3. Committee of the Whole – June 22, 2017

10. Rezoning Application No. 00545 for 750 Pemberton Avenue (Rockland)

Motion:
It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following document, executed by the applicant to the satisfaction of City Staff:
   i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
   ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
   iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
   iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on the trees.

Amendment:
It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended to add a new condition as follows:

v. Enhanced screening for noise and privacy on the north side at the top stairwell landing of the coach house.

On the amendment:
Carried Unanimously

Main motion as amended:
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following document, executed by the applicant to the satisfaction of City Staff:
   i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
   ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
   iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
   iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on the trees.
   v. Enhanced screening for noise and privacy on the north side at the top stairwell landing of the coach house.

On the main motion as amended:
Carried Unanimously

5. LAND USE MATTERS

5.1 Rezoning Application No. 00545 for 750 Pemberton Avenue (Rockland)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 750 Pemberton Avenue into four lots, retain the existing heritage-designated house conversion and coach house and construct three new single-family dwellings.

Committee discussed:

- Possibility of compensation to the neighbour for possible damage to the black pine tree.
- Possibilities of designating the interior of the main building.
- The actual age of the coach house.
- Concerns over the lack of privacy between the neighbouring property and the coach house.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following document, executed by the applicant to the satisfaction of City Staff:
    i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
    ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
    iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
    iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on the trees.

Amendment: It was moved by Councillor Isitt, that the motion be amended as follows:
v. screening for noise and privacy at the top stairwell landing of the coach house.

On the amendment:
Motion Failed due to no seconder 17/COTW

Amendment: It was moved by Councillor Isitt, that the motion be amended as follows:

v. enhanced screening for noise and privacy on the west and north side at the top stairwell landing of the coach house.

On the amendment:
Motion Failed due to no seconder 17/COTW

On the main motion:
CARRIED UNANIMOUSLY 17/COTW

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of June 22, 2017

To: Committee of the Whole **Date:** June 8, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00545 for 750 Pemberton Road**

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
    i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
    ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
    iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
    iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on these trees.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures. In accordance with Section 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.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the

housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 750 Pemberton Road. The proposal is to rezone from the current R1-A Zone, Rockland Single Family Dwelling, to a new zone in order to subdivide the subject property into four lots, retain the existing heritage-designated house conversion and coach house, and construct three new single-family dwelling units.

The following points were considered in assessing this application:

- the proposal is consistent with the Official Community Plan, which designates the property as *Traditional Residential* which supports ground-oriented buildings up to two-storeys and envisions a density up to 1:1 floor space ratio
- although the proposal deviates from the *Rockland Neighbourhood Plan* in terms of proposing a new zone and not retaining the existing R1-A Zone, the applicant is willing to secure ten market rental units (eight in the existing heritage-designated home and two in the coach house) in perpetuity; register a design covenant on title to secure the form and character of the three proposed dwelling units; heritage-designate the exterior of the existing coach house; and register a no-build/non-disturbance and tree protection covenant on title to protect the proposed greenspace and trees onsite. These proposed amenities further advance many objectives in the Plan
- the applicant is retaining an existing communal vegetable garden in the rear yard for the residents living in the rental units
- only two trees (not bylaw protected) would be removed onsite. All other trees, including eight bylaw protected trees in the vicinity, would be retained
- the applicant is providing new Class 1 and Class 2 bicycle parking onsite
- the required number of parking spaces would be provided for the development, therefore a parking variance is not required.

BACKGROUND

Description of Proposal

This Rezoning Application is to subdivide the subject property into four lots, retain the existing heritage-designated house conversion and coach house, and construct three new single-family dwelling units.

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- reduce site area and lot width of proposed lot 1 only
- allow more than one building on a lot (proposed lot 2 only – heritage-designated house conversion and coach house)
- reduce front, rear and side yard setbacks.

Affordable Housing Impacts

The applicant proposes the creation of five new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed to ensure the ten rental units would remain as rental suites in perpetuity.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- ten Class 1 bicycle parking spaces
- six Class two bicycle parking spaces.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by a mix of single-family dwellings, attached housing and house conversions.

Existing Site Development and Development Potential

The site is presently occupied by a heritage-designated house conversion containing eight rental units and a coach house. Under the current R1-A Zone, the property could be developed into approximately six attached housing units by converting the existing heritage-designated building into a single-family dwelling and attaching five new townhouse units to the existing house. This type of development proposal would result in a loss of rental housing, greenspace and there would be an increase in the amount of building mass on the subject property, especially in the rear yard. This type of proposal permitted under the R1-A zone would only require a Development Permit.

Data Table

The following data table compares the proposal with the existing R1-A Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is existing non-conforming.

Zoning Criteria	Proposed Lot 1 – Single Family Dwelling	Proposed Lot 2 – Heritage-Designated House Conversion and Coach House	Proposed Lot 3 – Single Family Dwelling	Proposed Lot 4 – Single Family Dwelling	Zone Standard T-22 Zone
Site area (m^2) - minimum	705.27*	2028.17*	1084.00	1066.03	740 – regular lot 850 – panhandle 2683.30 – house conversion
Number of buildings per lot - maximum	1	2*	1	1	1
Density (Floor Space Ratio) - maximum	0.29	0.45	0.23	0.21	n/a

Zoning Criteria	Proposed Lot 1 – Single Family Dwelling	Proposed Lot 2 – Heritage-Designated House Conversion and Coach House	Proposed Lot 3 – Single Family Dwelling	Proposed Lot 4 – Single Family Dwelling	Zone Standard T-22 Zone
Total floor area (m^2) - minimum	206.50	739.20** – house conversion 174 **– coach house	245.00	228.00	130.00
Lot width (m) - minimum	15.53*	49.08	32.81	35.99	24.00
Height (m) - maximum	7.35	11.86** – house conversion 10.66** – coach house	7.20	7.30	7.60
Storeys - maximum	2	2.5 – house conversion 2 – coach house	2	2	2.50
Site coverage % - maximum	18.60	24.10	19.85	19.40	25.00
Setbacks (m) – minimum:					
Front	17.46	26.90 – house conversion/63.26 – coach house	7.15*	16.30	10.50
Rear	5.26*	2.60* – house conversion/0.19** – coach house	14.36	6.80*	7.50 or 25% lot depth (greater)
Side	3.00 (N)	8.82 (N) – house conversion/8.24 – coach house	5.00 (E)	12.15 (SE)	3.00
Side	0.00* (S)	2.64* (S) – house conversion/10.28 – coach house	3.00 (W)	3.70 (NW)	3.00
Parking - minimum	1	8	1	1	1 – single family dwelling 8 – house conversion and coach house
Bicycle parking stalls Class 1 Class 2	n/a	8 6	n/a	n/a	n/a

Relevant History

The existing house conversion was constructed in 1900 and received heritage designation on August 9, 2001. In 2001, the subject property was rezoned to the T-22 Zone, Pemberton Transient Accommodation District, to allow for transient accommodation; however, the new zone would not permit this use.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Rockland CALUC at a Community Meeting held on August 25, 2016. A letter dated September 22, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP) Urban Place Designation for the subject property is *Traditional Residential*. The OCP supports ground-oriented residential buildings up to two storeys. A floor space ratio (FSR) up to approximately 1:1 is supported. The proposed single-family dwellings are two storeys and the floor space ratios range from 0.21:1 and 0.29:1 for the single-family lots, and 0.45:1 for the lot containing the two buildings, all well below the maximum FSR permitted in the OCP.

The subject property is exempt from requiring a Development Permit to construct the proposed three single-family dwellings according to Appendix A: Development Permit Areas and Heritage Conservation Areas in the OCP; however, the applicant is willing to register a Section 219 Covenant on title to secure the design of the proposed dwelling units and ensure that they are constructed in accordance with the plans approved by Council.

Site Planning, Architecture and Landscape Design

The applicant is proposing the following site planning, architecture and landscape design:

- creating four new lots: Lots 1 and 2 would be fee-simple lots with access by easement, and Lots 3 and 4 would be strata lots sharing a common property road access
- three, two-storey single-family dwellings with no secondary suites
- one single-family dwelling would be located in the side yard, behind the existing heritage-designated building, and two single-family dwellings would be located in the rear yard with minimal views from the street
- the new single-family dwellings would incorporate traditional architectural features, including steeply pitched, stick framed roofs and wide eaves, shed and wall dormers, prominent entryways and vertically proportioned windows
- exterior finishes of the proposed single-family dwelling on Lot 1 would include painted wood shingles, painted cement stucco, stained wood front door with transom windows, stone veneer, cedar and wood trim, black vinyl windows, and asphalt roof singles
- exterior finishes of the proposed single-family dwelling on Lot 3 would include hardi-shingles, painted cement stucco, wood garage door, stone veneer, hardi-plank horizontal siding, painted wood and cedar trim, black vinyl windows and asphalt roof shingles
- exterior finishes of the proposed single-family dwelling on Lot 4 would include painted hardi-shingles, hardi-plank horizontal siding and cement stucco, stone veneer, painted cedar and wood trim, black vinyl windows and asphalt roof shingles
- retaining and rehabilitating the coach house, including repairs to the roof, windows and entryways, replacing side doors on the south elevation with windows and repainting the exterior
- repainting the exterior of the existing heritage-designated building and removing side stairs and a door on the north elevation (constructed at a later date and does not possess heritage-value)

- parking for the rental units would be located in the rear yard and screened from public view, and single-car garages for the new single-family dwellings would be provided
- retaining an existing communal vegetable garden
- a new garbage and recycling enclosure for the rental units and screened with landscaping
- a new bike room for ten bikes and a ramp in the basement of the existing heritage-designated building, and a Class 2 bicycle rack for six bikes onsite
- majority of the mature landscaping and greenspace would be maintained and additional hard and soft landscaping would be introduced to further enhance the existing vegetation onsite
- only two non-bylaw protected trees would be removed and replaced with five Garry Oak trees onsite.

Local Area Plans

The *Rockland Neighbourhood Plan* states that in order to conserve and retain family housing in Rockland, the R1-A Zone and R1-B Zone, Single Family Dwelling District, should be retained and wherever possible, Rockland's unique and attractive neighbourhood features (e.g. heritage buildings, streetscape and landscape features) should be preserved and enhanced. Although the proposal deviates from the *Rockland Neighbourhood Plan* in terms of not retaining the existing R1-A Zone, the applicant is proposing to ensure that the ten market rental units would remain as rental suites in perpetuity; as well, heritage-designate the coach house, protect the proposed greenspace and all the bylaw protected trees onsite and on adjacent properties, and preserve the existing streetscape.

The applicant is proposing to preserve the large lot character prevalent throughout the Rockland neighbourhood and maintain site coverages of the three single-family lots between 18.6% and 19.85%, which is below the maximum 25% site coverage permitted in the R1-A Zone. This is to ensure the majority of the private greenspace is preserved onsite.

The Plan encourages excellence in architectural design and construction that is compatible with the character and high-quality of the Rockland environment. The applicant has chosen a traditional design approach to compliment the existing heritage buildings onsite. Architectural elements sympathetic to the heritage character of the site would include pitched and gabled rooflines, traditional-style windows, prominent front entryways, and wood shingles and siding. Hard and soft landscaping would be introduced for screening and aesthetic purposes.

The Plan also encourages exterior changes to buildings of heritage merit that are in keeping with their heritage character, as well as, maintaining neighbourhood views, particularly public views towards buildings of architectural and heritage merit. The applicant is proposing conservation repairs, repainting and rehabilitation of the heritage-designated house conversion and coach house that are in keeping with their heritage character and in accordance with a Heritage Impact Assessment prepared by Donald Luxton and Associates (attached). Views of the existing heritage buildings would be maintained as the proposed single-family dwellings are located at the side and rear yard of the subject property and therefore, there would be no significant change to the existing streetscape. Views of the greenspace would also be preserved.

Other Policies

Tree Protection

An arborist report prepared by Edibella Organic Landscapes (attached) concludes that two non-bylaw protected trees, one of which is diseased and dying, would need to be removed to accommodate the proposed development. Although not required by the Tree Preservation Bylaw, to compensate for the removal of these two non-protected trees, the applicant is proposing to plant five Garry Oak trees in the greenspace in the rear yard.

There are also two protected trees impacted by the proposed development; one is on the subject site and one is on the neighbouring property located, to the north, at 820 Pemberton. The tree on the subject site is a large multi-trunk Elm tree which would lose one of its trunks (which is already cabled and leaning heavily) and the roots of this tree would be impacted by the construction of the proposed two-storey single-family dwelling on Lot 1. The other protected tree which would be impacted by the construction on Lot 1 is a Black Pine tree which is located on the neighbour's property. The applicant has committed to working with the neighbour to determine appropriate compensation for the tree. In addition, the staff recommendation provided for Council's consideration, includes a requirement that the applicant undertake further exploratory digging around both protected trees in order to better understand the potential impact to the critical root zones of these trees prior to the application advancing to a public hearing.

The applicant has otherwise sited the new single-family dwellings, including the house proposed for Lot 1 to minimize impacts on the existing trees in the vicinity, including a stand of Garry Oaks located at the front of 750 Pemberton and 820 Pemberton and in a manner that aims to balance objectives related to siting new buildings behind the existing heritage designated house and in locations that preserve the on-site communal vegetable garden. The arborist report identifies mitigation measures to protect the other remaining trees during the construction phase to the satisfaction of City staff.

Heritage Designation

The applicant is willing to heritage-designate the exterior of the coach house. Staff have requested that the interior foyer of the existing heritage-designated house conversion also be designated for its heritage value; however, the applicant has indicated they are not interested in pursuing this at this time (letter attached). A separate report regarding heritage designation will be prepared by staff and presented to the Heritage Advisory Design Panel and brought forward to Council for consideration at a later date.

CONCLUSIONS

The proposal to retain the existing heritage-designated house and coach house, and construct three new single-family dwelling units on the subject property is consistent with the objectives outlined in the OCP. Although the proposal deviates from the *Rockland Neighbourhood Plan* in terms of not retaining the existing R1-A Zone, the proposal is achieving many other objectives in the Plan including the preservation of existing heritage buildings and designating the coach house, protecting existing greenspace and the majority of trees onsite, providing rental housing, retaining large lots, and proposing new housing that is sympathetic to the heritage value of the site. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00545 for the property located at 750 Pemberton Road.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

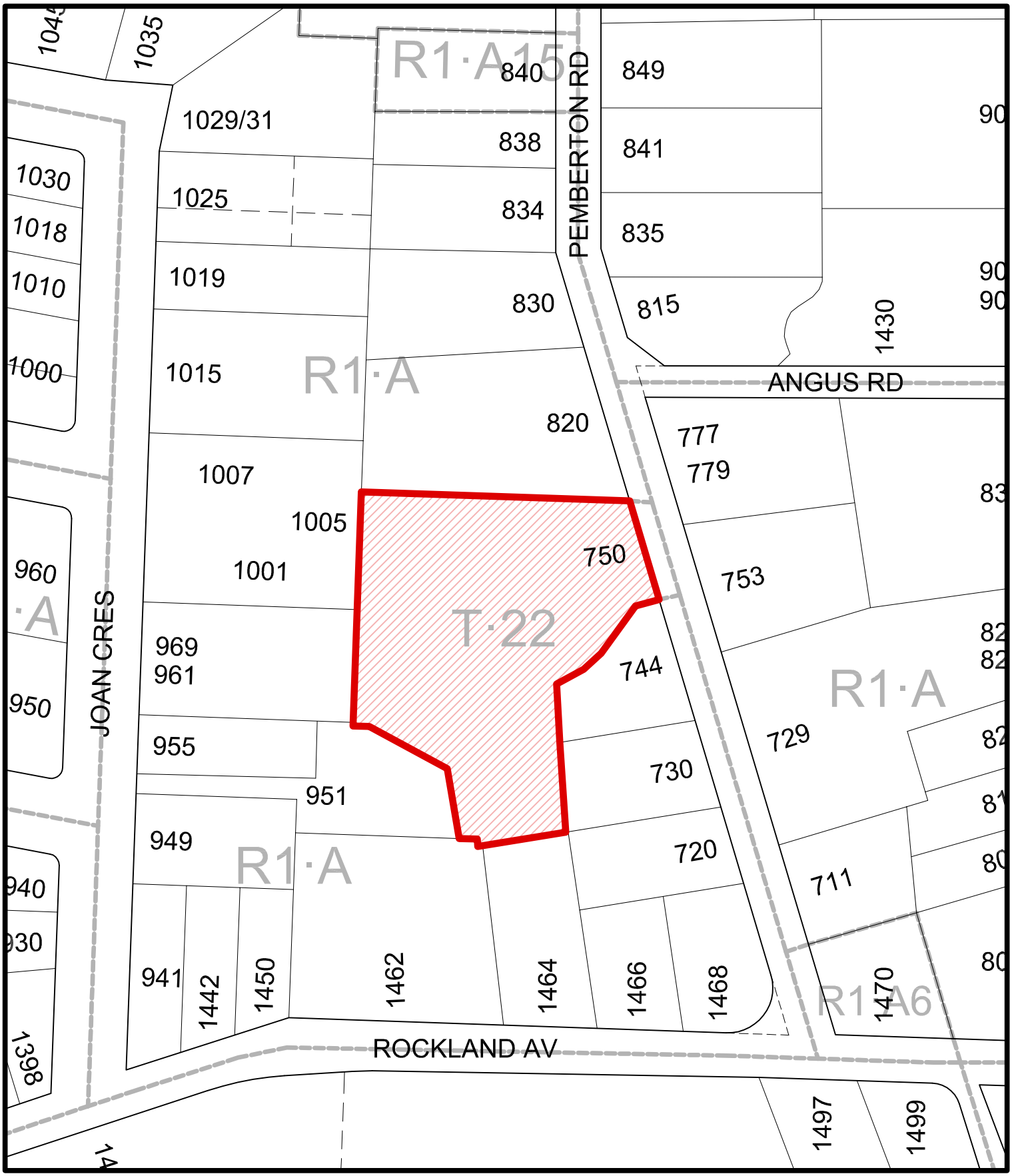
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: June 14, 2017

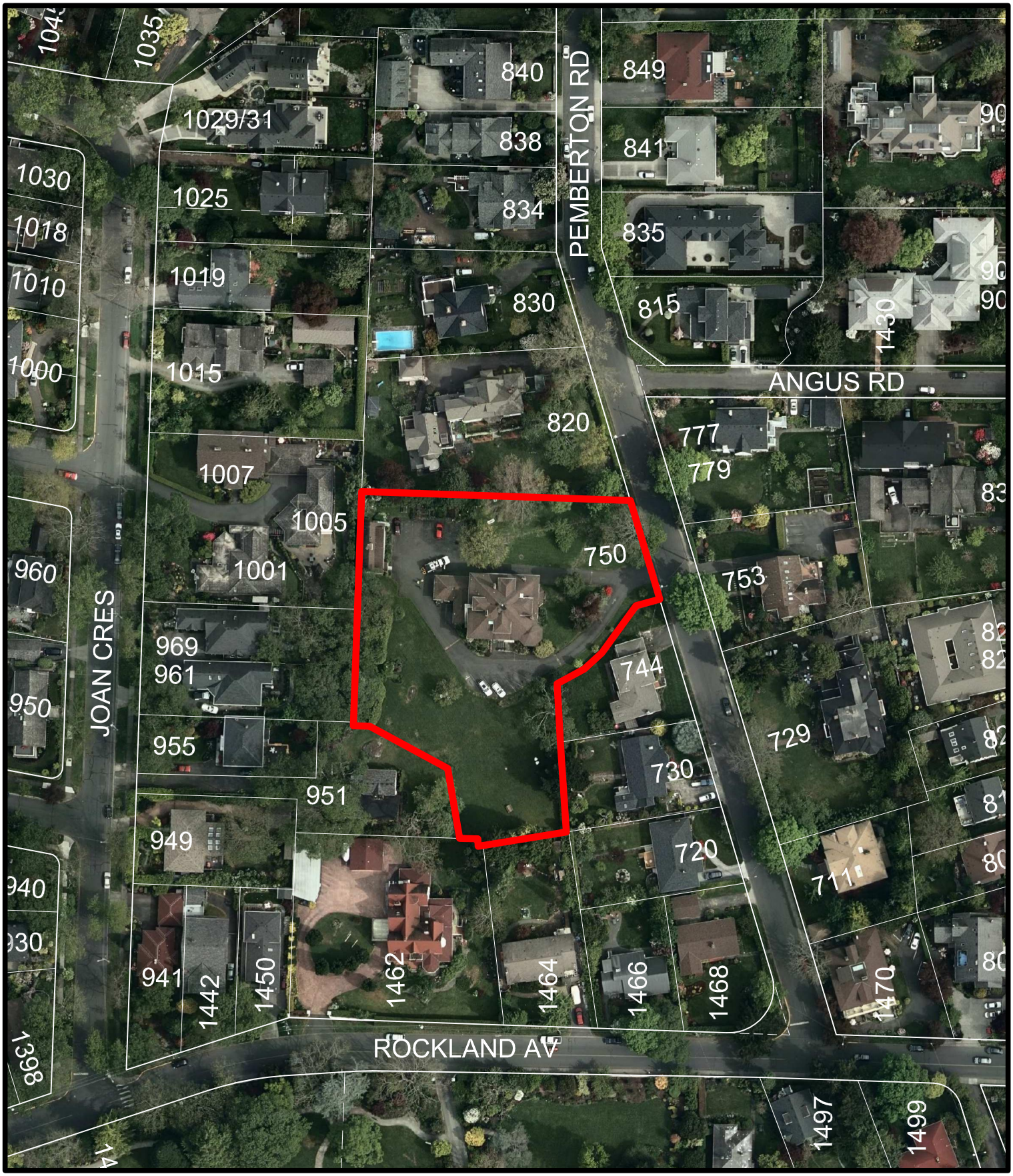
List of Attachments

- Subject Map
- Aerial Map
- Plans dated/date stamped May 26, 2017
- Letter from applicant to Mayor and Council dated June 12, 2017
- Letter from applicant re: interior designation of house conversion date stamped June 6, 2017
- Community Association Land Use Committee Comments dated September 22, 2016
- Arborist Report prepared by Edibella Organic Landscapes Inc. dated
- Heritage Consultant documents including Statement of Significance, Heritage Impact Assessment, Heritage Review of Proposed Rear Elevation Interventions and Proposed Colour Schemes date stamped June 1, 2017
- Correspondence received from residents



750 Pemberton Road
Rezoning No.00545

CITY OF VICTORIA



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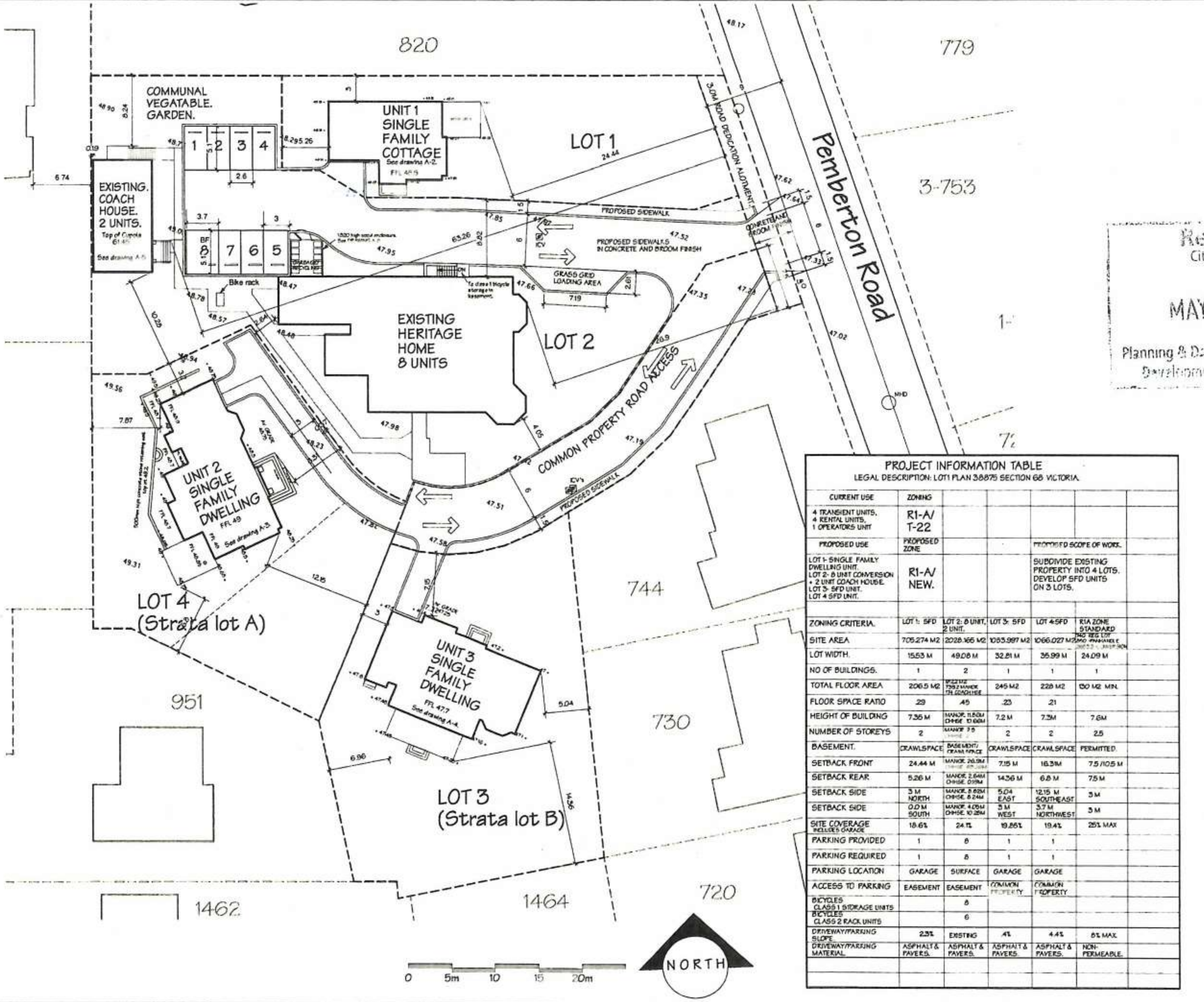
750 Pemberton Road
Rezoning No.00545

CITY OF VICTORIA



PROJECT INFORMATION TABLE

LEGAL DESCRIPTION: LOT1 PLAN 38875 SECTION 68 VICTORIA.

