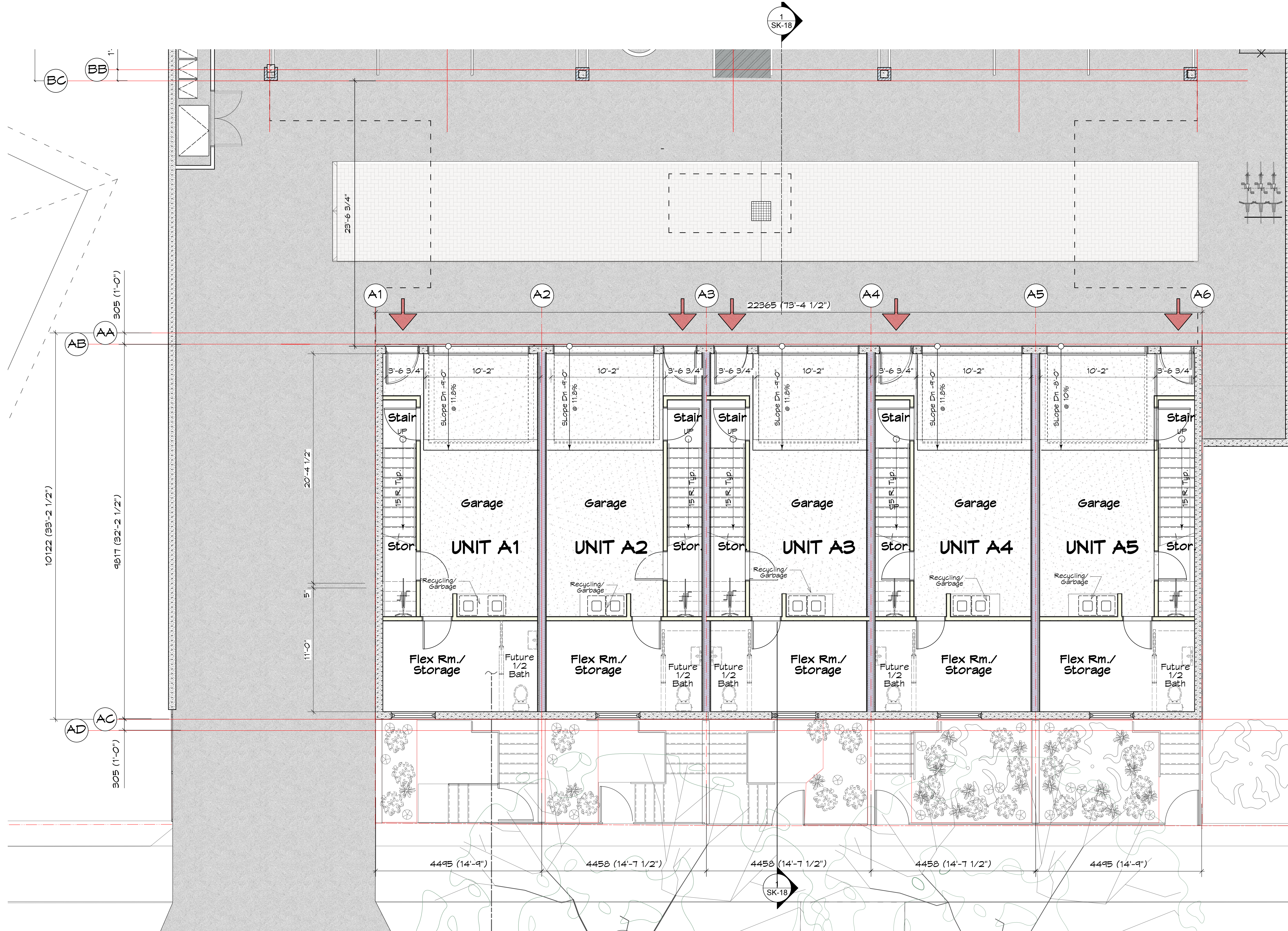


X.XXm Distance From Short Term Bike Rack To Suite Entries



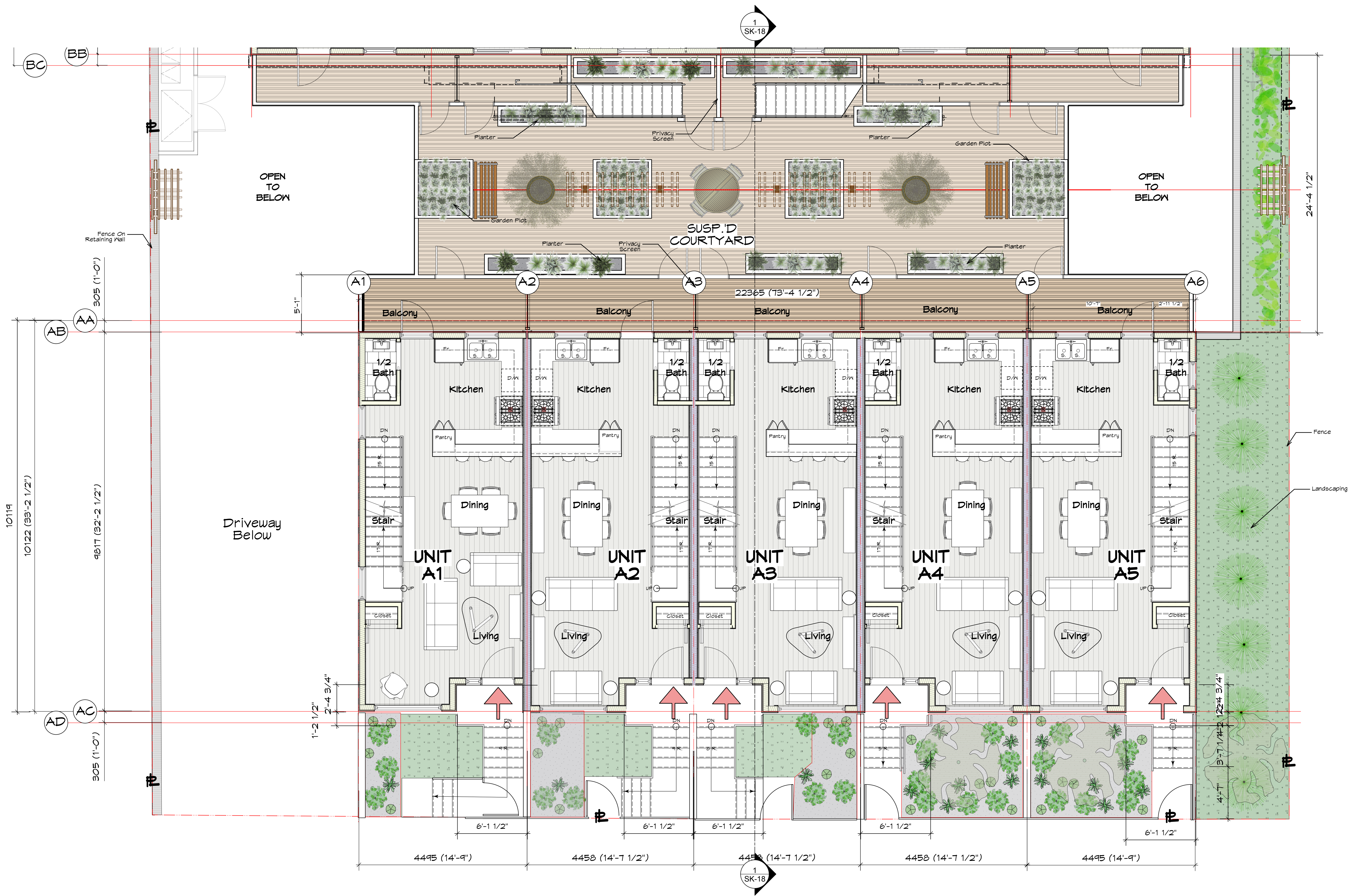
1 Lower Level Plan, Buildings A & B
SK-01.3 Scale: 3/16" = 1'-0"

| | | | | |
|---|---------------------|--|--------------|----------|
| | project name: | 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: | 2107 |
| | Issued For Rezoning | | | |
| | drawing title: | Proposed Lower Level Plan - Buildings A & B | drawn by: | mm |
| | checked by: | mm | scale: | As Noted |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-661-5482 email: michael@mjmarchitect.ca | date: | 23/05/26 | drawing no.: | SK-01.3 |

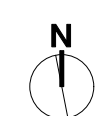


1 Building A Lower Floor Plan
scale: 1/4" = 1'-0"

| | | | | | |
|--|--|----------------------------|--------------------|-----------------------------|-----------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | | |
| | Issued For Rezoning | drawn by: mjm | scale: As Noted | date: 23/05/26 | drawing no. SK-02 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z9 Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca | drawing title: Building A - Lower Floor Plans | checked by: mjm | date: 23/05/26 | drawing no. SK-02 | |



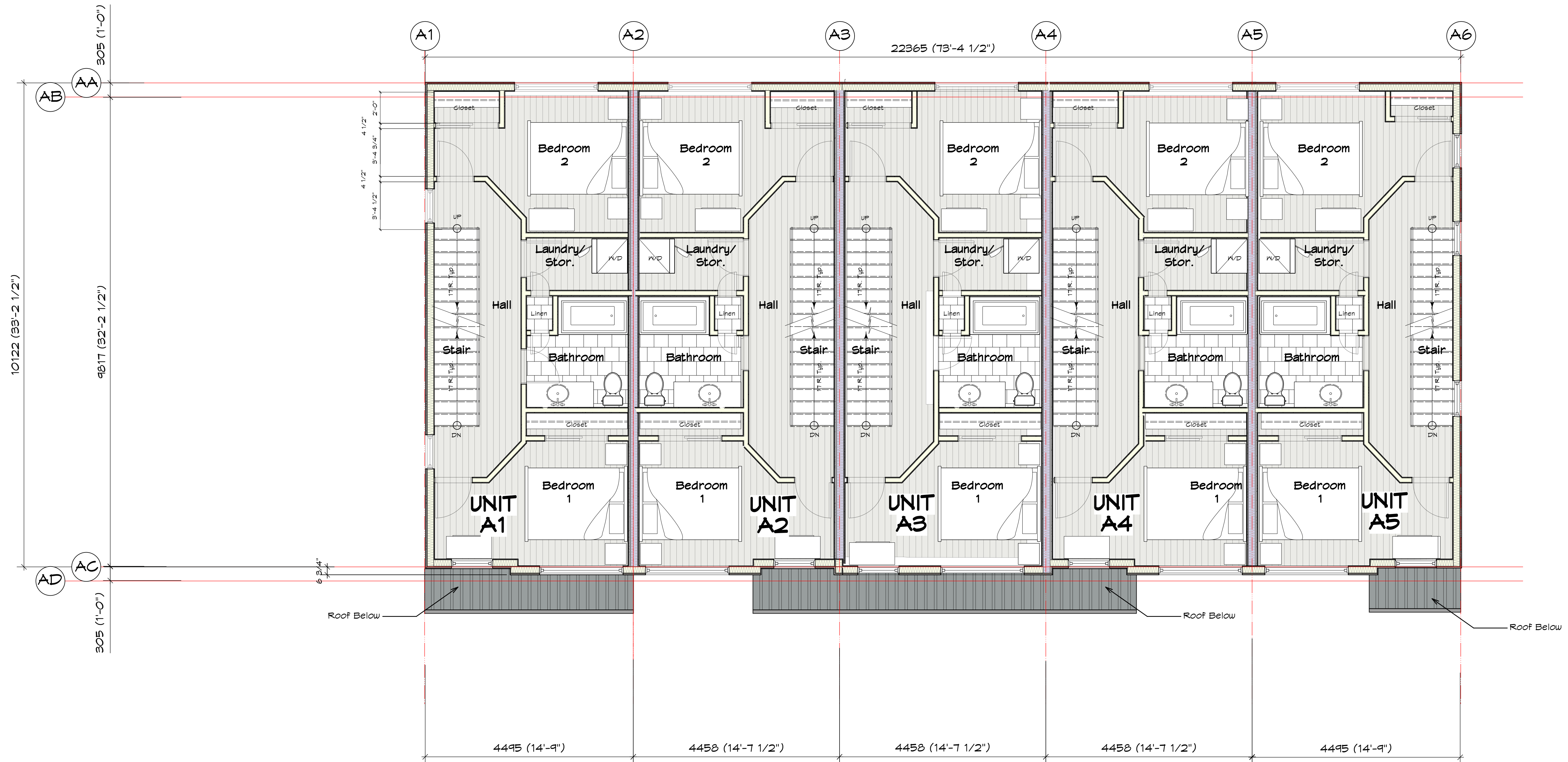
Refer To Landscape Plan For Planting list



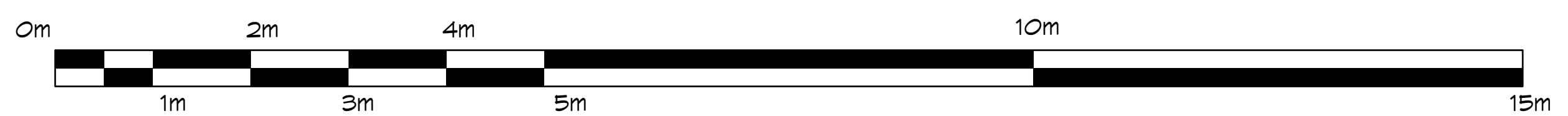
1 Building A Main Floor Plan
Scale: 1/4" = 1'-0"



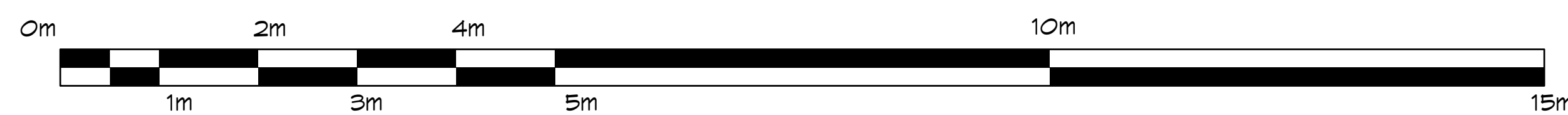
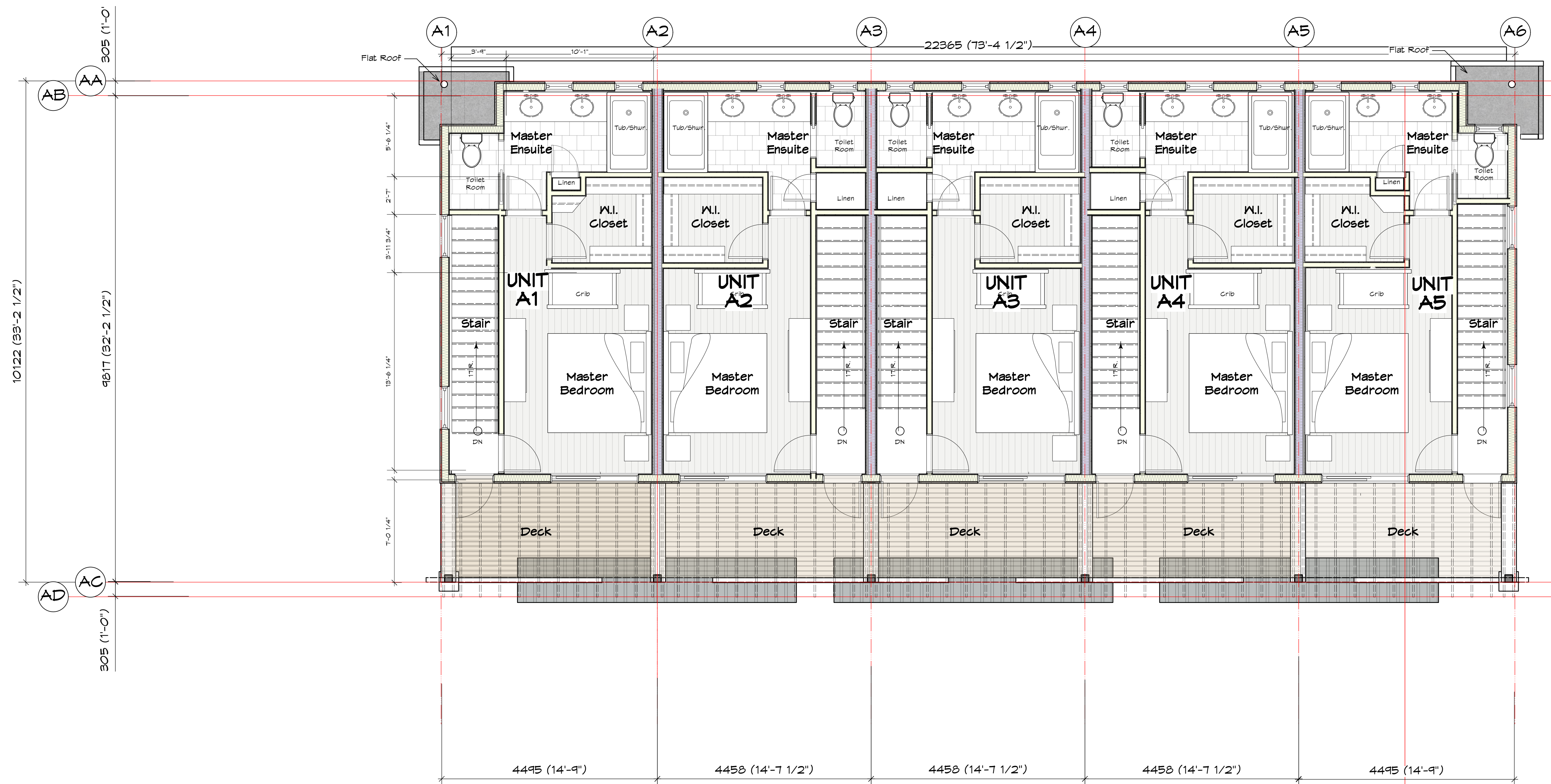
| | | |
|--|--|--|
| | project name: 11 Unit Multi-Family Development 624/626 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| | Issued For Rezoning | drawing title: Building 'A' - Main Floor Plans |
| 202, 435 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5482 e-mail: michael@mjmarchitect.ca | drawn by: yym checked by: yym | scale: As Noted |
| | date: 23/05/26 | drawing no.: SK-03 |



1 Building A Second Floor Plan
Scale: 1/4" = 1'-0"

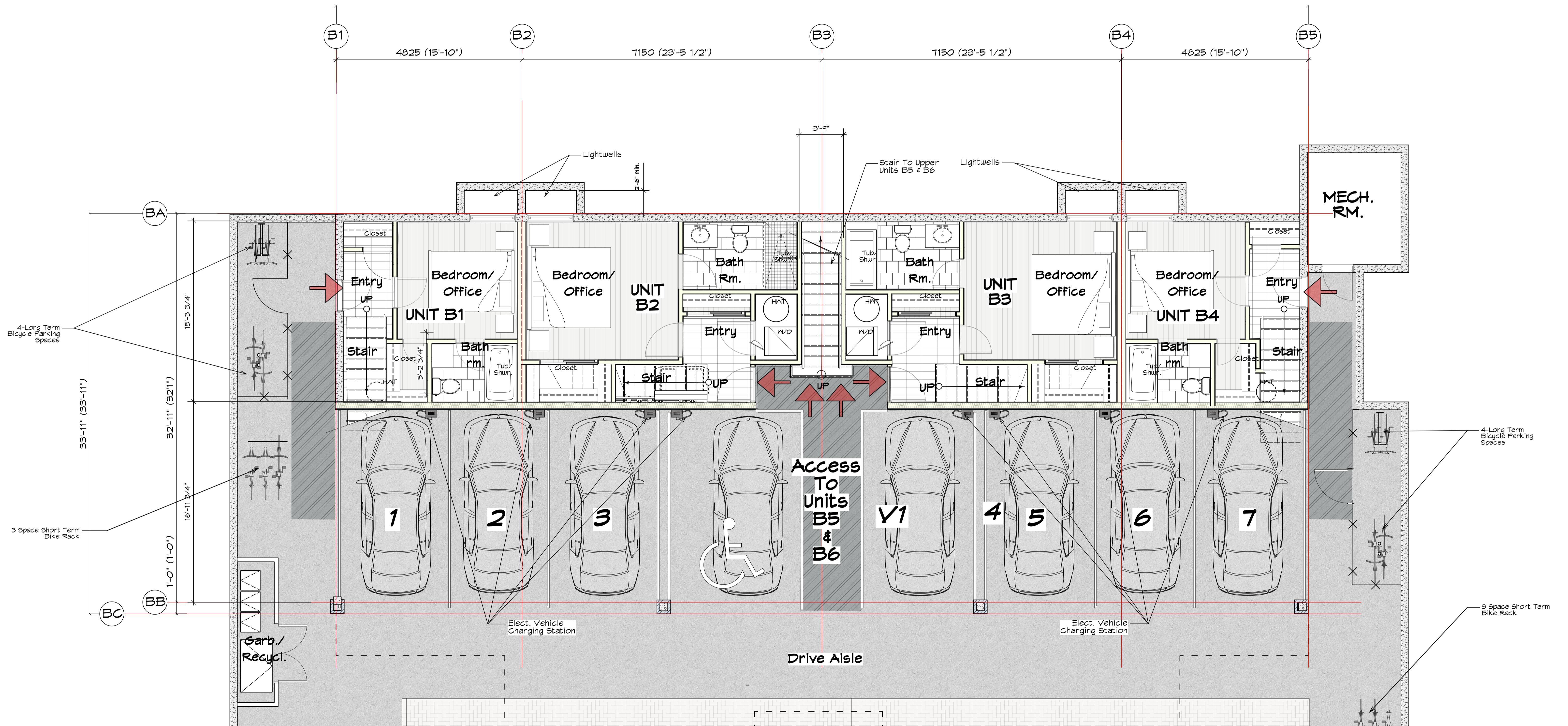


| | | | | | |
|--|--|----------------------------|--------------------|-----------------------------|-----------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | | |
| | Issued For Rezoning | drawn by: rjm | scale: As Noted | date: 23/05/26 | drawing no. SK-04 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5480 e-mail: michael@mjmarchitect.ca | drawing title: Building 'A' - Second Floor Plans | checked by: rjm | date: 23/05/26 | drawing no. SK-04 | yy/mm/dd |

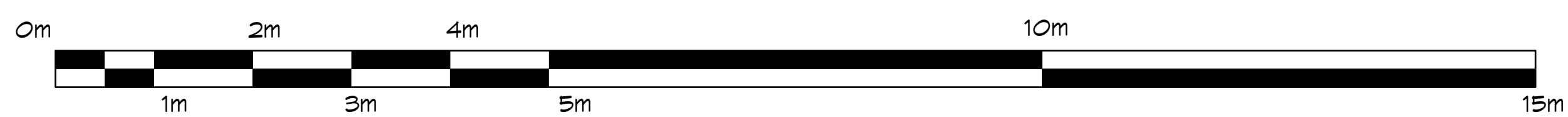
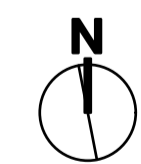


1 Building A Third Floor Plan
Scale: 1/4" = 1'-0"

| | | | | | | |
|--|--|---|-------------------|--------------------|-------------------|-----------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | | | |
| | Issued For Rezoning | drawing title: Building 'A' - Third Floor Plans | drawn by: rmm | scale: As Noted | date: 23/05/26 | drawing no. SK-05 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5492 e-mail: michael@mjmarchitect.ca | | checked by: rmm | date: yy/mm/dd | | | |

