

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

# Development Permit with Variances Application

902 Foul Bay Road

COMMITTEE OF THE WHOLE | May 23, 2024



# Legislative Authority

**Sect. 489-** Council may issue a Development Permit in accordance with the applicable guidelines specified in the Official Community Plan (OCP). 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.



# Aerial Photo

# Subject Property <sup>4</sup> (Redfern Street)



# Subject Property (Quamichan Street)



# Subject Property (Foul Bay Road)



# Neighbouring Properties (Hawes Road)



1940 Hawes Road



1946 Hawes Road

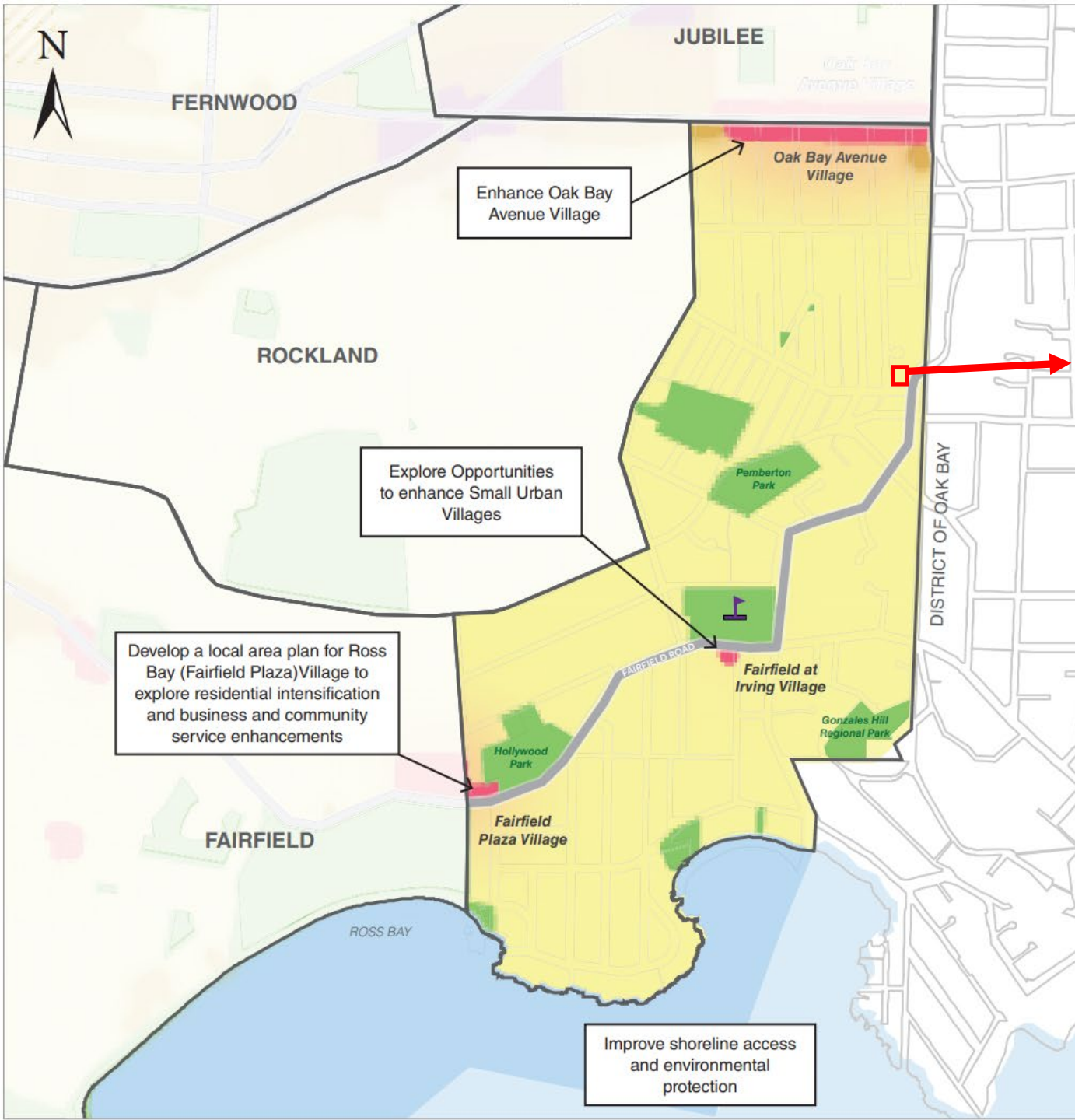