CURRENT USE	ZONING					
4 TRANSIENT UNITS, 4 RENTAL UNITS, 1 OPERATORS UNIT	R1-A/ T-22					
PROPOSED USE	PROPOSED ZONE			PROPOSED SCOPE OF WORK.		
LOT 1- SINGLE FAMILY DWELLING UNIT. LOT 2- 8 UNIT CONVERSION + 2 UNIT COACH HOUSE. LOT 3- SFD UNIT. LOT 4 SFD UNIT.	R1-A/ NEW.			SUBDIVIDE EXISTING PROPERTY INTO 4 LOTS. DEVELOP SFD UNITS ON 3 LOTS.		
ZONING CRITERIA.	LOT 1: SFD	LOT 2: 8 UNIT, 2 UNIT.	LOT 3: SFD	LOT 4:SFD	R1A ZONE STANDARD	
SITE AREA	705.274 M2	2028.165 M2	1083.987 M2	1066.027 M2	[illegible]	
LOT WIDTH.	15.53 M	49.08 M	32.81 M	35.99 M	24.09 M	
NO OF BUILDINGS.	1	2	1	1	1	
TOTAL FLOOR AREA	206.5 M2	[illegible] M2 ... MANOR ... CH COACH HSE	245 M2	228 M2	130 M2 MIN.	
FLOOR SPACE RATIO	.29	.45	.23	.21		
HEIGHT OF BUILDING	7.35 M	MANOR 11.50M CHHSE 10.60M	7.2 M	7.3M	7.6M	
NUMBER OF STOREYS	2	MANOR 2.5 CHHSE 2	2	2	2.5	
BASEMENT.	CRAWLSPACE	BASEMENT/ CRAWLSPACE	CRAWLSPACE	CRAWLSPACE	PERMITTED.	
SETBACK FRONT	24.44 M	MANOR 26.9M CHHSE [illegible]	7.15 M	16.3M	7.5 /10.5 M	
SETBACK REAR	5.26 M	MANOR 2.64M CHHSE 0.19M	14.36 M	6.8 M	7.5 M	
SETBACK SIDE	3 M NORTH	MANOR 8.82M CHHSE 8.24M	5.04 EAST	12.15 M SOUTHEAST	3 M	
SETBACK SIDE	0.0 M SOUTH	MANOR 4.05M CHHSE 10.28M	3 M WEST	3.7 M NORTHWEST	3 M	
SITE COVERAGE INCLUDES GARAGE	18.6%	24.1%	19.85%	19.4%	25% MAX	
PARKING PROVIDED	1	8	1	1		
PARKING REQUIRED	1	8	1	1		
PARKING LOCATION	GARAGE	SURFACE	GARAGE	GARAGE		
ACCESS TO PARKING	EASEMENT	EASEMENT	COMMON PROPERTY	COMMON PROPERTY		
BICYCLES CLASS 1 STORAGE UNITS		8				
BICYCLES CLASS 2 RACK UNITS		6				
DRIVEWAY/PARKING SLOPE.	2.3%	EXISTING	4%	4.4%	8% MAX.	
DRIVEWAY/PARKING MATERIAL.	ASPHALT & PAVERS.	ASPHALT & PAVERS.	ASPHALT & PAVERS.	ASPHALT & PAVERS.	NON-PERMEABLE.	

Received
City of Victoria
MAY 26 2017
Planning & Development Department
Development Services Division

NO.	DATE:	REVISION

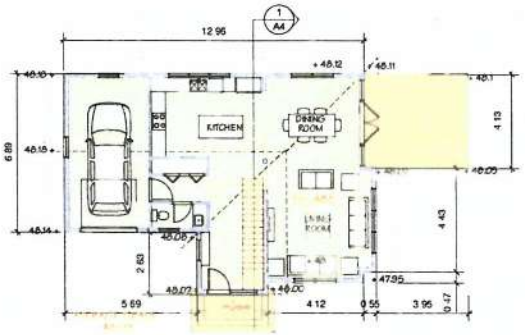
SEAL:

PRAXIS architects inc.
Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC

PROJECT TITLE:
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

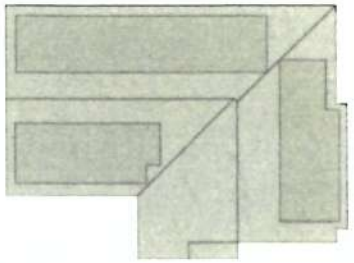
SHEET TITLE:
SITE PLAN

SCALE: SCALE | DRAWN: DRAWN BY | SHEET NO: A-1



LOWER FLOOR PLAN

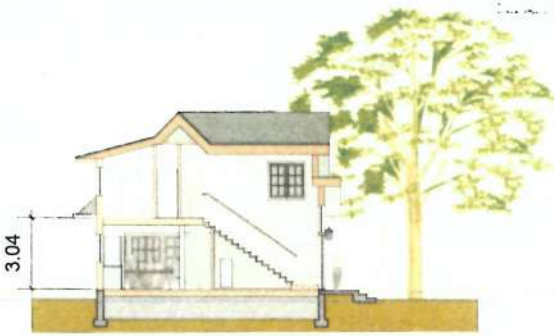
UPPER FLOOR PLAN



ROOF PLAN

SOUTH (SIDE) ELEVATION

EAST (ROAD/FRONT) ELEVATION



CONCEPTUAL SECTION 1

NORTH ELEVATION

WEST ELEVATION

EXTERNAL FINISHES.

1. ASPHALT ROOF SHINGLES.
2. BLACK VINYL WINDOWS.
3. PAINTEDED WOOD SHINGLES. (PT3)
4. PAINTED CEMENT STUCCO. (PT3)
5. STAINED WOOD FRONT DOOR, SIDELIGHT AND TRANSOM WINDOW. (PT4)
6. PAINTED GARAGE DOOR. (PT3)
7. STONE VENEER.
8. IN-SITU CAST SEALED CONCRETE.
9. PAINTED 2X6" COMB FACE CEDAR TRIM. (PT2).
12. PAINTED WOOD TRIM.(PT2)

DECORATING SCHEDULE.
COULOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

1. PT1 - POINT GREY VC-24.
2. PT2 - EDWARDIAN PEWTER VC-23.
3. PT3 - DUNBAR BUFF VC - 5.
4. PT4 - GLOSS BLACK VC-35.
5. PT 5 - OXFORD IVORY VC-1.

193 M2 (2077 FT2) WITHOUT GARAGE.
GARAGE = 24M2 (258 FT2).

NO	DATE	REVISION
1	SEPT 26-16	DP / REZONING
NO	DATE	REVISED

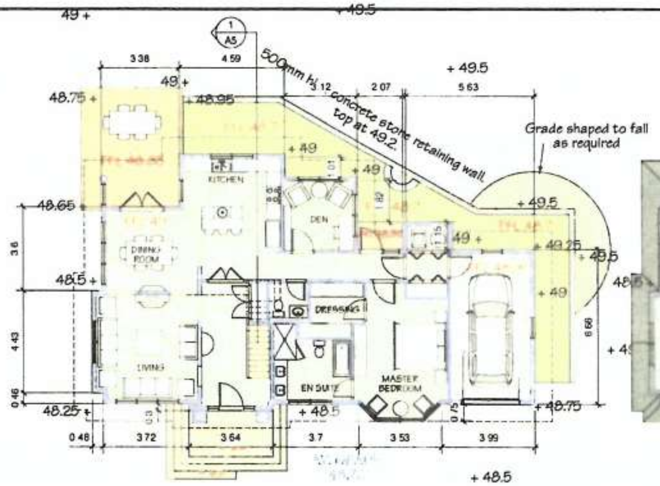
SEAL

PRAXIS ARCHITECTS INC.

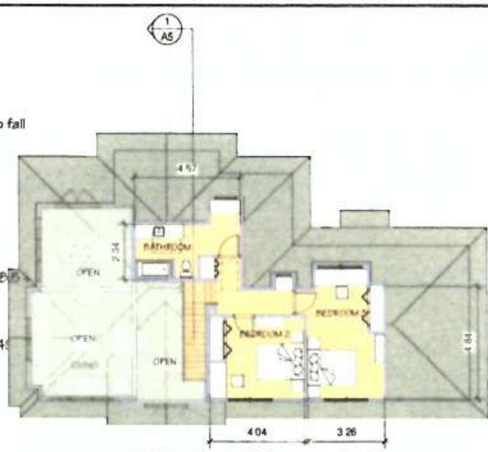
PROJECT TITLE
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE
UNIT 1.
COTTAGE.

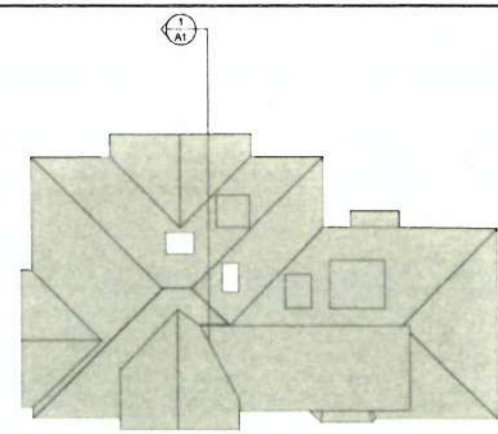
SCALE	DRAWN	SHEET NO
1:100	TS	A.2
DATE	PROJECT NO	REVISION NO
	15-059	



LOWER FLOOR PLAN



UPPER FLOOR PLAN



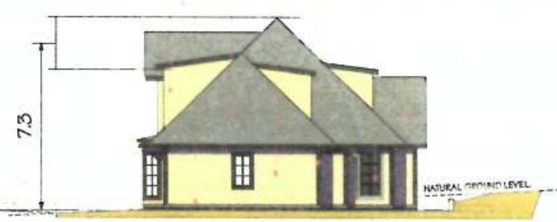
ROOF PLAN

NORTH EAST (FRONT) ELEVATION

SOUTH EAST ELEVATION

CONCEPTUAL SECTION 1

SOUTH WEST ELEVATION



NORTH WEST ELEVATION

204.7M2 (2195 FT2) WITHOUT GARAGE.
GARAGE = 24M2 (258 FT2).

EXTERNAL FINISHES.

1. ASPHALT ROOF SHINGLES.
2. BLACK VINYL WINDOWS.
3. HARDISHINGLES.(PT3)
4. PAINTED CEMENT STUCCO. (PT3)
5. PAINTED WOOD DOOR.(PT4)
6. PAINTED WOOD GARAGE DOOR. (PT3)
7. STONE VENEER.
8. IN-SITU CAST SEALED CONCRETE.
9. PAINTED 2X6" COMB FACE CEDAR TRIM. (PT2).
10. HARDIPLANK HORIZONTAL SIDING.(PT3)
11. PRE-FINISHED METAL STANDING SEAM ROOF.
12. PAINTED WOOD TRIM.(PT2)

DECORATING SCHEDULE.
COULOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

1. PT1 - POINT GREY VC-24.
2. PT2 - EDWARDIAN PEWTER VC-23.
3. PT3 - DUNBAR BUFF VC - 5.
4. PT4 - GLOSS BLACK VC-35.
5. PT 5 - OXFORD IVORY VC-1.

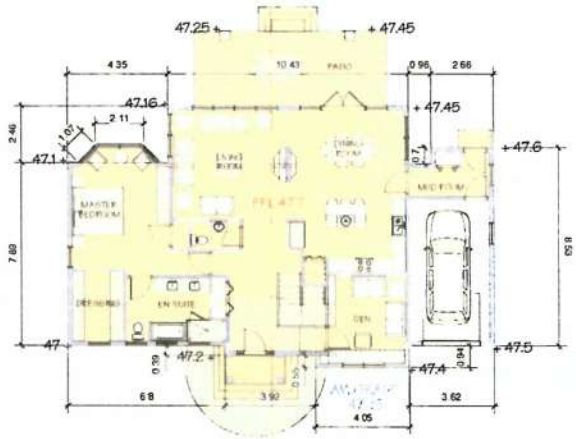
NO	DATE	REVISION
1	SEPT 26-16	DP / REZONING

PRAXIS Architects Inc

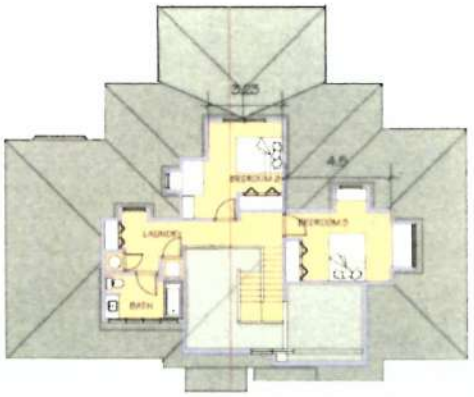
PROJECT TITLE:
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE:
UNIT 2.

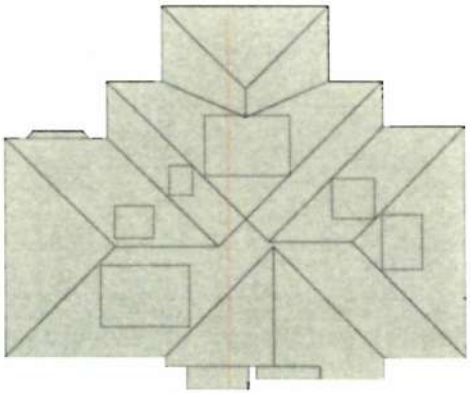
SCALE	DRAWN	SHEET NO
1:100	TS	A-3
DATE	PROJECT NO	REVISION NO
	15-039	



LOWER FLOOR PLAN



UPPER FLOOR PLAN

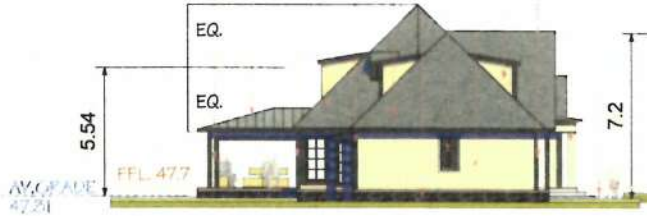


ROOF PLAN

NORTH ELEVATION

WEST ELEVATION

CONCEPTUAL SECTION 1



EAST ELEVATION

SOUTH ELEVATION

EXTERNAL FINISHES.

1. ASPHALT ROOF SHINGLES.
2. BLACK VINYL WINDOWS.
3. PAINTED HARDISHINGLES.(PT3)
3a. PAINTED HARDIPLANK.(PT3)
4. PAINTED CEMENT STUCCO.(PT5)
5. PAINTED WOOD DOOR.(PT4)
6. PAINTED WOOD GARAGE DOOR.(PT3)
7. STONE VENEER.
8. IN-SITU CAST SEALED CONCRETE.
9. PAINTED 2X6" COMB FACE CEDAR TRIM.(PT2)
10. PAINTED HARDIPLANK HORIZONTAL SIDING.(PT5)
11. PRE-FINISHED METAL STANDING SEAM ROOF. COLOUR TO MATCH ASHPHALT ROOF SHINGLES.
12. PAINTED WOOD TRIM.(PT5)
12a. PAINTED WOOD TRIM.(PT2)

DECORATING SCHEDULE.
COULOURS REFER TO - BENJAMIN MOORE TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

1. PT1 - POINT GREY VC-24.
2. PT2 - EDWARDIAN PEWTER VC-23.
3. PT3 - DUNBAR BUFF VC - 5.
4. PT4 - GLOSS BLACK VC-35.
5. PT 5 - OXFORD IVORY VC-1.

221 M2 (2379 FT2) WITHOUT GARAGE.
GARAGE = 24M2 (258 FT2).

NO	DATE	REVISION
1	SEPT 26-16	DP / REZONING
NO	DATE	ISSUED

SEAL

PRAXIS architects inc.

PROJECT TITLE
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE
UNIT 3.

SCALE		SHEET NO.
1:100		A-4
DATE	PROJECT NO.	
	15-039	

DECORATING SCHEDULE.
COULOURS REFER TO - BENJAMIN MOORE
TRUE COLOURS PALETTE. HISTORICAL TRUE COLOURS.

LOWER BODY COLOUR (SIDING)
- PT1 - POINT GREY VC-24

UPPER BODY COLOUR (SHINGLES)
- PT2 - EDWARDIAN PEWTER VC-23

TRIM (INCLUDING ALL TRIM BOARDS AND SOFFITS)
- PT3 - DUNBAR BUFF VC-5

WINDOW SASH
- PT4 - GLOSS BLACK VC-35

AVERAGE GRADE CALCULATION

	Point	Elev	Point	Elev	Average	Wall Length	Wl x Ave	Perimeter
Coach House.								39.48
	A	49.14	B	48.93	49.035	6.80	333.438	
	B	48.93	C	48.95	48.94	12.94	633.284	
	C	48.95	D	49.00	48.975	6.80	333.030	
	D	49.00	A	49.14	49.07	12.94	634.966	
					Totals	39.48	1934.718	
					AVERAGE GRADE		49.005	

EXTERNAL FINISHES

EXTERNAL FINISHES TO BE CLEANED, REFURBISHED OR REPLACED TO MATCH EXISTING, AND REPAINTED.
EXISTING WINDOWS TO BE REFURBISHED AND PAINTED.
DOORS TO EXISTING STORE ROOMS TO BE REPLACED WITH WINDOWS AS SHOWN ON SOUTH ELEVATION.
WINDOW LOCATION TO BE MOVED AS INDICATED ON WEST ELEVATION.
EXISTING FRONT DOORS TO BE REPLACED WITH PAINTED WOOD AND GLASS DOORS AS SHOWN.

EXTERNAL CONSTRUCTION.

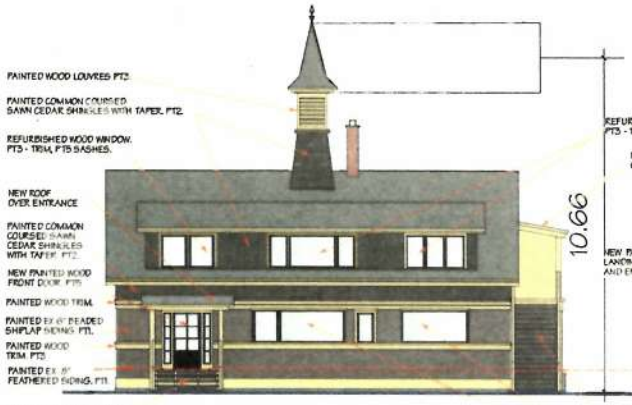
STAIRS, LANDINGS, ROOF STRUCTURES OVER LANDINGS AND SUPPORT STRUCTURES TO THE ROOFS OVER LANDINGS TO BE REMOVED AND REPLACED WITH PAINTED WOOD CONSTRUCTION AS SHOWN. FINISH ON ROOFS TO MATCH EXISTING.

LOUVRES ON CUPOLA TO BE RETAINED REFURBISHED AND PAINTED.

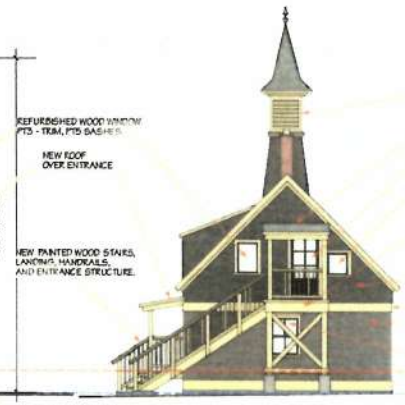
WINDOWS IN WEST FACADE TO BE FITTED WITH OBSCURED GLASS. EACH WINDOW IN WEST FACADE TO HAVE A SPRINKLER HEAD INSTALLED ABOVE IT.

INTERNAL CONSTRUCTION.

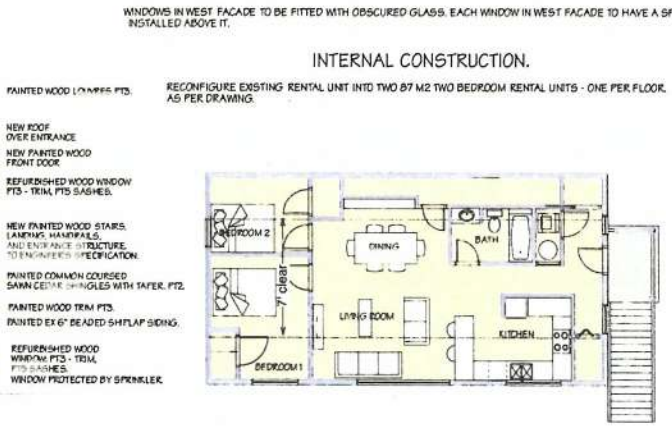
RECONFIGURE EXISTING RENTAL UNIT INTO TWO 87 M2 TWO BEDROOM RENTAL UNITS - ONE PER FLOOR. AS PER DRAWING.



EAST ELEVATION.



NORTH ELEVATION.



UPPER FLOOR (UNIT 2)

SOUTH ELEVATION.

WEST ELEVATION.

LOWER FLOOR (UNIT 1)

NO.	DATE	REVISION
1	SEPT 26/16	DP / REZONING
NO	DATE	

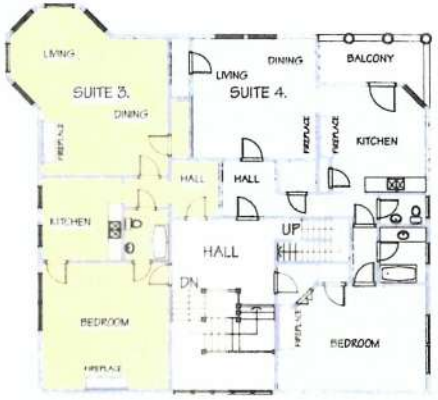
SEAL

PRAXIS architects inc.
Michael D. John Architect AIBC
Robert Fullerton Architect AIBC
#405 - 1590 Fairmont Road Victoria, B.C. V8S 1V2
Tel: (250) 479-5155 • Fax: (250) 479-5156

PROJECT TITLE
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

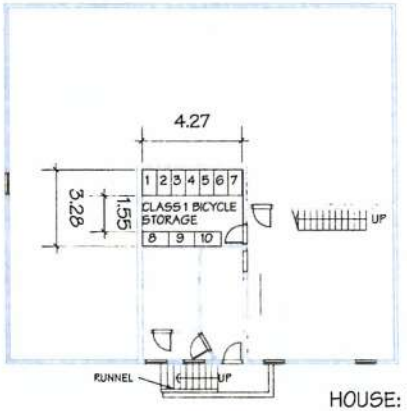
SHEET TITLE
COACH HOUSE
PLANS & ELEVATIONS

SCALE	DRAWN	SHEET NO
1:100	TS	A-5
DATE	PROJECT NO	REVISION NO
SEPT	15-008	



HOUSE: SECOND FLOOR.

HOUSE: TOP FLOOR.



HOUSE: BASEMENT.