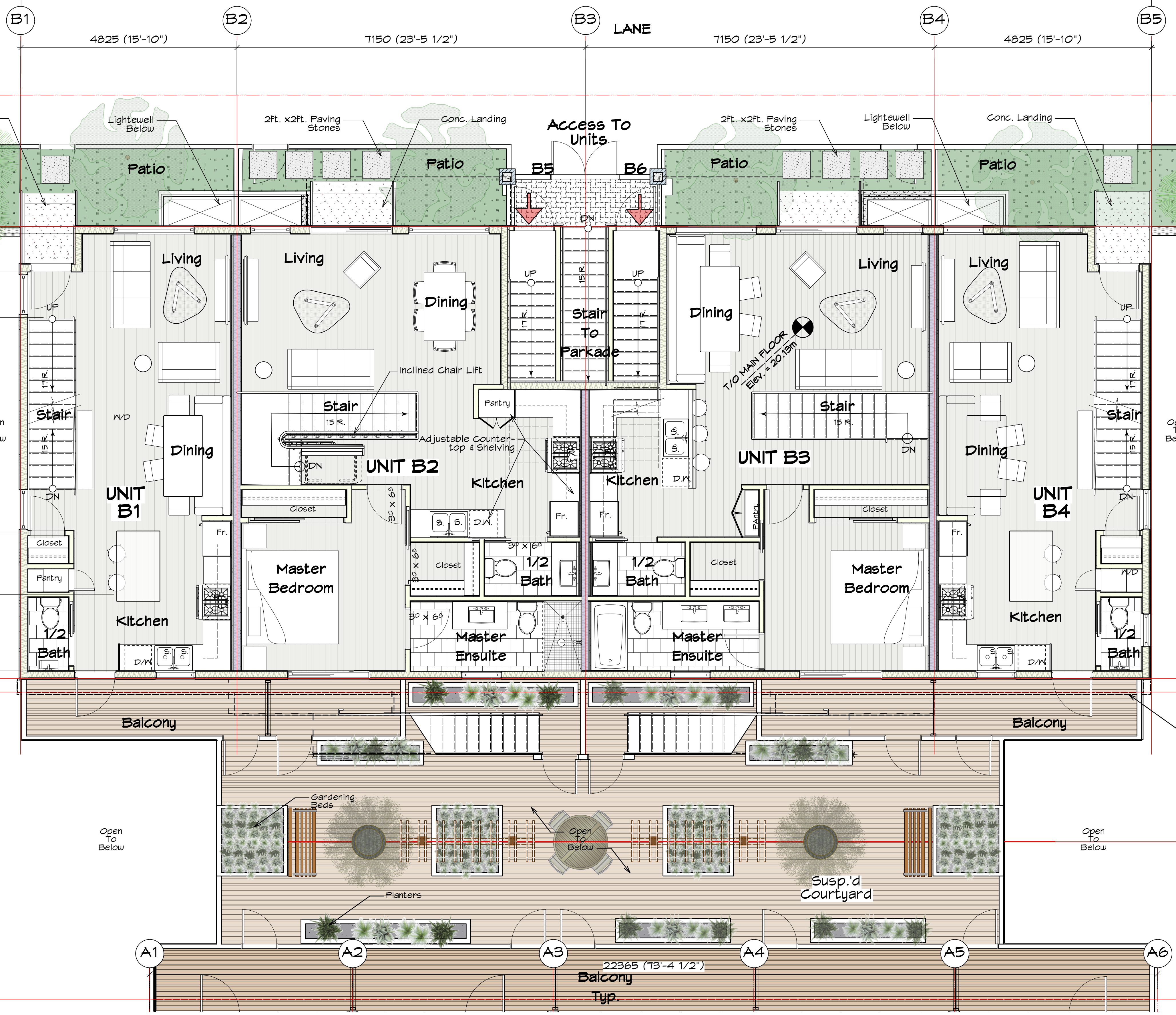


1 Building B Lower Floor Plan
 scale: 1/4" = 1'-0"



| | | |
|---|--|---|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| | Issued For Rezoning | drawing no.: Building B-Lower Floor/ Garport Plan |
| 202, 535 Yates Street, Victoria, B.C. V8W 2G6 Ph: 250-661-6482 • e-mail: mchap@mjmarcitect.ca | drawn by: rjgm | scale: As Noted |
| | checked by: rjgm | drawing no.: SK-06 |

82'-4 1/2" (82'-4 1/2")



Refer To Landscape Plan For Planting list

Landscaping

Line Of 2nd. Fl. Above

33'-11" (33'-11")

32'-11" (32'11")

1'-0" (1'-0")

3'-05" (1'-0")

4825 (15'-10")

7150 (23'-5 1/2")

7150 (23'-5 1/2")

4825 (15'-10")

LANE

Access To Units

Stair To Parkade

1/0 MAIN FLOOR Elev. = 20.15m

UNIT B2

UNIT B3

UNIT B4

UNIT B1

Living

Living

Dining

Dining

Living

Living

Dining

Stair

Pantry

Kitchen

1/2 Bath

1/2 Bath

Master Bedroom

Dining

Stair

1/2 Bath

Kitchen

Master Bedroom

Master Ensuite

Master Ensuite

Master Bedroom

Kitchen

1/2 Bath

Balcony

Balcony

Gardening Beds

Open To Below

Susp'd Courtyard

Open To Below

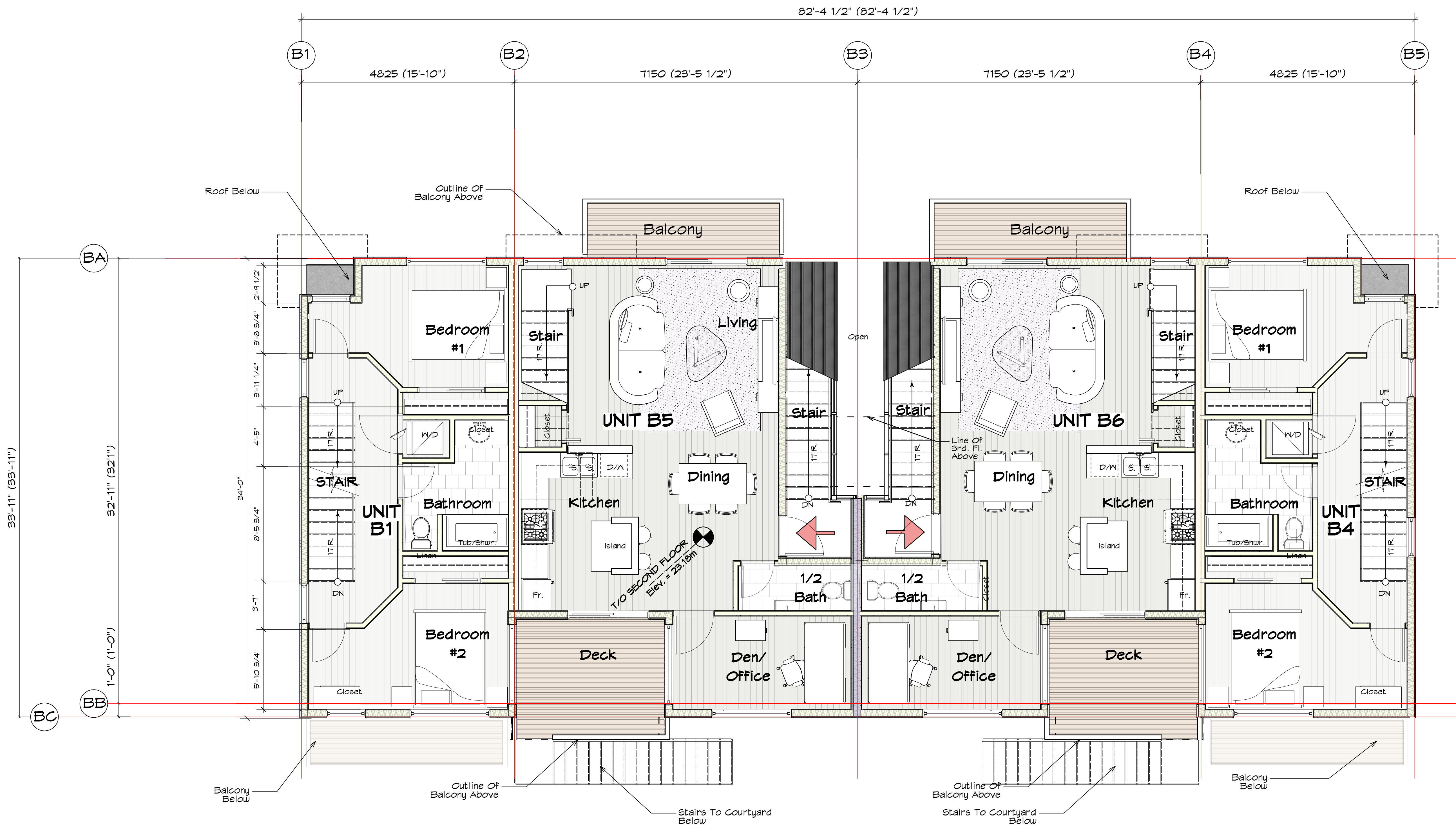
Balcony Typ.



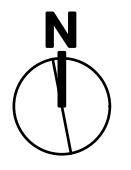
1 Building B Main Floor Plan Scale: 1/4" = 1'-0"



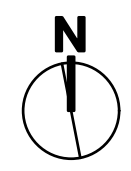
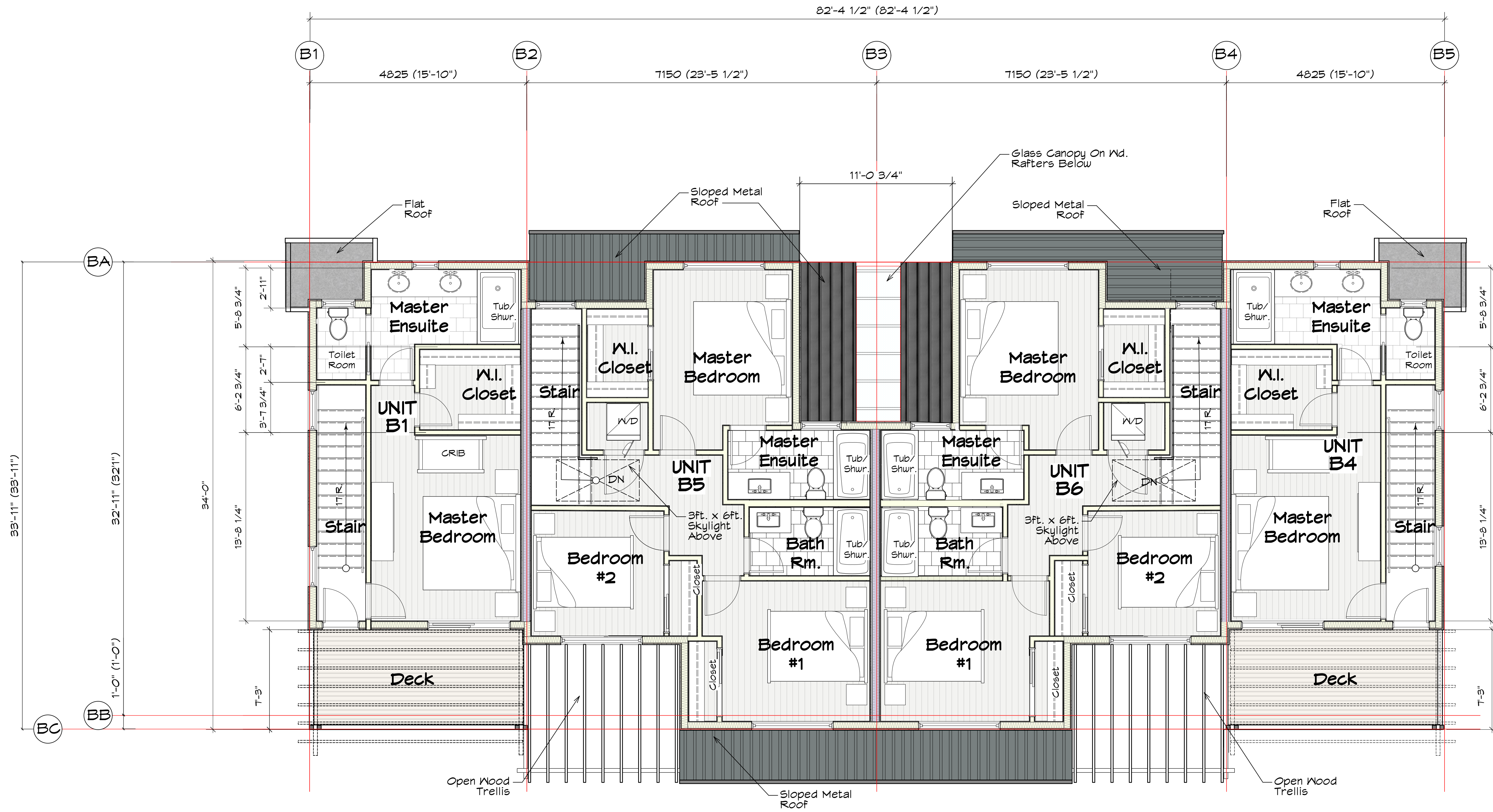
| | | |
|---|--|-----------------------------|
| | project name: 13 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 |
| | Issued For Rezoning | date: 23/05/26 |
| drawing title: Building B-Main Floor Plan | drawn by: checked by: | drawing no. SK-07 |



1 Building B Second Floor Plan
Scale: 1/4" = 1'-0"



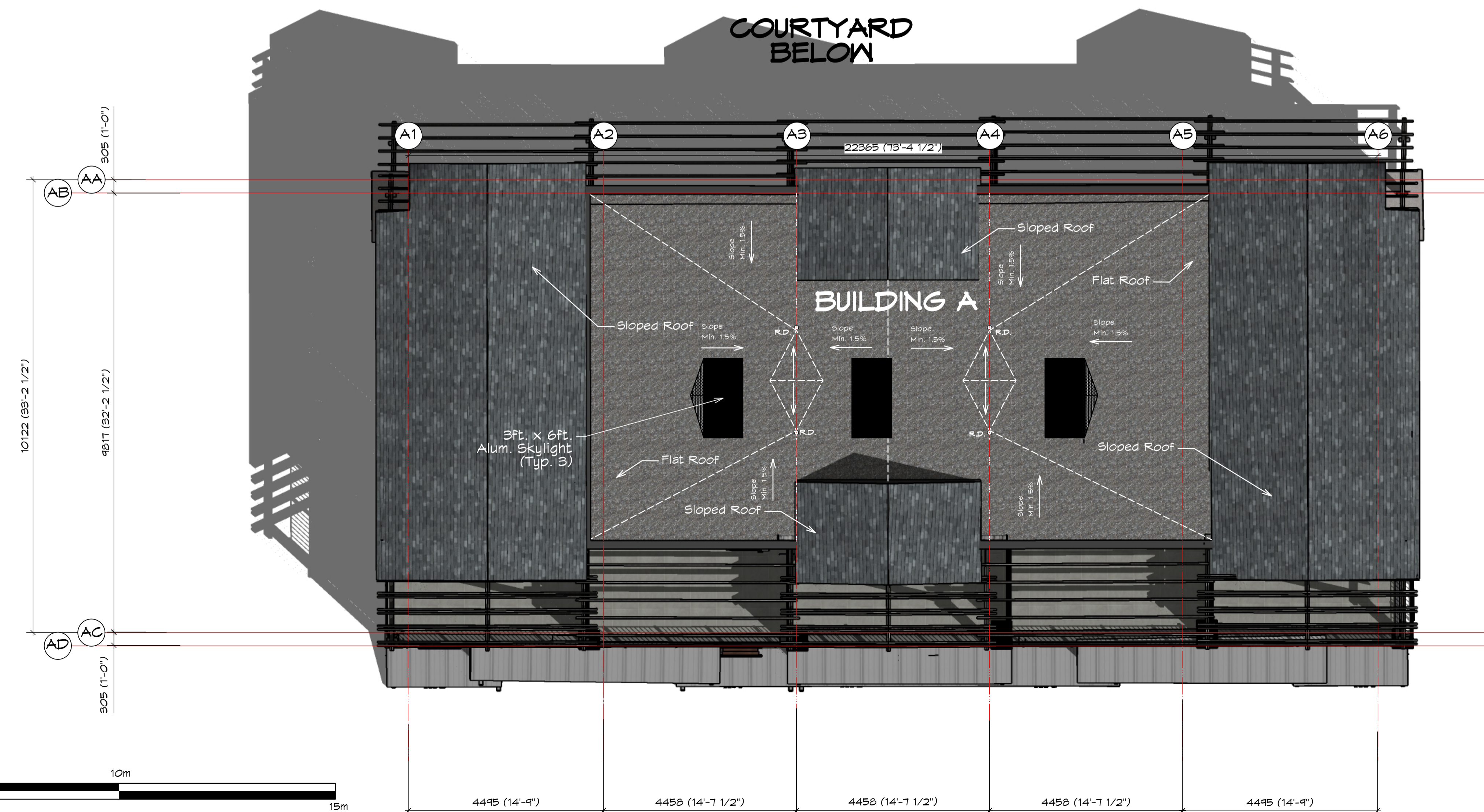
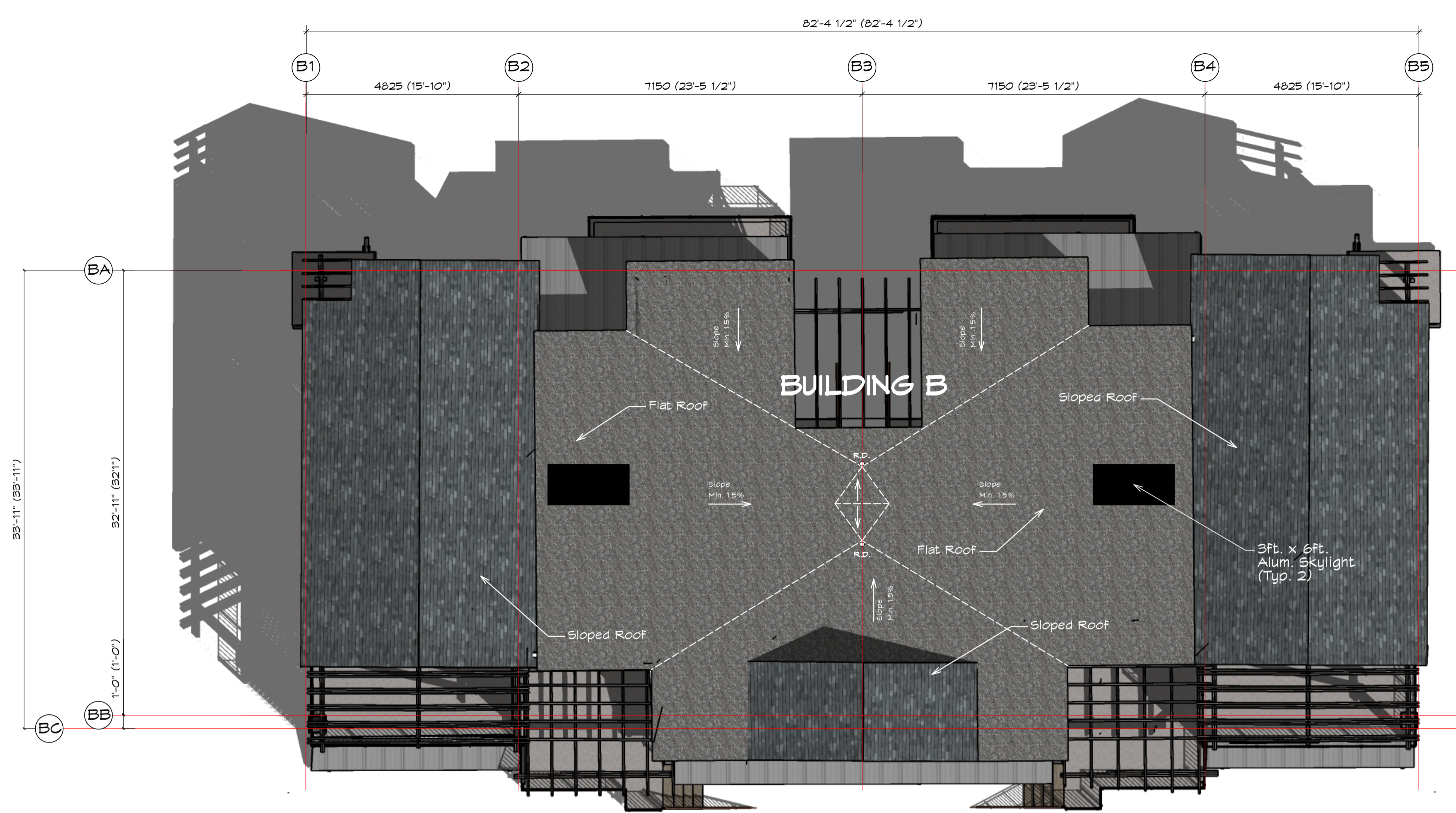
| | | |
|---|--|---|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| | Issued For Rezoning | drawing title: Building B-Second Floor Plan |
| 302-335 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5462 e-mail: michael@mjmarchitect.ca | drawn by: mjm checked by: mjm | scale: As Noted |
| | date: 23/05/26 yy/mm/dd | |



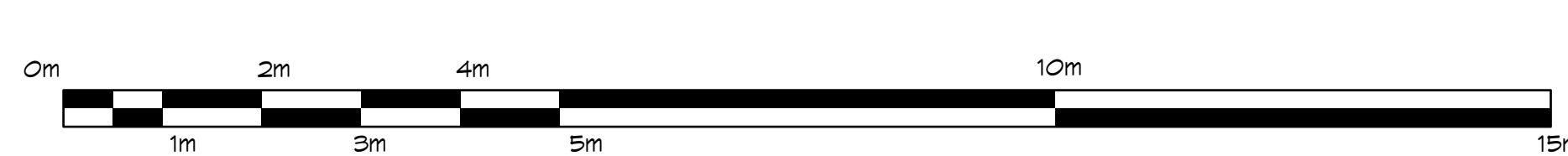
1 Building B Third Floor Plan
Scale: 1/4" = 1'-0"



| | | | | | | |
|--|--|--|------------------|--------------------|--------------------------|-----------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | | | |
| | Issued For Rezoning | drawing title: Building B-Third Floor Plan | drawn by: njm | scale: As Noted | date: 23/05/26 | drawing no. SK-09 |
| 202, 330 Yates Street, Victoria, B.C. V6W 2Z9 Ph: 250-661-6492 e-mail: michael@mumarchitect.ca | checked by: njm | yy/mm/dd | | | | |



1 Roof Plan
Scale: 3/16" = 1'-0"



| | | |
|---|--|-------------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| | drawing title: Building A & B Roof Plan | drawing by: rgh |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z5 Ph: 250-661-5460 email: michael@mjmarchitect.ca | checked by: mjm | date: 23/05/26 yy/mm/dd |
| | | drawing no.: SK-10 |



| MATERIAL LEGEND | |
|-----------------|---|
| ① | 1" x 2" Board & Batten Siding @ Max. 20" O.C. |
| ② | Fibre Cement Board Shingles |
| ③ | 1" Thk. Nom. Stone Veneer |
| ④ | Pre-Fin. Metal Flashing |
| ⑤ | 1" x 6" Comb-faced Cedar Trim (Black) |
| ⑥ | DBL. Glazed Vinyl Windows & Doors (White) |
| ⑦ | Cedar Pergola, Fiers, and Brackets (Stained Dark Grey) |
| ⑧A | Asphalt Shingles |
| ⑧B | Standing Seam Metal Roofing (Galv. Fin.) |
| ⑨ | Not Used |
| ⑩ | 4 Pcs. Aluminum O/H Sectional Doors w/ Glazed Panels |
| ⑪ | Solid-core Wood Entry Doors (Stained) w/ Glazed Infill Panels & Sidelites |
| ⑫ | Aluminum Entry Doors w/ Glazed Infill Panels |
| ⑬ | Powder-coated Aluminum Picket Guardrails |

| ELEVATION LEGEND | |
|--------------------|---------------------------------------|
| GPX | References Grade Point, See 2/SK-01.2 |
| ● Ex./El. = 12.34m | Existing Elevation |
| ● Pr./El. = 56.78 | Proposed Elevation |

2 Building A, North Elevation
Scale: 3/16" = 1'-0"

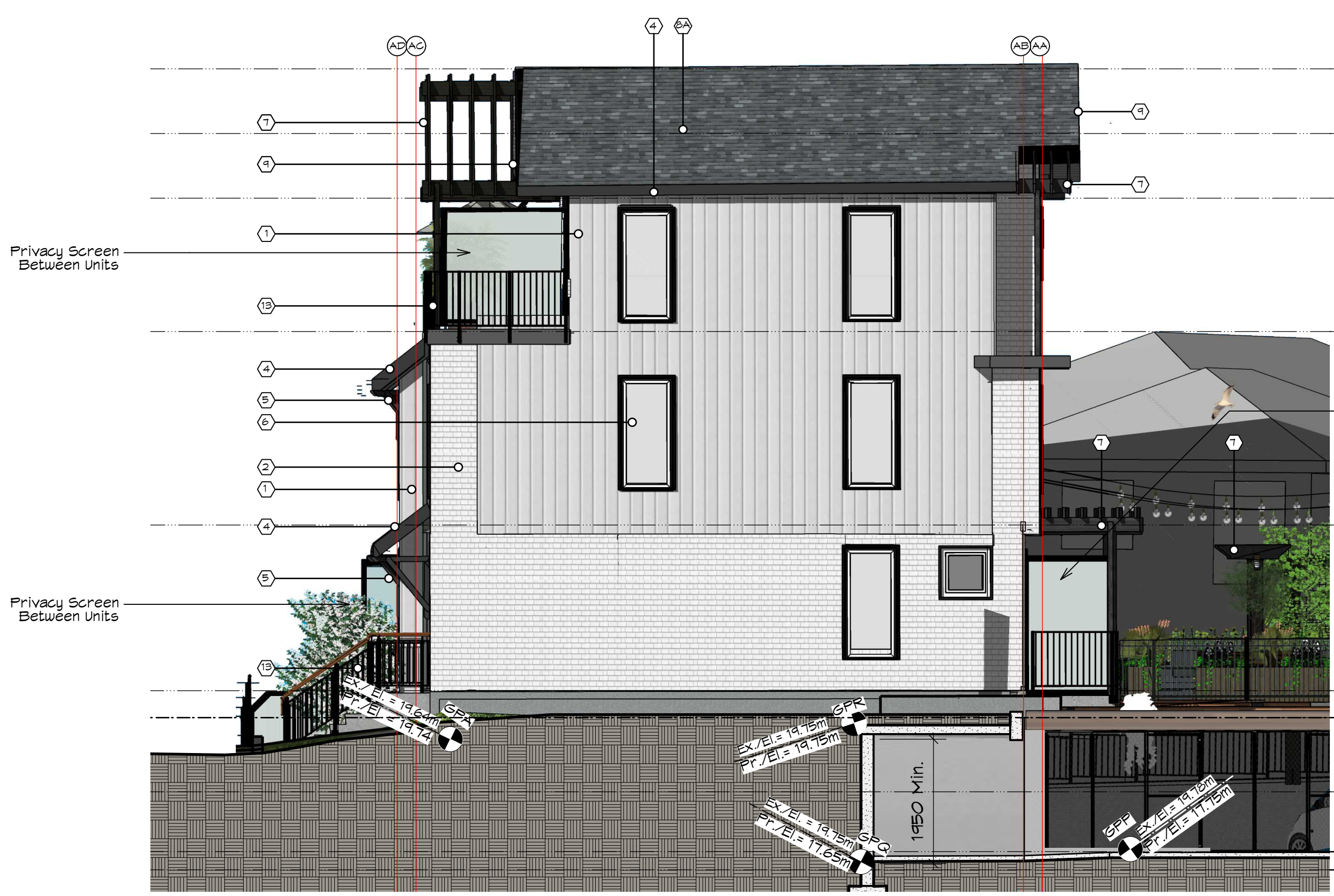


1 Building A, South Elevation
Scale: 3/16" = 1'-0"



| | | | | | | |
|--|--|--|------------------|--------------------|--------------------------|-----------------------------|
| | Project name: 10 Unit Multi-Family Development 624/626 Manchester Rd., Victoria, B.C. | Project no. 2107 | | | | |
| | Issued For Rezoning | Drawing title: Building A N/S Elevations | Drawn by: mjm | Scale: As Noted | Date: 23/05/26 | Drawing no. SK-11 |
| 200-555 Yates Street, Victoria, B.C. V8W 2Z5 Ph: 250-681-5492 • e-mail: michael@mjmapr.com | | | | | | |

| MATERIAL LEGEND | |
|-----------------|--|
| ① | 1" x 2" Board & Batten Siding @ Max. 20" O.C. |
| ② | Fibre Cement Board Shingles |
| ③ | 1" Thk. Nom. Stone Veneer |
| ④ | Pre-Fin. Metal Flashing |
| ⑤ | 1" x 6" Comb-faced Cedar Trim (Black) |
| ⑥ | Dbl. Glazed Vinyl Windows & Doors (White) |
| ⑦ | Cedar Pergola, Posts, and Brackets (Stained Dark Grey) |
| ⑧A | Asphalt Shingles |
| ⑧B | Standing Seam Metal Roofing (Galv. Fin.) |
| ⑨ | Not Used |
| ⑩ | 4 Pc. Aluminum O/H Sectional Doors w/ Glazed Panels |
| ⑪ | Solid-core Wood Entry Doors (Stained) w/ Glazed Infill Panels & Sidelite |
| ⑫ | Aluminum Entry Doors w/ Glazed Infill Panels |
| ⑬ | Powder-coated Aluminum Picket Guardrails |