## Neighbouring Property (910 Foul Bay Road)



# MAP 25 Gonzales Strategic Directions

# OCP Designation



### Urban Place Designations\*

- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

### Public Facilities

- Existing Public School

\*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

# Approved Site

18 units in two stacked townhouse dwellings

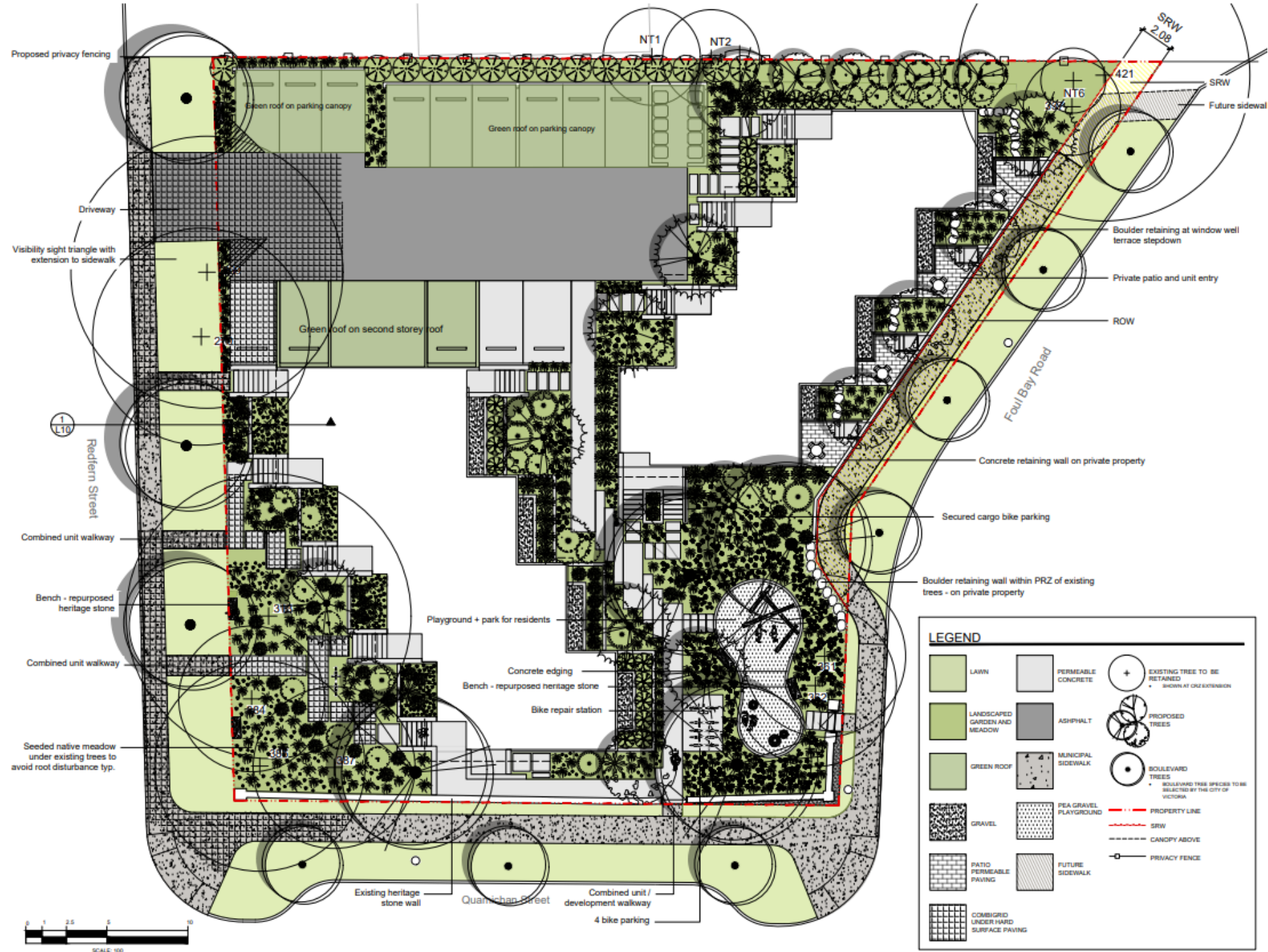
4 Affordable home ownership units

Surface/under building parking

Common outdoor space, playground, heritage rock wall

28 trees removed, 14 trees retained, 42 new trees planted

Variiances- height, parking (27 to 14 stalls) and front, flanking street, and rear setbacks