AVERAGE GRADE CALCULATION

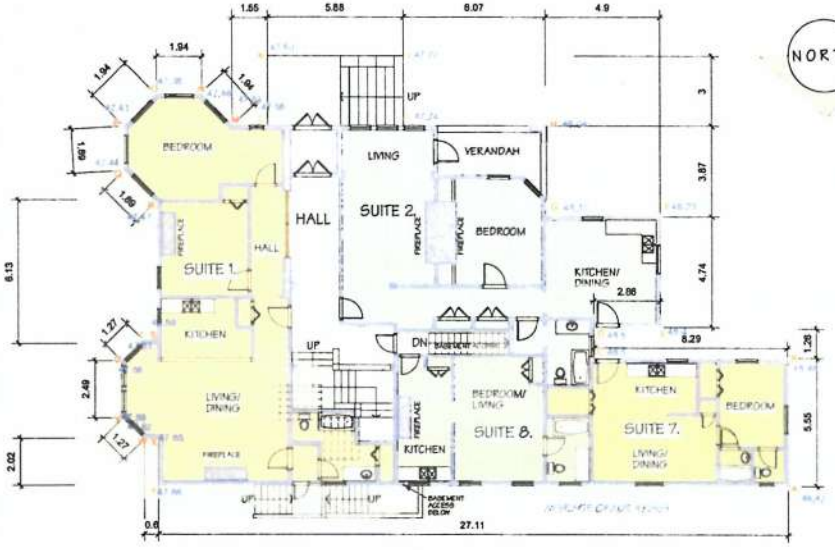
HOUSE.

Point	Elev	Point	Elev	Average	Wall Length	Wt x Ave
A	48.47	B	48.48	48.475	5.5	267.163
B	48.48	C	48.50	48.49	8.29	401.982
C	48.50	D	48.50	48.50	1.26	61.11
D	48.50	E	48.40	48.45	3.006	145.641
E	48.40	F	48.23	48.315	4.74	229.013
F	48.23	G	48.13	48.18	4.90	236.082
G	48.13	H	48.04	48.085	3.87	186.089
H	48.04	I	47.74	47.89	6.07	290.692
I	47.74	J	47.72	47.73	3.00	143.19
J	47.72	K	47.60	47.66	5.88	280.241
K	47.60	L	47.58	47.59	3.00	142.77
L	47.58	M	47.53	47.555	1.55	73.710
M	47.53	N	47.46	47.495	1.94	92.140
N	47.46	O	47.38	47.42	1.94	91.995
O	47.38	P	48.41	47.395	1.94	91.946
P	47.41	Q	47.44	47.425	1.89	89.633
Q	47.44	R	47.47	47.455	1.89	89.69
R	47.47	S	47.50	47.485	6.13	291.083
S	47.50	T	47.53	47.515	.60	28.509
T	47.53	U	47.58	47.545	1.27	60.382
U	47.56	V	47.59	47.575	2.49	118.462
V	47.59	W	47.62	47.605	1.27	60.458
W	47.62	X	47.65	47.635	.60	28.581
X	47.65	Y	47.66	47.655	2.02	96.263
Y	47.66	A	48.47	48.065	27.11	1303.042

Totals 102.156 4899.867

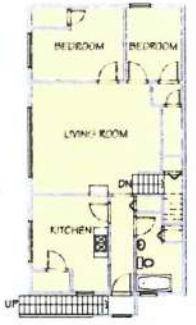
AVERAGE GRADE 47.965

Perimeter 102.156



HOUSE: FIRST FLOOR.

COACH HOUSE: FIRST FLOOR.



COACH HOUSE: SECOND FLOOR.

NO.	DATE:	REVISION
1	DATE MO	ISSUED FOR...
NO	DATE:	ISSUED

SEAL:

PRAXIS
ARCHITECTS INC.
Michael D. Lenn, Architect AIBC
Robert Rutherford, Architect AIBC
#401-1045 Beaumont Road, Victoria, B.C. V9A 3V2
Tel (250) 475-3112 • Fax (250) 475-3124
praxisarch.com

PROJECT TITLE:

750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE:

EXISTING PERTINENT PLANS

SCALE: SCALE	DRAWN: DRAWN BY	SHEET NO: A-6
DATE:	PROJECT NO: 05-03	REVISION NO.

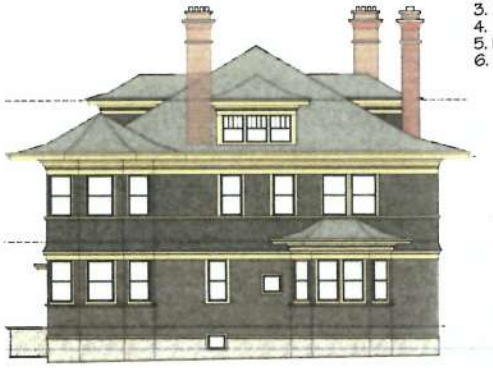
NORTH

WEST

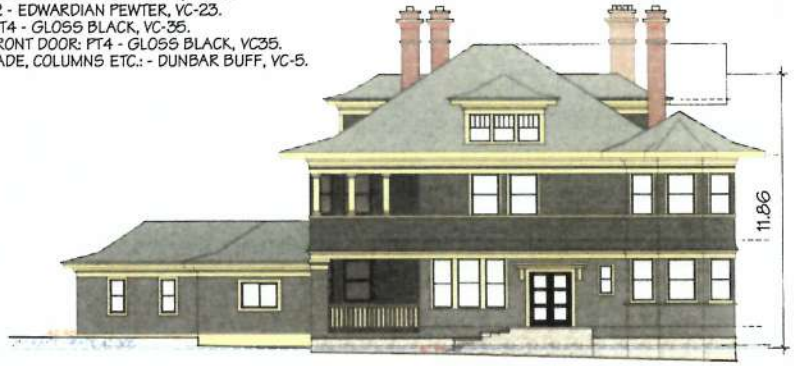
EXTERNAL FINISHES.

COLOURS REFER TO BENJAMIN MOORE TRUE COLOURS PALETTE.
HISTORICAL TRUE COLOURS.

1. 1st FLOOR WALLS : PT1 - POINT GREY, VC-24.
2. 2nd FLOOR WALLS: PT2 - EDWARDIAN PEWTER, VC-23.
3. DORMER WALLS: PT2 - EDWARDIAN PEWTER, VC-23.
4. WINDOW SASHES: PT4 - GLOSS BLACK, VC-35.
5. DOORS INCLUDING FRONT DOOR: PT4 - GLOSS BLACK, VC35.
6. ALL TRIM, BALUSTRADE, COLUMNS ETC.: - DUNBAR BUFF, VC-5.



EAST



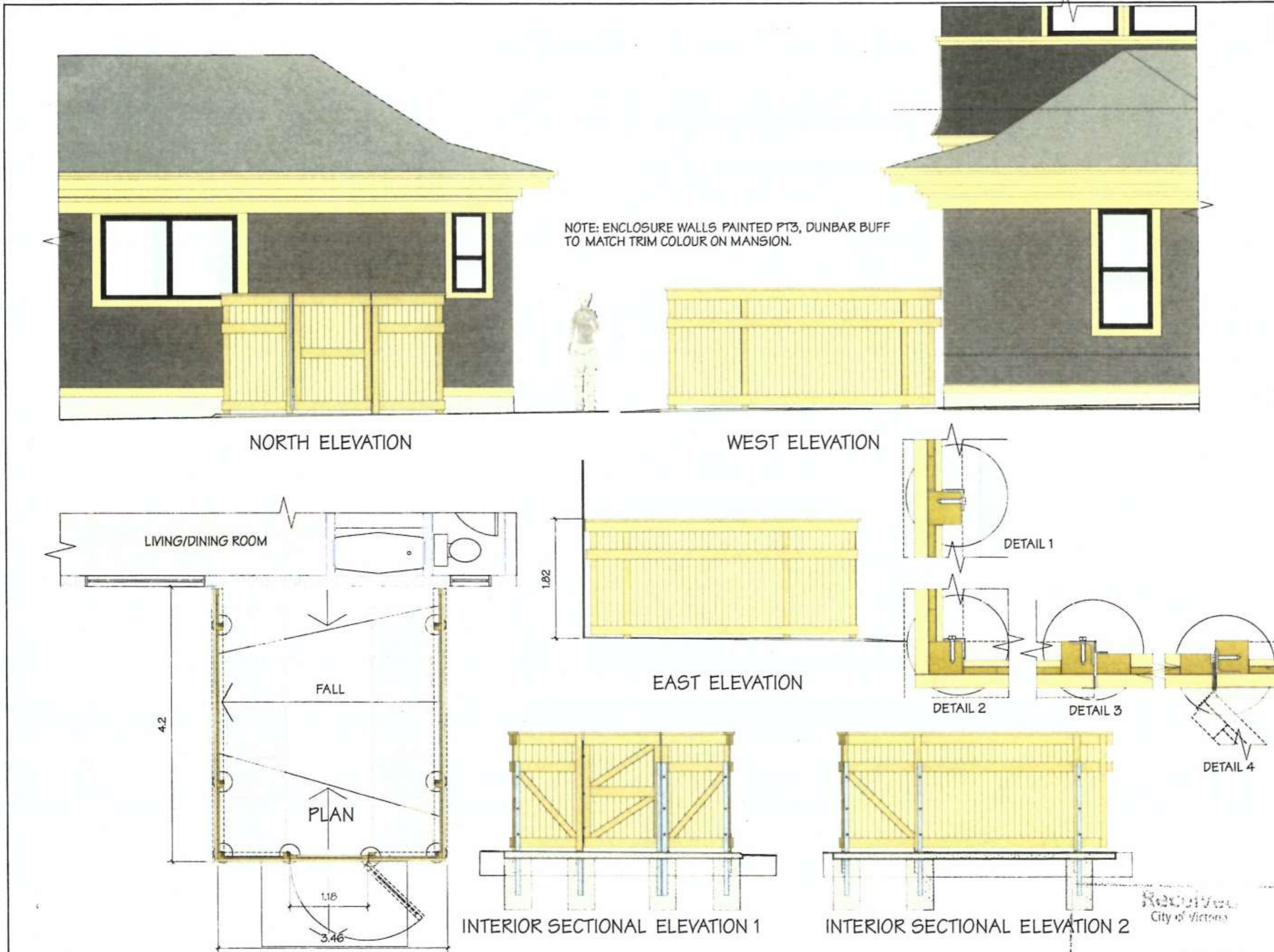
SOUTH

PRAXIS

750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

EXISTING HOUSE ELEVATIONS

A-7



NO	DATE	REVISION

NO	DATE	ISSUED
1	DATE MD	ISSUED FOR...

SEAL:

PRAXIS architects inc

PROJECT TITLE

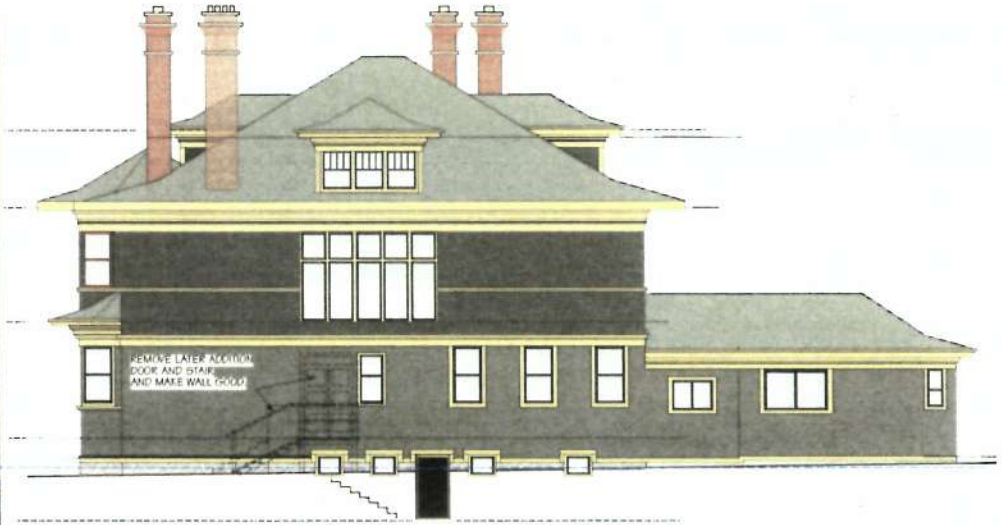
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE

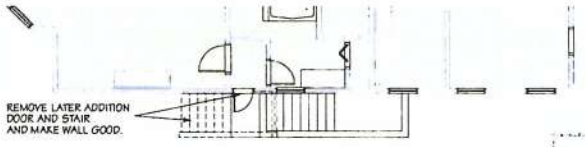
GARBAGE ENCLOSURE

SCALE: SCALE	DRAWN: DRAWN BY	SHEET NO A.8
DATE:	PROJECT NO	REVISION NO

NOTE: PAINT AND STAIN COLOURS AND TEXTURES TO THE MANOR HOUSE TO BE
CO-ORDINATED WITH HERITAGE CONSULTANT'S RECOMMENDATIONS TO FOLLOW.
HERITAGE CONSULTANT'S REPORT ON PROPOSED HERITAGE ALTERATION PERMIT TO FOLLOW.



NORTH ELEVATION



PART PLAN

NO	DATE	REMARKS
1	SEPT 20-16	DP / REZONING
NO	DATE	REMARKS

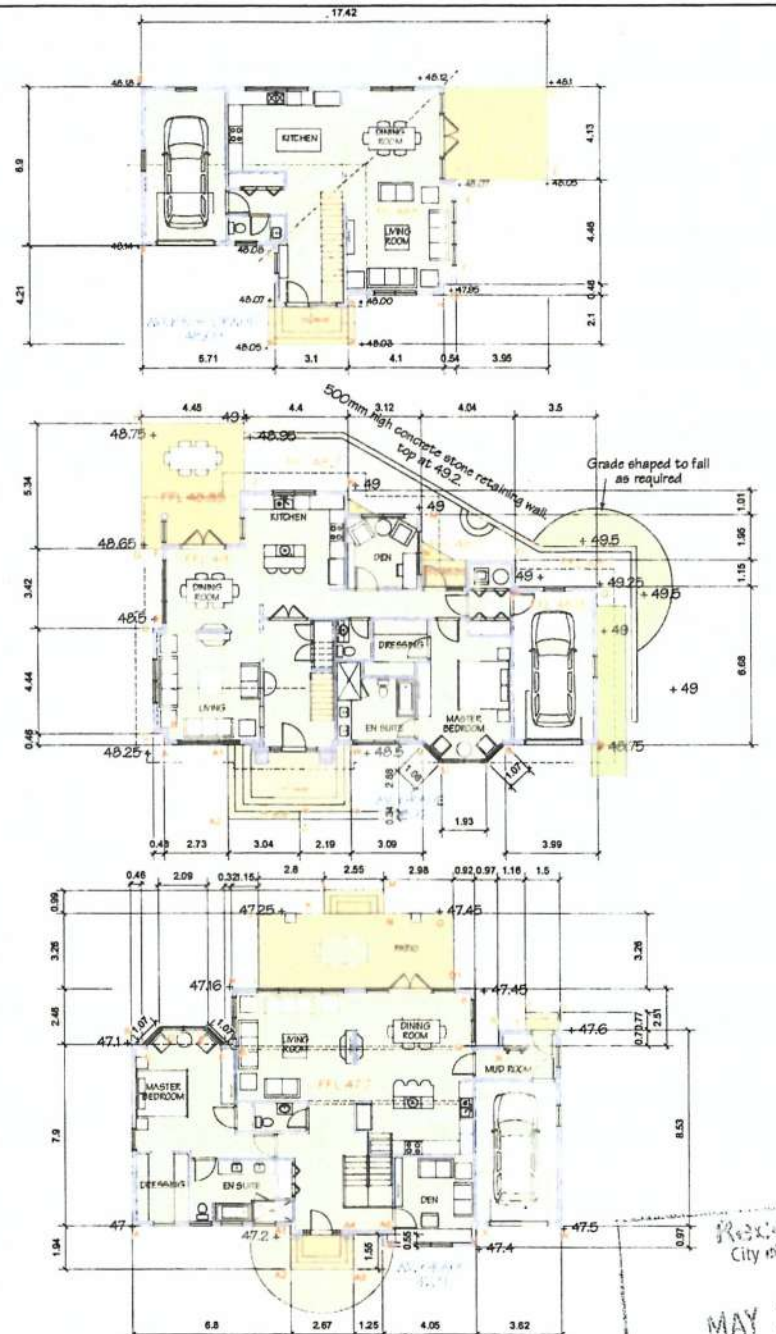
SEAL:

PRAXIS
Architects Inc.

PROJECT TITLE:
750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE
PROPOSED HERITAGE ALTERATION

SCALE	DRAWN	SHEET NO
1:100	TS	A-9
DATE	PROJECT NO	REVISION NO
MAY 2017	15-039	



AVERAGE GRADE CALCULATION

UNIT 1.

Point	Elev	Point	Elev	Average	Wall Length	Wl x Ave
A	48.14	B	48.18	48.16	6.90	332.305
B	48.18	C	48.10	48.14	17.42	838.600
C	48.10	D	48.05	48.075	4.13	198.550
D	48.05	E	48.07	48.06	3.95	189.837
E	48.07	F	47.95	48.02	4.46	214.170
F	47.95	G	47.95	47.95	0.54	25.893
G	47.95	H	47.95	47.95	0.46	22.057
H	47.95	I	48.00	47.97	4.10	196.677
I	48.00	J	48.03	48.01	2.10	100.821
J	48.03	K	48.05	48.04	3.10	148.924
K	48.05	L	48.08	48.07	4.21	202.375
L	48.08	A	48.14	48.11	5.71	274.708
				Totals	57.08	2744.916

Perimeter 57.08

AVERAGE GRADE 48.09

UNIT 4

A	48.25	B	48.27	48.26	0.46	22.1996
B	48.27	C	48.27	48.27	0.46	22.2042
C	48.27	D	48.5	48.385	4.44	214.8294
D	48.5	E	48.5	48.5	0.46	22.31
E	48.5	F	48.65	48.575	3.42	166.1265
F	48.65	G	48.65	48.65	0.8	38.92
G	48.65	H	48.75	48.7	5.34	260.058
H	48.75	I	49	48.875	4.45	217.49375
I	49	J	48.8	48.9	3	146.7
J	48.8	K	48.85	48.825	4.4	214.83
K	49	L	49	49	1.01	49.49
L	49	M	49	49	3.12	152.88
M	49	N	48.8	48.9	1.95	95.355
N	48.8	O	49.2	49	4.04	197.96
O	49.2	P	49	49.1	1.15	56.465
P	49	Q	49.25	49.125	3.5	171.9375
Q	49.25	R	48.8	49.025	6.98	342.1945
R	48.8	S	48.7	48.75	3.99	194.5125
S	48.7	T	48.7	48.7	1.07	52.109
T	48.7	U	48.6	48.65	1.93	93.8945
U	48.65	V	48.6	48.625	1.08	52.515
V	48.6	W	48.5	48.55	3.09	150.0195
W	48.5	X	48.46	48.48	2.88	139.6224
X	48.6	Y	48.44	48.52	2.19	106.2588
Y	48.44	Z	48.44	48.44	0.34	16.4696
Z	48.44	A2	48.3	48.37	3.04	147.0448
A2	48.3	A1	48.3	48.3	3.32	160.356
A1	48.3	A	48.25	48.275	2.73	131.79075
				TOTAL	74.64	3636.5463

74.64

AVERAGE GRADE 48.7211455

UNIT 3

A	47	B	47.1	47.05	7.9	371.695
B	47.1	C	47.13	47.115	0.46	21.6729
C	47.13	D	47.14	47.135	1.07	50.43445
D	47.14	E	47.15	47.145	2.09	98.53305
E	47.15	F	47.14	47.145	1.07	50.44515
F	47.14	G	47.14	47.14	0.321	15.13194
G	47.14	H	47.16	47.15	2.46	115.989
H	47.16	I	47.18	47.17	1.25	58.9625
I	47.18	J	47.25	47.215	3.26	153.9209
J	47.25	K	47.3	47.275	2.8	132.37
K	47.3	L	47.3	47.3	0.99	46.827
L	47.3	M	47.4	47.35	2.55	120.7425
M	47.4	N	47.4	47.4	0.99	46.926
N	47.4	O	47.5	47.45	2.98	141.401
O	47.5	O1	47.45	47.475	3.26	154.7685
O1	47.45	P	47.45	47.45	0.92	43.654
P	47.45	Q	47.5	47.475	2.51	119.16225
Q	47.5	R	47.5	47.5	0.97	46.075
R	47.5	S	47.6	47.55	0.7	33.285
S	47.6	T	47.6	47.6	1.16	55.216
T	47.6	U	47.5	47.55	0.77	36.6135
U	47.5	V	47.6	47.55	1.5	71.325
V	47.6	W	47.5	47.55	9.3	442.215
W	47.5	X	47.45	47.475	3.62	171.8595
X	47.45	Y	47.4	47.425	0.97	46.00225
Y	47.4	Z	47.25	47.325	4.05	191.66625
Z	47.2	A5	47.2	47.2	0.55	25.96
A5	47.2	A4	47.2	47.2	1.25	59
A4	47.2	A3	47.2	47.2	1.55	73.16
A3	47.2	A2	47.2	47.2	2.67	126.024
A2	47.2	A1	47.2	47.2	1.94	91.568
A1	47.2	A	47	47.1	6.8	320.28
				0		0
				TOTAL	74.681	3532.89564

74.681

AVERAGE GRADE 47.3063515

NO	DATE	REVISION
1	SEPT 30-16	DP / REZONING
NO	DATE	ISSUED

SEAL

PRAXIS architects inc.
Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC

PROJECT TITLE

750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

SHEET TITLE

AVERAGE GRADE CALCULATIONS

SCALE	DRAWN	SHEET NO.
1:100	TS	A-10
DATE	PROJECT NO	REVISION NO
	15-059	

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.
WOOD TRIM.
PAINTED EX 6" BEADED SHIPLAP SIDING.
PAINTED EX 8" FEATHERED SIDING.

EAST ELEVATION.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.

PAINTED EX 6" BEADED
SHIPLAP SIDING.

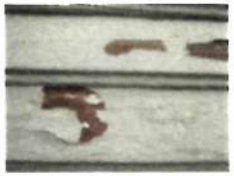
PAINTED EX 8" FEATHERED SIDING.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.
WOOD TRIM.
PAINTED EX 6" BEADED SHIPLAP SIDING.

SOUTH ELEVATION.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.

PAINTED EX 6" BEADED SHIPLAP SIDING.



PAINTED EX 6" BEADED SHIPLAP SIDING.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.

PAINTED EX 6" BEADED SHIPLAP SIDING.

EX 8" SHIPLAP SIDING.
PLYWOOD BOARD

WEST ELEVATION.

EX 8" SHIPLAP SIDING.
PLYWOOD BOARD

EX 8" SHIPLAP SIDING.

EX 8" SHIPLAP SIDING.

PAINTED COMMON COURSED
SAWN CEDAR SHINGLES WITH TAPER.

WOOD TRIM.

PAINTED EX 6" BEADED SHIPLAP SIDING.

NORTH ELEVATION.

PAINTED EX 6" BEADED SHIPLAP SIDING.

PAINTED EX 6" BEADED SHIPLAP SIDING.