2 Building A, East Elevation
Scale: 3/16" = 1'-0"



1 Building A, West Elevation
Scale: 3/16" = 1'-0"

| ELEVATION LEGEND | |
|--------------------|---------------------------------------|
| GPX | References Grade Point, See 2/SK-O1.2 |
| ● Ex./El. = 12.34m | Existing Elevation |
| ● Pr./El. = 56.78 | Proposed Elevation |



| | | | | |
|---|--|--|--------------------|-------------------------------|
| MJM Architect Inc. 202, 535 Yates Street, Victoria, B.C. V8W 2Z5 Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | |
| | drawing title: Building A E/W Elevations | drawn by: rjm checked by: rjm | scale: As Noted | date: 23/05/26 yy/mm/dd |



| MATERIAL LEGEND | |
|-----------------|--|
| ① | 1" x 2" Board & Batten Siding @ Max. 20" O.C. |
| ② | Fibre Cement Board Shingles |
| ③ | 1" Thk. Nom. Stone Veneer |
| ④ | Pre-Fin. Metal Flashing |
| ⑤ | 1" x 6" Comb-Faced Cedar Trim (Black) |
| ⑥ | Dbl. Glazed Vinyl Windows & Doors (White) |
| ⑦ | Cedar Pergola, Piers, and Brackets (Stained Dark Grey) |
| ⑧A | Asphalt Shingles |
| ⑧B | Standing Seam Metal Roofing (Galv. Fin.) |
| ⑨ | Not Used |
| ⑩ | 4 Pcs. Aluminum O/H Sectional Doors w/ Glazed Panels |
| ⑪ | Solid-core Wood Entry Doors (Stained) w/ Glazed Infill Panels & Sidelite |
| ⑫ | Aluminum Entry Doors w/ Glazed Infill Panels |
| ⑬ | Powder-coated Aluminum Picket Guardrails |

2 Building B, North Elevation
Scale: 3/16" = 1'-0"



| ELEVATION LEGEND | |
|------------------|---------------------------------------|
| GFX | References Grade Point, See 2/SK-01.2 |
| ● | Existing Elevation |
| ◐ | Proposed Elevation |
| ● | Ex./El. = 12.34m |
| ◐ | Pr./El. = 56.78 |

1 Building B, South Elevation
Scale: 3/16" = 1'-0"



| | | | | |
|--|--|----------------------------|--------------------|-------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | | |
| | drawing title: Building B - N/S Elevations | drawn by: mjm | scale: As Noted | date: 23/05/26 |

| MATERIAL LEGEND | |
|-----------------|---|
| ① | 1" x 2" Board & Batten Siding @ Max. 20" O.C. |
| ② | Fibre Cement Board Shingles |
| ③ | 1" Thk. Nom. Stone Veneer |
| ④ | Pre-Fin. Metal Flashing |
| ⑤ | 1" x 6" Comb-faced Cedar Trim (Black) |
| ⑥ | Dbl. Glazed Vinyl Windows & Doors (White) |
| ⑦ | Cedar Pergola, Fiers, and Brackets (Stained Dark Grey) |
| ⑧A | Asphalt Shingles |
| ⑧B | Standing Seam Metal Roofing (Galv. Fin.) |
| ⑨ | Not Used |
| ⑩ | 4 Ft. Aluminum O/H Sectional Doors w/ Glazed Panels |
| ⑪ | Solid-core Wood Entry Doors (Stained) w/ Glazed Infill Panels & Sidelite |
| ⑫ | Aluminum Entry Doors w/ Glazed Infill Panels |
| ⑬ | Powder-coated Aluminum Picket Guardrails |



2 Building B, West Elevation
Scale: 3/16" = 1'-0"



1 Building B, East Elevation
Scale: 3/16" = 1'-0"

| ELEVATION LEGEND | |
|------------------|---------------------------------------|
| GPX | References Grade Point, See 2/SK-01.2 |
| Ex./El. = 12.34m | Existing Elevation |
| Pr./El. = 56.78 | Proposed Elevation |



| | | | |
|---|--|--|-------------------------------|
| | | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-661-5482 e-mail: mjma@mjmarchitect.ca | | Issued For Rezoning | drawing no. SK-14 |
| drawing title: Building B E/W Elevations | drawn by: mjm checked by: mjm | scale: As Noted | date: 23/05/26 yy/mm/dd |



1 View Of Building A From Manchester

| | | | | |
|--|----------------------------|--|---|-----------------------------|
| | | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 | |
| 302, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5482 e-mail: mjb@mjma.ca | Issued For Rezoning | drawing title: Building A View From Manchester | drawn by: mya checked by: mya scale: As Noted date: 23/05/26 yyymmdd | drawing no. SK-15 |



1 View Of Building B From Lane

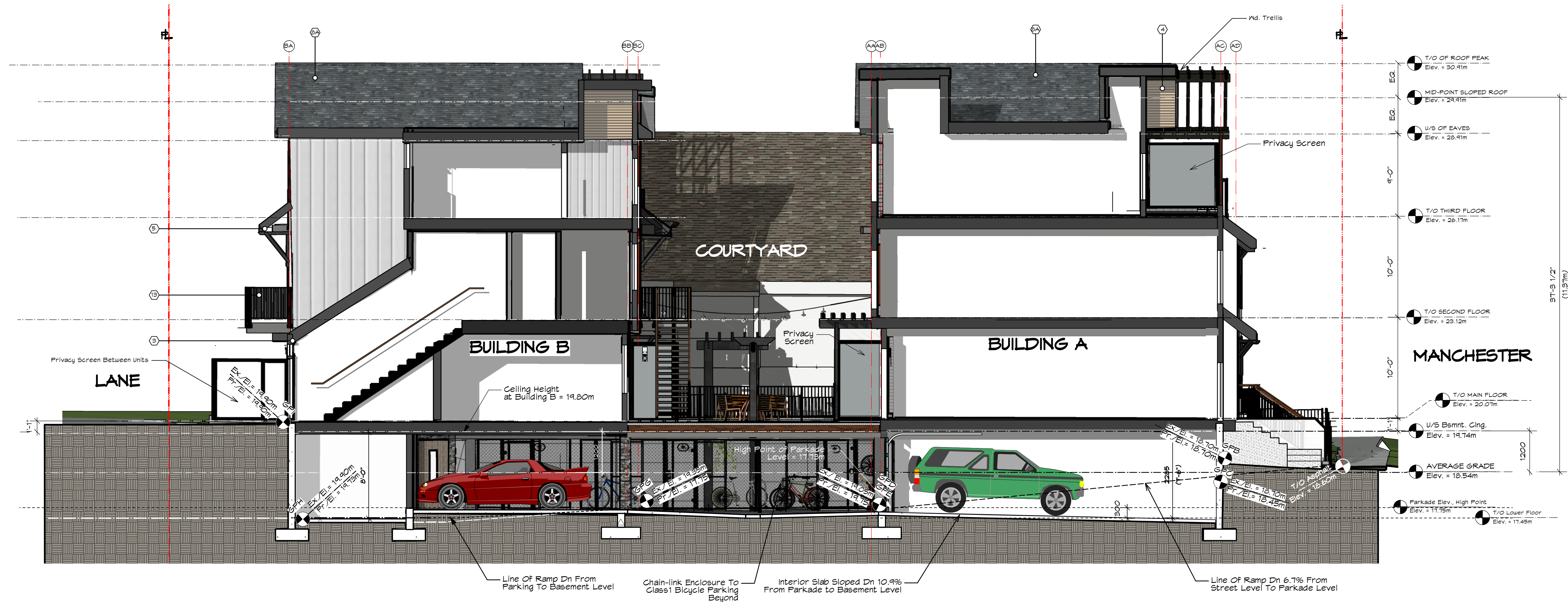
| | | | | | | |
|--|--|---|----------------------------------|-------------------------------------|----------------------------------|---|
| | | <small>project name:</small> 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | | <small>project no.:</small> 2107 | | |
| | | <small>Issued For Rezoning</small> | | | | |
| <small>202, 535 Yates Street, Victoria, B.C.</small> <small>VIEW 226</small> <small>Ph: 250-661-6492 e-mail: michael@mjmarchitect.ca</small> | | <small>drawing title:</small> Building B View From Lane | <small>drawn by:</small> mjm | <small>scale:</small> As Noted | <small>date:</small> 23/05/26 | <small>drawing no.:</small> SK-16 |
| | | <small>checked by:</small> mjm | <small>date:</small> yy/mm/dd | | | |



1 View Of Central Courtyard Looking East

| | | | | | |
|--|--|---|---------------------------------|--|--|
| | | <small>project name:</small> 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | | <small>project no.:</small> 2107 | |
| | | <small>Issued For Rezoning</small> | | | |
| <small>202, 535 Yates Street, Victoria, B.C.</small> <small>VIEW 226</small> <small>Ph: 250-661-5482 • email: mch@mjmapr.com</small> | | <small>drawing title:</small> Courtyard Rendering | <small>drawn by:</small> mjm | <small>scale:</small> As Noted | <small>date:</small> 23/05/26 <small>yy/mm/dd</small> |
| | | <small>checked by:</small> mjm | | | <small>drawing no.:</small> SK-17 |

| MATERIAL LEGEND | |
|-----------------|---|
| ① | 1" x 3" T&G Horiz. Cedar Siding (Stained) |
| ② | Fibre Cement Board Panels W/ 1/2" ALUM. Reveals |
| ③ | 1" Thk. Nom. Stone Veneer |
| ④ | Pre-Fin. Metal Flashing |
| ⑤ | 1" x 6" Comb-faced Cedar Trim (Black) |
| ⑥ | DBI. Glazed Vinyl Windows & Doors (White) |
| ⑦ | Cedar Pergola, Piers, and Brackets (Natural Finish) |
| ⑧A | Asphalt Shingles |
| ⑧B | Standing Seam Metal Roofing (Galv. Fin.) |
| ⑨ | 1" x 3" T&G Horiz. Cedar Soffit (Stained Natural Colour) |
| ⑩ | 4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels |
| ⑪ | Solid-core Almond Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite |
| ⑫ | Aluminum Entry Doors W/ Glazed Infill Panels |
| ⑬ | Powder-coated Aluminum Fickett Guardrails |



1 North/South Section Thru Site
Scale: 3/16" = 1'-0"



| ELEVATION LEGEND | |
|--------------------|---------------------------------------|
| GPX | References Grade Point, See 2/SK-01.2 |
| ● Ex./El. = 12.34m | Existing Elevation |
| ● Pr./El. = 56.78 | Proposed Elevation |

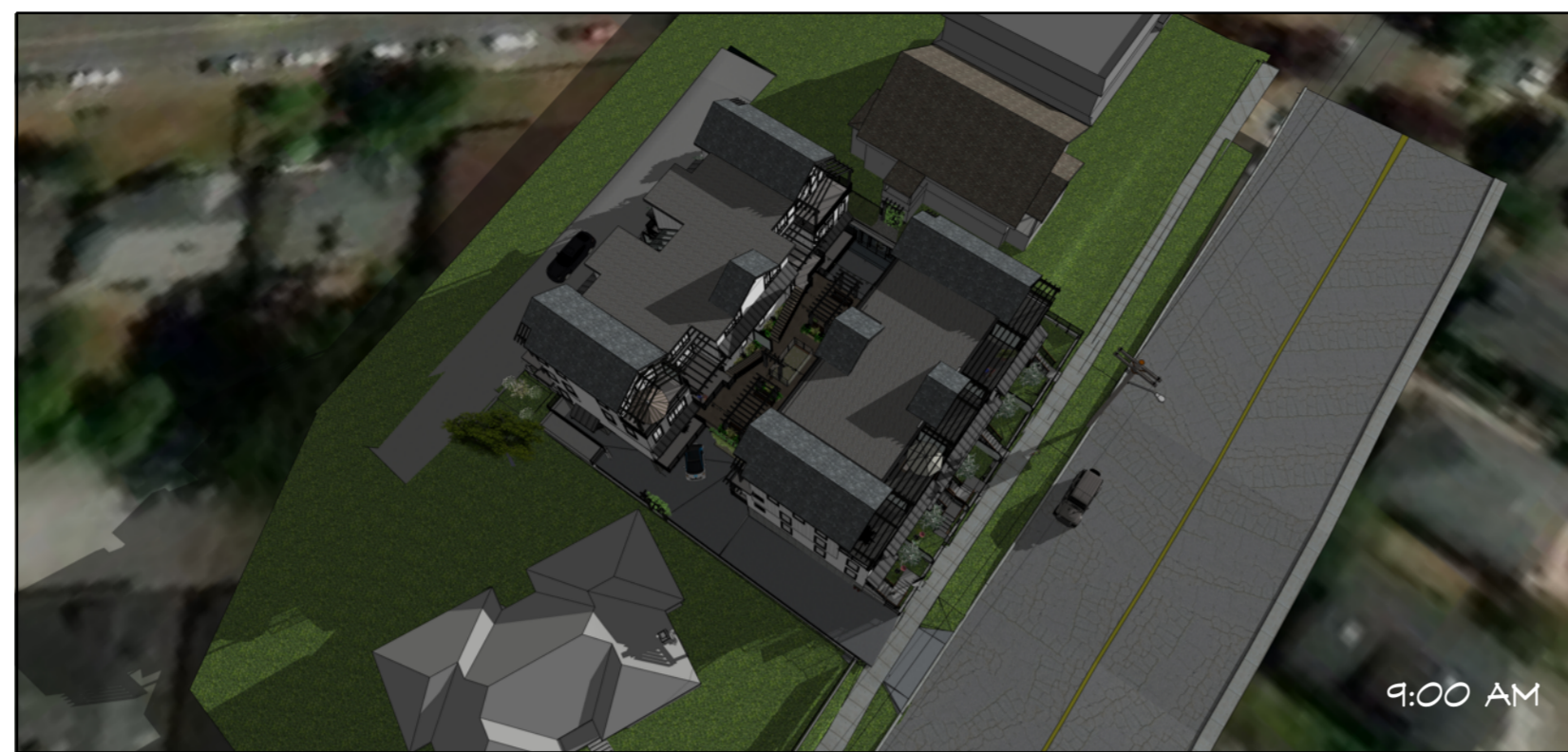
| | | |
|---|--|-----------------------------|
| | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no. 2107 |
| | Issued For Rezoning | drawing no. SK-18 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5482 email: michael@mjmarchitect.ca | drawing title: SITE SECTION | date: 23/05/26 |
| drawn by: mjm checked by: mjm | scale: As Noted | drawing no. SK-18 |



1 Manchester Streetscape Looking North
 Scale: 1/8" = 1'-0"



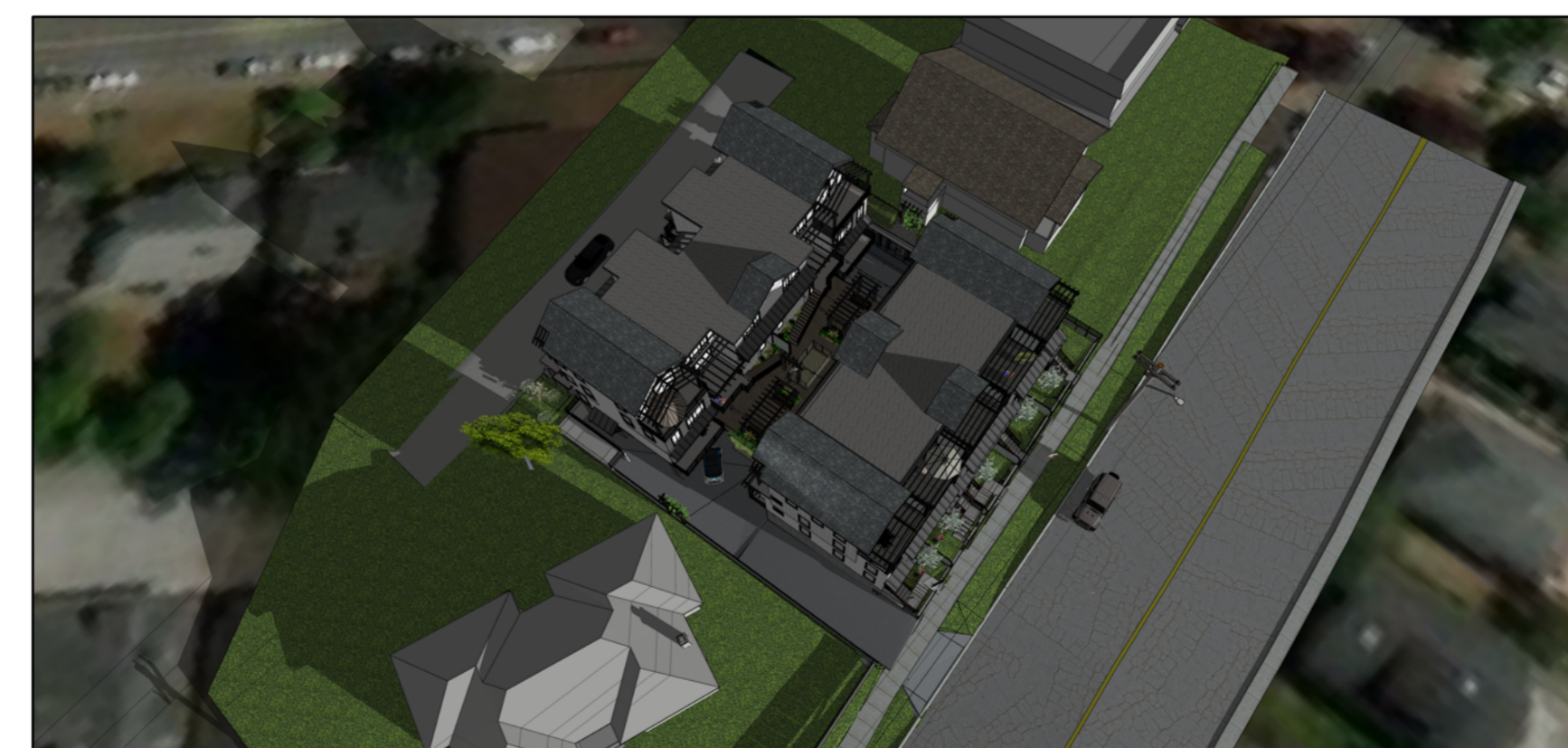
| | | | | | |
|---|--|--|--|--------------------------------------|--|
| | | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | | project no. 2107 | |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-861-5482 email: michael@mjmarchitect.ca | | Issued For Rezoning | | drawing title: STREETSCAPE | |
| drawn by: mjm | | scale: As Noted | | date: 23/05/26 | |
| checked by: mjm | | as noted | | drawing no. SK-19 | |



March 21st., 8:00a.m. to 5:00p.m.
Equinox



June 21st. Noon
Summer Solstice

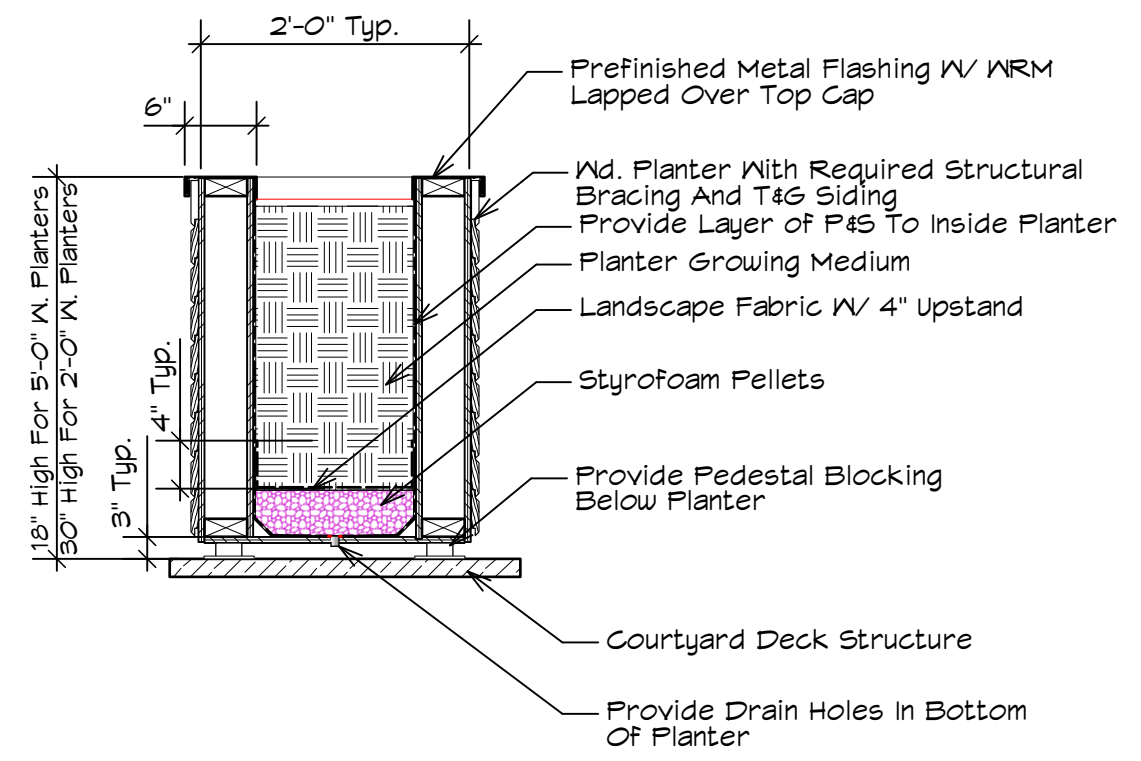


December 21st. Noon
Winter Solstice

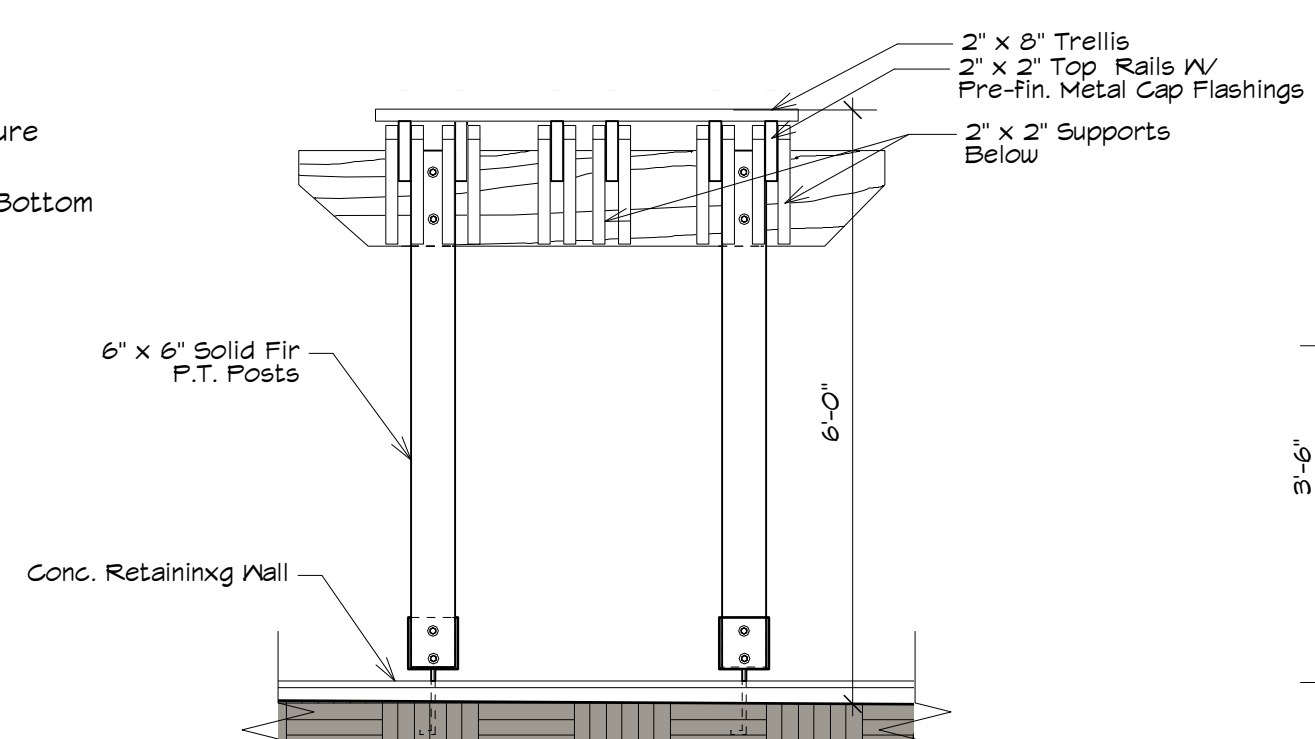
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|--|--|--|--------------------------------------|
| | | project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C. | project no.: 2107 |
| 202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-861-6482 e-mail: misha@mjmarchitect.ca | | Issued For Rezoning | drawing no.: SK-20 |
| drawing title: SHADOW STUDY | drawn by: mjm checked by: mjm | scale: As Noted | date: 23/05/26 yy/mm/dd |



