



P R A X I S
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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 area 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 financial assistance from the Victoria Heritage Foundation the roof of the heritage house was replaced in November 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

B. C. LAND SURVEYOR'S SITE PLAN OF: LOT 1, SECTION 68, VICTORIA DISTRICT, PLAN 38875

CERTIFIED CORRECT
on the 3rd day of June, 2015

LEGEND

Elevations are geodetic based on District of Victoria
Integrated Survey Monument 10-118 (elevation = 12.8820)
Contours are descriptive, and only accurate to 1/2-1/2 interval.
Grade shot are taken at the point marked x.
Grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.



MUNICIPALITY

Victoria

ZONING

R1-B

PID No.

000-001-741

SITE AREA

5367.9 m²

57780 s. f.

SCALE = 1:250



All distances are in metres.

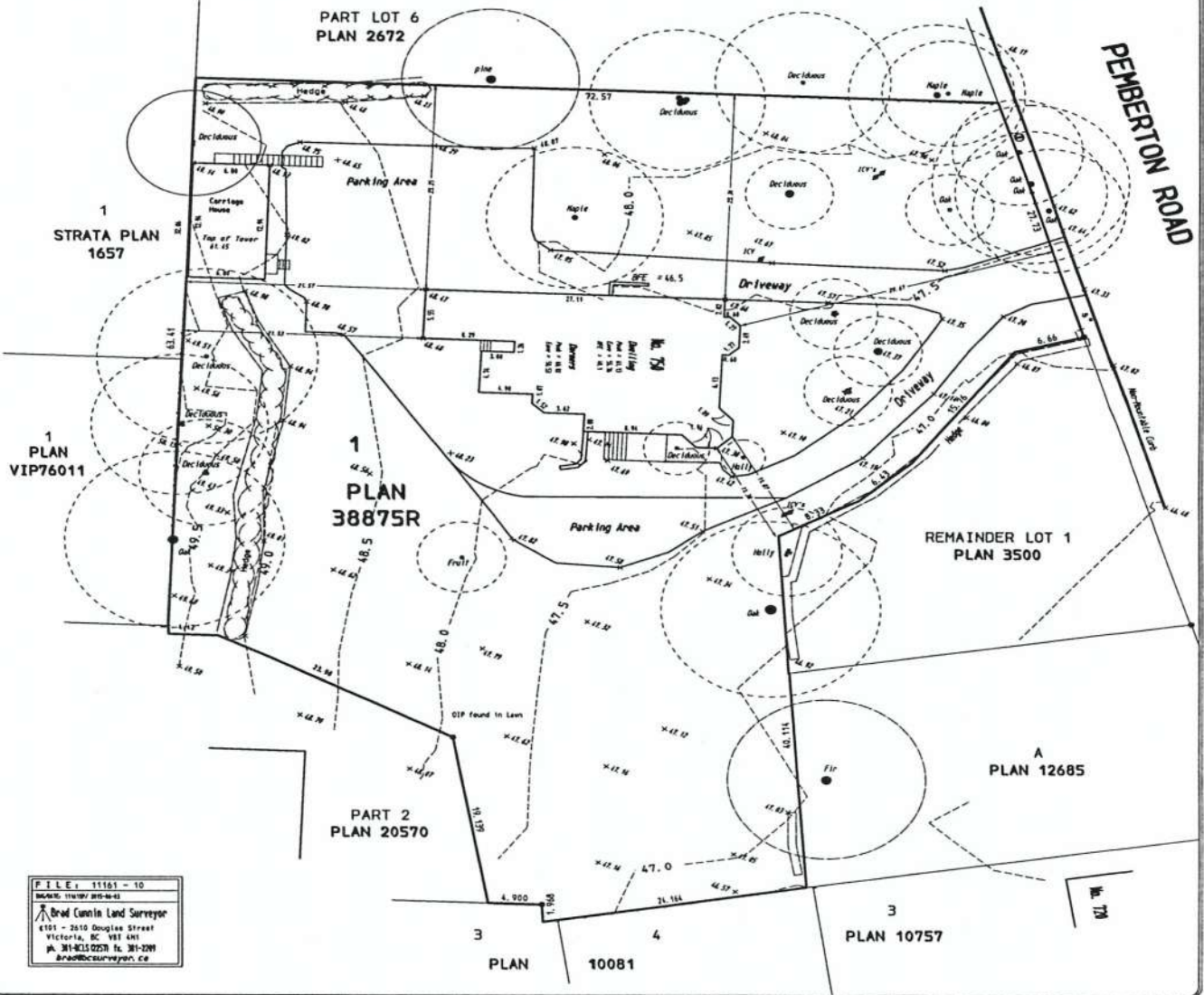
Bradley W. Cumlin, BCLS

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*This document is intended for use as a photographic plan.
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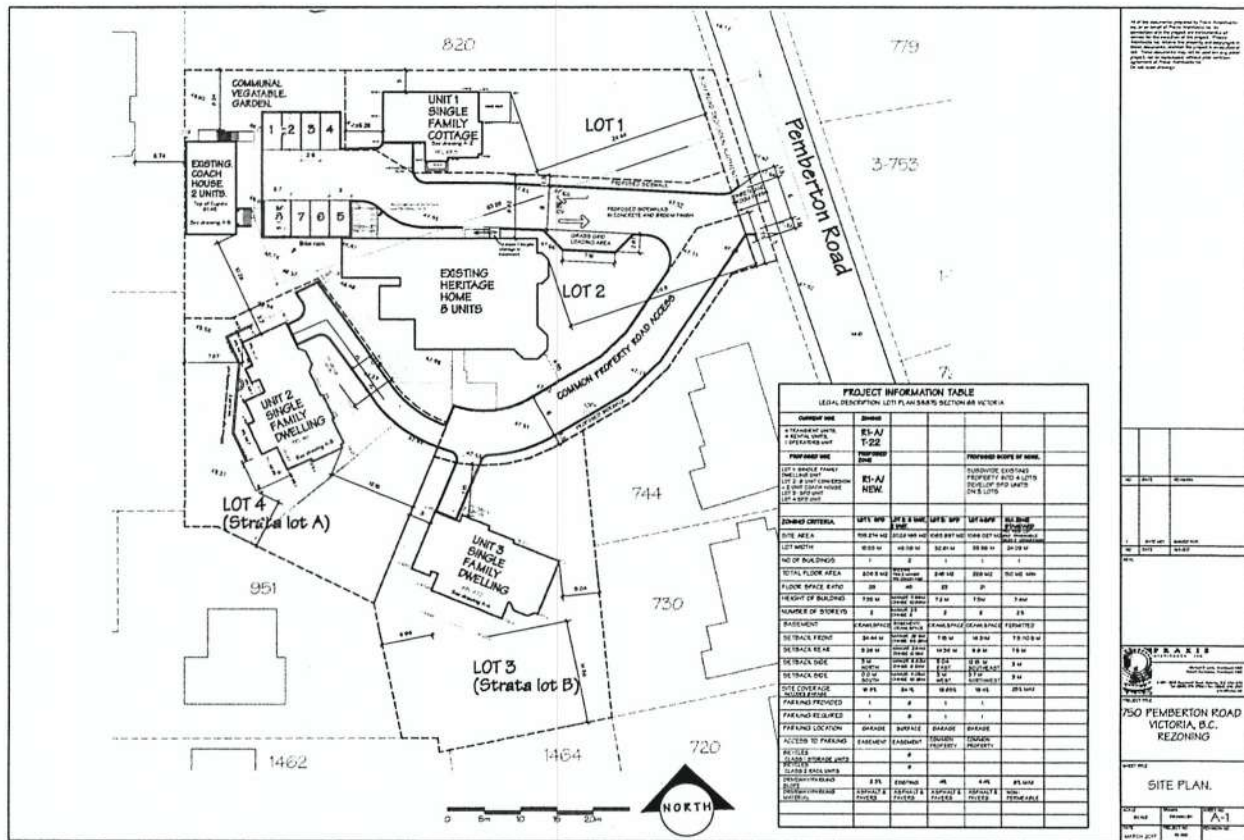


FILE: 11161 - 10
DRAWN: 11/10/15 BY: BCL
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EXISTING SITE LAYOUT



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.

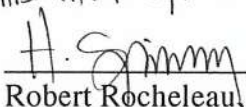
In an effort to respect the objectives and policies of the Rockland area, multiple design schemes were considered over a lengthy amount of time. In addition, a variety of architectural styles were explored before selecting the version which was felt to be most suitable with the surroundings and application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