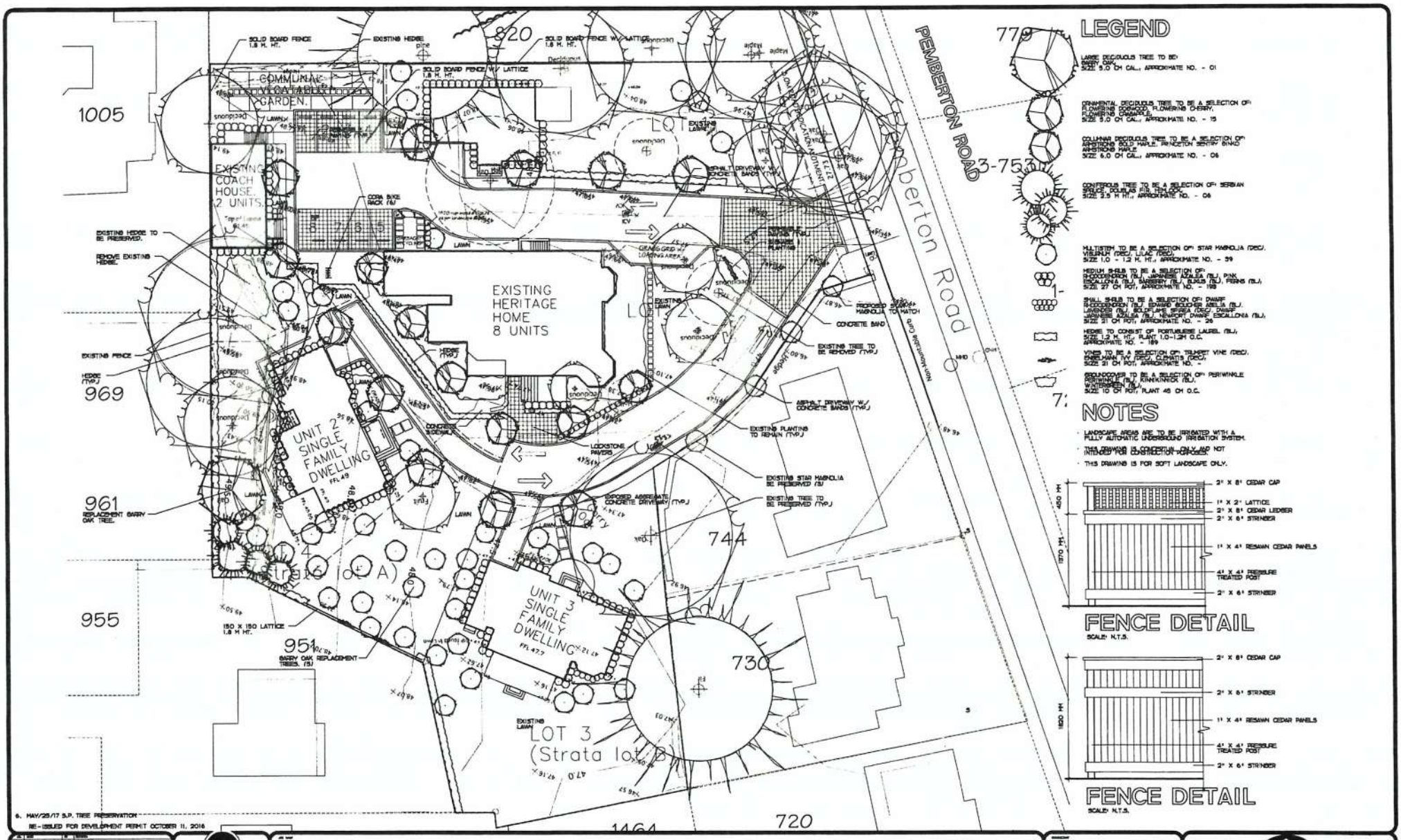
NO.	DATE	REVISION
1	DAY.MO	ISSUED FOR...
NO.	DATE	ISSUED

PRAXIS ARCHITECTS INC.

750 PEMBERTON ROAD
VICTORIA, B.C.
REZONING

COACH HOUSE
EXISTING FINISHES

SCALE	DRAWN	DRAWING NO.
	CHECKED	A-11
DATE	PROJECT NO.	
	1616	



LEGEND

LARGE DECIDUOUS TREE TO BE A SELECTION OF: BARRY OAK SIZE: 9.0 CM CAL.; APPROXIMATE NO. - 01

ORNAMENTAL DECIDUOUS TREE TO BE A SELECTION OF: FLOWERING DOGWOOD, FLOWERING CHERRY, FLOWERING CRABAPPLE SIZE: 9.0 CM CAL.; APPROXIMATE NO. - 15

COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF: ARMSTRONG GOLD MAPLE, PRINCETON SENTRY GINKO ARMSTRONG MAPLE SIZE: 6.0 CM CAL.; APPROXIMATE NO. - 06

CONIFEROUS TREE TO BE A SELECTION OF: SERBIAN SPRUCE, DOUGLAS FIR, TEMLOCK SIZE: 2.5 M HT.; APPROXIMATE NO. - 06

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), WILLIAM (DEC), LILAC (DEC) SIZE: 1.0 - 1.2 M. HT.; APPROXIMATE NO. - 39

MEDIUM SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK DIAMOND (BL), SKIMMIA (BL), BOXUS (BL), FERNS (BL) SIZE: 27 CM POT; APPROXIMATE NO. - 198

SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BL), DWARF BOXLEAF HEBE (BL), LAVENDER (BL), GOLDFLAME SPIREA (DEC), DWARF JAPANESE AZALEA (BL), NEWPORT DWARF ESCALLONIA (BL), SIZE: 21 CM POT; APPROXIMATE NO. - 26

HEDGE TO CONSIST OF: PORTUGUESE LAUREL (BL), SIZE: 1.2 M. HT., PLANT: 1.0-1.2M O.C. APPROXIMATE NO. - 189

VINE TO BE A SELECTION OF: TRUMPET VINE (DEC), KNIGHTSHADE (BL), CLEMATIS (DEC) SIZE: 21 CM POT; APPROXIMATE NO. -

GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE (DEC), KINNIKINICK (BL), WINTERGREEN (BL) SIZE: 10 CM POT; PLANT: 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

FENCE DETAIL
SCALE: N.T.S.

FENCE DETAIL
SCALE: N.T.S.

DRAWN	J.P.
DATE	OCTOBER 11, 2016
SCALE	1 : 200
PROJECT	750 PEMBERTON ROAD
	253.16.08

Lombard North Group

750 PEMBERTON ROAD
VICTORIA, B.C.

Received
City of Victoria
MAY 26 2017
Planning & Development Department
Development Services Division

LANDSCAPE PLAN L1

P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

June 12, 2017

Planning and Development Department
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attention Mayor and Council

RE: Rezoning and Development Permit Application – 750 Pemberton Road
Lot 1, Section 68, Victoria District, Plan 38875

A rezoning application has been submitted for the purpose of constructing three new single family dwelling units. The 5367 m2 site is currently zoned T-22 Pemberton Transient Accommodation District and contains two dwellings. In the center of the site is the original 1912 heritage designated house which was converted to eight rental units in 1948. In the north-west corner of the property is a coach house, also circa 1912, currently contains one large rental unit which will be converted into two rental units as part of this proposal. A covenant will be registered ensuring the existing 9 (plus 1 proposed new) rentals remain and provide for a mix of tenure. It is also our intention to designate the exterior of the coach house heritage. The second portion of the proposal deals with the addition of 3 dwellings to the remainder of the property. An area commonly referred to as "the meadows", will accommodate two of the proposed single family dwellings, with the third on a fee simple lot on the north side of the property. It is important to note that deliberate retention and improvement of the community vegetable garden that the tenants have enjoyed for over half a century was heavily considered and respected in this proposal. The new dwellings range in size from 206.5 m2 to 245 m2 and will be accessed via existing driveways.

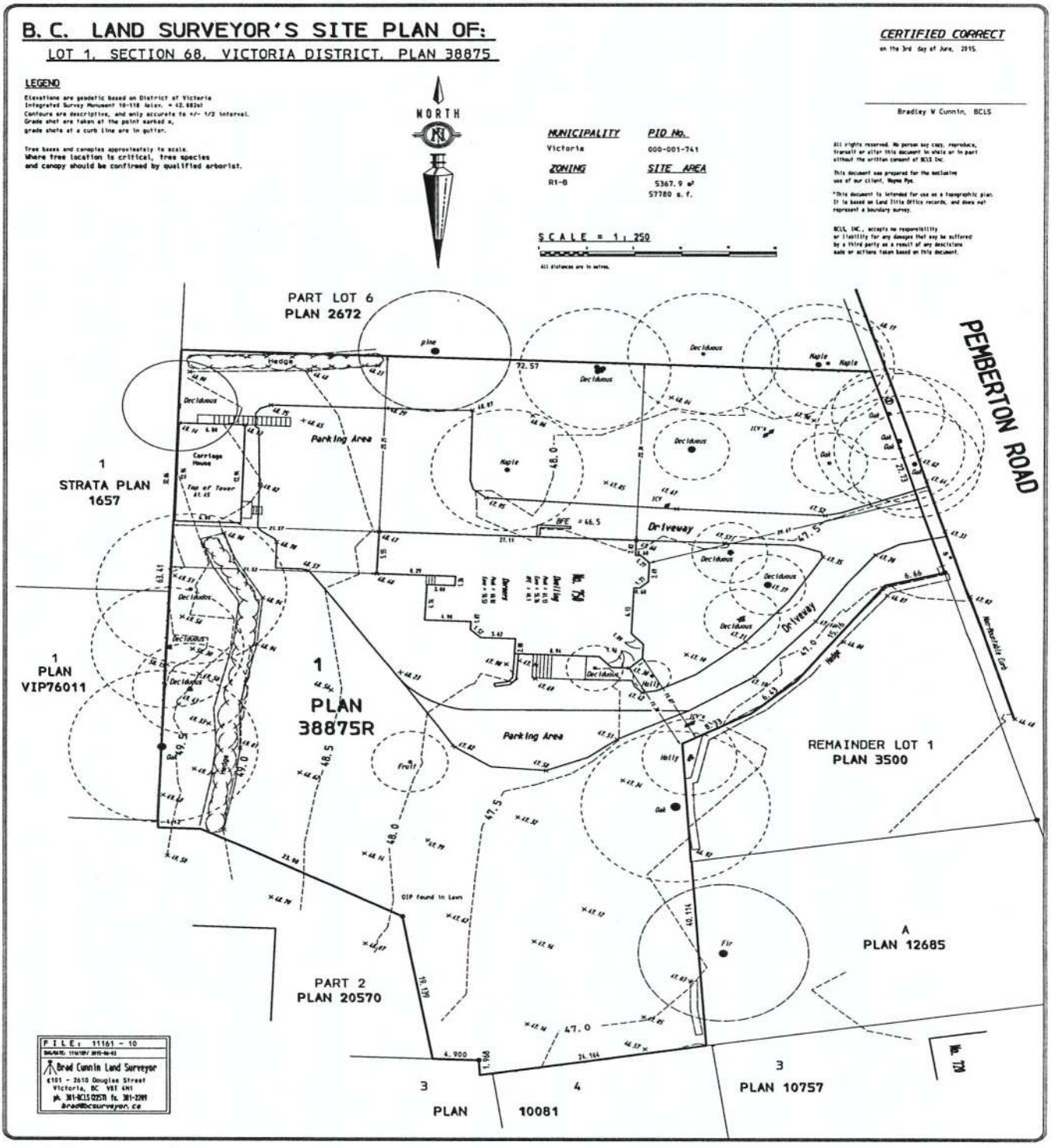
A new zone, based largely on the R1-A Rockland Single Family Dwelling District, is being requested which will allow for the additional three units. The existing heritage house and the coach house will remain together on its own fee simple lot as rental buildings. The new dwellings will be sold. As proposed the two new buildings in the meadow area will be on bare land strata lots and accessed by converting an existing driveway to a private strata road. An area of the meadow will be retained and protected under registered covenant buffering the region between the new dwellings and paying respect to the meadow. The third new building will be on a fee simple lot with shared access via easement up the existing driveway to the heritage rental buildings to ensure the Garry Oak meadow at road front is not disturbed. The retention of the vegetable garden has led to the reduction of the site srea of this lot, however the coverage is within the limit of the R1A zone standard. It is also of note that the footprint of the unit on this lot (Unit 1) has been shrunk from an earlier proposal to ensure the retention of the Elm tree on the North side of the site.

The existing site landscaping will remain largely untouched. 2 trees in total will be removed, 1 to accommodate Unit 1 and 1 on the arborists recommendation. 5 Garry Oaks will be replanted on site as replacements.

Surrounding land use consists primarily of single family dwellings zoned R1-A with the exception of the townhouse development adjacent to the west lot line and accessed from Joan Crescent.

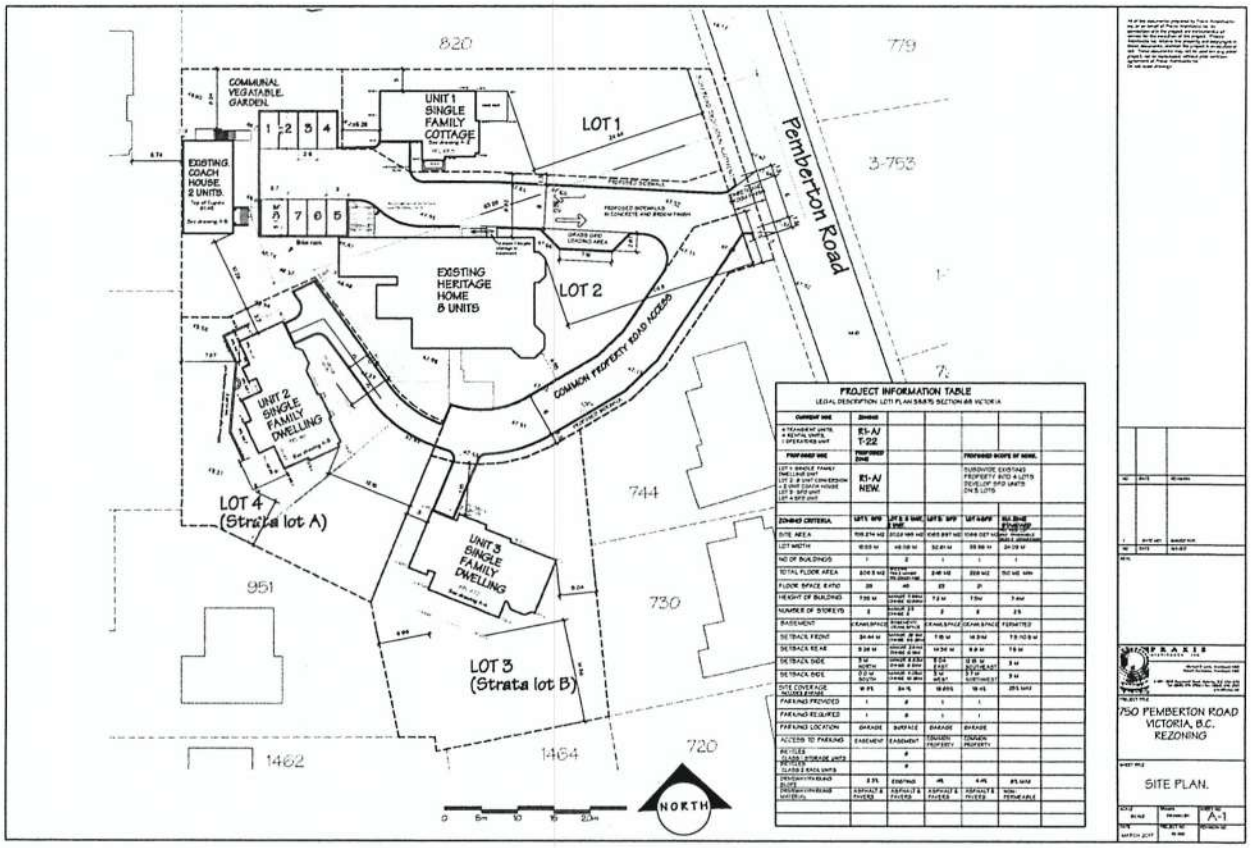
The new property owner, 750 Pemberton Developments Ltd. purchased the property in September 2015 and will be retaining ownership of the 9 existing (plus 1 proposed) rental units. Both the heritage house and the coach house have received much needed upgrades such as roof replacement, new gutters, siding repairs and chimney re-pointing. With finacial assistance from the Victoria Heritage Foundation the roof of the heritage house was replaced in Novemebr 2015. Phase two of upgrading to the heritage buildings paint and general restoration as required will be done in conjunction with the proposed new buildings.

EXISTING SURVEY



EXISTING SITE LAYOUT

SITE PLAN



Consultation was conducted with the Rockland Neighbourhood Association (RNA) as well as door to door with adjacent property owners. The summary below provides a brief chronology of consultation

750 Pemberton Consultation

- June 24/15 site meeting with RNA President, RNA Land Use Committee Chair and Rockland Council Liaison representative
- August 12/15 meeting with RNA Land Use Committee Chair and Rockland Council Liaison representative
- September 2/15 meeting with RNA Land Use Committee
- September 9&11/15 applicant canvassed immediate neighbors, door to door.
- September – phone conversation with owners of 730 Pemberton Road

- October 2/15 meeting with home owners of 1005 Joan Crescent
- October – two phone conversations plus email with owner of 820 Pemberton Road
- November 2/15 second meeting with home owners of 1005 Joan Crescent
- November 4/15 second meeting with RNA Land Use Committee
- December 17/15 notified of R1A bylaw amendment - necessitates switching gears on proposal
- January to June 2016 – work underway on optional 5 unit DP proposal submitted June 6
- June to August 2016 – consulting with neighbours, tenants, RNA, Councilor Madoff, Planning Staff for alternatives to the DP submission
- August 25/2016 – CALUC meeting held at Fairfield Community Center for this 3 unit Rezoning proposal
- September 15/2016 – on site meeting with owners 1005 Joan Cres to discuss remedies to their concerns
- Decision made to move forward with 3 unit re-zoning plan

The site is flat and as noted above with minimal tree removal and replacements proposed. With no underground parking and crawl space foundations for the proposed three new dwellings, blasting will be very limited. The site is extremely well located to take full advantage of all the amenities associated with Rockland and is within easy walking distance of downtown.
10 Class 1 bicycle storage spaces are to be located in the basement of the existing house with easy access via an existing outside stair. A bicycle rack will also be located on the site.

Maintaining the heritage character, large lot estate properties, and attractive neighbourhood features is paramount and was clearly conveyed by the RNA Land Use Committee to the applicant. Donald Luxton and Associates a Heritage consultant firm from Vancouver was engaged to provide a Statement of Significance on the heritage building and the coach house as well as a report on the overall proposal. His conclusion states that the proposal is a sensitive treatment of the site's original layout and physical fabric. His recommendations as concerns the colours to be used in the proposal will be followed in the execution of the project.

In an effort to respect the objectives and polices of the Rockland area, multiple design schemes were considered over a lengthy amount of time. In addition, a variety of architectural styles were explored before selecting the version which was felt to be most suitable with the surroundings and application was presented to CALUC on August 25, 2016.

The proposed three new single family dwelling units and the addition of 1 rental unit should have very little impact on the neighbourhood. Design and building placement has been carefully considered, with the new buildings to be sited with respect to the dominance of the existing house in the context of the site. The single family homes fit into the historic fabric of the area but do not copy the existing buildings. As such they have steeply pitched, stick framed roofs and wide eaves with accommodation on the upper floors located within the roof volume. Shed- and wall dormers are used to provide space and light. Axial entry routes, defined and celebrated front entrances, double volume entry lobbies and vertically proportioned windows refer to the period nature of the site. The existing vegetation has been retained including retention and improvement of the community garden and adequate parking has been provided for both the rental tenants as well as the new owners. Neighbourhood concerns have been addressed and integrated into the proposal. Upgrades to the heritage house as well as the carriage house will presumably be viewed as a positive. Designation of the coach house as well as the addition of a two bedroom rental unit are beneficial to the community as a whole. Protection of the rental stock through a housing agreement and legal protection of a portion of the historical meadow supplements the positive attributes to the community as well as tenants. Both of the existing buildings are in need of attention and the applicant will be engaging the appropriate qualified professionals for assistance.

Sincerely,

PRAXIS ARCHITECTS INC per: HEATHER SPINNEY, ARCHITECT AIBC. FOR

Robert Rocheleau, Architect AIBC
Director

750 PEMBERTON DEVELOPMENTS LTD.

per: _____

Melanie Smith

750 Pemberton Developments Ltd

Leanne Taylor

Senior Planner
Sustainable Planning and Community
Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Re: Re-Zoning Application 750 Pemberton Road

We have carefully considered the re-zoning application for the above property as a whole package as well as each of the specific aspects that make up the proposal over the past 2 years and feel that what has evolved over that time period is a very sound application. City Staff have made a recommendation that the interior foyer of the main building be included into the Heritage Designation. Currently the exterior of the building is designated. We have considered this request and have decided against it at this time for the following reasons.

The building contains 8 rental units where 2 of the tenants have lived for the past 20+ years. We wish to maintain that status and are conscientious of balancing rental rates and costs to operate. The building is over 118 years old and while it is in decent shape there is much to do both in terms of general maintenance but more importantly to mechanical equipment, safety and infrastructure of the building which we are committed to doing. To date we have replaced the roof, gutters and repaired leaking siding. We also intend to re-paint the exterior in conjunction with the proposed re-zoning. We have a 5 and 10 year plan in place to keep on top of the projected maintenance and significant associated costs. We have a financial plan in place to have funds available to allocate to those projects as they arise but the plan is very lean. Designation status can be somewhat restrictive and add additional cost if there are improvements required that impact the finishing. For example, the interior wallpaper in the foyer is beginning to peel. I anticipate in the coming years it will need to be replaced or painted to maintain the foyer in good condition. Allocating funds towards heritage appropriate wallcoverings for example or other restoration projects is something that we feel is secondary to the primary importance of maintenance and retaining our long term affordable rental units.

Thank-you,

750 Pemberton Developments Ltd
Melanie Smith
President – 750 Pemberton Developments Ltd.
6/6/2017

NOTES FROM CALUC MEETING TO DISCUSS 750 PEMBERTON ROAD

7:30 pm, 25th August, 2016, Fairfield Community Centre

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. He briefly explained the process that the proposals have to go through, including this CALUC (Community) meeting which is required for all re-zoning applications. The LUC acts as a facilitator for this meeting at which the proponent presents the proposals to get local input before submitting the formal application to the City. The proposal will then go to the City's Committee of the Whole for consideration, and finally to the City Council for approval at which time there will be a Public Hearing for further local comment. In the meantime, the public can contact the Planning Department, local councillors, the developer or the RNA for further information.

Melanie Smith (owner/developer) introduced co-owners of the property, Cory and Ashley Sanga. She explained that the consideration of development on the property at 750 Pemberton had been a long process, having started in May 2015. The *initial proposal* was to retain the heritage building and add five housing units in the grounds. This had been discussed with the RNA and, as a result of some concerns about density/design, etc., a *second proposal* had been prepared and submitted to the city which avoided the need for re-zoning as the new development would be attached to the existing property at the back. This second proposal is still with the City but, having discussed it with the RNA and Pam Madoff, it has been placed on "hold". A *third proposal*, the one now being presented at the meeting, has been prepared and this seems to the owners to be preferable to both of the earlier proposals. This one does require re-zoning, and hence the need for this meeting. Melanie emphasized that the owners do respect the local community. She introduced two members of the design team from Praxis, Bob Rocheleau, who has worked in the heritage sector, and Theunis (last name?). She described the site, showing the plans, and noted that the heritage designated house would remain as it is, with eight rental suites. The carriage house would also be retained but improved and divided into two units, and heritage designation would be sought for that building. The proposal is to add three single-family dwellings in the grounds, one north of the heritage house, one south-west of it, and one south of it. This plan enables the retention of the Garry Oaks near Pemberton Road; the current parking area would be retained; and part of the "meadow" would be retained and protected through a covenant. All the news buildings would be less than 7.5m in height, and would be built in a style that is compatible with the neighbourhood.

QUESTIONS/COMMENTS/ANSWERS:

Peter Martin (951 Joan Crescent):
Q: May we have some plans of the proposals to take away and look at later?
A: Yes, contact Melanie Smith and she will provide them.

Shirley Mitrou (696 Joan Crescent)
Q: Our property backs on to 750 Pemberton, and we are concerned about the loss of trees and greenery, and hence loss of privacy.
A: Melanie said that some pruning had been done and there are some trees that are not in good health, and she will be obtaining the services of an arborist to look at these. But she noted that the set-backs of the proposed new buildings do meet the requirements, and she is just as keen for privacy to be preserved between this house and the Joan Crescent homes.

Gloria Back (1005 Joan Crescent):
Q: Gloria echoes Shirley's comments above. Her home faces the Coach House, and she would like further details of the changes proposed for the Coach House, including its conversion to two units, its windows at the back, and the parking. There are also problems with the exhaust from the Coach House.
A: The Coach House is about 100 years old, and is very close to the boundary, but it was there before the Joan Crescent homes. The windows at the back cannot be changed because the house was built the way it was, but we will try to address the exhaust problem.

Joan Mason (777 Pemberton Road):
Q: Will the Coach House remain as a rental property?
A: Yes.

Ian Back (?) (1005 Joan Crescent)
Q: Where will the garbage trucks go? We're concerned about the noise from them.
A: The garbage and recycling bins will probably remain where they are now.
Q: Will there be changes to the driveway?
A: It will be widened to meet new requirements.

Catherine Chard (820 Pemberton Road):
Q: I'm concerned about where the parking will be as my dogs bark at people coming and going, and then others complain about the barking.
A: The parking will remain where it is at present.

Larry Mason (777 Pemberton Road):
Q: What will be the setback for Unit 1?
A: 10.5 metres.

Chantal Brodeur (13-949 Pemberton Road)

Q: Will you be significantly increasing the density on this site?

A: Yes, we are applying for an increase in density. In fact the new houses will meet the 835 sq.m. requirement, but overall the site will not comply with the requirements because of the rental units in the heritage house and the Coach House.

Ian Back (1005 Joan Crescent):

Q: Is the south end of the Coach House currently being used for storage?

A: Yes, but this there will be no storage area after conversion.

Gloria Back (1005 Joan Crescent):

Q: The zoning in the neighbourhood is mostly R1-A, and the property at 750 Pemberton is already over density because of the rental suites. Now you want to increase it and double the density?