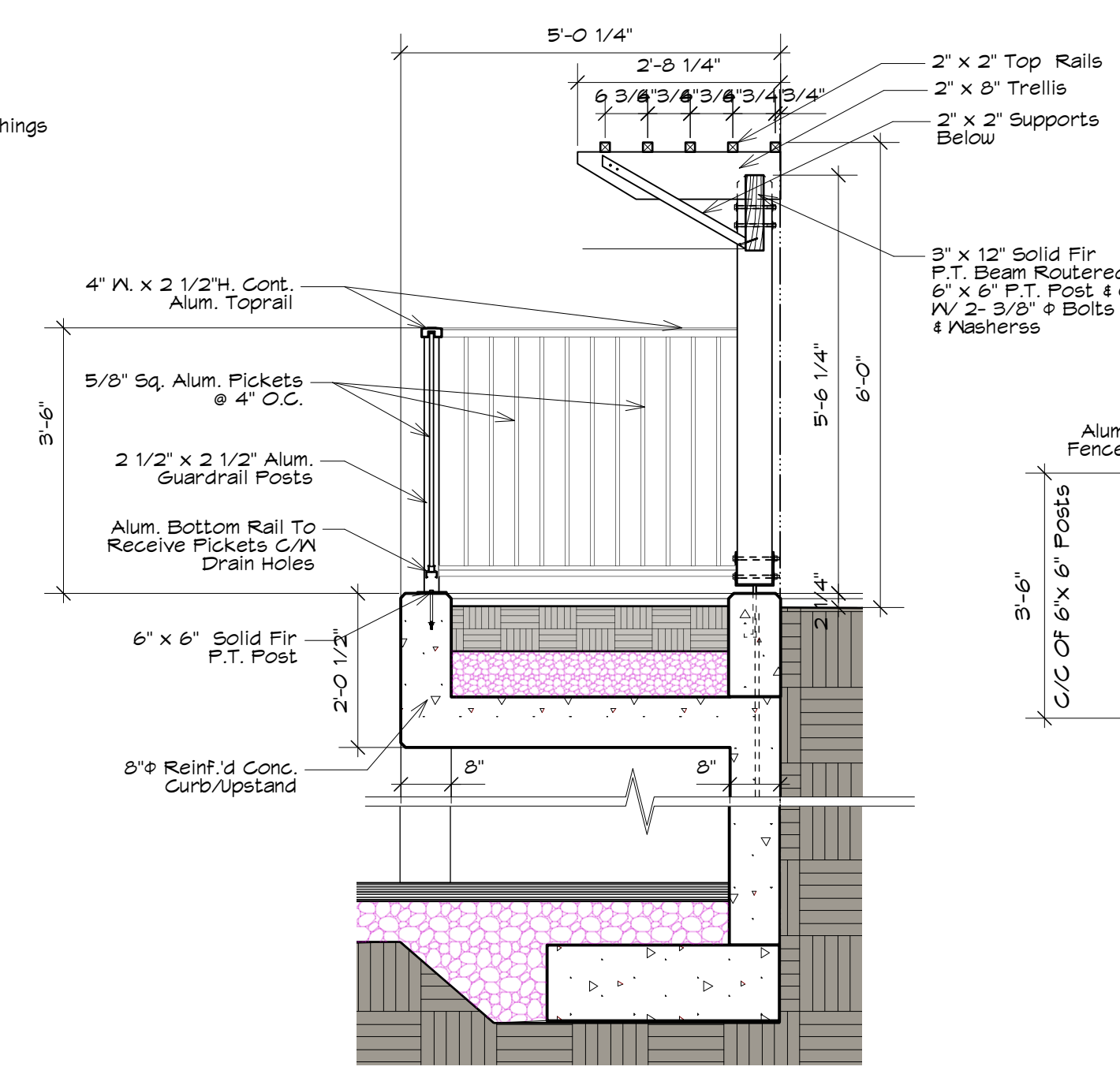
9 Exterior View From Parkade
Scale: NT5



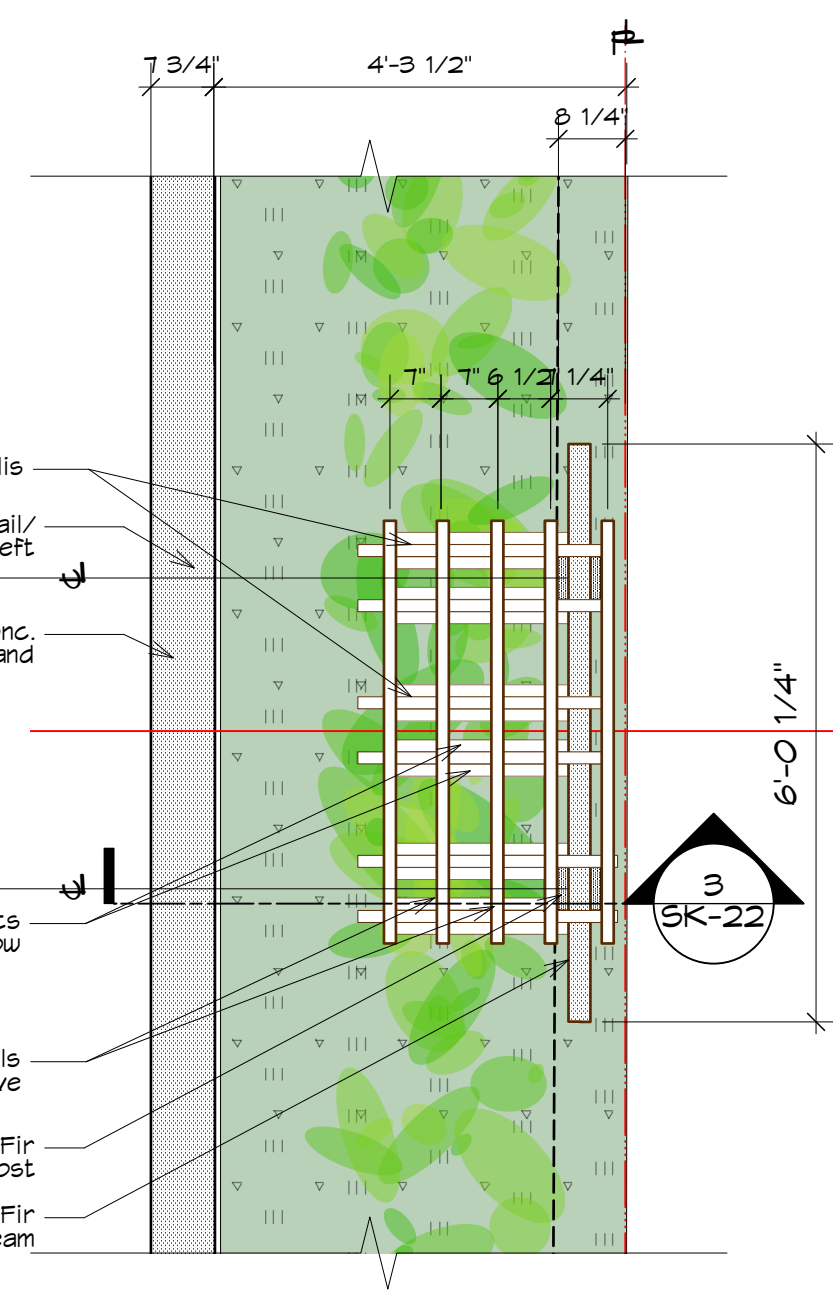
8 Section Thru Planter
Scale: 3/4" = 1'-0"



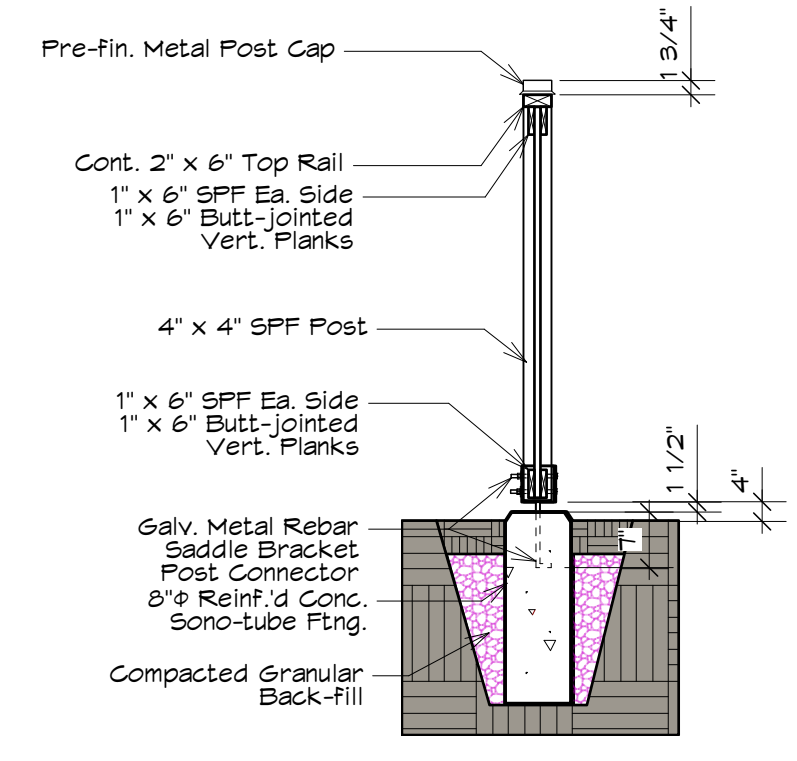
5 Trellis Elevation
Scale: 1/2" = 1'-0"



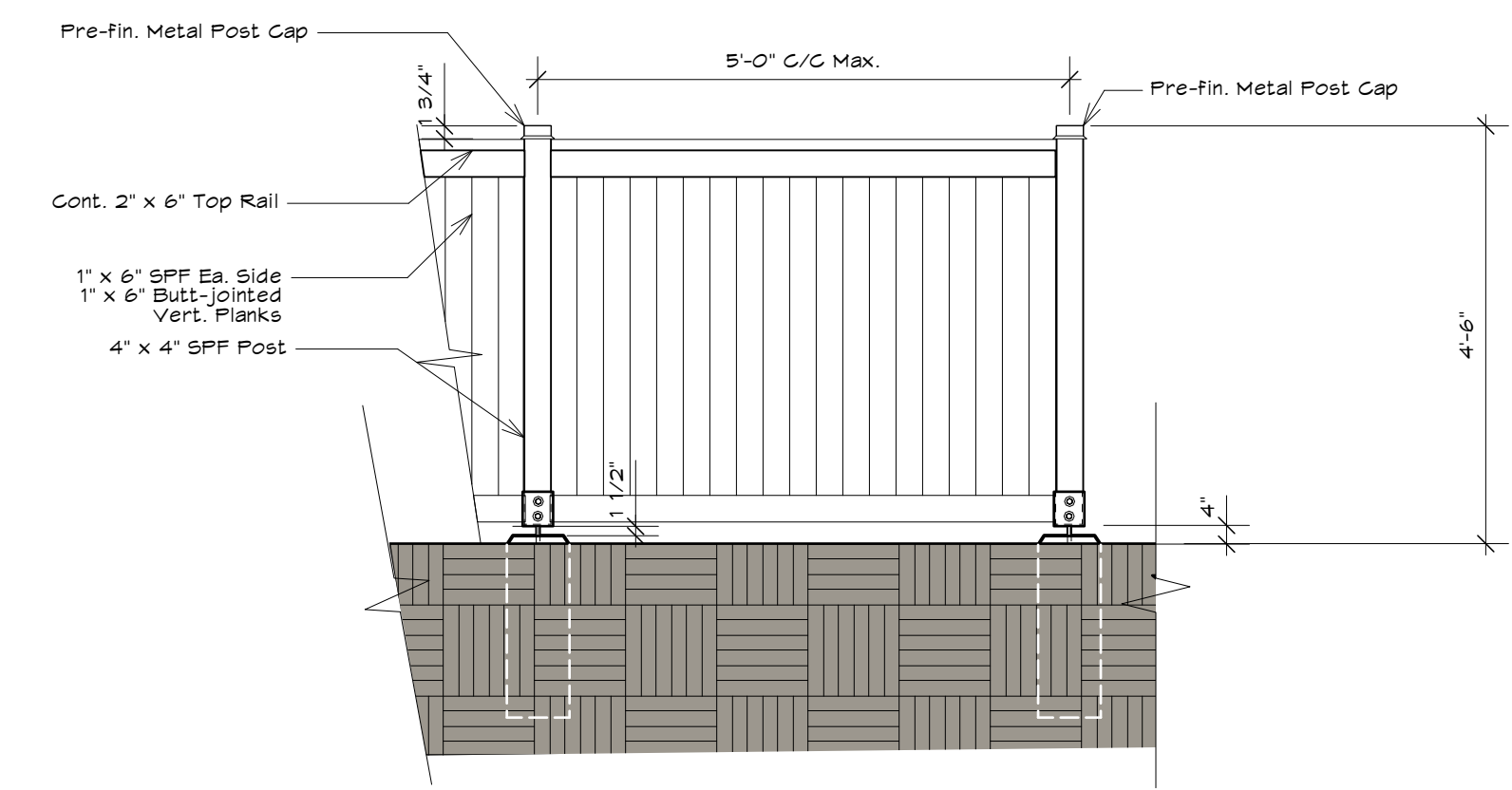
3 Section Thru Trellis/Fence
Scale: 1/2" = 1'-0"



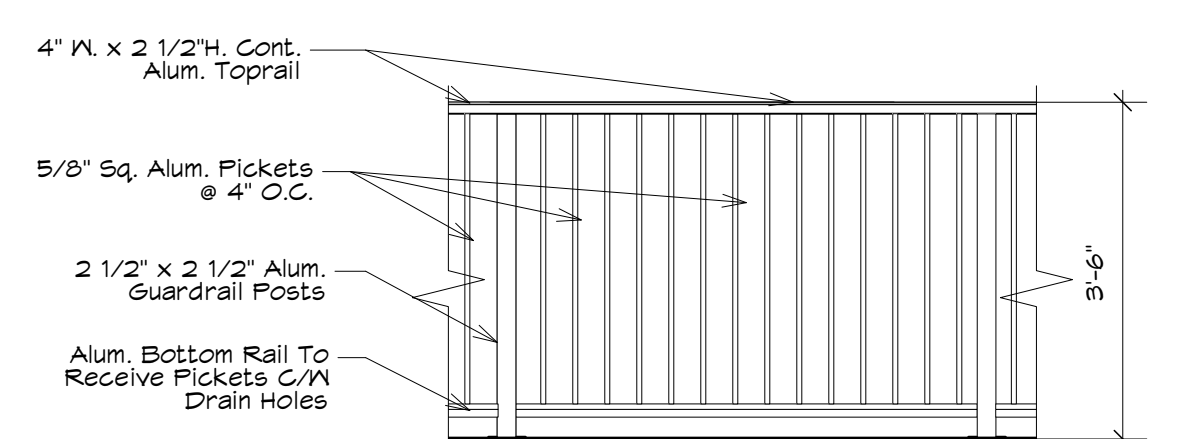
2 Plan Detail-Trellis/Fence
Scale: 1/2" = 1'-0"



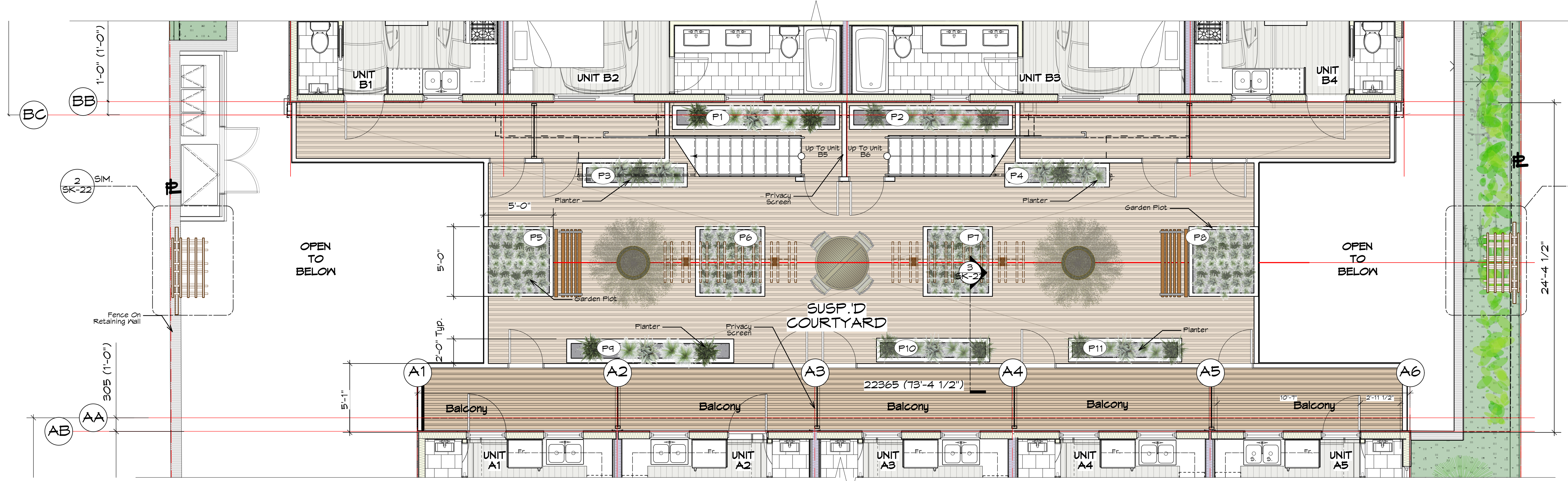
7 Section Thru Wood Fence
Scale: Actual Size



6 Wood Fence Elevation
Scale: 1/2" = 1'-0"



4 Metal Fence/Guardrail Elevation
Scale: 1/2" = 1'-0"

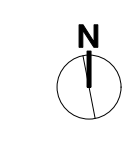
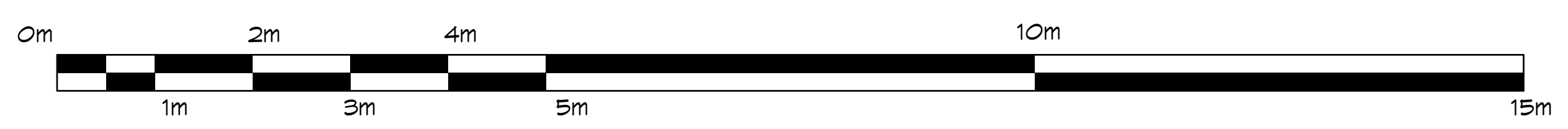


1 Courtyard Plan
Scale: 1/4" = 1'-0"

PLANTER SCHEDULE

| Planter No. | Width | Length |
|-------------|-------|--------|
| P1 | 2'-0" | 12'-0" |
| P2 | 2'-0" | 12'-0" |
| P3 | 2'-0" | 8'-0" |
| P4 | 2'-0" | 8'-0" |
| P5 | 5'-0" | 5'-0" |
| P6 | 5'-0" | 5'-0" |
| P7 | 5'-0" | 5'-0" |
| P8 | 5'-0" | 5'-0" |
| P9 | 2'-0" | 12'-0" |
| P10 | 2'-0" | 8'-0" |
| P11 | 2'-0" | 8'-0" |