# Revised Site

Mostly surface parking-  
green roofs removed over  
11 spaces

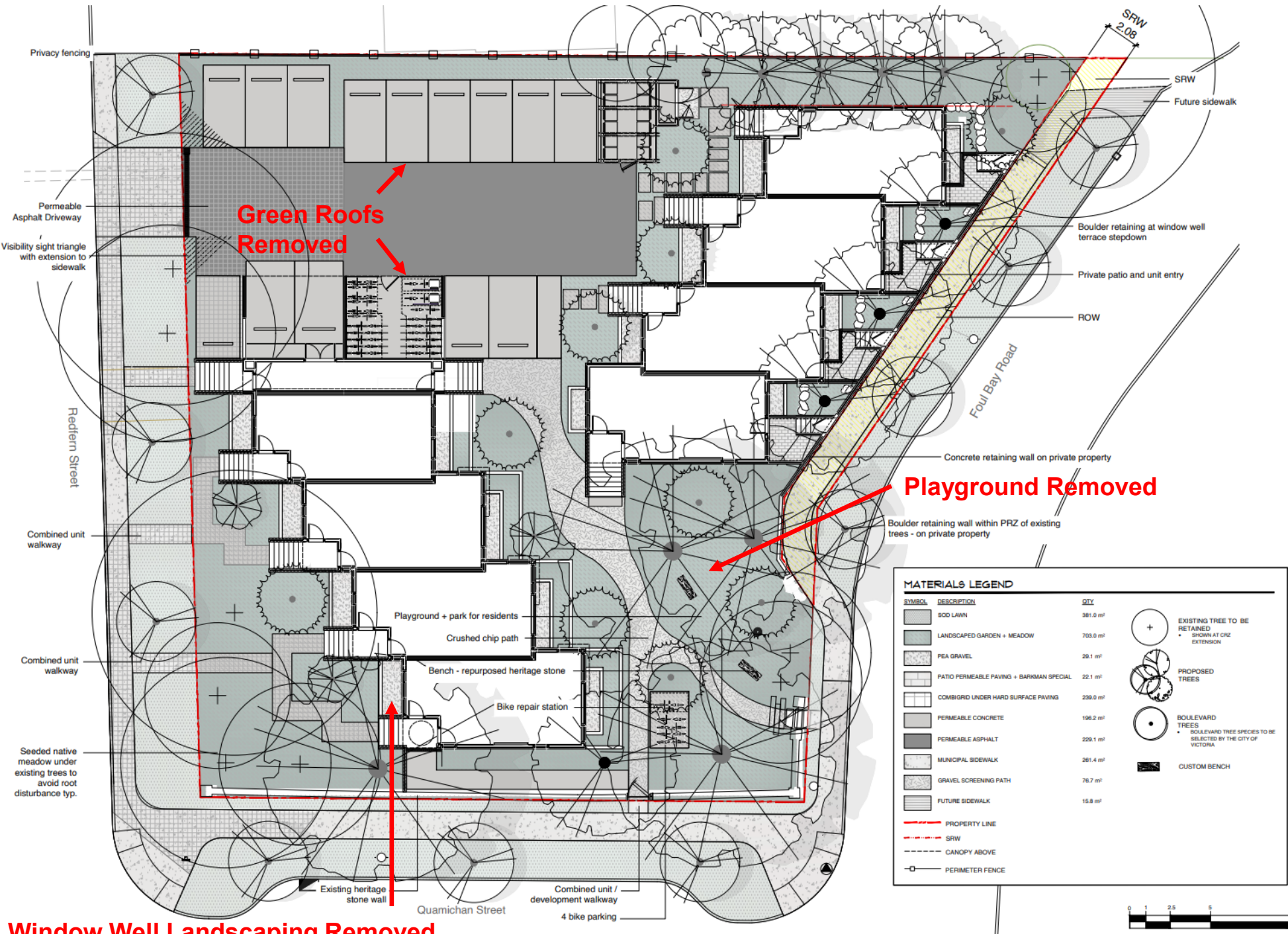
Playground and two  
benches removed

Landscaped area reduced  
(window wells, green roof  
area)

New variance to 1m  
landscaped buffer

Material changes (retaining  
walls, amenity walkway)

*\*Removed affordable  
ownership units (approved  
in 2023)*



**Window Well Landscaping Removed**



# Summary of Revisions

## Revised Parking

- Provides permeable surfaces but loss of green roofs reduces stormwater and other benefits

## Revised Landscaping

- Open space remains adequate 50.5%, drought tolerant species have increased, and two trees added but landscaping/diversity reduced

## Revised Outdoor Amenity

- Removal of playground area partially offsets lost landscaped area but retaining a feature to encourage play is recommended

## Revised Materials

- Material adding visual interest removed- recommend green roof above one-bedroom units be retained/converted to outdoor amenity, or landscaped area be increased

# Conclusion

- Overall design, as revised, is considered generally consistent with the applicable guidelines
- Recommendation includes conditions for revisions that would improve open space and stormwater management, as well as add an amenity feature to encourage play.