A: The re-zoning bylaw was amended in January, and the fact that it changed pushed us over the density requirement. If the heritage house reverted to being a single-family home that would solve the problem, but we do not want to evict the tenants, especially at a time of acute rental housing shortage.

At Bob June's request, ***Leanne Taylor*** *from the City Planning Department, explained that the Amendment to the R1-A zone made in October 2015, was a correction to the previous bylaw which had been sloppily written and had caused some confusion. This was really a clarification.*

Judi Trost (Coach House, 750 Pemberton):

Q: Is the application for five townhouses (the second proposal) still with the City?

A: It is still with the City, but is on "hold" because we prefer the proposal (the third) that we are now presenting. This proposal leaves more green space, and protects the meadow in perpetuity. We want to own and maintain the heritage building. We think that this is the proposal that best addresses the neighbourhood concerns.

Chantal Brodeur (13-949 Pemberton Road):

Q: Will the three single-family houses be part of a strata?

A: The heritage house and carriage house will be fee simple.
The Unit 1 house will be a fee simple lot, but with access from the driveway.
Units 2 and 3 will be strata lots.
There will be a covenant on the meadow.

Ana Maria Garcia (8-750 Pemberton Road):

Q: When will the tenants know what is going to happen. Will they have the use of the meadow?

A: We do not know how long the process will take and it depends on the outcome of the application. Tenants will no longer have use of the meadow, but they do have other green areas.

Larry Mason (777 Pemberton Road):

Q: Will there be guest parking on the site? There is already a lot of parking on Pemberton Road.

A: No guest parking will be provided on the property. The new units will have one garage each, and driveway parking for their guests. The City policy is to try to get away from two car garages. Parking is not going to be an issue.

Catherine Chard (820 Pemberton Road):

Comment: There is already too much parking on Pemberton, and more traffic.

Leanne Taylor (City Planning Department):

The City has to look at design guidelines and policies concerning parking. It has to look at the big picture – both the site and the site context, looking at hard surface vs. green space. It might recommend having a design covenant on the title.

Graig Mitrou (969 Joan Crescent):

Q : Has this proposal been submitted to the City ?

A: No, this proposal has not been submitted. Another proposal is "on ice" with the City.

(Don't know who asked this – does anyone remember?)

Q: What sort of quality will the new houses be?

A: They will have a high-end finish, and will be about 2,400 sq. ft. with no basements.

Doris Schuh (744 Pemberton Road):

Q: Where will the garbage bins be located?

A: For the heritage house, they will be in same place as they are now. The private homes will have their own pick-up (but we assume they would use the same company).

Q: What type of heating will be used?

A: In-floor radiant heating. There will be underground power lines.

Ana Maria Garcia (8-750 Pemberton Road)

Q: Will the tenants be able to use the gardens at the back?

A: Yes

Janet Simpson (RNA; 1336 Richardson Street)

Q: I'm concerned about the view from Pemberton Road. Couldn't Unit 3 be moved further south so it wouldn't be so visible?

A: You won't be able to see the house from the road. We could push it further south, but that would take away from the meadow behind it.

Q: The heritage house and the meadow are extremely important to the neighbourhood; because of this the Heritage Committee should review the proposal.

A: (**Leanne Taylor**, Planning Dept.) We would have to look into this and get back to you.

Ana Maria Garcia (8-750 Pemberton Road)

Q: Would Melanie be able to help re-house us in her other properties if we have to move?

A: Melanie would like to be able to help re-house tenants if necessary, but doesn't have vacancies in her other properties.

Gloria Back (1005 Joan Crescent)

Q: The parking at 750 Pemberton is very visible from our property as there is no landscaping around it. We would like it to be hidden by some landscaping.

A: We don't want to take anything away from the garden by adding hedges, etc. We can discuss this later.

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

✓ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings.

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

___ I have been informed that there is no blasting or tree removal proposed.

Or

✓ A proposal for blasting or tree removal has been explained to me.

✓ The proposed landscaping for our common property line is acceptable to me.

✓ The proponent's explanation addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): _____

Date: Thurs, Aug 5 Address of the owner(s): 750-7 Pemberton Rd.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Edibella Organic Landscapes Inc.

Be at Peace in your garden

1618 Warren Gardens Victoria BC V8S 1T1

250-382-3552 www.edibella.com

March 10, 2017
Revision May 26, 2017
Revision June 7, 2017

Tree report for the City of Victoria,
re. development proposal of 750 Pemberton

Attn: Melanie Smith, (client)

This report has been prepared for the client by Michael Cowan of Edibella Organic Landscapes Inc. ISA Certified Arborist PN 5963-A

Trees are numbered here to relate to a corresponding site map

Tree protection zones are described below as well as illustrated on the attached site map

This document is to be used in conjunction with the City of Victoria's Tree Preservation By-Law. There are recommendations there which must be followed with regard to Tree Protection Zones, Permits, Replacement Trees, as well as Construction Practices,

Executive Summary:

This development will affect only a few trees on this large property. One non-by law protected tree,(#8), will have to be removed, as well as one nearly dead purple leaf plum, (#16). There will be some impacts on by-law protected trees, but the recommendations made herein will help to minimize any permanent damage. A large multistem elm tree will lose one of its stems, (which is already cabled and leaning heavily), the roots of this tree will also be impacted. The developer has made the building much smaller to maintain this tree. The neighbours Black Pine will have its

roots affected by the construction of Cottage 1. A Garry Oak (tree15), is not very healthy, unit 3 has been sited to avoid the roots of this tree, there will need to be some pruning to scaffold limbs to make way for the house and its construction. Provided the recommendations are followed; the existing trees on this site will not be adversely affected by this development.

The Details

Assignment: Prepare a report on the conditions of the existing trees on site and the potential impacts of this development proposal may have on the overall health and lifespan of these trees, as well as what can be done during the development process to mitigate any damage to the trees.

Methodology: There are a number of by-law protected trees on the property as well as the neighbouring properties, within 3 metres of the property line. Information such as size (DBH), Diameter at Breast Height, Protected Root Zone, (PRZ), Critical Root Zone, (CRZ), crown spread, health and structural condition, relative tolerance to construction impact and general remarks and recommendations recorded in the attached tree resource spreadsheet. CRZ, is determined by measuring the DBH and multiplying by 12.

Potential Impacts: the most likely impacts to the trees would be in the excavation and grade changes. The construction of Unit 1 will have the greatest impact on the neighbouring trees. Tree #7 Multi stem Elm, (considered a protected tree under the city of Victoria By-Law), and tree #8 the Red Oak. Tree #8 will need to be removed and tree #7 will need to have a large, (cabled and co-dominant), stem removed. A pruning permit will be required for this work. The excavation necessary for the building foundation will cause damage to the roots of tree #7. Exploritory digging will need to be done prior to excavation to determine the amount of potential damage to the roots of tree #7. I will need to know how much "over excavation" will necessary for the construction of the cottage 1. The building has been altered to accommodate the proposed changes. As well, the deck of the cottage should, (and according to the design this is what is being proposed), have its outer deck built on pillars to avoid the root zone of tree #7. The Pine tree, (Tree #12) on the neighbours property will also lose roots due to the excavation necessary, but will survive as it is only a small portion of the entire root zone. This pine will also need to have 2 to 3 lower scaffold limbs removed to the trunk to allow room for the cottage 1 to be built. A permit will need to be issued for the pruning on this tree as it is a by-law protected tree. The construction of Unit 3 SFD will slightly impact the PRZ of the Garry Oak, (Tree #16), and the Douglas Fir, (Tree #15), with careful excavation less than 10% of the PRZ would be impacted by this. Tree #16 will also need to have some scaffold limbs removed for the construction and siting of the house #3. A pruning permit will be required for this work.
The utilities: to service the new dwellings will all be going under the existing driveway and the only tree to have significant roots under the driveway would be Tree #8 which would be removed for the construction of the Unit 1 Family Cottage. Utilities for lot 3 should be routed on either side of the driveway. Fortis Gas line being added to the property will affect tree #1, so exploratory digging should be done prior to any excavation to determine potential root damage.
The driveways: The front entrance which is on city property. The Garry Oak, (Tree # 1), at the front of the property will be affected by the construction. I would recommend exploratory digging with the project arborist on site prior to any excavation. I would recommend the use of

an air spade or water flush excavation to necessary depth for a proper installation of the structural bedding material for the driveway. The exaction for parking spaces 1,2,3,4, will have an impact on the roots of tree #12; all of this work will need to be observed by the project arborist.
The sidewalks: The excavation depth necessary for sidewalk should not affect any of the trees on site except for the municipal trees, (Trees 1-4), which I addressed above in the driveways section

Mitigation of Impacts:

Barrier Fencing: Areas, surrounding the trees to be retained, should be isolated from constructions activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of four feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. The fencing must be erected prior to the start of any construction activity on site, (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is remove or move for any purpose. Solid hording material may also be required to protect the trunks of the trees from the mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

Building Footprints: The footprint of Unit 1 Family Cottage, will impact the rootzone of tree #8 so much that it is recommended that this tree be removed for the construction of the dwelling at its current location on the property. The pine tree on the neighbours property will have about 15% of its PRZ impacted by this dwelling as well. I recommend that the excavation for this Unit 1 be observed by the project arborist to ensure no major roots of neighouring tree are affected by the excavation process. Strata lot A with its construction of a foundation will slightly impact the PRZ of trees #10, #11. Excavations should be observed by an arborist.
The strata lot B had been well situated between the PRZ's of trees #'s 15 and 16. There is still the chance of root damage in the excavation process so I would recommend exploratory digging prior to the excavations and the excavation work be observed by an arborist.

Work areas and Material Storage: it is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction; where possible., these activities should be kept outside of the critical root zone. If there is insufficient room, (which should not be a problem on this development site), for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts, (i.e. mulch layer, bridging etc.).

Arborists Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required

- Supervising excavation for the building footprint, driveway footprint and service corridor

Review and Site Meeting: Once the development receives approval, it is important that the project arborist and city parks arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing, or other construction activity occurs.

Please do not hesitate to call me at 250-818-0803 or email at michael@edibella.com should you have any questions.

Thank you

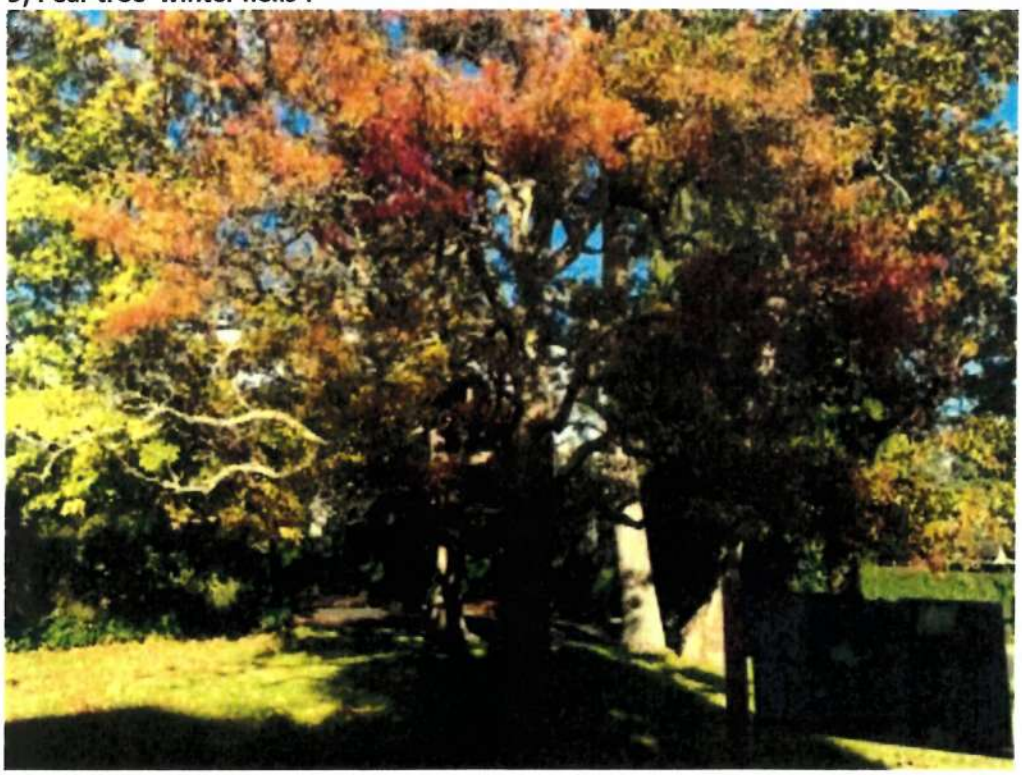
Michael Cowan
ISA Certified Arborist

1), 2), 3), and 4) Garry oaks on City Boulevard

1) 54cm DBH 2) 45cm DBH 3) 64cm DBH 4) 54cm DBH

All appear healthy. One, (tree #2) has significant decay at the base from previous, (15 years ago at least), large pruning wound. These trees are all well outside the construction zone and well inside the 13.6m front yard setback, however I would recommend a tree protection fence, starting at the northern edge of the driveway, 10.5m from the road and heading to the north property line.

5) Pear tree 'winter nelis'?



48cm DBH
Healthy and grafted.
This tree is well outside the construction zone and well inside the 13.6m front yard set back
The tree protection fence mentioned above will include this pear tree

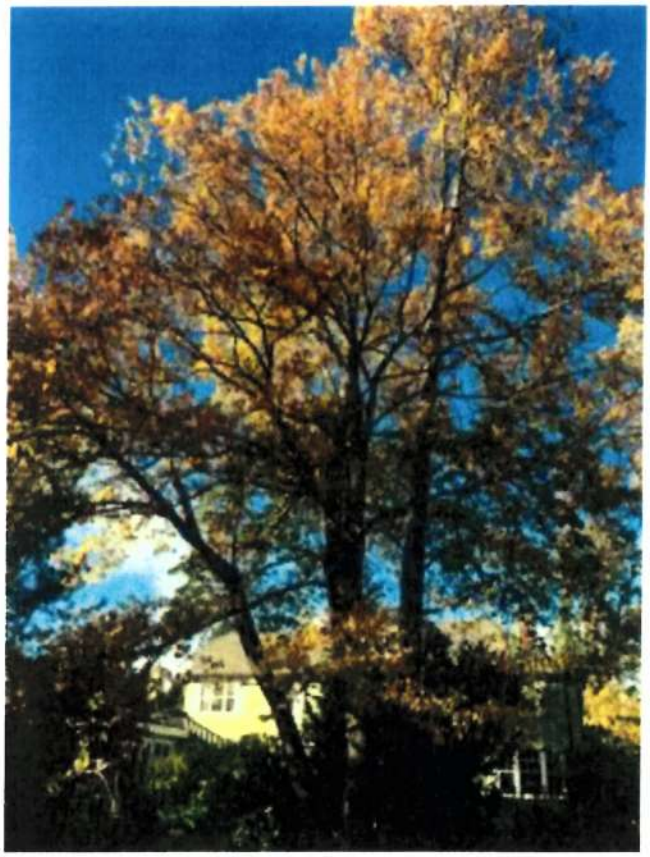
6) Apple tree 'Cox's Orange Pippin'

61cm DBH. Tree is well under 5m in height

Massive wound (51cm in diameter) at 8'

Lots of conks and wounds. Tree was likely planted at the time the original house was built. Common and favourite British apple at the time the tree was planted. Tree fruited well this year and though old, still shows signs of vigour, with shoots sprouting out of old wounds, not epicormic. This tree is nearing the end of its life, (150 years is the usual lifespan of an apple). This tree could be maintained but tree protection fence will need to be constructed at the dripline of the tree.

7) Elm tree(s) a multi stem tree



54cm, 54cm, 45.5cm, and 71cm DBH for each of the trunks equals a total DBH of 163cm
Four stems from the ground up. Only one/two stem are co-dominant w/ included bark. Very healthy looking tree

8) Red Oak

53cm DBH
Very healthy tree, but is too close to the cottage and will have hardscape all around its roots if it were to be maintained. I recommend this tree be removed for those reasons

9) American Ash near property line

2 stems 35.5cm and 33cm for a total DBH of 55.3

The coach house will be renovated and no excavation will take place near its roots.
Some branches are touching the building which I recommend to be removed to prevent critters from accessing the building

10) and 11) American Ashes

45.5cm DBH and 20cm DBH
These trees are not in any building zone, and can be maintained.

12) Black Pine on neighbours property

12a) Large Garry Oak, this tree has now fallen and has been removed

89cm DBH right on the western property line. Tree has a large longitudinal crack/wound in the trunk, old decay of 20 plus years evident. Fence built around it (10 or so years ago) shows no signs of being moved or marred by any movement of the tree.
This tree is mainly on the neighbour's property and its roots are largely out of the construction zone. There is a large laurel hedge protecting trees 11,12, and 13 from damage so I do not see the need for a tree protection zone around these trees.

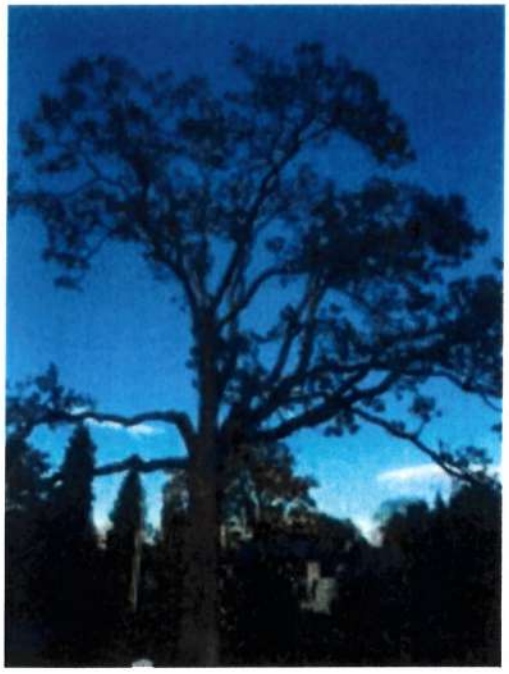
14) Pear tree 'Bartlett'

46cm DBH This tree is very heathy and has a great shape and signs of good vigour.
A 3m square tree protection fence should be constructed around the trunk of the tree during the construction period.

15) Large Doug fir on Neighbours property

Tree's trunk is on the neighbours property so I couldn't measure the trunk, but the tree is large and likely over to 80 years old. This tree is very healthy looking. The tree is close enough to the property line to warrant a tree protection fence constructed 7m x 3m along the eastern property line.

16) Large Garry Oak on eastern property line.



96.5cm DBH. Large tree, the crown was not as full as I would expect from a tree that size, a lot of past pruning has been done on this tree but the wounds had healed over well.
An 8m x 8m Tree protection zone should be constructed around the tree from the property line outward with the trunk at the center. A 15cm layer of course bark/wood shavings should be laid

from the outside edge of the fence to the edge of the drip line to prevent compaction from excavators and other machinery.

17) Pissardi Plum in front of main house

This tree should be removed, there is major crown die back (over 50%), broken hanging limbs fungal growth at the base and on the trunk. This tree is barely hanging on and now presents something of a hazard.

Other Recommendations

All excavations on the site should be observed by an ISA Certified Arborist. Any root damage should be attended to per the City of Victoria's Tree By-Law. Any machinery driven under the drip line of the trees should only be done so on a 15cm layer of course bark mulch or wood chip.

Michael Cowan
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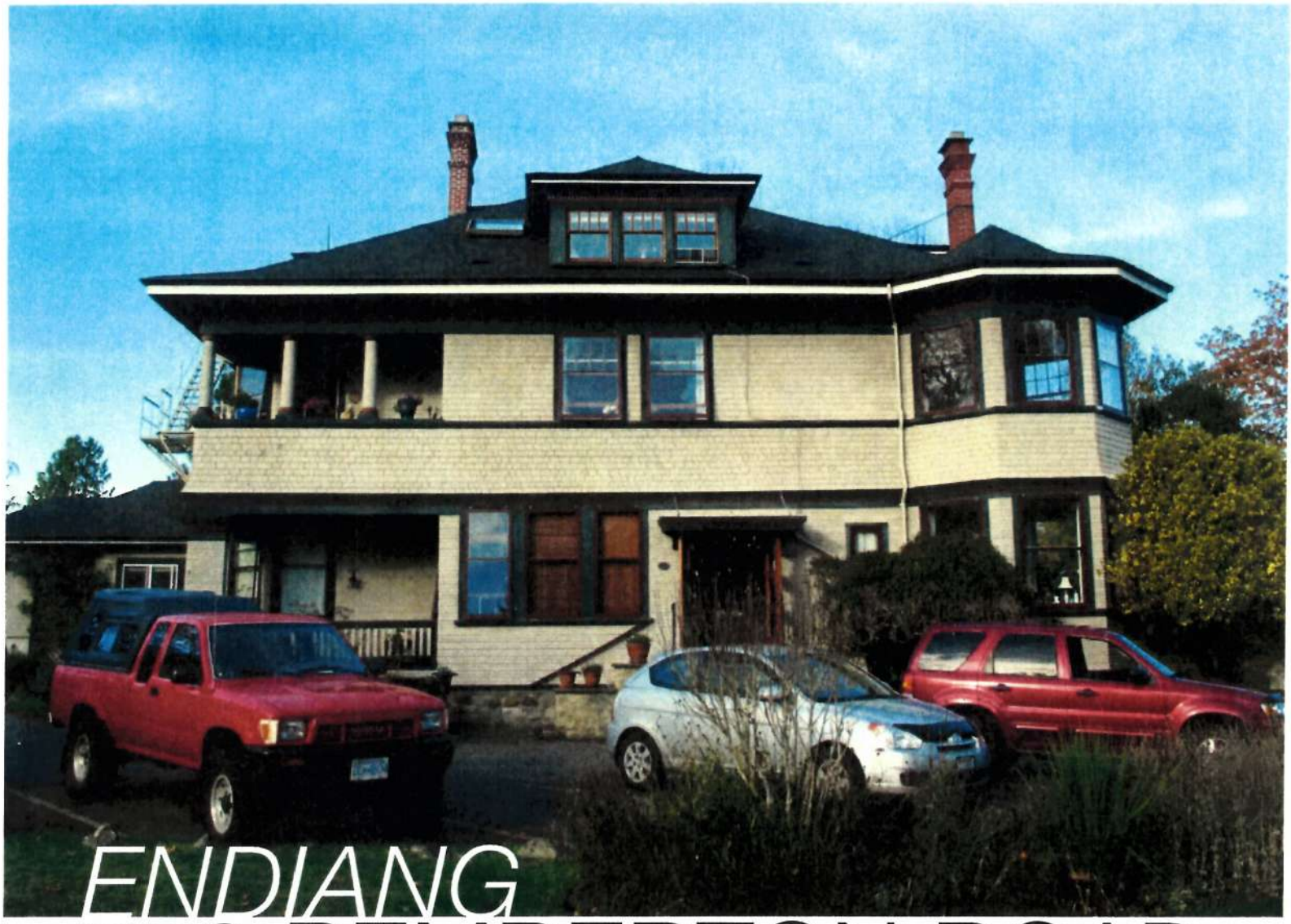
Tree #	d.b.h. cm	PRZ m	CRZ m	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks/Recommendations
1	54	10.8	5.28	Garry Oak	8	Good	Good	Good	Municipal Tree, Well outside of construction zone
2	45	9	5.4	Garry Oak	8	Good	Poor	Good	Municipal Tree, Well outside of construction zone, Large wound at the base see photo
3	64	12.8	7.68	Garry Oak	10	Good	Good	Good	Municipal Tree, Well Outside of construction zone
4	54	10.8	5.28	Garry Oak	8	Good	Good	Good	Municipal Tree, Well outside of construction zone
5	48	4	5.76	Pear tree	5	Good	Good	Good	A healthy 'Winter Nelis' pear tree
6	61	7	7.32	Apple Tree	5	Poor	Poor	Good	Old, damaged Cox Orange Pippin Apple, likely planted with original house
7	54,54,	11.2	6.72	Elm tree (multi stem	15	Good	Good	Good	Multi Stem tree, one co-dom, w/included bark. Very healthy tree
8	53	10.6	6.36	Red Oak	13	V.Good	V.Good	Good	Very Healthy Red Oak Tree, full canopy no defects
9	55.3	11.6	6.6	American Ash	10	Good	Good	Good	2 stems, healthy, likely a seedling or weed tree
10	45.5	9.1	5.4	American Ash	6	Good	Good	Good	Healthy tree, likely a seedling or weed tree
11	20	4	2.4	American Ash	5	Good	Good	Good	Healthy tree, likely a seedling or weed tree
12	84	10	7.44	Black Pine	10	Good	Good	Good	On neighbours property (North),
13				Garry Oak		Fair	Poor		This tree has now fallen and has been removed from site
14	46	6	5.52	Pear tree (Bartlett)	6	Good	Good	Good	A healthy 'Bartlett' pear tree

15	100?	20	12	Douglas Fir	10	V.Good	V.Good	Fair	A very healthy Douglas Fir few visible defects, On neighbours property
16	96.5	19.3	11.52	Garry Oak	15	Fair	Good	Good	A sparse canopy for tree of that size, a lot of previous pruning but wounds have healed well.
17	50?	10	6	Pissardi Plum	8	Poor	Poor		This tree is on death's door and should be removed before falls and creates a mess.