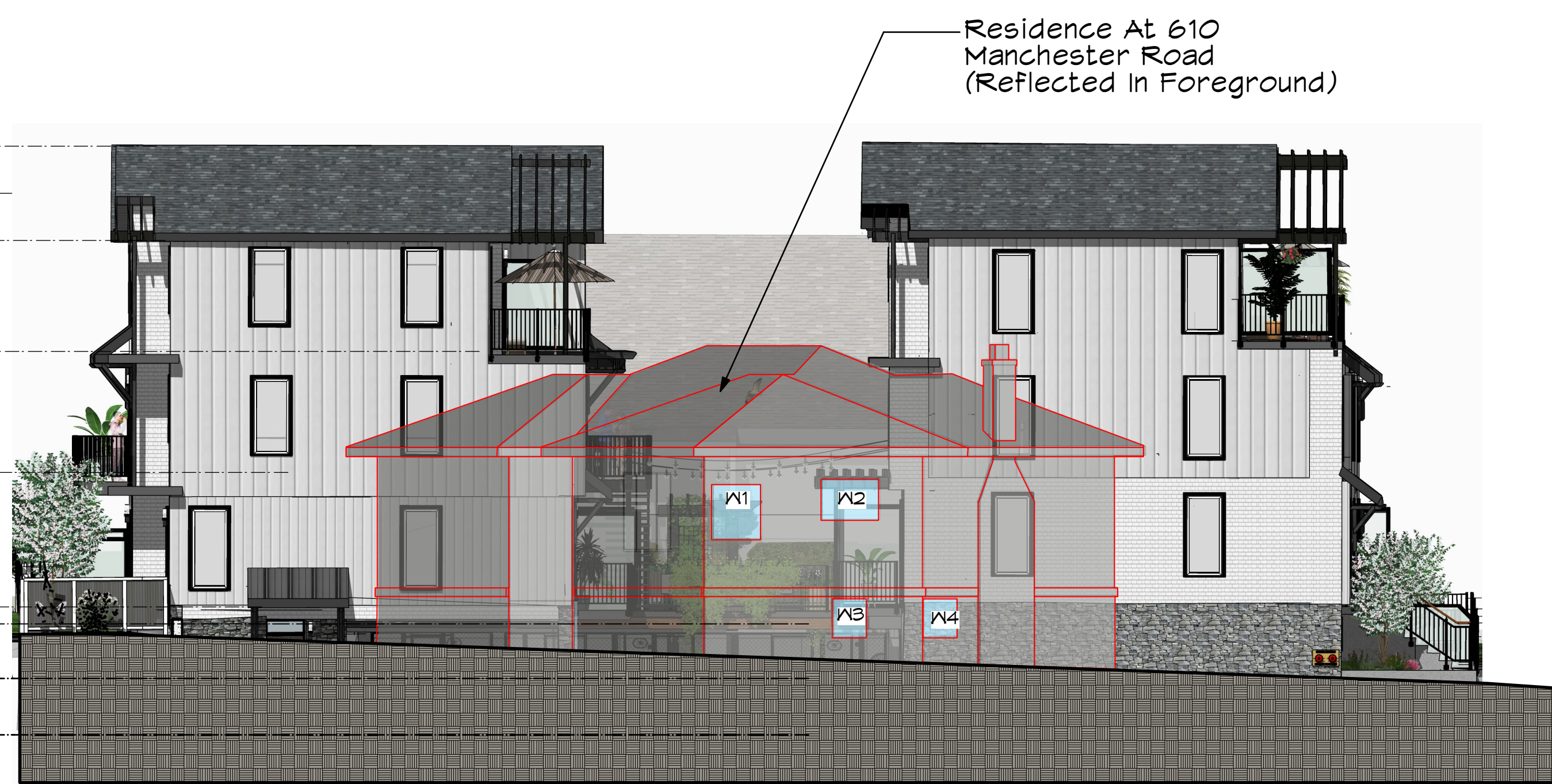
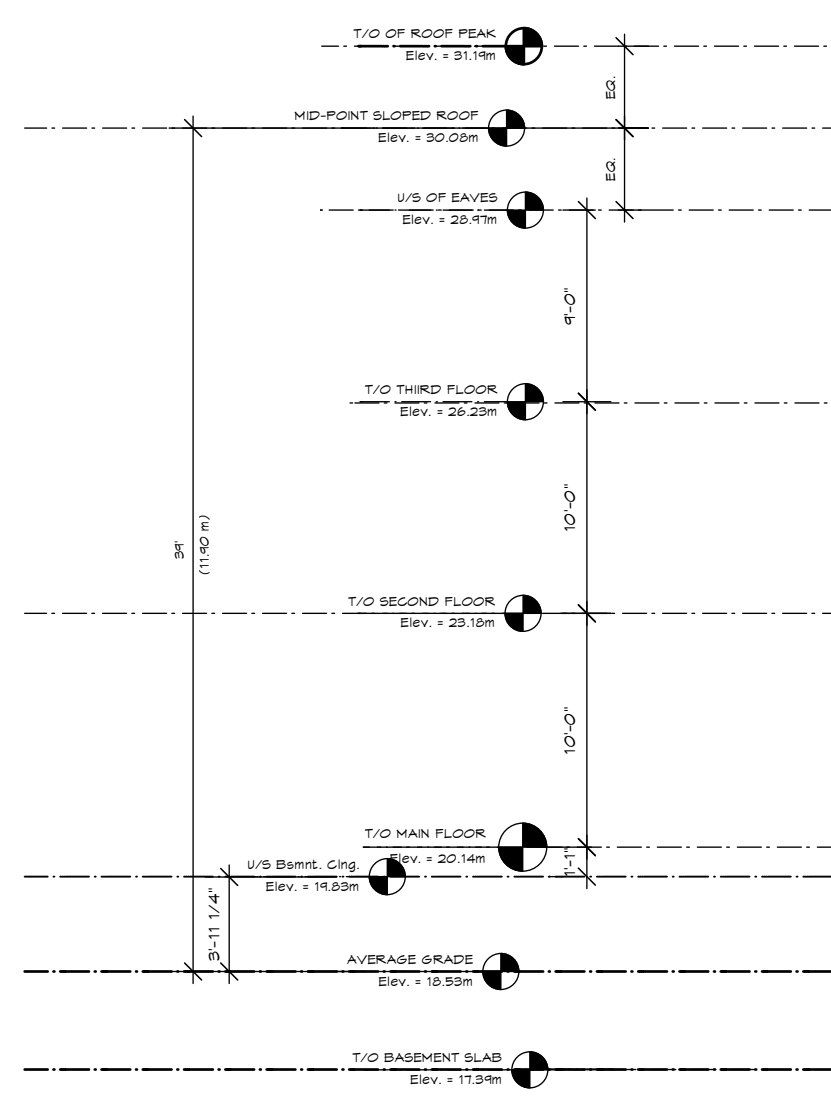
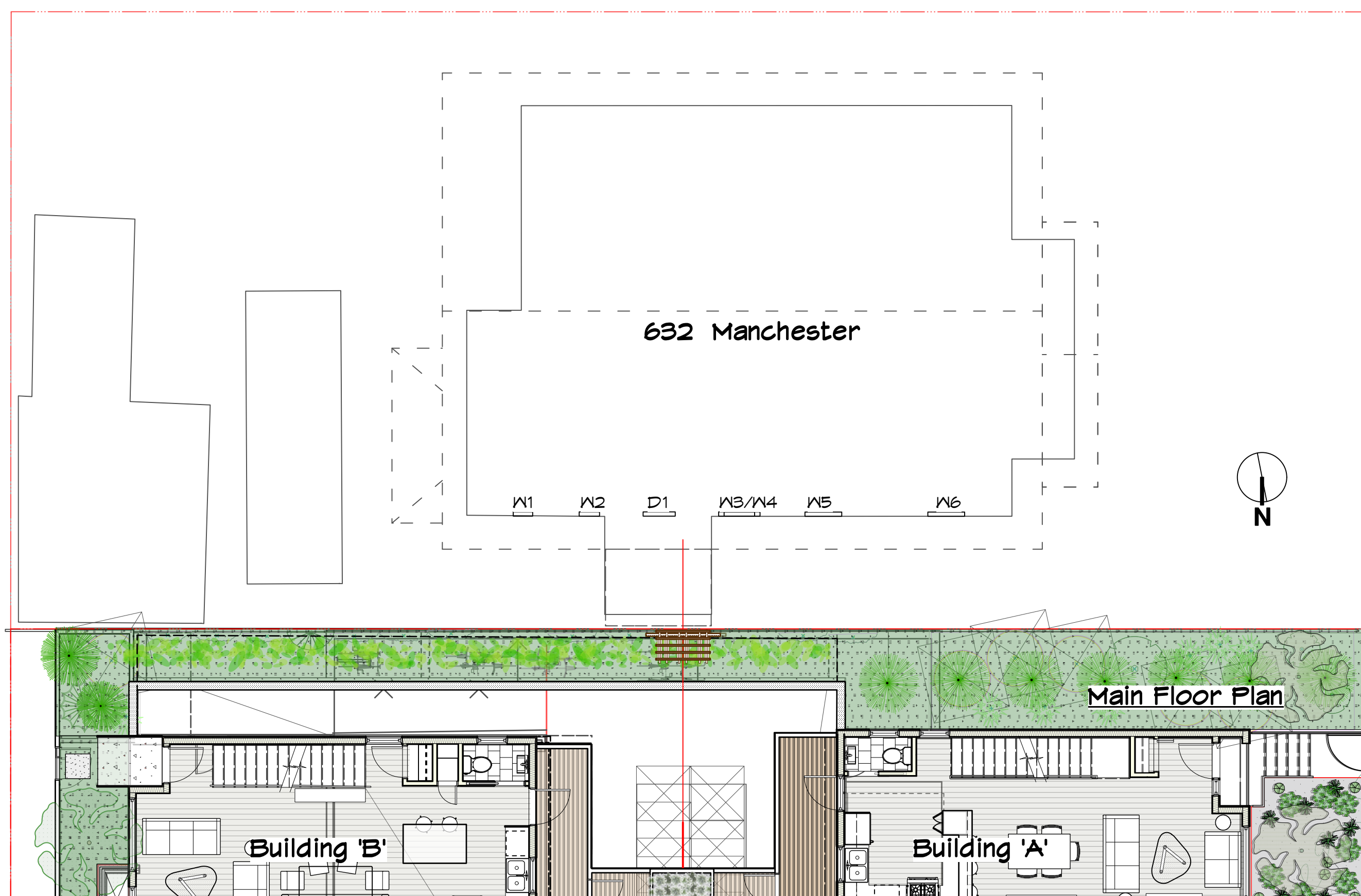
Refer To Landscape Plan For Planting list



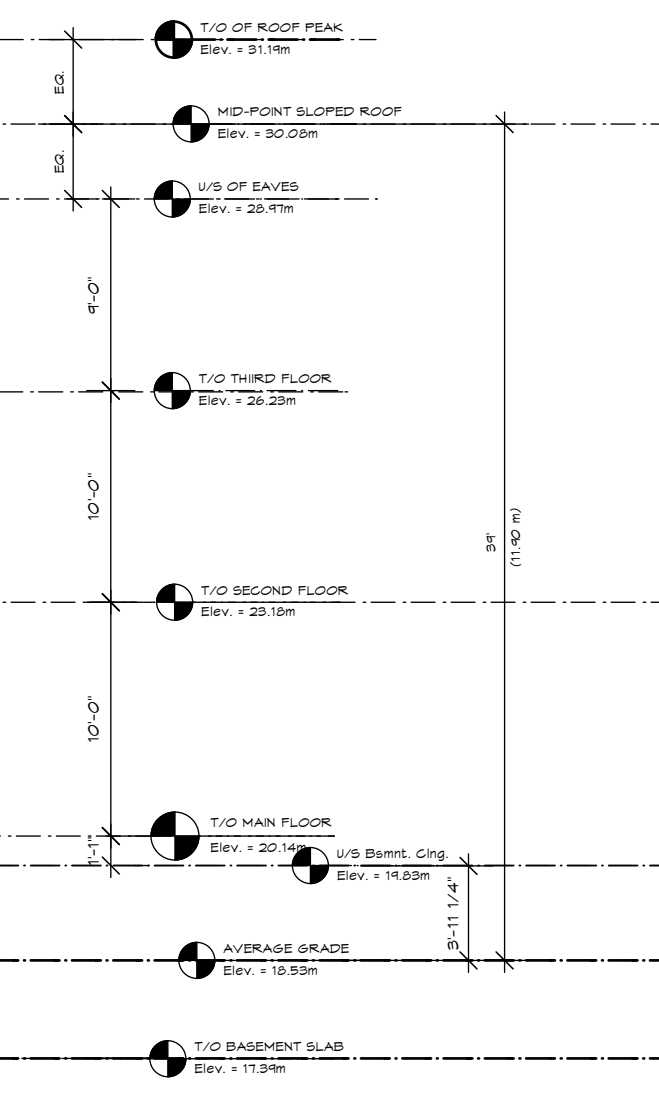
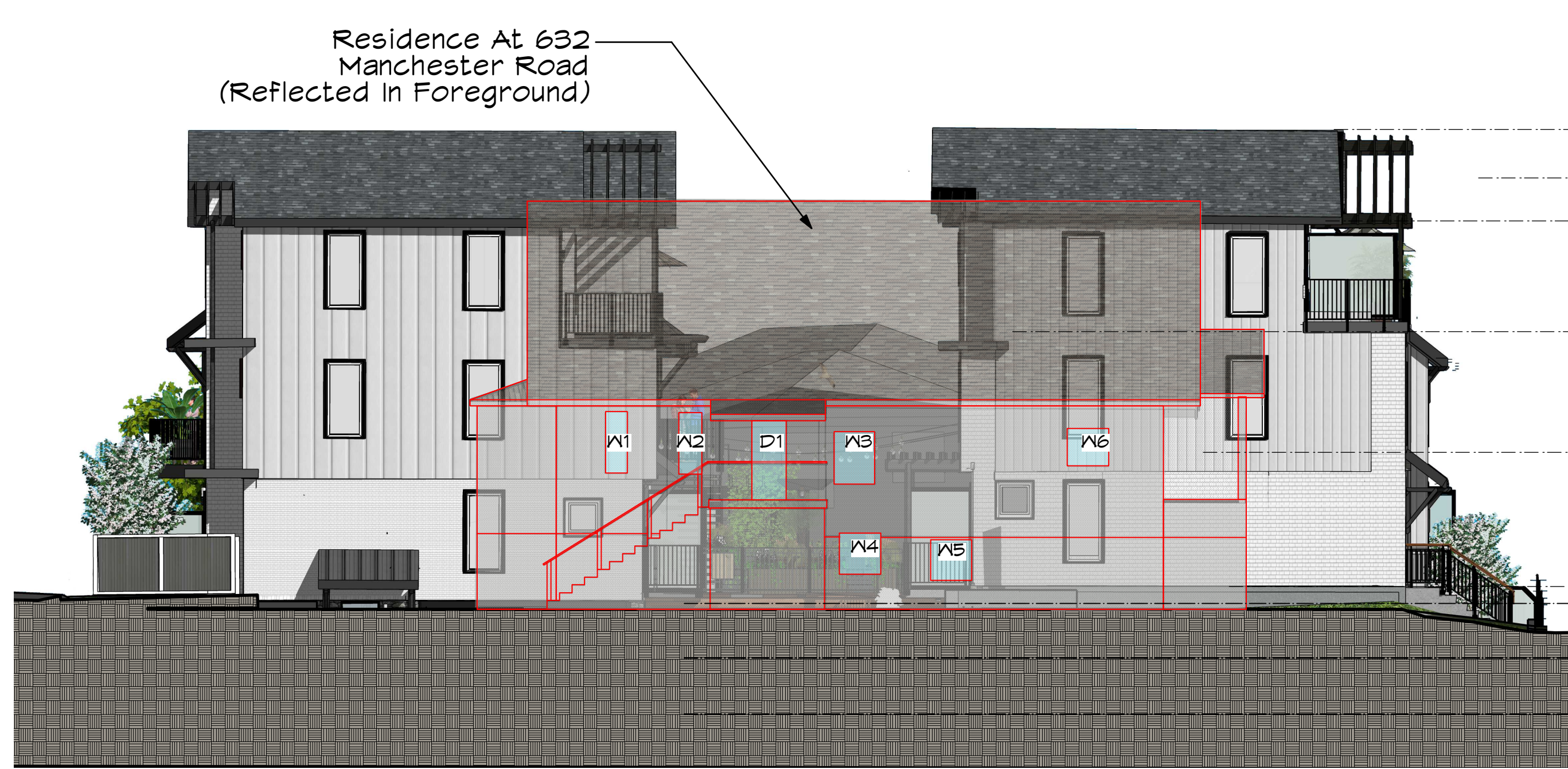
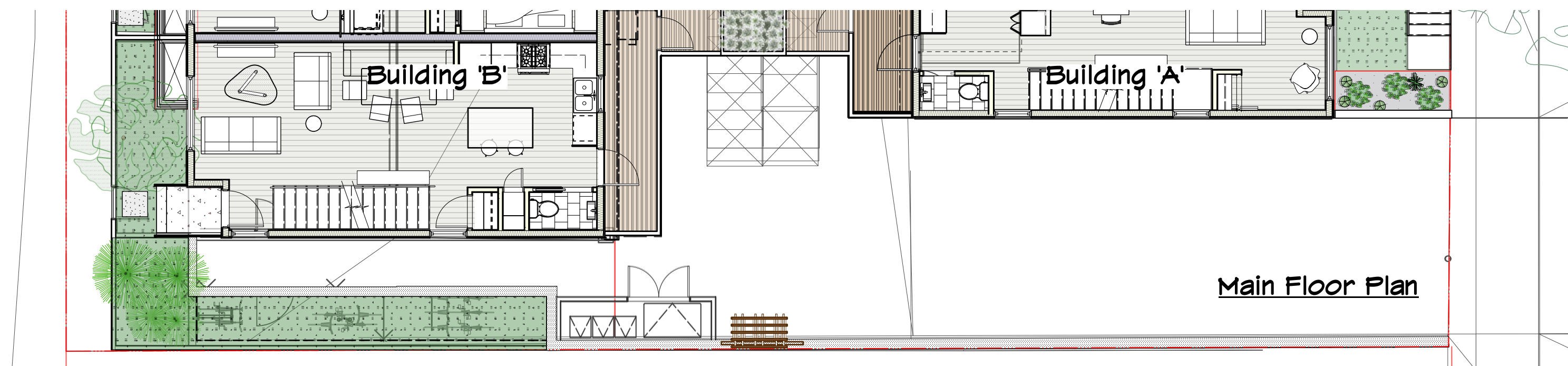
MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z5
Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca

Project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
Project no.: 2107

Issued For: Courtyard Plan
Scale: As Noted
Date: 23/05/26
Drawing no.: SK-21

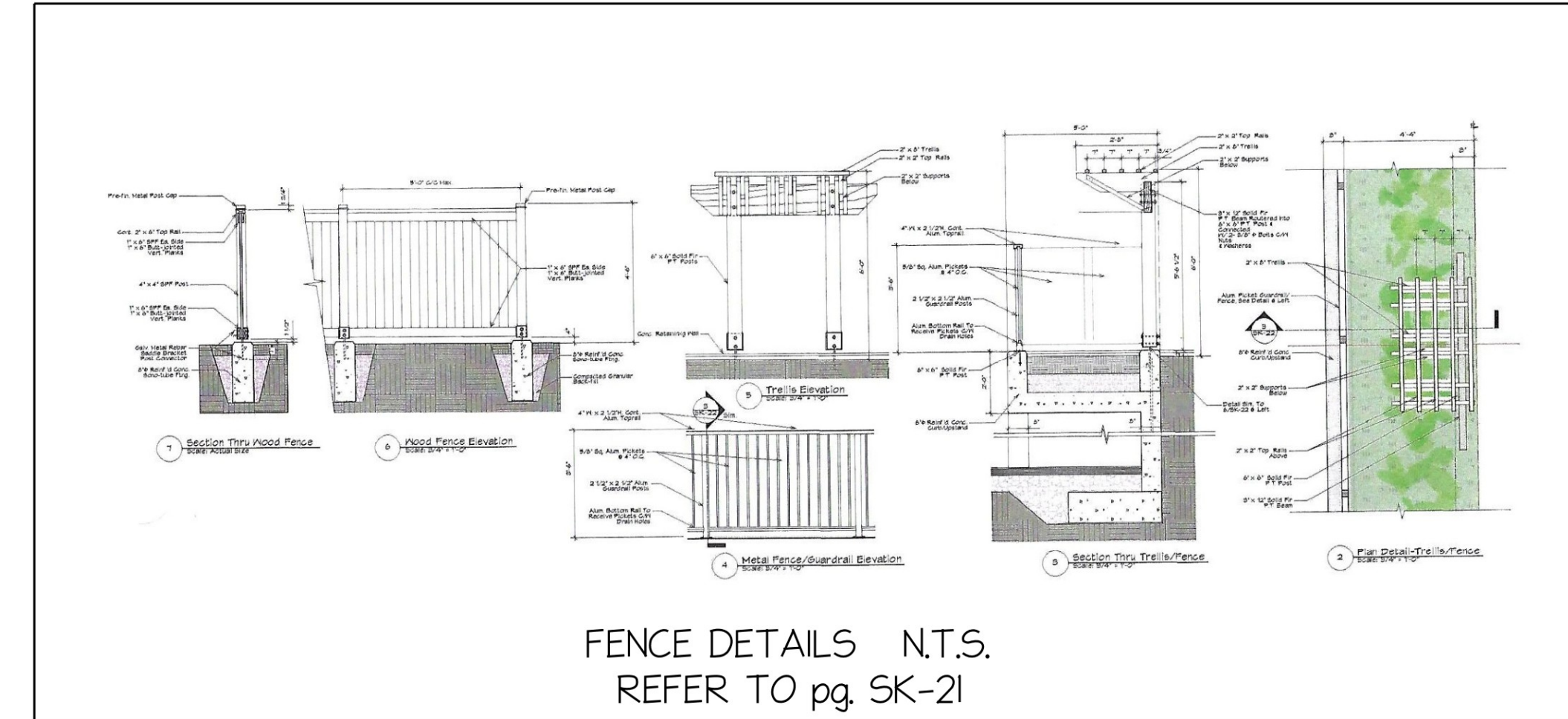
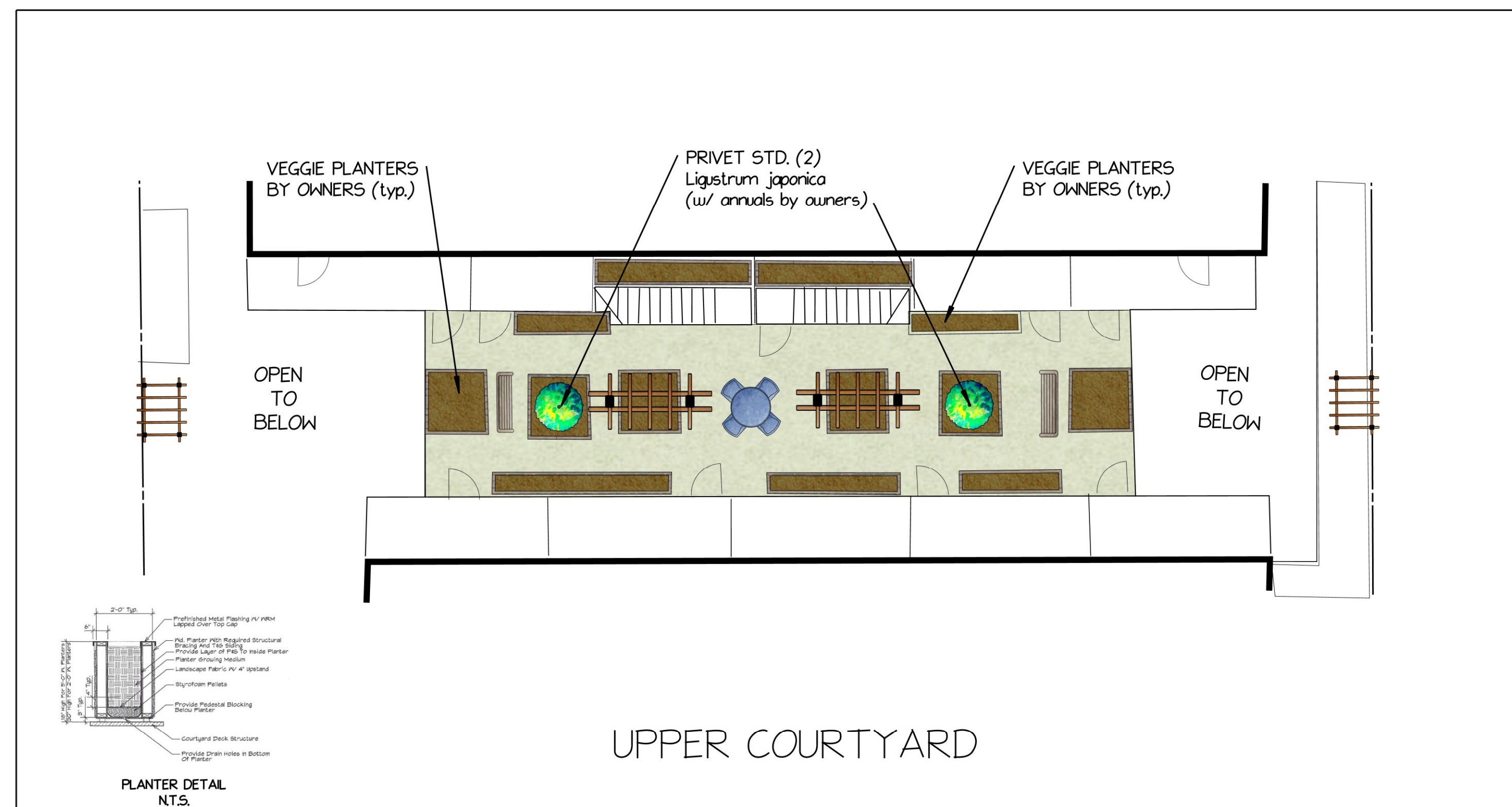
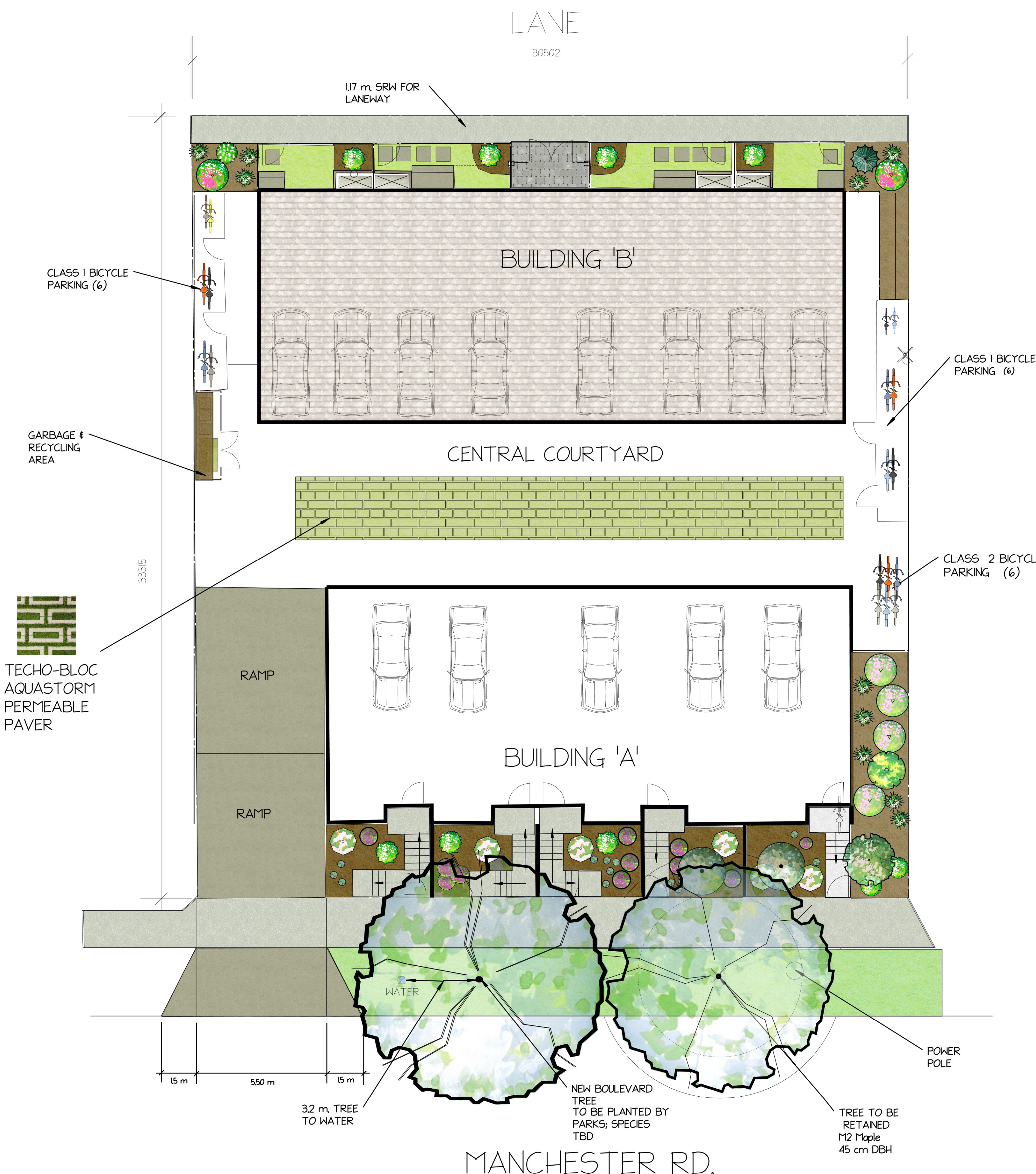
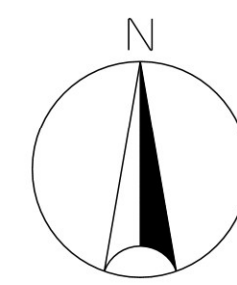