ENDIANG
750 PEMBERTON ROAD
STATEMENT OF SIGNIFICANCE

NOVEMBER 2016

DONALD LUXTON
AND ASSOCIATES INC

STATEMENT OF SIGNIFICANCE

Address: 750 Pemberton Road, Victoria, British Columbia
Historic Name: *Endiang*
Construction Date: 1900
Original Owner: John and Alice Mara
Architect: William Ridgway-Wilson (attributed)

Description of Historic Place

Endiang, located at 750 Pemberton Road in the Rockland neighbourhood of Victoria, is a large, Foursquare mansion situated on a 0.13-hectare lot. Two and one-half storeys in height, *Endiang* is a grand estate house located in an area of similar mansions, including Government House and Craigdarroch Castle, and is distinguished by its traditional Foursquare architecture, accentuated by a two-storey octagonal tower, angled bays, porches, and original fenestration. A carriage house, designed in a complementary vernacular style, and a backdrop of mature foliage, complete the estate setting.

Heritage Value of Historic Place

Endiang is significant for its association with the turn of the century development of the Rockland neighbourhood of Victoria, its association with the Mara family, and the Foursquare design of the main house and modest vernacular design of the carriage house, attributed to architect William Ridgway-Wilson.

The Rockland neighbourhood began to develop in the 1860s, following first colonial land surveyor Joseph Despard Pemberton's endorsement of the area during his work there in the prior decade. Pemberton eventually owned most of the eastern portion of what is now Rockland, while the western section was subdivided from lands owned by Governor James Douglas. Designed to be a prestigious neighbourhood, Rockland became known as Victoria's "Nob Hill"; its elevated, open landscape offered newcomers spectacular views of the Strait of Juan de Fuca, the Olympic Mountains, and the rest of Victoria itself. The wealthy elite commissioned architects to design mansions that would reflect their cultural values. Among the successful early residents was entrepreneur and politician John Mara, who commissioned the construction of the *Endiang* estate in 1899. Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, and William Ridgway-Wilson, to whom design of the *Endiang* estate is attributed. In the 1940s, a wartime housing shortage led to the conversion of many mansions into apartments, a trend that continued into the postwar years; *Endiang* was converted into apartments in 1948.

Endiang was constructed for original owners John and Alice Mara in 1900. John Andrew Mara (1840-1920), originally from Toronto, settled near Kamloops in 1869 and established the first fleet of steamboats in the area. Mara became interested in politics and was a staunch supporter of Confederation. He ran for the first Legislature and was elected in the Kootenay region, and later in Yale. John was Speaker from 1883-86 before being elected to the House of Commons for Yale, remaining until 1896. A frequent visitor to Victoria, John had this house built on a parcel of his wife's family property. John was an active member of the Victoria Board of Trade, Royal Jubilee Hospital, and the Anti-Tuberculosis Society. Alice passed away in 1906, while John continued to live in the house until his death in 1920.

Endiang is valued additionally as an excellent example of Foursquare architecture, expressed through its hipped roof, symmetrical square design, symmetrical hipped-roof dormers, efficient layout and use of natural materials. The Foursquare was created as a reaction to the more ornate Victorian-era styles, and marked a transition to the classically-inspired styles of the Edwardian era. The design of *Endiang* is attributed to local architect, William Ridgway-Wilson, well-known for his boxy Foursquare-style homes. Ridgway-Wilson was born in Hong Gow, China in 1862 and his family moved to England shortly after his birth, where he later trained as an architect. He relocated to Victoria in 1887, and over the course of his long and prolific career, designed numerous and significant institutional, commercial, and residential buildings.

Character-Defining Elements

The elements that define the heritage character of *Endiang* include:

Site:

- large 0.13-hectare property in the centre of the Rockland neighbourhood of Victoria; and
- mature plantings and mature trees.

Main House:

Exterior

- siting in the centre of the property encircled by a formal driveway;
- continuous residential use;
- residential form, scale and massing, as expressed by its two and one-half storey height; full basement; bellcast hipped-roof structure with hipped-roof dormers on all elevations;

- wood and stone construction including bellcast cedar shingle siding, double-bevelled wooden siding, wooden trim, including dentil and belt coursing, and tuck-pointed granite and sandstone foundations;
- characteristics of the Foursquare style including: its square plan and generally symmetrical elevations; bellcast hipped roof structure with wide eaves and closed soffits and four bellcast hipped-roof dormers with wide eaves and closed soffits;
- transitional Edwardian-era design features such as a two-storey octagonal turret located on the west side of the front (south) elevation; the front elevation features two inset corner porches at its eastern corner each with angled bays, the porch on the first storey features one large robust square corner column clad in double-bevelled siding with a large square capital, while the porch on the second storey features three turned columns with round capitals; recessed front entryway (south elevation) with projecting flat roof, accessed by a flight of west-facing stone steps; and one octagonal bay on the east elevation;
- original wooden-sash windows including: single, paired, and tripartite double-hung windows with multi-paned upper sashes and wooden horns as well as one-over-one double-hung windows; and an elaborate bank of stained glass stairwell windows with Art Nouveau insets on the rear (north) elevation;
- entry wood doors with triple horizontal lights and wooden vestibule doors with large stained glass lights; and
- three towering internal corbelled red brick chimneys;

Interior

- original cedar woodwork of the entrance hall, including wood strapping along the walls, full wood ceiling with herringbone pattern and exposed wood beams;
- original wooden square spiral staircase with wooden turned balustrade and square newel posts with carved caps, and upper level newel posts with dropped carved bases; and
- original hardwood floors and wooden throughout.

Carriage House:

- siting at the rear of the *Endiang* property;
- residential form, scale and massing, as expressed by its one and one-half storey height; side gabled roof structure with large shed roof dormer;
- wood construction including cedar shingle siding and double-bevelled wooden siding on its front and side elevations, and wooden trim, including belt coursing;
- vernacular design including: its rectangular plan; large rooftop cupola with flared cedar shingle clad base, open vents, and bellcast pyramidal roof topped by a finial; and front entryway sheltered by an awning roof and accessed by a small wooden staircase;
- original wooden-sash windows including: multi-pane assemblies, with projecting lintels and sills, on the rear elevation; and
- one internal brick chimney.

RESEARCH SOURCES

Subject Property: 750 Pemberton Road, Victoria, British Columbia
Historic Name: *Endiang*
Construction Date: 1900
Original Owner: John and Alice Mara
Architect: William Ridgway-Wilson (attributed)

Directories:

- John Mara not in Names before 1902
- 1901 – J. A. Mara on Pemberton Road, no house numbers
- 1900–01, Henderson's – no Mara on Pemberton
- John Mara not in Streets until 1904

City of Victoria:
Assessments – Section 68, Pt 1, 1 7/10 acre,

- 1902–03: land value $3,400, improvements $6,500
- 1904–05: no change

British Columbia Archives:
PR-1651 – John Andrew Mara fonds

- Biographical history – Born in Toronto, John Andrew Mara came to B.C. with the Overlanders in 1862. He was a miner and steamboat owner in the Kamloops area and ultimately became involved in federal and provincial politics, representing Yale from 1871 to 1896.

Carriage House, *Endiang*

West and south elevations

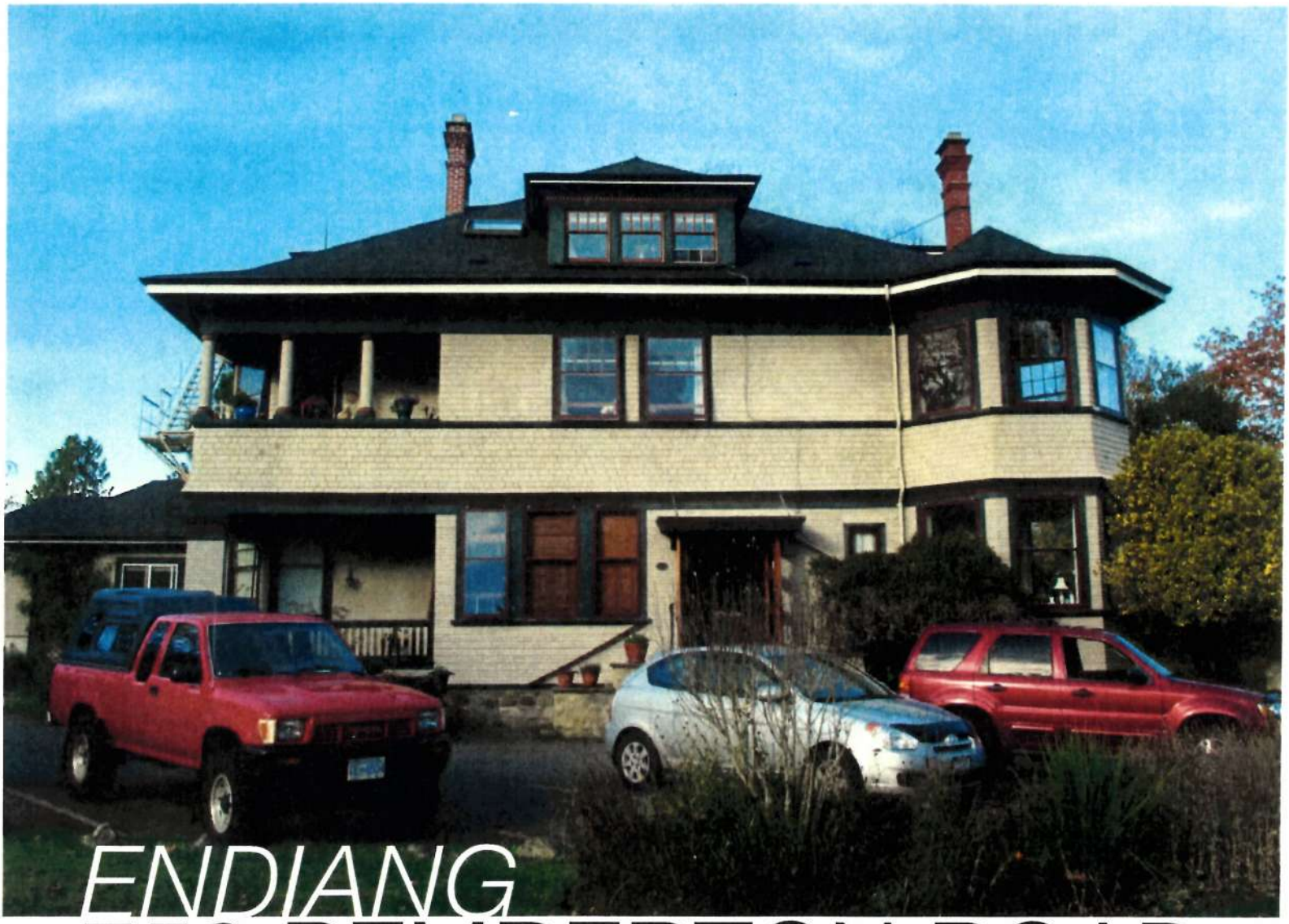
North elevation

East Elevation

***Endiang* South Elevation, 1968, Hallmark Society**

***Endiang* South and East Elevations, circa 1970s, Hallmark Society**

Carriage House, *Endiang*, circa 1950s, Hallmark Society



ENDIANG
750 PEMBERTON ROAD
HERITAGE IMPACT ASSESSMENT

MAY 2017

DONALD LUXTON
AND ASSOCIATES INC

INTRODUCTION

HISTORIC CONTEXT: ROCKLAND

Developed as a prestigious neighbourhood, Rockland became known as Victoria's "Nob Hill." Wealthy entrepreneurs, bankers, and politicians commissioned architects to design mansions that would reflect their cultural values. Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, and William Ridgway-Wilson. In the 1940s, a wartime housing shortage led to the conversion of many mansions into apartments, a trend that continued into the postwar years; *Endiang* was converted into apartments in 1948.

SITE HISTORY: 750 PEMBERTON ROAD

Endiang was constructed for original owners John and Alice Mara in 1900. John Andrew Mara (1840-1920), originally from Toronto, settled near Kamloops in 1869 and established the first fleet of steamboats in the area. Mara became interested in politics and was a staunch supporter of Confederation. He ran for the first Legislature and was elected in the Kootenay region, and later in Yale. John was Speaker from 1883-86 before being elected to the House of Commons for Yale, remaining until 1896. A frequent visitor to Victoria, John had this house built on a parcel of his wife's family property. John was an active member of the Victoria Board of Trade, Royal Jubilee Hospital, and the Anti-Tuberculosis Society. Alice passed away in 1906, while John continued to live in the house until his death in 1920. *Endiang*, like many other mansions in the neighbourhood, was converted to apartments in 1948. *Endiang* and its carriage house remain intact today, as a lasting symbol of the original character of Rockland.

750 Pemberton Road aerial (Google Maps)

HERITAGE IMPACT ASSESSMENT

HERITAGE STATUS

The Main House received municipal heritage designation in 2001.

CONDITION ASSESSMENT

The Main House and Carriage House are considered as being in good general condition. Conservation repairs and repainting, and rehabilitation, will be undertaken as part of this project.

PROPOSED SITE TREATMENT / USE

The residential use of the property will remain through redevelopment; three infill dwelling units are proposed for addition to the site. The Main House and Carriage House will be conserved through the site's redevelopment.

ANALYSIS OF HERITAGE VALUE

A *Statement of Significance* was prepared in November 2016, and has been submitted under separate cover. This document provides a description of the historic place, an analysis of heritage value and a definition of heritage character-defining elements.

PROPOSED INTERVENTIONS

This Heritage Impact Assessment is submitted as a review of the plans prepared by Praxis Architects Inc. for proposed interventions to 750 Pemberton Road. The proposed interventions include:

- Main House: minor restoration of the rear façade, preservation repairs as required and full repainting. The proposed intervention to the rear façade would remove a double entry door and entry stair to one of the suites, and rehabilitate with in-kind siding to close this opening. This entry door is not an original feature, and does not demonstrate heritage value as a character-defining element. It is therefore appropriate to remove this doorway, and return the building to its original appearance and proportions. As such, this would be considered a restoration intervention.
- Carriage House: preservation repairs and repainting as required, and rehabilitation interventions as follows:
    - Refurbishment of wooden window sashes.
    - New wooden windows as indicated.
    - New wooden door assemblies.
    - New front entry stairs and roof over front entry.
    - New stairs, porch and roof to upper floor unit.
    - Repairs as required and full repainting.
- Construction of three infill dwelling units, which will not be attached to either the main house or the carriage house.

A coordinated and historically appropriate colour scheme has been developed for the Main House, the Carriage House and the infill buildings, which allows the historic buildings to remain visually dominant.

CONSERVATION STANDARDS

In Canada, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* defines our national principles of best conservation practice. The *Standards and Guidelines* define three conservation treatments: Preservation, Rehabilitation and Restoration. The proposed interventions to the site have been measured against the *Standards and Guidelines.*

CONSERVATION STANDARD	PROPOSED INTERVENTION
GENERAL STANDARDS FOR ALL PROJECTS	**HERITAGE IMPACT: 750 Pemberton Road**
1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.	The Main House and Carriage House will be conserved as described, with overall preservation work (painting and repair), restoration of the rear façade of the main house and rehabilitation of the Carriage House. The historic buildings are not being relocated.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	The Main House and Carriage House are being preserved.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed infill dwelling units will not impact the original fabric of the two existing structures on the site.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.	There are minor restoration interventions proposed for the Main House. There are interior and exterior rehabilitation measures proposed to the Carriage House. The infill dwelling units have been designed in a way that does not mimic or falsely replicate the design of the original structures.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.	No change of use is proposed for the main house or carriage house.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.	The Main House and Carriage House will be protected through the construction phase of the redevelopment.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	No alterations to the character-defining elements of the Main House. Rehabilitation interventions to the Carriage House respect the listed character-defining elements.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	General maintenance of the Main House and Carriage House should be regularly undertaken to ensure the conservation of their character-defining elements.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.	The design of the infill dwelling units is considered compatible with, and distinguishable from, the original fabric of the main house and carriage house.
ADDITIONAL STANDARDS RELATING TO REHABILITATION	**HERITAGE IMPACT: 750 Pemberton Road**
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	Character-defining elements of the Main House and Carriage House will be preserved through repairs and repainting, and maintained as required.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The infill dwelling units will not be attached to the Main House or Carriage House, and have been designed to be compatible with, subordinate to, and distinguishable from the heritage fabric of the original buildings.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.	The infill units will not be physically attached to the Main House or the Carriage House.
ADDITIONAL STANDARDS RELATING TO RESTORATION	**HERITAGE IMPACT: 750 Pemberton Road**
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	The interventions to the Main House are considered an in-kind restoration.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	The interventions to the Main House are considered an in-kind restoration.

IMPACT OF DEVELOPMENT

A robust and historic urban cultural landscape such as Rockland can accommodate a variety of architectural interpretations and expressions. The most important consideration when assessing the impact a new development will have on an historic area is the quality of the relationship between old and new. Form, scale, massing, siting, materials, colour, and detailing should be examined for subordination (to the original structures), compatibility (with the existing structures) and distinguishability (from the original, historic fabric of the site). Most successful new buildings designed in a valued historic context inevitably rely on an understanding of, and then appropriate response to, the special character and qualities of the context. As with any conservation work, understanding the significance of the place is crucial. The heritage value and character-defining elements of the *Endiang* site, as expressed in the Statement of Significance, has been respected and considered as part of the design of the infill dwelling structures.

CONCLUSION

The proposed redevelopment of the 750 Pemberton Street site, involving the construction of three new dwelling units detached from the Main House and the Carriage House, is a sensitive treatment of the site's original layout and physical fabric. The Main House and Carriage House will be conserved through the redevelopment, and the design of the infill units is subordinate to, compatible with, and distinguishable from the historic fabric of the original structures on the site. In addition, significant landscape features will be retained.

Thursday, February 16, 2017

750 PEMBERTON ROAD: PROPOSED COLOUR SCHEMES:

MAIN HOUSE AND COACH HOUSE

Lower Body Colour (siding)
- Point Grey VC-24

Upper Body Colour (Shingles)
- Edwardian Pewter VC-23

Trim (including all trim boards and soffits)
- Dunbar Buff VC-5

Window Sash
- Gloss Black VC-35

INFILL HOUSES

COTTAGE UNIT 1 AND HOUSE UNIT 2

Body Colour
- Dunbar Buff VC-5

Trim (including all trim boards and soffits)
- Edwardian Pewter VC-23

Window Sash
- Black

HOUSE UNIT 3

Lower Body Colour (siding)
- Oxford Ivory VC-1

Upper Body Colour
- Dunbar Buff VC-5

Trim (including all trim boards and soffits)
- Edwardian Pewter VC-23

Window Sash
- Black

DONALD LUXTON AND ASSOCIATES INC.
1070 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com (604) 688-1216 www.donaldluxton.com

Tuesday, February 14, 2017

Merinda Conley, MRAIC, MAAA(IA), CET
Senior Planner - Heritage
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Dear Ms. Conley;
750 Pemberton Road: Heritage Review of Proposed Rear Elevation Interventions

This letter is submitted as a review of the plans prepared by Praxis Architects Inc. for a proposed intervention to the main house located at 750 Pemberton Road.

The proposed intervention to the rear façade would remove a double entry door and entry stair to one of the suites, and rehabilitate with in-kind siding to close this opening. This entry door is not an original feature, and does not demonstrate heritage value as a character-defining element. It is therefore appropriate to remove this doorway, and return the building to its original appearance and proportions. As such, this would be considered a restoration intervention.

Please let me know if you have any comments about this review, or would like to discuss. Many thanks in advance for your consideration.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

Melanie Smith, Cory Sangha,
robert.rocheleau@praxisarchitectsinc.com
theunis.stander@praxisarchitectsinc.com

Mayor and Council June 13, 2017

Re: Rezoning Application for 750 Pemberton Road

I am the owner of 1005 Joan Crescent. The Coach House located at 750 Pemberton towers over my back yard (see attached photo). Furthermore, it is 5.11 inches (0.13 metres) and 7.87 inches (0.20 metres) at its northwest and southwest corners respectively from my eastern property line.

My husband and I have concerns in two main areas:

GARBAGE AND RECYCLING CONTAINERS: Our concern is that the Developer will relocate the garbage and recycling containers (for the 10 rental units) adjacent to our eastern property line (either directly north or south of the Coach House) after construction completion and sign off by the City.

COACH HOUSE: We are concerned that the increased occupancy, from one person presently to potentially four or more people, will result in us having to put up with considerably more noise and a considerable loss in privacy:
- more people noise will occur on the northern exterior staircase which is very close to and overlooks our bedroom window;
- the single pane windows on the west side of the Coach House will impede our privacy and result in us hearing, on our patio and in our back yard, noises occurring inside the Lower Floor unit;
- potential venting through the west wall of the Coach House for the bathrooms, clothes driers, kitchens, etc.

The Developer will be taking the interior of the Coach House back to studs to bring it up-to-date in terms of insulation, electrical, etc. We believe the Developer can incorporate our solutions, listed on the following page, easily and inexpensively as part of the project work.

By approving the requested re-zoning, the City will ensure the continued existence of the rental units in the Manor House and will also gain preservation of the Coach House. The Developer will recapture all of the capital costs to date as a result of the sale of three strata houses and will be left with a terrific income flow from the 10 residential rental units. However, as the Coach House plans currently exist, my property and our quiet enjoyment of it will be significantly impacted.

We are asking Council to approve our proposed solutions so that this can be a triple-win re-zoning.

Gloria Back

LIST OF SOLUTIONS REQUESTED BY THE OWNER OF 1005 JOAN CRESCENT
RE: 750 PEMBERTON RE-ZONING June 13, 2017

REQUESTED SOLUTION RE: POSSIBLE FUTURE RE-LOCATION OF THE GARBAGE AND RECYCLING CONTAINERS

Request that, as part of the formal re-zoning approval, the City create the appropriate legal mechanism that will guarantee, in perpetuity, that the garbage and recycling containers will be permanently kept in the location identified in the Developer's May 26, 2017 plan.

REQUESTED SOLUTIONS RE: COACH HOUSE NOISE AND PRIVACY CONCERNS

1/ West Wall:

(a) Request that the 3 existing piano windows be totally removed, and
(b) Request that the City reject the Developer's proposal to relocate the 1 large staircase window and make it a new bathroom window because:

(i) the 4 windows are extremely close to my property line;

(ii) opaque, non-openable single pane windows will not sufficiently deal with noise;

(iii) the revised Garden Suites Policy strongly discourages windows beside adjacent properties for privacy reasons;

(iv) the Upper Floor bathroom will not have a window, so the Lower Floor bathroom similarly does not need a window;

(v) the Lower Floor unit will have windows on all 3 other sides;

(vi) the 2 new windows proposed for the Lower Floor south wall offset the elimination of windows on the west wall; and

(viii) there is no public visibility of the west wall of the Coach House, so any heritage considerations should not override neighbour privacy rights in this unusual situation.

2/ North Side: Request that the "remediated" window immediately west of the upper landing be non-openable.

3/North Side Exterior Staircase and Upper Landing Area: Request that the City require the Developer to enclose, for noise mitigation purposes, the north side of the upper landing, with glass and/or wood.

OTHER REQUESTED SOLUTIONS

1/ Request that the wall and any window trims on the west side of the Coach House be painted in the same identical single colour, to minimize the visibility of any windows, which can only be seen by 1005 Joan Crescent residents.

2/ Request that the re-zoning approval expressly prohibit short-term rental (under 30 days) of the two Coach House units.

3/ Request that the City prohibit laundry, kitchen, bathroom or other vents being located in the west wall and/or in the west half of the north wall of the Coach House.

ROCKLAND NEIGHBOURHOOD ASSOCIATION

September 22, 2016.

Mayor and Council
Leanne Taylor, Senior Planner

Re: 750 Pemberton Road

This project received general support, despite the lack of detail the proponent was able to supply at the community meeting. The underlining sentiment was the importance of supporting the long-term tenants of 750 Pemberton Road. The proponent proposed a covenant to preserve the rental units in the future.

The current T-22 zoning was put in place to conserve this iconic property. At the time, Doug Koch (Manager, Planning) stated, *"This application will limit the number of suites to the existing number of units. Adequate parking will be provided on-site. Green space will be preserved. The existing home will be preserved and maintained to heritage standards. ... The site will not be permitted to be further subdivided."* Council Minutes, July 26, 2001.