1 Existing/Proposed Elevation Overlay (West Side)
Scale: 3/16" = 1'-0"



2 Existing/Proposed Elevation Overlay (East Side)
Scale: 3/16" = 1'-0"





REPLACEMENT TREES

- QUAKING ASPEN**
Populus tremuloides
(1 - medium tree)
- CORNUS KOUSA 'Satomi'**
(2 - small tree)
- PRIVET STD.**
Ligustrum japonica (2)

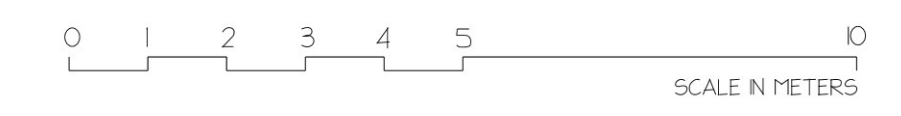
TO BE A MINIMUM 6 CAL. FOR DECIDUOUS; MIN. 2 M HEIGHT FOR CONIFEROUS

NATIVE/POLLINATOR PLANTS

- HEBE SPP.** (5)
- ALLIUM SPP.** (10)
- SEDUM SPP.** (10)
- PIERIS JAPONICA** (4)
- VACCINIUM OVATUM** (2)
- ACHILLEA MILLEFOLIUM** (9)
- MAHONIA AQUIFOLIUM** (3)

EVERGREENS

- CRYPTOMERIA JAPONICA 'Black Dragon'** (1)
- PITTOSPORUM 'OLIVER TWIST'** (7)



Mary Haggerty Designs

11 UNIT DEVELOPMENT
624-628 MANCHESTER RD.
VICTORIA, B.C.

date: 1100
scale: 1:100
drawn by: M. HAGGERTY

date: OCT. 15, 2021
checked by:

revision: Jan. 17, 2023
drawn by:

| WORKS AND SERVICES CHECKLIST | | | | |
|------------------------------|--------------------------|---------------------------|------|------|
| | PLAN CHECKER | AUTHORIZED REPRESENTATIVE | | DATE |
| UTILITY | HYDRO ELECTRICAL COMPANY | NAME | NAME | |
| | TELEPHONE COMPANY | | | |
| | GAS COMPANY | | | |
| MUNICIPAL | CABLE COMPANY | | | |
| | UNDERGROUND SERVICES | | | |
| | TRAFFIC | | | |
| | HIGHWAYS | | | |

| UNDERGROUND SERVICE INFORMATION | | | |
|---------------------------------|-------------|----------------|--------|
| INFORMATION IS AT PROPERTY LINE | STORM DRAIN | SANITARY SEWER | |
| EXISTING DEPTH (m) | | | |
| PROPOSED DEPTH (m) | | | |
| PROPOSED INVERT ELEVATION (m) | | | |
| MAXIMUM DEPTH REQUESTED | YES | NO | YES NO |

LOT 27, BLOCK 1
PLAN 1134
562 SUMAS STREET

610 / 612
MANCHESTER ROAD
STRATA PLAN EPS1757

LOT 31, BLOCK 1
PLAN VP1134
632 MANCHESTER ROAD

PROPOSED CURB AND GUTTER TO BE DETERMINED. 2.00m OF ASPHALT TO BE REPLACED WITHIN LANE

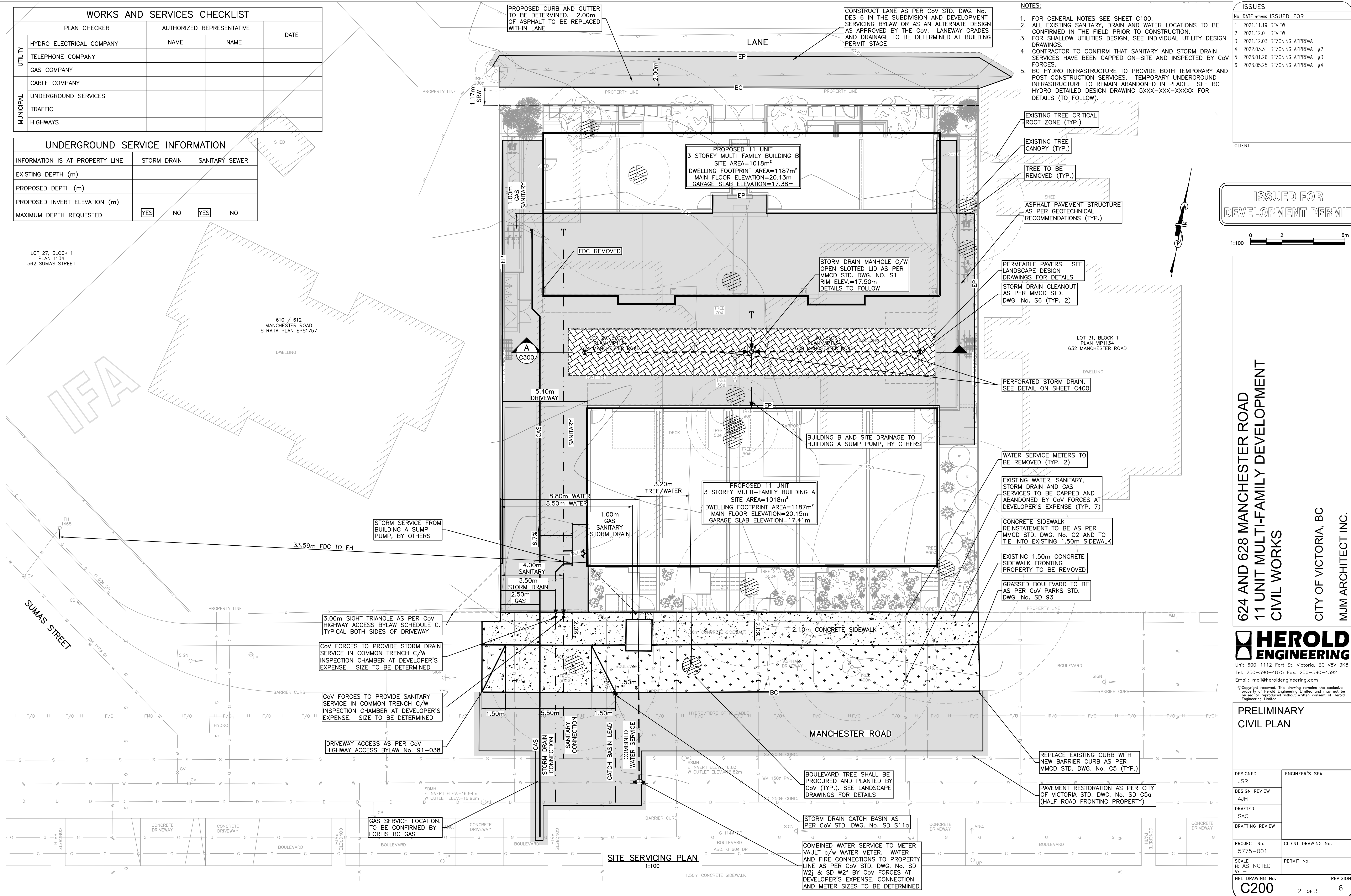
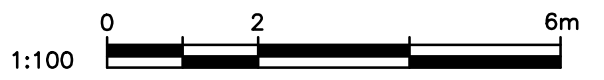
CONSTRUCT LANE AS PER CoV STD. DWG. No. DES 6 IN THE SUBDIVISION AND DEVELOPMENT SERVING BYLAW OR AS AN ALTERNATE DESIGN AS APPROVED BY THE CoV. LANEWAY GRADES AND DRAINAGE TO BE DETERMINED AT BUILDING PERMIT STAGE

NOTES:

- FOR GENERAL NOTES SEE SHEET C100.
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- FOR SHALLOW UTILITIES DESIGN, SEE INDIVIDUAL UTILITY DESIGN DRAWINGS.
- CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
- BC HYDRO INFRASTRUCTURE TO PROVIDE BOTH TEMPORARY AND POST CONSTRUCTION SERVICES. TEMPORARY UNDERGROUND INFRASTRUCTURE TO REMAIN ABANDONED IN PLACE. SEE BC HYDRO DETAILED DESIGN DRAWING 5XXX-XXX-XXXXX FOR DETAILS (TO FOLLOW).

| ISSUES | | |
|--------|------------|----------------------|
| No. | DATE | ISSUED FOR |
| 1 | 2021.11.19 | REVIEW |
| 2 | 2021.12.01 | REVIEW |
| 3 | 2021.12.03 | REZONING APPROVAL |
| 4 | 2022.03.31 | REZONING APPROVAL #2 |
| 5 | 2023.01.26 | REZONING APPROVAL #3 |
| 6 | 2023.05.25 | REZONING APPROVAL #4 |

ISSUED FOR
DEVELOPMENT PERMIT



EXISTING TREE CRITICAL ROOT ZONE (TYP.)
EXISTING TREE CANOPY (TYP.)
TREE TO BE REMOVED (TYP.)
ASPHALT PAVEMENT STRUCTURE AS PER GEOTECHNICAL RECOMMENDATIONS (TYP.)

PERMEABLE PAVERS. SEE LANDSCAPE DESIGN DRAWINGS FOR DETAILS
STORM DRAIN CLEANOUT AS PER MMCD STD. DWG. No. S6 (TYP. 2)

PERFORATED STORM DRAIN. SEE DETAIL ON SHEET C400

WATER SERVICE METERS TO BE REMOVED (TYP. 2)

EXISTING WATER, SANITARY, STORM DRAIN AND GAS SERVICES TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE (TYP. 7)

CONCRETE SIDEWALK REINSTATEMENT TO BE AS PER MMCD STD. DWG. No. C2 AND TO TIE INTO EXISTING 1.50m SIDEWALK

EXISTING 1.50m CONCRETE SIDEWALK FRONTING PROPERTY TO BE REMOVED

GRASSED BOULEVARD TO BE AS PER CoV PARKS STD. DWG. No. SD 93

REPLACE EXISTING CURB WITH NEW BARRIER CURB AS PER MMCD STD. DWG. No. C5 (TYP.)

PAVEMENT RESTORATION AS PER CITY OF VICTORIA STD. DWG. No. SD G5a (HALF ROAD FRONTING PROPERTY)

BOULEVARD TREE SHALL BE PROCURED AND PLANTED BY CoV (TYP.). SEE LANDSCAPE DRAWINGS FOR DETAILS

STORM DRAIN CATCH BASIN AS PER CoV STD. DWG. No. SD S11a

COMBINED WATER SERVICE TO METER VAULT c/w WATER METER. WATER AND FIRE CONNECTIONS TO PROPERTY LINE AS PER CoV STD. DWG. No. SD W2j & SD W2f BY CoV FORCES AT DEVELOPER'S EXPENSE. CONNECTION AND METER SIZES TO BE DETERMINED

3.00m SIGHT TRIANGLE AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

CoV FORCES TO PROVIDE STORM DRAIN SERVICE IN COMMON TRENCH C/W INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

CoV FORCES TO PROVIDE SANITARY SERVICE IN COMMON TRENCH C/W INSPECTION CHAMBER AT DEVELOPER'S EXPENSE. SIZE TO BE DETERMINED

DRIVEWAY ACCESS AS PER CoV HIGHWAY ACCESS BYLAW No. 91-038

GAS SERVICE LOCATION. TO BE CONFIRMED BY FORTIS BC GAS

SITE SERVICING PLAN
1:100

624 AND 628 MANCHESTER ROAD
11 UNIT MULTI-FAMILY DEVELOPMENT
CIVIL WORKS
CITY OF VICTORIA, BC
MJM ARCHITECT INC.

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

PRELIMINARY
CIVIL PLAN

| | | |
|-----------------|-------------|--------------------|
| DESIGNED | JSR | ENGINEER'S SEAL |
| DESIGN REVIEW | AJH | |
| DRAFTED | SAC | |
| DRAFTING REVIEW | | |
| PROJECT No. | 5775-001 | CLIENT DRAWING No. |
| SCALE | H: AS NOTED | PERMIT No. |
| HEL DRAWING No. | C200 | REVISION |
| | 2 of 3 | 6 |

File: \\Projects\5775-001 Manchester Road - Multi-Family Development\04C Drawings\5775-001 Civil.dwg Plot Time: May, 25, 23 3:01 PM User: Sarah Campden



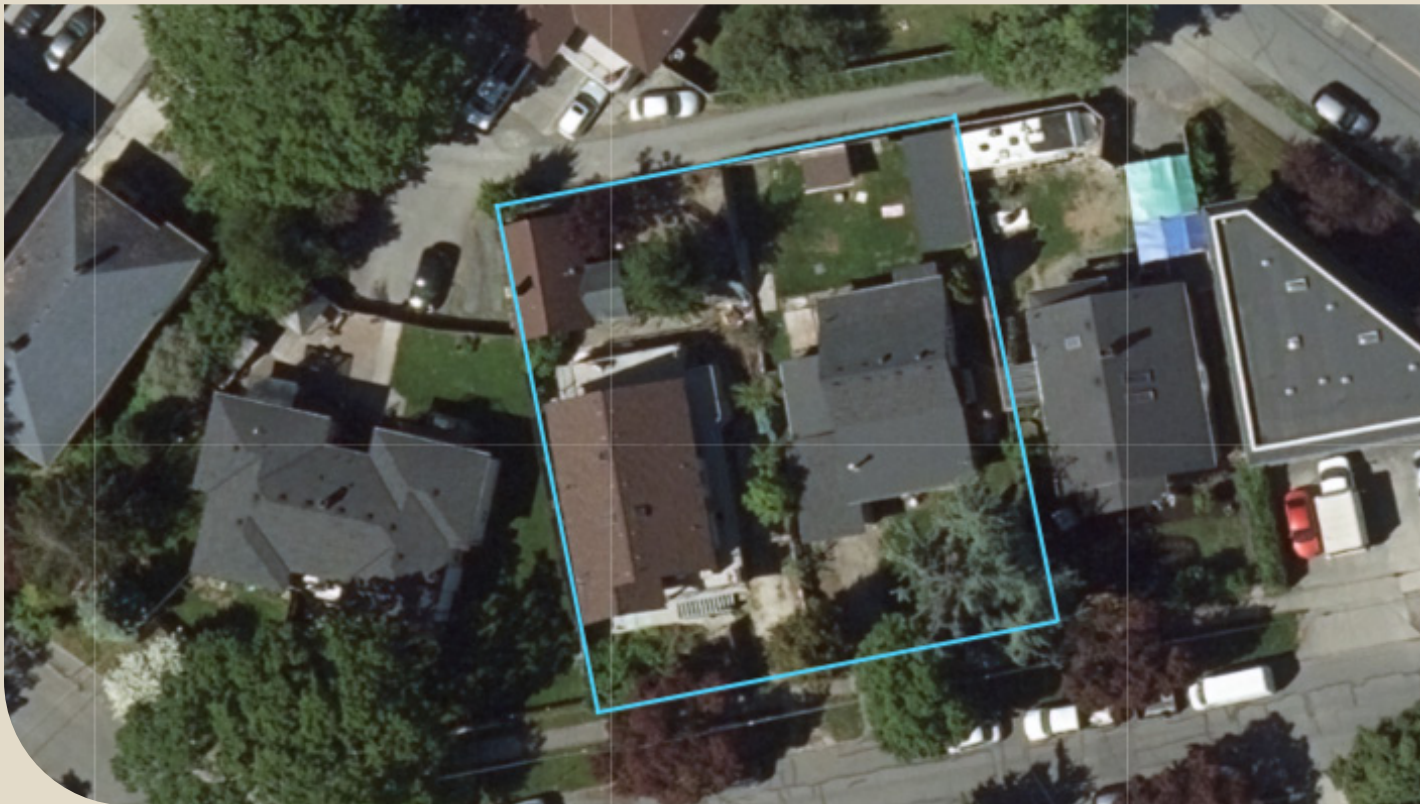
Scotty Tree & Arborist Service Ltd.

Tree Protection Plan and Development Report

Prepared for 624-628 Manchester Rd, Victoria BC

SUBMITTED

Sept 22, 2022



Scott Mitchell
ISA Arborist PN-6138-A
Hazard Tree Assessor CTRA 309
TRAQ certified
250-220-9298

To whom it may concern,

By request, Scotty Tree & Arborist Service Ltd has assessed the trees on the properties of 624-628 Manchester Road, Victoria BC for a multi-property demolition and development proposal.

Executive Summary:

The proposal combines two properties (624 and 628 Manchester Rd), whereby the two existing houses will be demolished, and a multi-unit complex development will be constructed. Three bylaw protected trees are on this property that require removal for this subdivision project. Three municipal trees are near these properties, two of which require removal for development plans. All property bylaw and non-bylaw protected trees will require removal for the development plans. With appropriate protective measures, the remaining municipal tree should not be negatively affected long-term. Replanting of trees is specified by Victoria tree bylaws. See tree inventory table for complete tree summary.

Tree impact summary table (see tree impact table for more details)

| Tree status | Total | retained | removed | planted |
|---------------------------------|---------------|----------|--------------|-------------|
| On site bylaw protected | 3 | 0 | 3 | *5 |
| On site non bylaw protected | 4 substantial | 0 | 4,+ >5 small | 0 |
| Municipal trees | 3 | 1 | 2 | As directed |
| Neighboring bylaw protected | 0 | 0 | 0 | 0 |
| Neighboring non bylaw protected | 0 | 0 | 0 | 0 |
| total | 10 | 1 | 9 + >5 small | As directed |

* Insufficient room is currently available for 5 medium or large trees. Two small and one medium can be accommodated within Victoria parks planting guidelines. See soil volume calculation table.

Introduction:

Scotty tree was contracted to assess the trees on this property to determine the impact of developing the multi-unit complex. The entire property was assessed, including neighboring and municipal trees.

Methodology:

Detailed analysis of the proposed development plan was used to inform analysis of the trees, particularly in terms of the underground service excavation locations. Scotty Tree used standard arboricultural observation and physical examinations to determine tree health and confirm rooting areas. Soil analysis was conducted by physical exploration. Consultation with the leading reference book (*Trees and Development*, Nelda Matheny and James R. Clark) was used to determine protected root zones and tree suitability for development on this property.

Observations and Discussion:

1. Three bylaw protected trees require removal for development plans:

Given the footprint of the proposed multi-unit complex, three bylaw protected trees require removal (#96, #97 and #98). Their close proximity to excavations and resulting damage to critical root zones will result in rapid decline. See attached tree management plan.

NOTE: Tree #97 likely requires removal regardless of development due to its declining health.

2. Four smaller non-bylaw protected trees require removal for development plans:

Four plus multiple small volunteer non-bylaw protected trees will require removal on the property as well. This is due to the development footprint. See attached tree management plan.

3. The municipal trees (M1 and M3) require removal for the development plans:

To accommodate the proposed driveway location and paving for this development, the municipal trees M1 and M3 require removal.

NOTE: Removal of M1 also facilitates the excavation and installation of the underground services as per the proposed development plans.

4. Victoria municipal tree bylaws indicate a minimum of 5 replacement trees be planted on the property based on the combined lot size:

According to Victoria municipal tree bylaws, Schedule E, p. 41 this combined property measures at approx. 961 M². As such, this lot size requires a minimum of five trees. Based on remaining soil volumes post construction, two small and one medium can be accommodated. If two small trees do not serve as a replacement for one medium tree, the development will be short four medium sized trees. See soil volume calculation table.

Conclusions and Recommendations:

This demolition and development proposal is viable from a tree management perspective. Other than the removal trees (two municipal trees, three bylaw protected trees and non-bylaw protected property trees), this project poses little threat to the neighboring or municipal tree M2 if due-diligence measures are adhered to. The remaining municipal tree M2 is generally healthy. The proposed construction location is suitably distant from the neighboring and municipal trees whereby few significant roots are expected to be encountered.

1. Remove municipal tree M1 and M3:

The development plans require this Plum tree to be removed for the driveway and servicing. Paving and curb work in the lane way will require M3 to be removed.

2. Remove all bylaw protected trees: #96, #97 and #98:

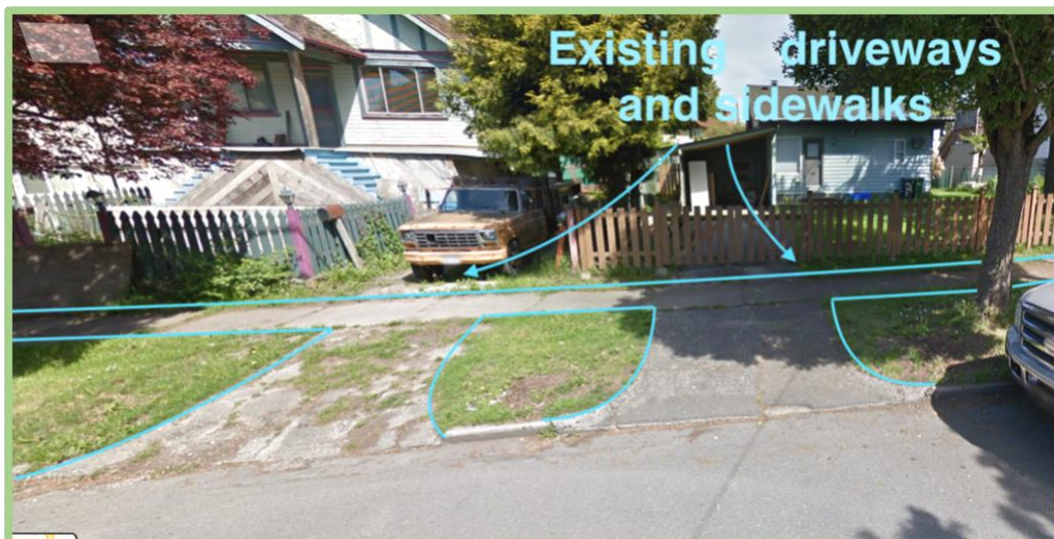
The development plans require these trees to be removed.

3. Remove four non-bylaw protected trees and multiple smaller trees on the property:

The development plans require these trees to be removed.

4. leave existing driveways and sidewalks for demolition and construction activities:

The existing driveways and sidewalks provide good access points to the development and good anti-compaction surface for the PRZ's of the municipal tree M2. As such, they should remain until the demolition and construction of the new multi-plex is near completion – or as excavation demands on the property. Sidewalk and boulevard driveway portion can likely remain for a longer portion of the development. Otherwise, specific anti-compaction will be required to access the front of the property that contains tree PRZ's.



5. Three planting zones have been identified to accommodate two small and one medium tree:

While not specifically required, for medium sized trees it is recommended to use columnar form trees. These trees typically grow tall and thin with a narrow upright shape and have upright branches. The tight spaces in this development will benefit from having trees of this type.

One suitable option is the Quaking Aspen, (*Populus tremuloides*), which has a narrow upright growth form with an open canopy.

NOTE 1: The tree management plan site map indicates 1 potential location for medium sized tree replacements. They require 4 meters of separation from other trees and must be planted no closer than 1 meter from the property line and 2 meters from the building foundation wall. The planting location 3 indicated just meets these requirements (Schedule E, section C, part 4).

NOTE 2: Small trees can be accommodated in planting sites 1 and 2. Two small trees may count for one medium replacement tree. *Cornus kousa* var. *satomi* or *Cornus xvenus* var. *venus* would work in these spots. Fees can be applied for insufficient replacement trees.

NOTE 3: Replacement trees will become bylaw protected.

6. Replace removed municipal bylaw protected trees:

As directed by the municipality, the boulevard tree M1 shall be replaced. This will be done by the municipality. As M3 appears to be a small volunteer or citizen planted tree, replacement may not be required.

7. Install protective fences that cordon off municipal tree M2. If demolition will take place before development approval, protective fences will be required for all municipal or bylaw protected trees:

Protective fences and signage should be installed around bylaw protected trees as specified by Victoria municipal guidelines. Protective fence dimensions, although not necessarily representative of the critical rooting zones will serve as a visual reminder to workers of the importance of not impacting these areas. These fence recommendations should be installed to ensure foot traffic and lumber / material storage on the lawn areas do not infringe on the protection zones around all trees.