Moving forward to today, Endiang/Pemberton Lodge/Pemberton Meadows is Heritage Designated and, as such, the Rockland Neighbourhood Association (RNA) would ask that a site-specific change of zoning as significant as that being requested be subject to rigorous scrutiny by Council. We also request that the Heritage Advisory Panel review the proposal, specific to the optimal siting and exterior design of the proposed dwellings. Our particular concern is that every effort be made to maintain the unique meadow view from the street that this property currently offers and that site design complement the heritage home. The proponent proposed a covenant to preserve open space in the future.

The community meeting presentation was short on the required details specifically outlined in the Rezoning Process, and the RNA and neighbours look forward to receiving contextual drawings, site plans and landscape plans, with data tables, elevations, etc. When given the opportunity to review those, there will be further input from the neighbourhood.

The alternative proposed under the existing Development Permit Application would cause dislocation and hardship to tenants. Therefore, because of the impact on the current tenants in a 0.5% vacancy environment, the RNA is suggesting that this proposal be considered with possible refinements as suggested by Council and Heritage Design.

The predominant issues of the attendees, as outlined in the Neighbourhood Feedback Forms and Notes from the CALUC Meeting are

- parking, on site and on street. The parking for exiting tenants is immediately adjacent to abutting properties. Street parking is problematic.
- intrusion on neighbours with additional parking, garbage / recycling deposit and pick up noise
- Neighbours on Joan Crescent have concerns around the non-conforming carriage house and a loss of privacy with possible landscaping decisions.
- This proposal is for a density increase that far exceeds what is allowed in the R1-A zoning (357.9 m2 per dwelling unit as opposed to the minimum of 835 m2). Therefore, particular care will need to be taken in the design of this development.

Post meeting, it was pointed out by a member of the RNA Land Use Committee that the garden inquiry, Notes, page 4, by AMG and supported by the proponent, is actually part of the property of Unit #1, as shown on the preliminary plan presented. This garden is apparently a beloved feature for the tenants, and the RNA believes that, in this special circumstance, a reduction in the Unit 1 lot size would be acceptable.

Not captured in the community meeting notes, but raised afterword by an abutting neighbor, was a concern about the historical creek running to the southeast of the property. There is significant hard surface on the property, which we understand will be reduced significantly with no net gain to paving. However, new driveways may impact storm water drainage and rainwater management design targets should be met going forward.

The neighbourhood looks forward to being part of the process as this project progresses and complete, refined plans become available.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association.

(360

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

✓ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings.

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

___ I have been informed that there is no blasting or tree removal proposed.

Or

___ A proposal for blasting or tree removal has been explained to me.

✓ The proposed landscaping for our common property line is acceptable to me.

___ The proponent's explanation addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): _____

Date: Aug. 25/16 Address of the owner(s): 6 - 750 Pemberton

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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✓ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings. (Both Plans – Presented – with The City)

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides – Mostly. Would have liked to see a broader radius.

Somewhat I have been informed that there is no blasting or tree removal proposed.

Or

NO A proposal for blasting or tree removal has been explained to me.

N/A The proposed landscaping for our common property line is acceptable to me.

X The proponent's explanation addressed my major questions about the proposal.

X I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

NO yes

Keep The Meadow

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

X I support the concept being proposed at this time. – Not the one with The City with additional parking for The 3 houses on site

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [signature]

Date: Aug 26/2016 Address of the owner(s): 13-949 Pemberton

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Bob June — 1710 Manor Road.

NEIGHBOUR FEEDBACK FORM

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✓ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings.

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

___ I have been informed that there is no blasting or tree removal proposed.

Or

✓ A proposal for blasting or tree removal has been explained to me.

___ The proposed landscaping for our common property line is acceptable to me.

✓ The proponent's explanation addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Dan Stafford

Date: 26/8/16 Address of the owner(s): 1-830 St. Charles Street

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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✓ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings. 3

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

✓ I have been informed that there is no blasting or tree removal proposed.

Or

___ A proposal for blasting or tree removal has been explained to me.

✓ The proposed landscaping for our common property line is acceptable to me.

✓ The proponent's explanation addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time. as proposed at meeting Aug 25/16

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): M. J. Martin

Date: Aug. 30, 2016 Address of the owner(s): 951 Joan Cres.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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__✓__ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

__✓__ I am aware of both the existing zoning and proposed zoning.

__✓__ I have been informed of the proposed number of dwellings.

__✓__ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

__✓__ I have been informed that there is no blasting or tree removal proposed.

Or

___ A proposal for blasting or tree removal has been explained to me.

___ The proposed landscaping for our common property line is acceptable to me.

__✓__ The proponent's explanation addressed my major questions about the proposal.

___ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

__✓__ I support the concept being proposed at this time.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Joan N Thom

Date: Aug 28/16 Address of the owner(s): 777 Pemberton Rd.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

I support the proposal presented here rather than the 5 units that could be build. I support continuing having rental units on the property.

NEIGHBOUR FEEDBACK FORM

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✓ I have reviewed in full the proposal and plans for the development at 750 Pembertan Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings.

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

___ I have been informed that there is no blasting or tree removal proposed. THIS WAS NOT MENTIONED

Or

___ A proposal for blasting or tree removal has been explained to me.

___ The proposed landscaping for our common property line is acceptable to me.

___ The proponent's explanation addressed my major questions about the proposal.

___ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Betty Walker

Date: Aug 28/16 Address of the owner(s): 830, Rembenton [redacted]

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

I found it difficult to understand if the existing house is to remain as rental units or if it is to be changed to a single family dwelling.

Does either concept make a difference to the zoning or allowable number of residents?

Parking definitely appears to cause problems. Surely the site is large enough to allow for at least a few visitor parking spots, specifically by units 2 & 3. There seems to be ample space particularly in the area nearest to the Rockland properties.

Betty Walker

M

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licant is advised to consult

. Please read this form

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You are encouraged to

d until after the community

, if you so chose.

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22/06/2015

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Betty Walker

Date: Aug 28/16 Address of the owner(s): 830, Pemberton [redacted]

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

aug 25 meeting

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

___ I have reviewed in full the proposal and plans for the development at 750 Pemberton Rd.

✓ I am aware of both the existing zoning and proposed zoning.

✓ I have been informed of the proposed number of dwellings.

✓ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

✓ I have been informed that there is no blasting or tree removal proposed.

Or

___ A proposal for blasting or tree removal has been explained to me.

___ The proposed landscaping for our common property line is acceptable to me.

___ The proponent's explanation addressed my major questions about the proposal.

___ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

✓ I support the concept being proposed at this time. except for parking. SE.

___ I do not have an opinion at this time.

___ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Lorne Elford

Date: Aug 29 Address of the owner(s): 777 Pemberton Rd

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

1 see 2

Additional Comments from Larry Elford, resident of 777 Pemberton Rd, Victoria in response to the proposal for development of 750 Pemberton (Pemberton Meadows) made on Aug 25, 2016.

I agree with the proposal presented at the Rockland Neighbourhood Association meeting held on August 25 with the exception of the provisions made for parking in the development.

With 10 rental units (8 in the heritage house and 2 in the coach house), there is insufficient space for tenants who might have two vehicles or for visitors. Any vehicles beyond the eight allowed for in the parking area, will have to park on Pemberton Road. No consideration is being given to the neighbours who will have these vehicles parked in front of their properties. With the narrow street, it becomes very difficult to turn safely onto Pemberton from Angus or Rockland when cars are parked close to these intersections, something that we have experienced when events take place at Government House and which will surely take place should additional parking not be provided at Pemberton Meadows.

I spoke to one of the owners of 906 Pemberton Road, which has 2 units in the main heritage house and 4 townhouses. They have parking for the owners as well as having 4 visitor spots. You only have to see the congestion on Pemberton Road near Fort Street, to recognize that there is a problem.

I would like to see the parking provisions revisited to allow for more parking off-street.

L. Elford

NEIGHBOURHOOD FEEDBACK FORM

Updated September 3, 2016

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so choose.

NO - I have reviewed in full the proposal and plans for the development at 750 Pemberton Road.

The presentation by the developer's architect was very short and scant of information, other than just pointing out each of the proposed new buildings. Without the information coming out of the question and answer period, the evening would not have been particularly useful. In answering questions from audience, the developer and the consultants could have provided more details than was the case.

At best, we would say that we gained a basic understanding of the developer's plans during the 1 ½ hour session.

Suggestions for RNA:
1/ If CALUC intends to use this form for future forums, we would suggest that it replace the words "in full" in this question. As written, those two words assume total information is provided, which probably is never likely in these types of situations.

2/ Nowhere in the form is there any reference to the plan name (e.g., Proposal #3) or date of the plan(s) that this questionnaire form specifically relates to.

NO - I am aware of both the existing zoning and proposed zoning.

We have a general understanding of most of the past zonings. We would note that the City of Victoria planner's explanation of recent zoning changes/clarifications for 750 Pemberton left us still somewhat confused on this aspect.

We presume that the developer is not looking for an existing zoning designation but rather a special one-of-a-kind zoning, rather a specific existing type of zoning. Is that correct?

YES - I have been informed of the proposed number of dwellings.

However, we assume that building designs shown on the various plan are only preliminary and that the final building appearances might be quite different. Is that correct?

NO - The plans I have seen include clearly-indicated

(a) heights - not provided on electronic copies later provided to us
(b) setback lines - shown on site plan but regulation numbers not provided for ease of understanding
(c) site coverage ratios - not provided and a in- depth explanation and discussion still required
(d) plus context drawings to show views of how the development will fit the surroundings from all four sides - there is no drawing of the west side of the Coach House

We are interested in getting the height, setback rules and site coverage details (plus the square footages of the three new single family units and the two units in the Coach House) as soon as possible.

NO - I have been informed that there is no blasting or tree removal proposed.

(a) "no blasting" part of statement – The developer referenced the topic and said "hopefully not" which is very different from no blasting

(b) "no... tree removal" part of statement – The developer's comments around the subject of landscaping were minimal and did not specifically address the issue whether or not any trees will be removed as part of the rezoning.

or

NO - A proposal for blasting or tree removal has been explained to me.

NO - The proposed landscaping for our common property line is acceptable to me.

We need to see a comprehensive landscape plan.

See landscaping comments in Appendices A&B

NO - The proponent's explanation addressed my major questions about the proposal.

See Appendices A&B

Yes -I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

We actually saw the plans at the community meeting.
Separately, we would appreciate the opportunity to meet with the developer to go over our concerns and requests in hopes that we can jointly try to come up with some compromises that are mutually acceptable.

Please check one for the following to indicate your objection to or support for this development as it has been proposed to date.

__X___ I support the concept being proposed at this time,
subject to the requests to the developer in Appendices A&B

_____ I do not have an opinion at this time.

_____ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):
See Appendices A&B

Name of the owner(s): Gloria Back
Date: updated September 3, 2016
Address of the owner(s) 1005 Joan Crescent, Victoria

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

APPENDIX A
COACH HOUSE AT 750 PEMBERTON

Updated September 3, 2016

Existing Situation

The two floors of the Coach House are currently leased out to one tenant who has been there for about two years. The annual lease has been recently changed to a monthly lease at the existing rent of $1750 per month plus utilities.

Currently, the Coach House is one unit with an interior staircase between the two levels. The interior of the building has not been updated for decades. The building is inadequately insulated and the windows are single glazed, resulting in huge monthly natural gas charges for the tenant. There are exposed radiator pipes, very old stucco ceilings and uneven floors, and the building shakes when the tenant uses the laundry washing and drying machines. Long and short, the building appears to need a significant amount of upgrading and updating.

The exterior of the building is also in need of major work. Parts of the exterior cladding need replacement, as do the exterior stairs to the second floor, followed by a desperately needed repainting of the whole building.

There are two very small window openings and one larger window opening on the west side of the building. There are at last three vents in the west wall, about midway along the length of the building.

The Coach House is located very close to 750 Pemberton's west property line, adjacent to our home at 1005 Joan Crescent. The building does not meeting today's current setback requirements but, due to its age, it is designated as a legal but non-conforming building.

Proposed Rezoning

As part of the re-zoning proposal for 750 Pemberton, the developer is proposing to significantly renovate the Coach House. The proposal calls for the interior

stairs between the two levels to be removed and the building to be converted into two totally separate units. The developer has indicated that the two units will be rented, but they could potentially be sold as condos.

On the south side of the Coach House there are currently two doors into separate storage areas which are currently used by 750 Pemberton tenants. The developer is proposing to do away with the storage door and storage space nearest the roadway and use that space to expand the lower floor leasable area.

Information on the leasable square footage of each of the units is not on the plan provided at the August 25, 2016 meeting. Notwithstanding, given the size of the units and their future renovated status, it is not unreasonable to expect that the developer will be able to rent each of the units for far more than the currently received average rent of $875 per floor.

Coach House-Related Concerns by Gloria and Ian Back of 1005 Joan Crescent

1/ <u>More People and Therefore Noise Resulting from an Increase from One to Two Tenant Units</u>

The existing tenant is a single woman in her middle age years. She is incredibly quiet.

The new Coach House plan show the upper floor having two separate bedrooms. The plan for the lower floor unit shows a very large bedroom that could easily hold a king-sized bed for two people, yet the plan only shows a small bed in a corner of the room. In other words, it is not hard for us to envisage at least four people living in the Coach House under the proposed plan.

Long and short, we are extremely worried that the amount of noise emanating from the two separate rental units will increase dramatically from the current situation.

So that we can continue to have quiet enjoyment of our property, we are requesting that the developer install significant sound proofing in at least the

west, if not also in the north and south walls of the Coach House as part of the proposed renovations.

2/ Three Windows on West Side of Coach House Impeding Our Privacy

At the August 25 meeting, we raised our concerns about the three small windows on the west (back) side of the Coach House. When those windows were originally installed, presumably many decades ago, there may have been few or no nearby trees. However, since then and probably in the 1980s, a row of pryamidalis was planted opposite the west side of the building, thus providing no light for the tenant until we removed three trees in early 2015 in front of those windows. In late 2015, we replaced the removed trees with three new ten foot pyramidalis. The new trees will to take three to five years to fill out and, once again, block the majority of light currently coming through those three windows.

Seeing that the windows on the east side of the Coach House are going to be replaced (presumably with double glazed ones) and enlarged, we are asking that the developer also close off the three west side windows (at least on the outside, if not on both sides) as part of the renovations to the Coach House.

3/ Vent(s) on the West Side of the Coach House Disturbing Our Quiet Enjoyment

There appear to be at least three vents currently coming out of the west wall of the Coach House. We hear noise from those vents at various times, including when we are working in the garden during the day, in the early evenings in the summer when we are sitting outside trying to enjoy our patio, and, at times, before 7 am when we are still in bed and our bedroom window is open.

We don't know the precise purposes of the different vents, but suspect that they relate both to the existing heating system and the laundry equipment currently in the building.

Looking at the Coach House plan emailed to us on August 30, we cannot find any information on the developer's heating intentions for the building and related venting. If we are reading it correctly, that plan shows that the second floor

laundry will be adjacent to the interior west wall and therefore presumably will vent out the west wall. As for the lower floor laundry, it appears that it will be inset somewhat from the west wall but that it too will likely vent through the west wall.

Long and short, our quiet enjoyment is already being impacted by the current noise from the existing vents. The situation will only become worse and more untenable if even more vents are put in the west wall of the Coach House.

We are therefore requesting that the developer re-configure the layouts of the two units so that the laundry areas and related vents are on the east side of the building, and also not on the north side of it. By doing this, the developer will resolve our current vent noise issue and save creating further vent noise issues.

4/ Access for the Two Separate Units

To access her upper floor, the existing tenant sometimes uses the north outside steps and sometimes uses the steps into the first floor and then walks up the interior staircase. She is a very quiet person and, as a result, we never hear her when she uses the north exterior steps that are very, very close to our bedroom window.

The Coach House plan indicates that access to the lower floor unit will be by way of the current entrance off the driveway.

The Coach House plan also indicates that access to the upper floor unit will continue to be by way of external stairs running up the north side of the building. Given the age and condition of the existing stairs, we assume that the developer intends to significantly remediate, if not totally replace, the existing staircase.

The top landing of the existing exterior steps is very near the joint property line and the east side of our back yard and, particularly, is directly across from and looks down to our master bedroom window. As a result of two or more new upper floor residents using these stairs, we have concerns about significantly more stair-related noise.

We have expressed elsewhere our concerns about hearing more car-related noise as a result of the tenant parking being consolidated in the northwest corner of 750 Pemberton across from east side of our house and our main floor master bedroom. The last thing we need is to also start hearing upper floor tenants constantly going up and down the exterior stairs.

We are therefore requesting that the developer change the access for the upper floor unit. One alternative would be to build new external steps going up the south side of the Coach House. The big advantage for us of having the exterior steps there, rather than at the north end of the building, is that any stair-related noise would have way less impact on our day-to-day use of our property. We feel a much better solution would be to convert the space currently used for tenant storage at the south end of the Coach House into an interior stairwell up to an entrance door on the upper floor. Besides solving our outside stair-related noise concerns, the provision of an interior staircase would be safer for the upper floor residents and would allow them better weather protection. In short, we feel that this later suggestion is a win-win solution.

We recognize that our requested access change would mean that the developer's architects would need to re-configure the layout of the upper floor unit, but that should be not be a major issue as the unit plans are only tentative at this point in time. Furthermore, we believe that our requested access change will reduce or eliminate the possibility of future stair-related noise complaints and should not be too onerous to incorporate into the overall renovation plan for the Coach House.

5/ <u>Landscaping Immediately South of Coach House</u>

At the present time, there is a gap/space between the south end of the Coach House and the beginning of the overgrown English laurel bushes. The gap/space extends westward all of the way to the property line with 1005 Joan Crescent.

It just so happens that, on our property, there is a gap/space between our three younger pryamidalis and the English laurel bushes in the southern portion of our property.

The net result of these two separate gaps is that, depending on where one stands on the 750 Pemberton internal road south of the Coach House, it is possible to see all of the way into a small section of our backyard.

Accordingly, we are asking that the developer to have a landscape architect come up with a planting plan for the small area immediately south of the Coach House. Improving the landscaping in this area would eliminate the current view of our joint property line and the small section of our backyard and, at the same time, save us looking at the many garbage and recycling containers lined up against the Heritage House.

6/ Lack of a Plan of the West Side of the Coach House

As noted in our comments in the "plans" section of the "Neighbour Feedback Form", there was no diagram at the August 25 Community Meeting showing the developer's plan for the west side of the Coach House.

Since the meeting at our home almost a year ago with the developer, we have been assuming that the developer heard and understood our concerns about the close proximity of the Coach House to our property and house and, particularly, the noises coming out of the vents on the west side of the Coach House. Accordingly, we were shocked and dismayed to see that the Coach House plan appears to augment the existing problem by the addition of a second laundry (and presumably related venting) also on the west side of the building. We are now wondering whether the developer has some other as yet unannounced plans for the west side of the building, such as skylights, more windows, etc. which we would oppose vehemently.

It is absolutely essential that we receive, ASAP, a specific plan showing the west side of the Coach House and the roof above, even if they will be totally devoid of any openings.

7/ Summary

Given that the Coach House is so close to the joint lot line, our privacy and quiet enjoyment of our property potentially will be negatively impacted by the currently proposed changes to the building.

We believe our requested changes in this Appendix are not unreasonable, are not unduly onerous, and merit proper and detailed consideration by the developer.

We would appreciate an opportunity to meet with the developer and applicable contractors to discuss our requests and to find solutions that meet our needs and the needs of the owners of 750 Pemberton.

Prepared and Submitted by: Gloria and Ian Back, 1005 Joan Crescent

APPENDIX B
PARKING AT 750 PEMBERTON

September 3, 2016

Proposed Rezoning

According to the site plan at the August 25 meeting, the developer is proposing to reduce the 15 parking spaces (painted with numbers and/or lines) currently within the property to 8 parking spaces for the 10 rental units.

The 8 parking spaces will be consolidated in the northwest part of the property. Six of those 8 spaces already exist and are located a short distance north and east of the Coach House. The site plan proposes the creation of two new parking spaces a short distance south and east of the Coach House, adjacent to the point where the northern driveway ends.

Parking -Related Concerns by Gloria and Ian Back of 1005 Joan Crescent

1/ Increased Car-Related Noise on the North Side of the Coach House

As noted above, the six parking spaces north and east of the Coach House have always been there. Under the previous owner, six of the tenants of the Heritage Home were allowed to park their vehicles on the south side of the building, close to the main entrance. As a result, only about 3 parking spaces north and east of the Coach House were used consistently by the remaining tenants, resulting in us experiencing very little car-related noise during her ownership of the property.

Our major concern is that the developer's proposal to eliminate tenant parking on the south side of the Heritage Home will mean that the existing 6 spaces will now be fully used, increasing the likelihood of us hearing more car-related noise along the northeast side of our property and, most worrying, when our master bedroom window is open at night.

There is virtually no landscaping on the western side of 750 Pemberton to protect 1005 Joan from the parking lot. All the screening is on our side. Unfortunately, many of the bottom branches of the pyramidalis on our side of property line are dying or thinning because of the steep slope of our eastern property resulting in a water run-off depriving these trees of water, as well as lack of sun. As a result, we can see parts of the parking lot from the main floor windows on the east side of the house, so the current level of screening is insufficient. It is also "thin", so the screening does not act as any kind of sound barrier.

Accordingly, we are asking that the developer have a landscape architect come up with a planting plan for the area adjacent to the property lot line, with the objectives of eliminating the view between the two properties and, at the same time, muffling (as much as possible) car-related noises emanating from the parking area north of the Coach House.

2/ Additional Landscaping Along the Western Borders of the Tenant Garden and the Six Parking Spaces

At the August 25 meeting, the developer indicated that the existing tenant garden will remain, regardless of the fact that the garden is not shown on the site plan.

In case our joint coordinated efforts adjacent to our mutual property line are not totally successful in totally blocking the view between our two properties, we are asking that the developer have a landscape architect come up with a further screening plan for the western borders of the tenant garden and six parking spaces.

3/ Two Proposed New Parking Spaces

The August 25 plan shows two new additional parking spaces "in front" of the Coach House. The ends of these spaces are almost directly in line with the southern end of the Coach House. In consideration of our privacy and enjoyment of our property, we request that the location of these two spaces does not migrate further "south" as the rezoning proposal proceeds.

4/Summary

While our obvious preference is that the existing parking situation not be changed from the two parking areas (north and south), we recognize that such a position is unreasonable on our part.

Realistically, fuller use of the 6 existing parking spaces is inevitable. In return, we feel our request for a really comprehensive and dense landscaping plan for the northwest corner of 750 Pemberton is reasonable.
Furthermore, we believe our request, that the two new parking spaces shown on the site plan at the August 25 neighbourhood meeting not be moved further south, is similarly reasonable.

We would also appreciate an opportunity to meet, on our property, with the developer and the landscaper, so that they both can see what we are trying to accomplish and so that we can jointly explore ways that we can work cooperatively to meet a common set of agreed-upon objectives.

Prepared and Submitted by: Ian and Gloria Back, 1005 Joan Crescent

Overview of 1005 Joan Crescent Issues and Requests Regarding the Re-zoning Proposal for 750 Pemberton Road

September 3, 2016

Our property, at 1005 Joan Crescent, is adjacent to the northwest side of 750 Pemberton, and is located close to the Coach House and the proposed northwest tenant parking spaces. Of all of the homes surrounding 750 Pemberton, we feel our property is the one most negatively affected by the re-zoning proposal.

Notwithstanding the last statement above, the re-zoning proposal for 750 Pemberton, tabled at the August 25, 2016 Community Meeting, has many positive criteria for the neighbourhood including: sensitive densification, retention of existing tenant dwelling units, a smaller number of new homes, retention of green spaces with a protected meadow, and attractive sight lines from Pemberton Road.

We have indicated on the "Neighbour Feedback Form" that we are supportive of the re-zoning proposal, **subject to** the developer addressing a number of issues and implementing a number of requests with respect to the Coach House and Parking (see respectively Appendix A and B which are part of our attached full response).

The Coach House sits very, very close to our property line. We have been advised it is a legal, but non-conforming building in terms of its setback from our joint property line. The developer is proposing to increase the use of the building from one to two dwelling units. There are a **number of aspects of the building which current negatively impact our quiet**

enjoyment of our property, and the expansion will exacerbate these issues as current proposed.

Accordingly, we have tabled a number of requests in Appendix A to address our concerns. We feel these requests are reasonable, especially given that the building is located much closer to the property line than would be allowed now under current bylaws; the building is in need of significant renovations; and changes are needed anyway to convert the building into two separate modern units.