SCHEDULE "D" TREE PROTECTION BARRIER REQUIREMENTS

1 The requirements for tree protection barriers are as follows:

(a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and

(b) The barrier must meet the following specifications: (i) it must have a minimum height of 1.2 m,

(ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),

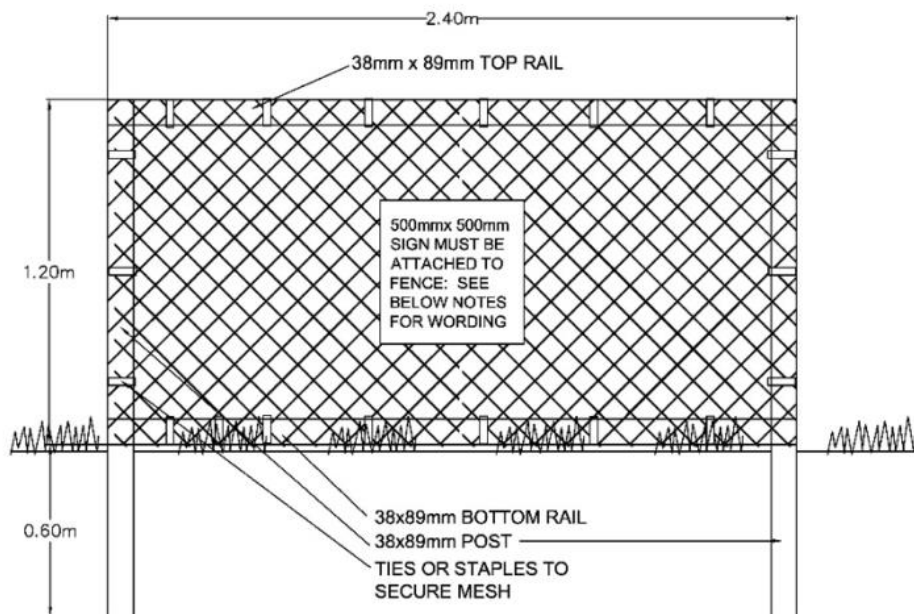
(iii) spacing between vertical posts must be a maximum of 3.0 metres on center,

(iv) the structure must be sturdy with vertical posts driven firmly into the ground,

(v) there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and

(vi) it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning – Tree Protection Area".

2 Below is an example showing an acceptable barrier:



- a. **Establish a protective fence box that extends five meters to the east of tree M2 and west to the driveway then between the sidewalk and Manchester Road. This fence will be for the duration of the development.**

If demolition will be undertaken before tree removal is granted temporary protection fences should be established.

M3 should have a protection fence that is 1 meter to the east and south of where property lines allow

M1 should have fence 5 meters to the west, east to the driveway edge and bordering the road side and driveway.

#96 should have a temporary fence that borders the two driveways, the side walk and travels 3 meters to the north.

#97 should have a fence that is contained by the property lines and two fences 3 meters to the north and west.

NT 30cm cedar should have a fence that is contained by the property line and 2 meters to the south, west and north.

See tree management site plan below.

For further clarifications feel free to text 250-220-9298.

Sincerely,



Scott Mitchell
Submitted
22 September, 2022

ISA Arborist, PN-6138-A, PNW CTRA 309, TRAQ certified
Pacific Northwest Hazard Tree Assessor, CTA 309

Scotty Tree & Arborist Service
#7 10075 Fifth St, Sidney BC, V8L-2X8

Tree Inventory Table:

| Tree ID | Species | Status | DBH (cm) | PRZ * Factor | PRZ* (m) Radius | Canopy Spread (m) Dia | Health | Structural Condition | Site specific Construction Tolerance | No or: removal - Reason | Remarks / Recommendations |
|---------|-------------|-----------|----------|--------------|-----------------|-----------------------|----------|----------------------|--------------------------------------|-------------------------|--|
| M1 | Plum | Municipal | 46 | 12:1 | 5.5 | 7 | Good | Good | Good | Driveway | Municipal tree |
| M2 | Maple | Municipal | 45 | 12:1 | 5.4 | 7 | Good | Good | Good | NO | Municipal tree |
| #96 | Cedar | Bylaw | 68 | 12:1 | 4.8** | 5 | Good | Good | Good | In excavation | Three stem 22, 22, 24 = 68 cm |
| #97 | Atlas cedar | Bylaw | 71 | 12:1 | 8.5 | 10 | Poor-mod | Moderate | Good | In excavation | Declining health Bylaw protected |
| M3 | Maple | Municipal | 11 | 12:1 | 1.3 | 1.5 | Good | Good | Good | Road paving | Municipal tree |
| No-tag | Maple | NBL | 12 | 12:1 | 1.4 | 3 | Good | Good | Good | In excavation | |
| No-tag | Doug Fir | NBL | 25 | 12:1 | 3.0 | 4 | Good | Good | Good | In footprint | |
| No-tag | Apple | NBL | 4 | 12:1 | .5 | 2 | Good | Good | Good | In footprint | Part of clump of small volunteer trees |
| #98 | Cedar | Bylaw | 32 | 12:1 | 3.6 | 1.5 | Good | Moderate | Good | In excavation | Twin stem 18cm and 14cm |
| No-tag | Cedar | NBL | 14 | 12:1 | 1.7 | 1 | Good | Good | Good | In excavation | |

*PRZ - Protected Root Zone (12 to 1 for Good-Moderate construction tolerance & healthy trees / 18 to 1 for Poor construction tolerance or poor health)
 NBL = Non-Bylaw protected tree. ** - adjusted root zone for multi stem trees.

Soil Volume Calculation Table:



| Planting area ID | Area (m2) | Soil Volume multiplier | A. Estimated soil Volume (m3) | Replacement trees Proposed | | | Soil volume required (m3) | | | |
|------------------|-----------|------------------------|-------------------------------|----------------------------|-----------|----------|---------------------------|-----------|----------|---------|
| | | | | B. Small | C. Medium | D. Large | E. Small | F. Medium | G. Large | Total** |
| 1 | 8 | 1 | 8 | 1 | | | 8 | | | 8 |
| 2 | 8 | 1 | 8 | 1 | | | 8 | | | 8 |
| 3 | 25 | 1 | 25 | | 1 | | | 20 | | 20 |

** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

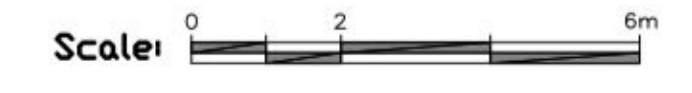
TREE REPLACEMENT TABLE:

| | COUNT | MULTI-PLIER | TOTAL |
|---|-------|-------------|----------|
| ONSITE Minimum replacement tree requirement | | | |
| A-Protected trees removed | 3 | X1 | A=3 |
| B-Replacement trees proposed per: schedule E Part 1 | 1 | X1 | B=1 |
| C-Replacement trees proposed from: schedule E Part 2 | 2 | X.05 | C=1 |
| D-Replacement trees proposed from: schedule E Part 3 | 0 | X1 | D=0 |
| E.-Total replacement trees proposed (B+C+D) <i>Round down to E. near whole number</i> | | | E=2 |
| F-Onsite replacement tree deficit (A-E) <i>Record 0 if negative number</i> | | | F=1 |
| ONSITE Minimum trees per lot requirement (onsite trees) | | | |
| G-Tree minimum on lot* | | | G=5 |
| H-Protected trees retained (other than specimen trees) | | X1 | H=0 |
| I-Specimen trees retained | | X3 | I=0 |
| J-Trees per lot deficit [G - (B + C + H + I)] <i>record 0 if negative number</i> | | | J=3 |
| OFFSITE Minimum trees per lot requirement (offsite trees) | | | |
| K-Protected trees removed | 0 | X1 | K=0 |
| L-Replacement trees proposed per schedule E Part 1or3 | 0 | X1 | L=0 |
| M-Replacement trees proposed per schedule E Part 2 | 0 | X.05 | M=0 |
| N-Total replacement trees proposed (L+M) <i>Round down to E. nearest whole number</i> | | | N=0 |
| O-Offsite replacement tree deficit (K _ N) <i>Record 0 if negative number</i> | | | O=0 |
| Cash-in-lieu requirement | | | |
| P-Onsite trees proposed for cash-in-lieu. <i>Enter greater number of F or J</i> | | | P=3 |
| Q-Offsite trees proposed for cash-in-lieu. <i>Enter line O</i> | | | Q=0 |
| R-Cash-in-lieu proposed [(P + Q) X \$2,000] | | | R=\$6000 |
| *Refer to schedule F | | | |

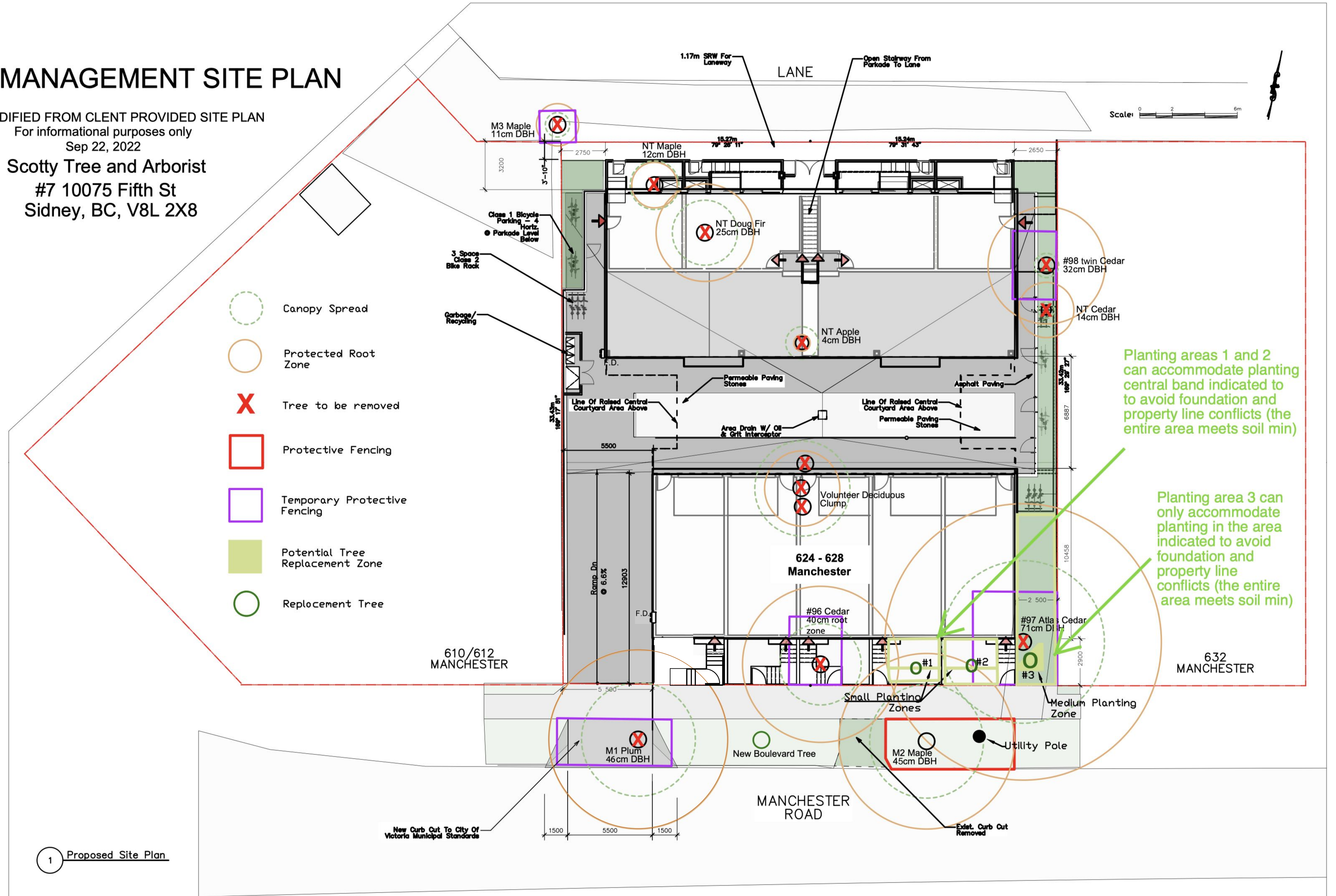
TREE MANAGEMENT SITE PLAN

MODIFIED FROM CLENT PROVIDED SITE PLAN
For informational purposes only
Sep 22, 2022

Scotty Tree and Arborist
#7 10075 Fifth St
Sidney, BC, V8L 2X8

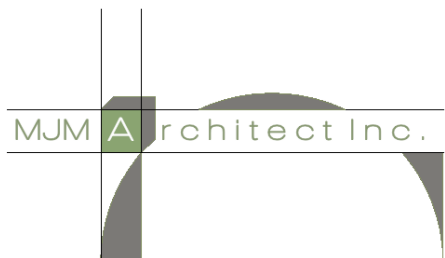


- Canopy Spread
- Protected Root Zone
- Tree to be removed
- Protective Fencing
- Temporary Protective Fencing
- Potential Tree Replacement Zone
- Replacement Tree



Planting areas 1 and 2 can accommodate planting central band indicated to avoid foundation and property line conflicts (the entire area meets soil min)

Planting area 3 can only accommodate planting in the area indicated to avoid foundation and property line conflicts (the entire area meets soil min)



April 27th., 2023

Mayor and Council
City of Victoria
1 Centennial Square,
Victoria, B.C.
V8W 1P6

Re: Rezoning and Development Permit Application, 624/628 Manchester Road
Letter of Rationale & Project Summary

Dear Mayor Alto and Councillors,

This letter of rationale & summary of project details is in support of a proposed family friendly, ground oriented multi-family development at 624-628 Manchester Road. This letter is to be read in conjunction with the accompanying drawings as re-submitted on April 26th., 2023.

We have thoroughly reviewed the Official Community Plan and have also ensured that the proposed development of this property will substantially conform to the Development Permit Area guidelines and the design guidelines for Multi-residential, Commercial and Industrial. The information provided in this letter will briefly outline the project characteristics, making references to the current zoning bylaw and the OCP, focusing on the pertinent issues applicable to this development.

Since this project was initiated in late 2021 there has been much talk about the need for “Missing Middle” housing, and the recent initiative is a huge step forward to addressing the problem. Pointing to the direct need for this type of housing, the City of Victoria Housing Strategy Annual Review 2021 stated:

“As of 2021 only 10% of the targeted number of building permits for missing middle homes have been issued, making this the poorest performing Housing Strategy target. To get back on track for 2022 approximately 400 units of missing middle homes would be needed.” Now, in 2023, we suspect the numbers are not quite there yet.

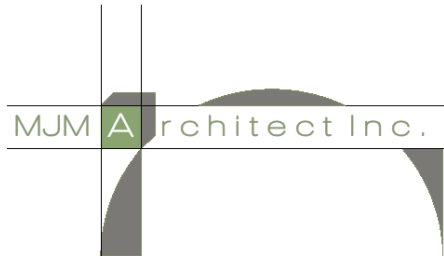
The Project Brief:

The development proposed for this location consists of 11 townhomes in two buildings, separated by a common amenity space. The two existing properties, 624 and 628 Manchester Road, are currently occupied by single family homes which are nearing the end of their usefulness and will be selectively deconstructed with any useable materials being directed to the appropriate recycling depots. The two lots will be amalgamated into a single lot with a resultant area of 1,018m² (10,958s.f.). Currently zoned R1-B, we seek to rezone the property to allow for the much needed multi-family aspect of this development.

The project consists of 5 townhomes facing Manchester Road, designated Building A to the south, and 6 townhomes facing the rear lane, designated Building B to the north. In this building we have agreed to modify Unit B2 into an Adaptable Housing Unit to help support the need for housing of this type. Modifications include an inclined wheelchair lift, accessible showers, adjustable countertops, and a dedicated handicapped parking stall.

The total area of the proposed development is 1,187.2 (12,778.9 s.f.) with a unit mix consisting of 2- Two Bedroom Units, 2- two bedroom units with Den, 5- Three Bedroom and Den Units, and 2- Four Bedroom Units.

We are providing 13 parking spaces, including 5 garages for the front block (Building A), and an 8 space carport below Building B, giving each unit one parking spot each with two additional spaces for visitors. Additionally, there are 13 long term bicycle parking spaces and two, three space short term bicycle racks, in substantial conformance with the current Schedule ‘C’ off-street parking bylaw. Please note that in order to support a more car free lifestyle, and possibly *carefree*, the owner is committed to providing car share membership to offset the minor parking variance. A garbage and recycling area is conveniently located at the bottom of the driveway for ease of access by the tenants and the garbage/recycling collection company.



This proposal has an FSR of 1.17:1 aligning with the City of Victoria's density objectives, has a site coverage of 61.3%, with an open site space of 19%. It is worth noting that the central amenity court feature, suspended over a necessary but uninviting parking access area, contributes to the calculation of site coverage as a "structure", by zoning definition.

The open site space calculation would remain the same if the central courtyard was there or not. Ironically, the introduction of the central amenity courtyard, which was actually suggested by the chair of the Burnside Gorge Community association, was intended to compensate for the perceived lack of useable open space. Yes, eliminating the central courtyard (with an area of 141m²) would reduce the site coverage percentage from 61.3% to 47.4%, but at loss of what we feel is a very valuable asset to this development.

Site Selection and Green Building Strategies

The sites for this project are two rectangular shape properties oriented on an approximate North/South axis. The sites slope down from the North-east corner to the south-west corner approximately 2.0m (6'-6") making the south-west corner the lowest part of the site. In consultation with the City of Victoria Transportation Department, it was determined that access from the rear lane would exceed the permitted driveway slope of 15% and therefore, the southwest corner of the site was chosen as the most efficient location for the driveway access.

Our proposal for a multi-family development in this location will maximize the land-use efficiency by ensuring that increasingly hard to find urban land areas are not imposed on, city services and infrastructures are ample and close at-hand, and energy and water consumption are lessened by the very multi-family nature of this project.

The site has been designed to direct the majority of the surface water run-off into the central parkade between the front and rear buildings. Water from the roof is collected in gutters and directed down to splash pads and then into the parkade level. Water from the surface parking areas would flow to a centrally located oil and grit separator, used to reduce surface pollution from infiltrating into the storm system.

With respect to climate change, adapting to the effects of this troubling phenomenon is becoming increasingly critical in minimizing greenhouse gas emissions. Creating airtight building envelopes and utilizing state of the art equipment and appliances are just some of the measures we've undertaken to alleviate climate change and minimize the impact of this development on the environment.

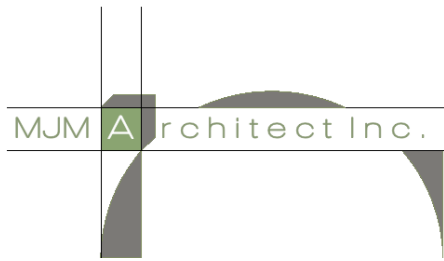
MJM Architect Inc., along with the Owner, Trent Praski, are strong proponents of the Integrated Design Process and will work collaboratively with the other consultants and sub-consultant team to ensure the building's structure, its systems (including lighting, HVAC, the indoor environment) as well as the site, are treated in a holistic manner. There are numerous green strategies that will be incorporated into the design of this project which will provide greater energy efficiency, enhanced indoor air quality, and better use of resources, all while reducing the overall environmental impact of this development and reducing its carbon footprint. Some of the green strategies we anticipate utilizing include:

- high performance building envelope (rainscreen) materials
- dual flush low volume toilets will be used
- energy star rated appliances
- use of durable finishing materials
- the concrete portions of this project will incorporate high fly-ash content.
- every effort will be made to use locally manufactured materials where available
- on-site blasted rock will be used for retaining wall construction and veneer stone

CPTED Principles

The design of the multi-family development will incorporate CPTED principles throughout the parking area and ground floor areas including locked bicycle enclosures, high efficiency LED lighting, and clear sight lines with minimal obstructions. We have included transparent and see-through guardrails and fences to increase security safeguards while maintaining a sense of privacy.

Form, Character and Sustainability



Throughout this design process we have been in constant contact with the planning officials at the City of Victoria and have worked with them through multiple revisions to fine tune this project to better align with their requirements and suggestions. We've met with the Burnside Gorge Association board members on one occasion, and a second event included interested community members, resulting in an overwhelming positive response community.

We humbly feel we are presenting a building scheme that respects the neighbourhood theme and character in this unique and increasingly desirable area of Victoria. Taking clues from architectural elements that prominent found in the adjacent neighbourhood homes, the design we've arrived at includes such elements as:

- raised and recessed front entries and landings
- sloped canopies supported by detailed wood brackets
- pitched roofs with high quality asphalt shingles
- projecting bay windows
- narrow horizontal wood siding and stucco finishes
- rectangular window groupings vertically aligned
- picket railings

The colours of the exterior finishes are contextually coherent and are composed of durable materials as well. We've varied the roof lines and blurred the distinction between individual units to reduce the apparent massing of the overall development, so it visually appears as three townhomes facing Manchester Road, as opposed to the actual five units. Similar gestures have been employed on the north elevation facing the lane to the South.

The horizontal articulation of the facade has been varied by providing spacious balconies to each unit, supported by heavy wood columns and beams on west coast inspired stone piers with concrete caps. We are proposing large windows and doors with window sills raised to +/- 18" above the finished floor. The white window frames with black trim accent the light grey horizontal siding and off-white stucco siding.

Working with the Landscape Architect, Mary Haggerty, we have integrated the layout of the two buildings into the two sites taking into consideration a multitude of factors such as the significant N/E to S/W slope, the central amenity area, the rear lane yard areas, and the important side yard areas between the adjacent homes to the west and east of the proposed development.

Building A, fronting onto Manchester, has the main entry to each of the five units accessed via a gated front yard. In Building B the entries to units B1, B2, B3, and B4 are conveniently accessed directly from the parking area. However, these 4 units are really ground-oriented units with a "front yard" facing onto the quiet rear laneway, akin to the laneway housing in Vancouver which increases the diversity of housing types in currently low density neighbourhoods. Units B5 and B6, both two levels units, are accessed from an open set of stairs accessed from the parking area up to the rear lane, and then to another short flight of stairs up to the second level. Each of these face the quiet rear lane but also have easy access to the central courtyard area.

An

The meeting held in June of 2022 with the Advisory Design Panel again resulted in an extremely positive outcome. Suggestions from one member to vary the proportion of materials on the east and west elevations (facing adjacent neighbours) was gladly incorporated, and comments from the landscape contingent on the panel were relayed to and revised by our landscape consultant.

Common and Private Amenity Space

Each residential unit has access to their own private balconies and/or decks with landscape screening adjacent to other units for increased privacy. This development also includes a common amenity space for the enjoyment of all the residents. Accessed by either open stairs, or directly from the balconies of individual units and protected by a 3'-6" high guardrail, the amenity space would be a common place for residents to enjoy the sunlight, or perhaps take in some star gazing during the evening hours, and includes areas for some of the residents to practice their gardening skills in separate gardening planters. Appropriate lighting would be provided as well as a hose bib for maintenance and gardening purposes.



In Conclusion

One of the most significant points in the OCP is that it stresses sensitivity when addressing land use and focuses new development towards a sustainable community. Now, more than ever before in Victoria's history, we see an ever-increasing demand for accommodating new residents and families without expanding into environmentally sensitive outlying rural areas. With the growing scarcity of vacant land, the need to densify in a respectful manner within the community, and keep the development more compact, will naturally reduce the impact on the surrounding environment while, at the same time, providing more homes for the growing "missing middle" housing market. Not to belabor a point, but we note that in the Victoria Housing Strategy Phase Two report, one of the outcomes for missing middle housing is to increase the proportion of new ground-oriented housing forms in each neighborhood...with the aim to quadruple the number of missing middle housing units.

We've gone through extraordinary means and efforts to help achieve those results and feel confident that we have taken every measure possible to ensure this project is in every way compliant with the OCP guidelines and other City of Victoria requirements. With your support we hope that there will soon be 11 more family friendly homes to alleviate some of the missing middle drought. We trust that the contents of this brief letter and accompanying documentation not only addresses the City of Victoria's regulatory requirements, but will also satisfy residents of Burnside Gorge in the immediate vicinity, and the City of Victoria in a more holistic sense.

Thank you for your valued time and efforts in the review of this development application for 624-628 Manchester Road. If additional details are required, or there are any questions that arise, we will most certainly be available to respond immediately.

Sincerely,

A handwritten signature in black ink that reads 'Michael Moody'. The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Architect AIBC, MRAIC, LEED® A.P.



471 Cecelia Road, Victoria, BC V8T 4T4
T. 250-388-5251 | F. 250-388-5269
info@burnsidegorge.ca | www.burnsidegorge.ca

November 15, 2021

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

BGLUC Feedback for Rezoning Application 624 and 628 Manchester Road

On November 15, 2021 the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community Zoom meeting where a proposal to rezone 624 and 628 Manchester Road from the current R-1B Single Family Dwelling Lots to Site Specific Multi Family Residential.

Trent Praski of Urban Edge Investments and Michael Moody of MJM Architect Inc presented.

The proposal is for an 11 unit residential strata townhome complex consisting of 3 bedroom units in separate two storey buildings. There are seven 3 bedroom units, two 4 bedroom units and two 2 bedroom units. There is a shared patio space above the parking between the two buildings. The FSR of 1.2:1 is within the recommended neighbourhood plan of 1.2:1 FSR. The buildings are 31.56m high from the average grade requiring a slight height variance. There are 13 parking spaces provided and 16 Class 2, 6 Class 1 bicycle spaces.

Comments and questions from the 10 attendees and emailed submissions focused on the following:

- Objections to the height of the buildings by approximately half of the attendees.
- Objections on the number of units in the proposal with a maximum of 9 units desired.
- Comments that the concept of possible additional basement bedrooms in some of the unit's flex rooms were not desired as the density would be considered too high for the parking available.
- Many residents supported the concept and commented that this proposal adds much desired and needed larger family sized units to the community.

- Comment that the bicycle storage is awkward and should be revised to ease the use of storage.
- Positive comments on the design appearance of the proposal.
- Comments objecting to the expected increase of traffic and parking on Manchester Road.

All of the attendees would approve of this proposal if the height was reduced and/ or the number of units was reduced to possibly 9 units.

The Burnside Gorge LUC has no objections to this proposal moving forward to planning and council review and a public hearing.

Respectfully,

A handwritten signature in black ink, appearing to read "Avery Stetski", enclosed in a thin black rectangular border.

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Trent Praski- Urban Edge Investments

Survey Responses

624-628 Manchester Road

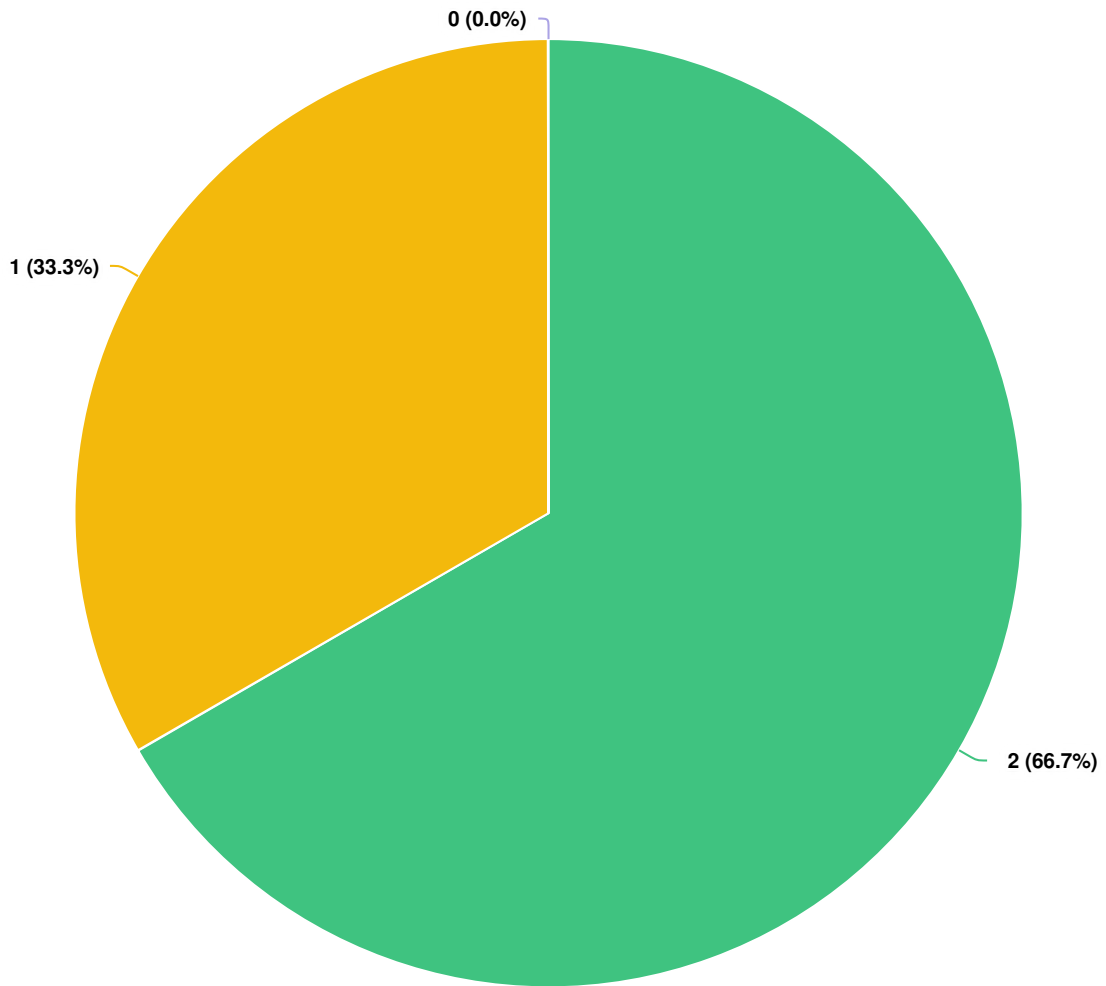
Have Your Say

Project: 624-628 Manchester Road



| | | | | | |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS | | | | | |
| 3 | | | | | |
| CONTRIBUTORS | | | RESPONSES | | |
| 3 | | | 3 | | |
| 0 | 0 | 3 | 0 | 0 | 3 |
| Registered | Unverified | Anonymous | Registered | Unverified | Anonymous |

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (3 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Oct 31, 2021 15:16:18 pm

Last Seen: Oct 31, 2021 15:16:18 pm

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

Q2. **Comments (optional)**

My personal history with this street goes back over forty years; my grandmother lived across the road at 633 Manchester until five years ago, and I currently own a condo at the other end of Manchester. I could not be more pleased with this proposal, and I really hope it is approved as soon as possible.

Q3. **Your Full Name** Adrian Lowe

Q4. **Your Street Address** 311-535 Manchester Road

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Nov 18, 2021 09:51:12 am

Last Seen: Nov 18, 2021 09:51:12 am

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

Q2. **Comments (optional)**

I own and reside at the house at 623 Manchester Road, directly across from this development proposal. The proposed density of this development is going to have significant negative impacts on the livability on the 600 block of Manchester Road. The existing housing on this block is original housing from the early 1900's, and many are converted into multi units. However there is nothing close to this proposed density in this immediate area. The influx of new residents and traffic with this one proposal could foreseeably double the traffic on our quiet street. The 600 block of Manchester has much needed residential parking on both sides, resulting in a narrow path for traffic. I can not see how the traffic and parking needs for an additional 11 family units will be accommodated on this block. For reference, 617 Manchester Road has just developed a basement suite and they now have 4 cars associated with their house. 633 Manchester has also just developed a basement suite and they have 6 cars associated with the residents of their address. While it is nice to think that most Victoria residents are single car families, this is not the reality. I would support a less dense development of 8 units on the properties subject to this proposal. I also have concerns about the removal of two mature Prunus (flowering cherry) trees on the city property along Manchester Road to accommodate this development. One mature tree in front of our house was removed by the city two years ago due to basal decay and this significantly changed the streetscape. The removal of another 2 of these beautiful spring flowering trees will be a significant change to the streetscape of Manchester Road. Given 624 Manchester has a viable house and carriage house, I wonder if the developer has considered incorporating these two structures into the development proposal. The previous owner of 624 made significant investment into lifting the main house and reroofing it within the last few years. It has also been fully re-wired within the last two years. The carriage house has also been re-done and is currently rented. It seems contrary to contemporary thinking about the value of reducing waste and re-using, where feasible, to tear down viable buildings that could realistically be renovated. My last concern relates to the "flex spaces" planned in some of the units. The developer mentioned that these areas could be rented out. I do not support this option and would suggest that restrictions be placed on development of additional suites within any approved development. I would be happy to discuss my concerns and possible mitigation approaches at any point. Cheers Christina Sinnemann 623 Manchester Road

Q3. **Your Full Name** Christina A Sinnemann

Q4. **Your Street Address** 623 Manchester Road

Q5. **Your email address (optional)**



Respondent No: 3

Login: Anonymous

Responded At: Nov 20, 2021 14:32:17 pm

Last Seen: Nov 20, 2021 14:32:17 pm

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

Q2. **Comments (optional)**

My wife and I bought in this neighbourhood 5 years ago after viewing the city's plan in terms of development and increasing density. We were excited about the opportunity to move into a community that would increase in density and increase in amenities all while being so close to downtown and the galloping goose trail. Having a young family our hope is that an increase in density in our neighbourhood will bring in more young families and lead to more of a community for our children. After viewing the plans at the zoom meeting, we feel strongly that this project firmly aligns with the city's plans, will better our community, and will help our neighbourhood realize it's potential.

Q3. **Your Full Name** Joshua Mullen

Q4. **Your Street Address** 656 Sumas St.

Q5. **Your email address (optional)**

2023


CITY OF VICTORIA | Sustainable Planning & Community Development

1

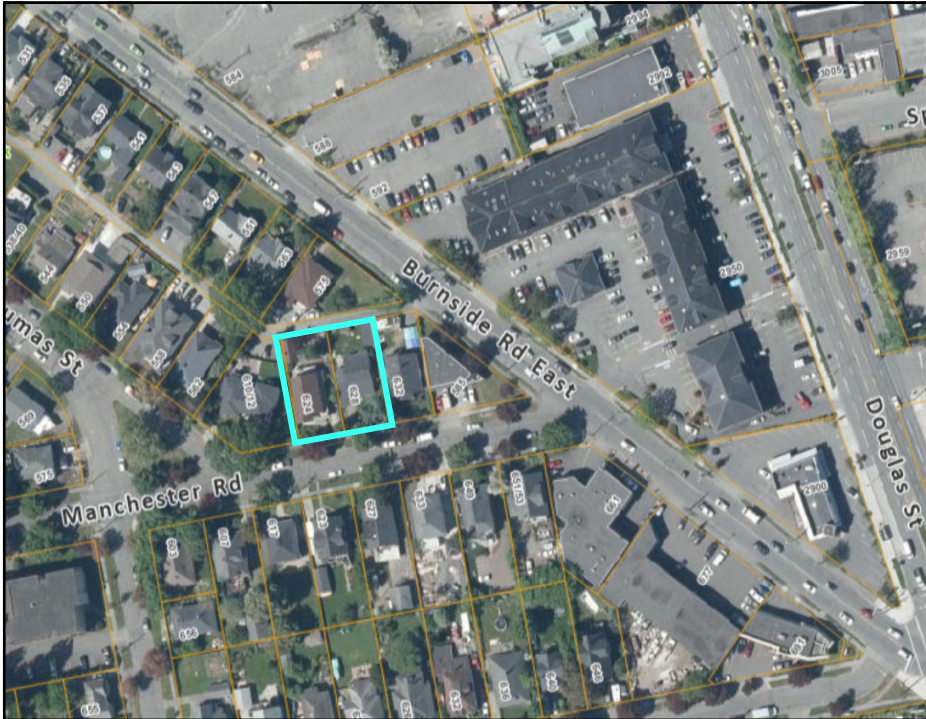
Rezoning and Development Permit with Variance Application(s)

For 624 and 628 Manchester Road

COMMITTEE OF THE WHOLE | JULY 13TH 2023




1



2

Aerial Photo



2

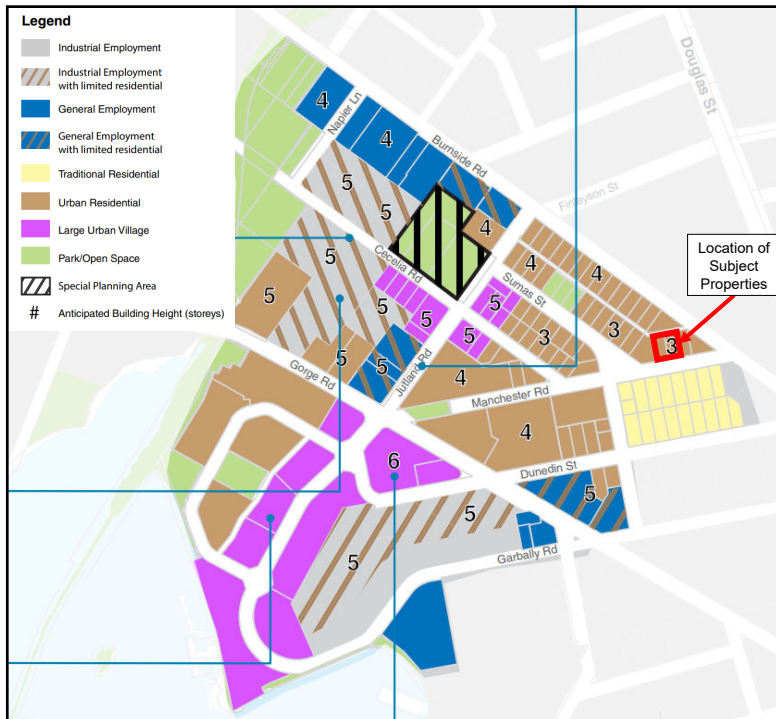


3

Subject Properties



3

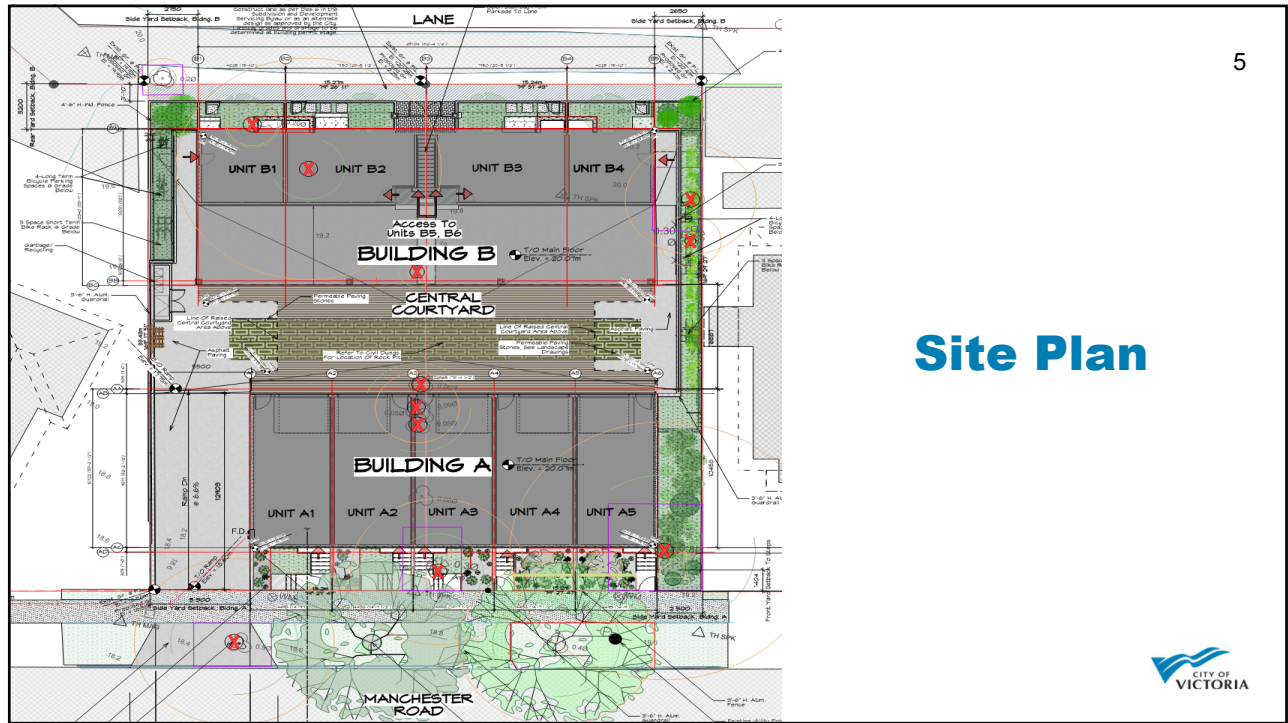


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OCP Designation



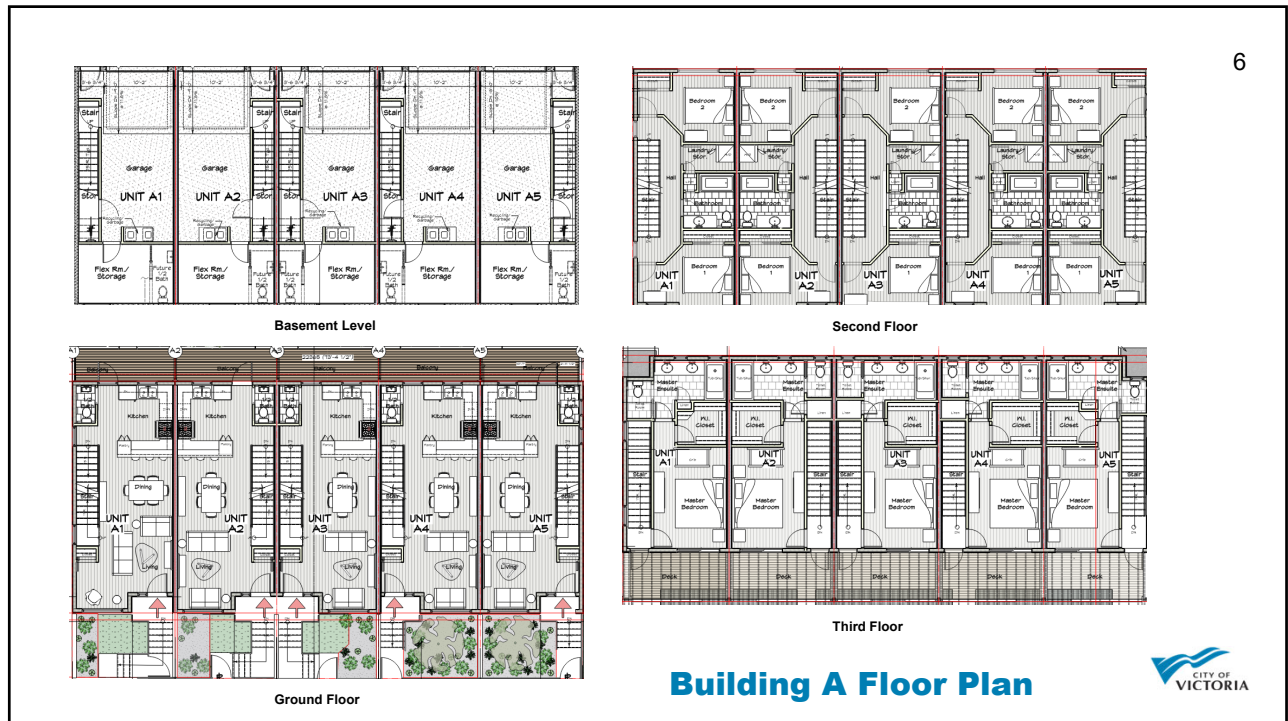
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5

Site Plan

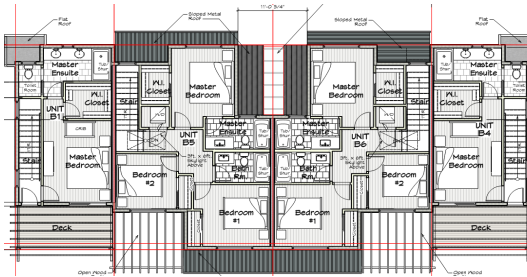
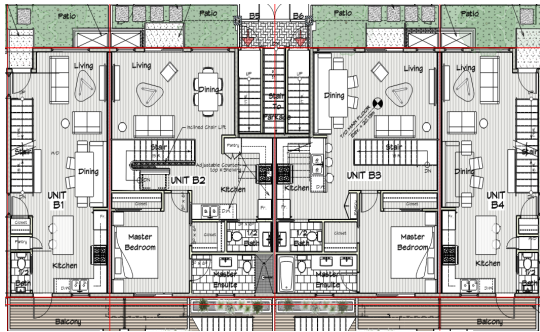
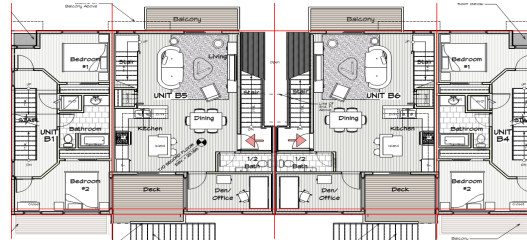
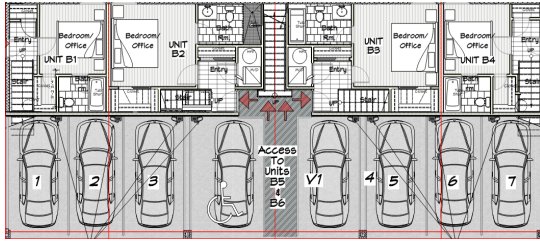
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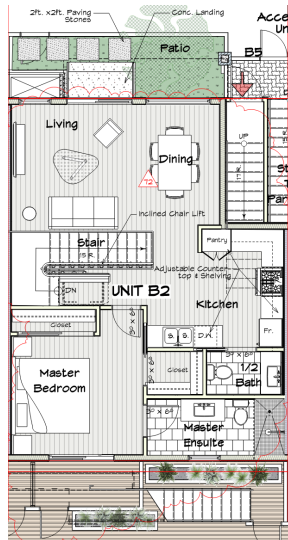
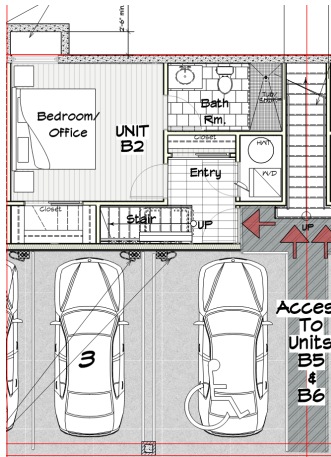
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Building A Floor Plan

6

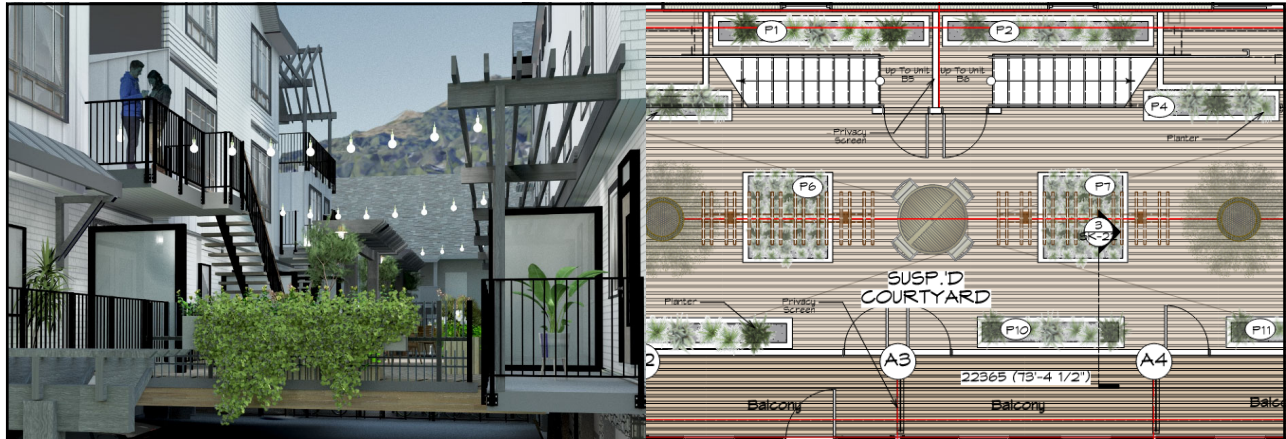


Building B Floor Plan



Unit B2 - Adaptable Dwelling Unit Floor Plan





Common Amenity Courtyard Area



9



Building A Elevations

10



10



11

Building B Elevations

MATERIAL LEGEND

- ① 1" x 2" Board & Batten siding @ Max. 20" O.C.
- ② Fibre Cement Board Shingles
- ③ 1" Thk. Nom. Stone Veneer
- ④ Pre-Fin. Metal Flashing
- ⑤ 1" x 4" Comb-Faced Cedar Trim (Black)
- ⑥ DR. Glazed Vinyl Windows & Doors (White)
- ⑦ Cedar Particle, Piers, and Brackets (Stained Dark Grey)
- ⑧ Asphalt Shingles
- ⑨ Standing Seam Metal Roofing (slav. Fin.)
- ⑩ NOT Used
- ⑪ 4 1/2" Aluminum Clm Sectional Doors w/ Glazed Panels
- ⑫ Solid-core Wood Entry Doors (Stained) w/ Glazed Infill Panels & Sidelite
- ⑬ Aluminum Entry Doors w/ Glazed Infill Panels
- ⑭ Powder-coated Aluminum Picket Guardrails





11



Manchester Road

Rear Laneway

Building A and B Renderings



12

Shadow Study

June 21st, Noon
Summer Solstice

March 21st., 8:00a.m. to 5:00p.m.
Equinox

December 21st, Noon
Winter Solstice

13

Landscape Design

REPLACEMENT TREES

- QUAKING ASPEN
Populus tremuloides (1 - medium tree)
- CORNUS KOUSA
"Solom" (2 - small tree)
- PRIVET STD.
Ligustrum japonica (2)

TO BE A TREEMIN & CAL. FOR DECIDUOUS TREES & WINDSCREEN FOR CONIFEROUS

NATIVE/POLLINATOR PLANTS

- HEBE SPP. (5)
- VALLEY OPE (10)
- VEDUJI SPP. (10)
- PERIS JAPONICA (4)
- VACCINIUM QUARTER (2)
- ACHILLEA MILLEFOLIUM (4)
- TRACHYUM AGROFOLIUM (3)

EVERGREENS

- CRYPTOTERIA JAPONICA Black Dragon (1)
- PITTSBORUM OLIVER THIST (1)

Mary Haqgerty Designs

UPPER COURTYARD

VEGIE PLANTERS BY CHERRY (2x4)

PRIVET STD. (2) Ligustrum japonica (for arrival to users)

VEGIE PLANTERS BY CHERRY (2x4)

OPEN TO BELOW

OPEN TO BELOW

MANCHESTER RD.

14