With respect to parking, tenant parking is currently spread over two different areas at 750 Pemberton. The developer proposes to eliminate parking directly south of the Heritage Home, and consolidate it all in the northwest corner of the property. The impact on us is a **doubling of the amount of cars/traffic noise** near to where our master bedroom is located. Our Appendix B requests the developer to make various landscaping improvements to reduce car-related noises being heard by us and to eliminate our views of the cars in the northwest corner of the property.

We have offered to meet as soon as possible with the developer to discuss Appendices A & B in hopes that solutions can be found that are beneficial to both parties.

Prepared and Submitted by: Gloria and Ian Back, 1005 Joan Crescent

June 16, 2017.

Rockland Neighbourhood Association
Land Use Committee
PO Box 5267 Stn B, Victoria BC V8R 6N4

Mayor and Council
Committee of the Whole
City of Victoria

Re: Rezoning Application REZ00545, 750 Pemberton Road

Dear Mayor and Council:

The Rockland Neighbourhood Association supports this project going forward to Committee of the Whole. That support is predicated on the fact that 10 rental tenancies will be covenanted and maintained in perpetuity.

Issues that have been brought to our attention that we would appreciate particular attention paid to are.

1. Permanent location of garbage and recycling and that these should not be allowed to migrate to another location on site in the future. Recycling dumping and pick-up is noisy and intrusive.

2. That the refurbishment of the non-conforming coach house be done in a way that is responsive to the neighbours. A rigorous review here will pave the way for the same standard of expectation of all non-conforming requests going forward and make for good neighbors.

It should be noted that this proposal has had ongoing difficulty with the accuracy of the information submitted; addresses, setbacks, surrounding zoning, even the site address as presented at the community meeting and that these discrepancies should not be allowed to influence the outcomes to the detriment of abutting neighbours as the project unfolds.

Regards;
Bob June, Chair
RNA LUC

Dear Mayor Helps and City Council June 20, 2017

Subject: 750 Pemberton Road Rezoning Proposal

We are the property owners of the 2 bungalows backing onto the heritage building and meadows at 750 Pemberton Road in the Rockland neighbourhood. Our addresses are 744 Pemberton Road and 730 Pemberton Road. We were recently advised that a rezoning application for Pemberton Meadows was made to increase the density on the site. We drafted this letter to register our objections with Council to this proposal.

The property was purchased, and changed hands September 1, 2015 from relatives of the previous owner for approx. $2.4 M. The new owners immediately canvassed the current tenants, and a few weeks later the surrounding neighbors, to advise they bought the property with the intention of rezoning and redeveloping the existing green space for single and duplex strata housing. This application is pure speculation and prompted several directly affected neighbors to organize to oppose the rezoning. The following is our reasons why Council should reject this rezoning application.

1. This property was rezoned to increase density significantly a few years ago
   The property was rezoned several years ago to permit the previous owner to operate transient housing rental accommodations. City Council permitted this rezoning to allow the owner to generate increased revenues for ongoing and long-term maintenance of the heritage building and grounds. This rezoning had a rational purpose in that it provided much needed affordable housing.
   This *spot* rezoning created the ***T-22 Zone Pemberton Transient Accommodation Zone*** with very specific requirements*.* One of the rezoning requirements specified in T-22 is that "*the area for the new zone have a minimum of 5,380 M2"*; which is the area of the site. Because the site currently contains 9 rental units; we believe this a significant requirement, which should continue as the green space on this property is a much needed neighbourhood amenity. The proposal to add 4 more housing units to the site advocates for more single family housing which increases density again from 9 to 13. Visitor parking will have to park on an already crowded public street.

2. Removal of Much Needed Green Space
   When we learned of plans to once again rezone the property the first question we asked ourselves was: *Would this proposed rezoning improve or detract from the site and neighbourhood*? For several reasons we believe the proposal will do more harm than good to the Rockland neighbourhood and City of Victoria tourism. Our primary concern is that it removes active green space from a neighbourhood deficient in active green space. As you are aware the Rockland neighbourhood Plan identifies lack of park space as a significant deficit for the Rockland community. While there are two Institutional Use green spaces properties in the neighbourhood they do not fulfill the recreational needs of "neighbourhood" that the Pemberton Meadows space does. We need places where children can play.

3. Densification

   The proposed development would increase the population density on this site for the second time forever removing the "*estate character*" of this area of the neighbourhood. As you are aware a key objective of the Rockland Community Plan is to preserve the estate nature of the neighbourhood and this objective is an essential part of the Rockland Neighbourhood Association Constitution.

   The green space proposed for removal is so very integral to the heritage building setting, as well as, the recreational needs of the tenants. In our opinion, and that of our neighbors, the current density of 9 dwelling units on the site, is high enough. Several neighbours believe the community has already supported its fair share of *densification* and that Rockland will soon exceed the 2,000-population growth densification anticipated in the OCP (20,000 people / 10 communities). Any additional density severely compromises the ***estate*** character of the neighbourhood and is inconsistent with several provisions in the Official Community Plan.

4. Accommodating Tax Payers Rather Than Speculators

   If you drive though our neighbourhood, currently on the Victoria Sightseeing Tour bus route, you will see that we have upgraded and maintained our properties to a high standard. This is because we believe we are secure in maintaining our property investments and will not see the further desecration of the older properties and green space in the neighbourhood. We hope and trust that elected officials will allow us to continue to enjoy the estate character of our neighbourhood as described in the *Official Community Plan*.

   We understand maintaining an "*estate character*" has a cost. The Rockland Neighbourhood is taxed in accordance with the highest classification of property assessment in Victoria because the lots are large and setbacks significant. We pay annually for our *estate* character. Any increase in density that erodes the estate character of a neighbourhood should result in a reduction in the mill rate applied in that neighbourhood. Our privacy is an important byproduct protected by the *estate character* nomenclature and it is our preference to keep it the way it is. We believe it is in the best interests of the City of Victoria to stop the slow destruction of the unique characteristics of heritage neighborhoods through speculative *spot* rezoning.

5. Enhance the Green Space Rather Than Destroy It

   We enjoy watching tenants and their extended families using the lovely gardens at the south meadow of the property for picnics, weddings, and birthday parties. Some of the residents enjoy planting their own gardens, as well as sharing in the maintenance of the flowerbeds at the front of the Heritage house. These activities are very complementary to the heritage mansion setting and should continue. Both existing tenants and homeowners in the immediate vicinity selected their residences with the belief this property would retain the estate character of the heritage setting. We would encourage and support more trees planted in the south meadow to ensure the diversity and survival of the Garry Oak ecosystem, not fewer. This property, together with our properties, hosts an environment rich in many species of birds, insects and wildlife. All of these components are important and should remain off limits to redevelopment to enable all to continue to enjoy the natural beauty of our surroundings. We believe protecting the green space at

Pemberton Meadows is paramount to the future enjoyment of property, privacy and lifestyle and that of the tenants and tourists.

It is ironic that City Councils in many capital cities in Canada are seeking to achieve equity in the distribution of green space in their cities by acquiring more. By using *Reserve Fund* revenues, accumulated through their *Provincial Planning Acts* these municipalities are able to acquire additional green space in inner city neighbourhoods deficient in green space. The Rockland neighbourhood however has been experiencing quite the opposite trend. In addition to the replacement of valued older residences, the displacement of invaluable and unique natural ecosystems is a very disconcerting trend to observe for long-term taxpayers. City Council should be expanding and supporting the treasures that older neighbourhoods possess whenever possible.

6. <u>Common Sense Should Prevail</u>
   Of course the big question is why?? Why would someone purchase a beautiful property with solid rental revenues and within days of taking possession hire architects to redevelop the green space? Why would a purchaser speculate that City Council would rezone the property once again, just to increase the density of the property? We believe the answers are self-evident.

7. <u>This Type of Housing Does Not Fulfill A Public Need</u>
   We have attached two recent articles the Times Colonist (3/10/2015) one which reports on page A-3 the results of a very recent study of the Victoria housing market. It states there is *"an oversupply of high-income market ownership housing*…." the same form of housing proposed in the rezoning densification scheme.
   A second article on Page A11 has the title "***Garry Oaks need preservation on a wide scale***" a position we advocate. Please read these articles and we are confidant you will agree that the 750 Pemberton Road rezoning proposal does nothing to support the Official Community Plan and indeed is in direct conflict with the stated policy to *preserve the estate character of the Rockland neighbourhood and important vistas*. It also does not fulfill any altruistic public need. Pemberton Meadows is too important an ecosystem and neighbourhood recreational focal point to destroy for a few more single-family dwelling units.

8. <u>Blasting Damage</u>
   Perhaps most important to the welfare of the immediate neighbours is the impact of the rock blasting that is scheduled to occur to accommodate foundations for the new housing units. Who will be left to rectify any damage to tree roots and existing foundations? All the property owns in the immediate vicinity of this proposal are retired and cannot afford to finance repairs that may occur from blasting. We cannot afford to hire lawyers to pursue insurance claims which we understand from the literature may be an outcome.

   As the approval authority charged with protecting property owners -- *Is it the City's intention to cover costs of any damage?* Are existing home owners expected to pay for damages to trees that will likely suffer a slow death over several years?

We implore you to respect the decision of the past City Council and leave the density as it is; to protect this sensitive green space of which we have so little in this neighbourhood; to protect the way of life: open spaces, sightlines and privacy currently enjoyed by tenants and owners alike, and respect our neighbourhood community planning and community constitutional values. Do not allow the rezoning process to proceed.

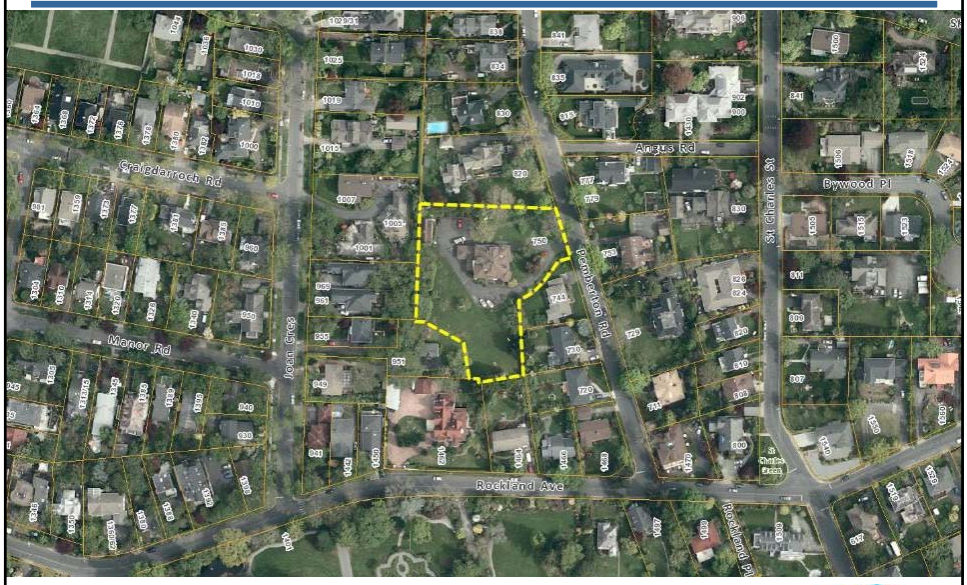
Thank you very much in advance for your attention to this matter.

sincerely,

_____
Debbie and Lawrence Bortoluzzi
730 Pemberton Road

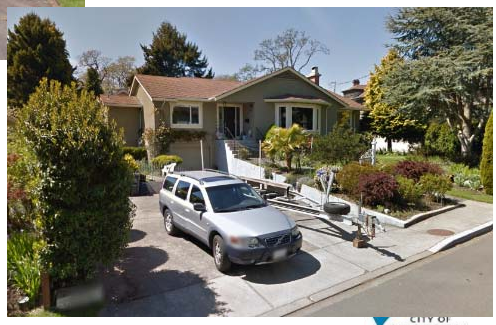
_____
Doris Schuh
744 Pemberton Road

Rezoning Application No. 00545
for
750 Pemberton Road



Properties to the South

744 Pemberton Road



730 Pemberton Road

Property to the North

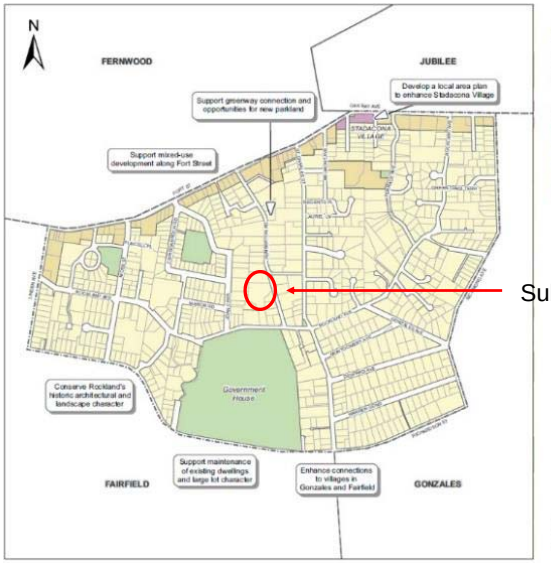
820 Pemberton Road

Property to the east

753 Pemberton Road

Property to the West

1001 – 1007 Joan Crescent



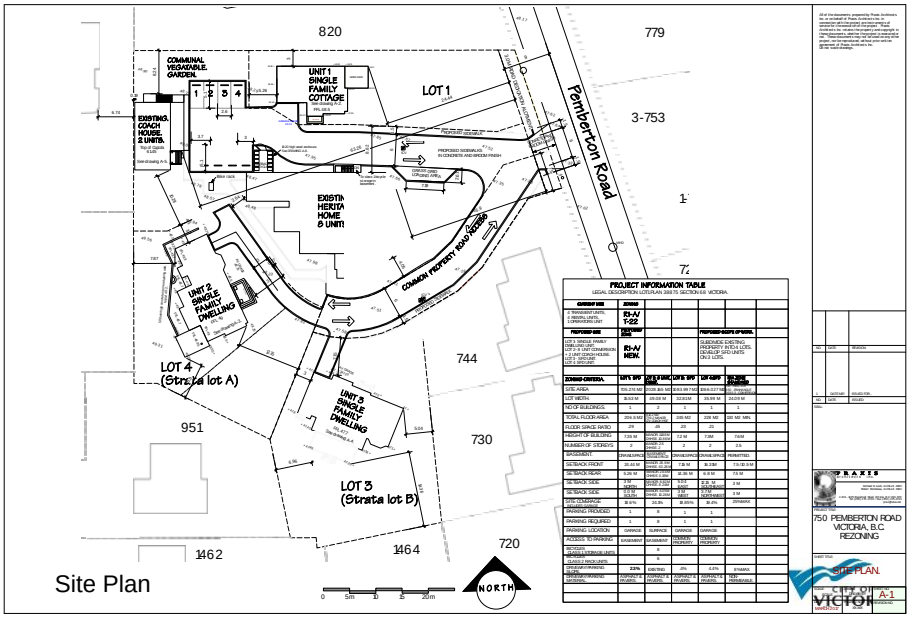
MAP 30
Rockland
Strategic Directions

Urban Place Designations*
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Subject Property

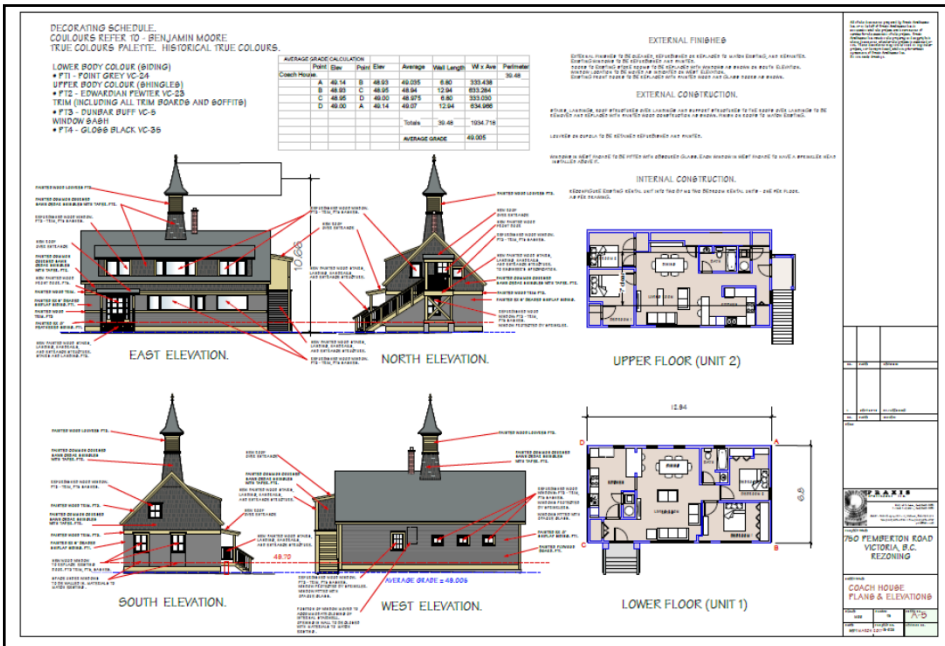
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

CITY OF VICTORIA

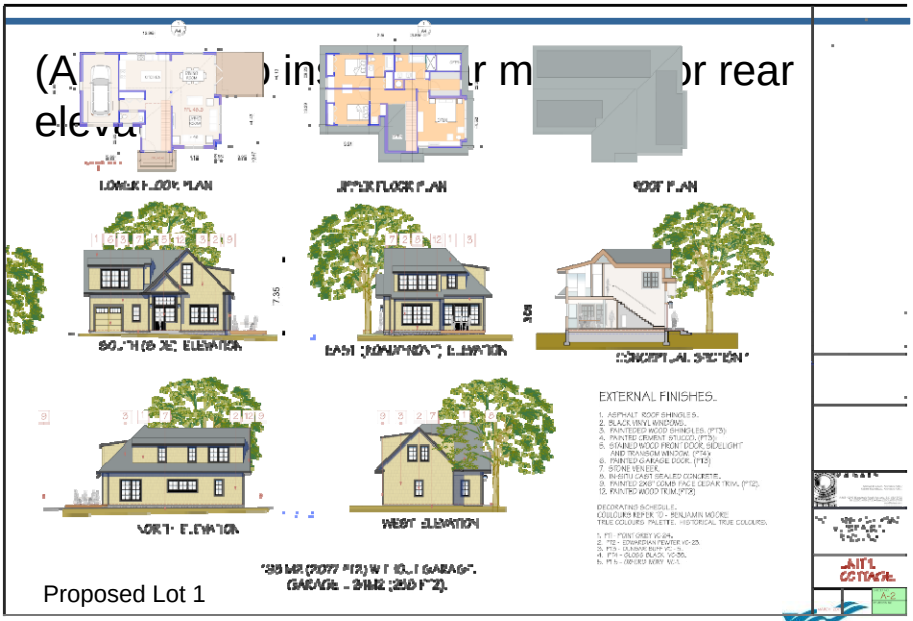


Site Plan

Heritage-Designated House Conversion – eight rental units



Coach House – proposing two rental units



Proposed Lot 1

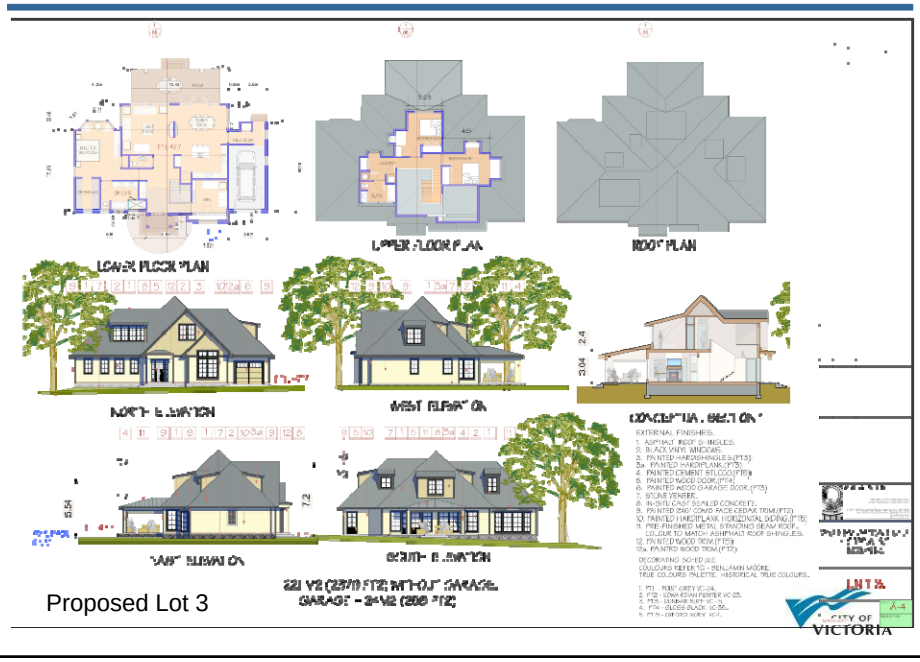
750 PEMBERTON ROAD

CONCEPT STREET VIEW 2

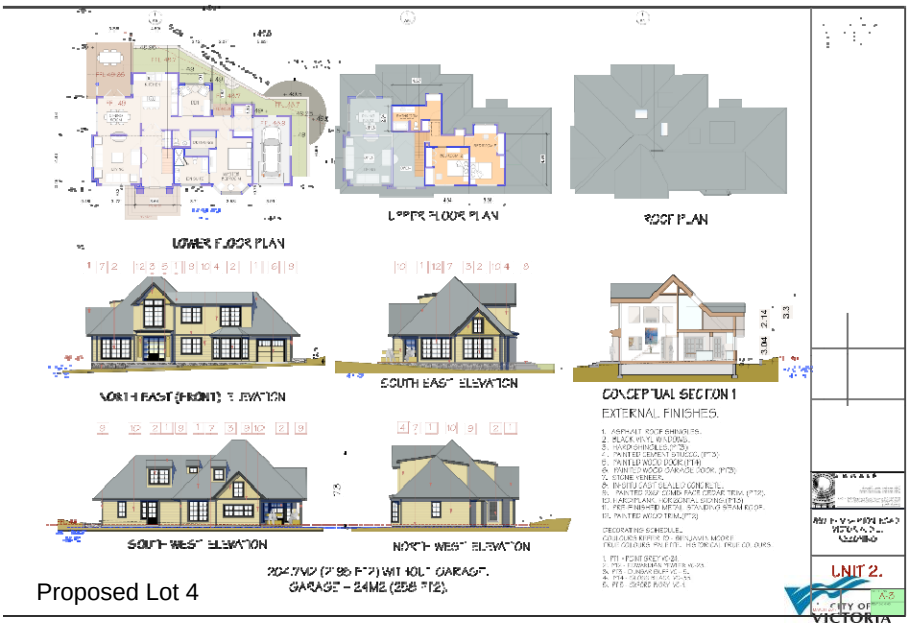
August 25th 2016

CITY OF VICTORIA

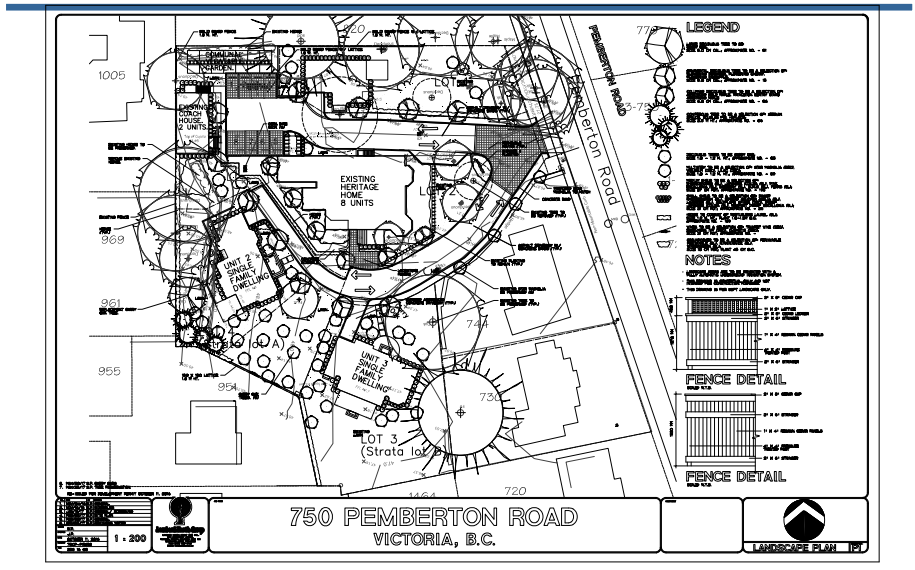
Streetscape



Proposed Lot 3



Proposed Lot 4



Landscape Plan

CITY OF VICTORIA

South View

Pemberton View