

23 March 2017

Mayor and Council

CITY OF VICTORIA

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RE: Rockland Avenue Residences
1745 Rockland Avenue, Victoria BC

Rezoning Application #00536

Development Permit Application #000485

Attention Mayor and Council c/o Johnston, Area Planner

Please find enclosed a new rezoning application for 1745 Rockland Avenue. This will be a familiar project to Mayor and Council, and the City's Planning Department.

In December 2013 a submission was made on behalf of the developer appointed by the owners to spearhead the final phase of the protection of the Heritage Designated residence at 1745 Rockland Road. Earlier, the owners had asked for, and had been granted, a Heritage Designation for their family owned home. The last phase of the family plan was the severance of the family's recreational lands (tennis court) to permit those lands to be redeveloped, and to leave the heritage home on a fee simple independent lot surrounding by its own undisturbed grounds.

Project History

The initial submission of December 2013 was previewed by some councillors, the heritage planner at that time, and the neighbourhood alike. Initially this project direction of three buildings, each with two residential units, appeared supported in general by during those initial commentary sessions. However, over the passage of time each party's initial opinions evolved as implications and data points became tallied, and concerns mounted. The three building / six dwelling solution was eventually retired in favour of evolution. A five unit solution was prepared for review and resulted in a submission that still yielded sufficient similar concerns that this too was not advanced further. A four unit submission, that is four single family strata units as a part of a building strata, had lowered the density of built volume sufficient for a more dramatic change.

This positive change was a reduction in built volume sufficient to permit new road locations, the development of an interior facing composition, and an increasing number of data points that were pointing towards an acceptable outcome with wide support. The neighbours however, in sufficient numbers, stated a concern over the density of this four dwelling proposal. As had been stated earlier by the Rockland Residents Association, and at the public hearing repeated by the neighbours, it was an issue of density only. The new roads, the interior composition of entries, the architectural style and palette were all well recieved. It was the condition that four units were being proposed that was of great objection to the direct neighbours and the neighbourhood association.

As this concern occurred in a public hearing and council voted to respect those neighbour's concerns, this concluded that rezoning application. It did however, unequivocally define that which would be acceptable to the neighbours directly surrounding these grounds, and the neighbourhood association with its larger neighbourhood wide perspective. Both Parties had stated at the podium that a 3 unit submission would be acceptable.

As the Public Hearing concluded that rezoning application, the enclosed submission is, accordingly, a new application. The project team reviewed all commentary received since its inception on site development, internal road location preferences, architectural style, colours, materials, roof lines, and landscaping. This submission for 3 single family dwellings in a building strata is the result.

New presentations were made to the Advisory Planning Commission, the neighbourhood association, and the City of Victoria undertook an inter-department review, as required by a new application. Revisions from all commentary received are enclosed in this Submission.

Project Description

The proposal places the Heritage Designated Home, a single family dwelling, on a fee simple Parcel Remainder, conforming to R1-A lot of 1815.5m² (excludes road dedication area). The new lot hosting the proposed project, measures 2722.4m² (excludes lane and road dedication areas). The new proposal is for 3 single family dwellings as strata units in a building strata.

The lot area provides 907.47m² of lot area per dwelling (excludes lane and road dedication areas). For interest, the density actually proposed now over the total former lot area results in 1237.7m² per dwelling, comfortably above standards for density, and expectations of density, within the neighborhood, and above minimums defined for new Panhandle lots.

Although R1-A lots permit a site coverage of 40%, when new panhandle lots are created this site coverage is reduced to 25%, and this new project conforms with this requirement.

Although R1-A lots permit building heights of 7.5m for single family dwelling forms, this is reduced to 5.0m when new panhandle lots are created and this proposal conforms with this requirement.

Similarly, the height restrictions on panhandle lots reduce the permitted number of stories to a single storey, and these proposed dwellings conform to this requirement.

The setbacks defined for new panhandle lots are based not on typical setbacks from streets, rear yards, or side yards, but are restated to suit the internal nature of panhandle lots. That is, that a panhandle lot is likely removed from direct view from the street, and the concern moves towards appropriate setback distances equally from all surrounding neighbour's property boundaries. The Schedule H regulations state a min setback of 4.0m from all property boundaries and increases that further to 7.5m for windows into habitable rooms. The dwellings proposed conform to these requirements.

Additionally, in previous proposals 5.0m setbacks were demonstrated along boundaries with 940 and 930 Richmond Road. This is being honoured in this new project form. In previous proposals a 5.0m setback was also demonstrated along boundaries with 1740 Lyman Duff Lane. This too is being honored in this new proposal.

The single family homes presented herein, demonstrate the same concern over materials and colours, style and texture added to the local community. The homes are a blend of contemporary styling with traditional quality materials such as real stone, and real wood siding where demonstrated. In features such as lighting and hardware, too small in scale to communicate in this drawing package form, but of interest to the neighbours and neighbourhood association alike, the materials are high quality traditional materials in contemporary forms.

These single family forms are articulated horizontally to divide their wall faces but also vertically. Articulating their silhouette. That building profile viewed by neighbours. In response to the neighbourhood's traditional sloped roof forms, the proposal has ensured that one dwelling provides this sloped roof character to, and combined with materials, colours and texture, tie all buildings into the neighbourhood context.

These single storey dwellings have also been placed in a manor following the natural land contours and avoid the taller building form, those shadows that would result, and their potential to obscure the view corridors through tree canopies towards the sky. One can clearly see in the project section the very nature of honouring the slope of the land, the placement of these single family forms do not provide an obscuring form in anyway. Permitting the existing neighbours and the potential new neighbours alike to all enjoy the various mature tree forms and sky view corridors that exist throughout this community.

Summary of Response to Commentary
(all commentary as of March 9, 2017).

One item of significant note is a site coverage calculation stated as 25.06% on original submission. Several discrete revisions were undertaken, reducing home plans subtly in both directions until the site coverage calculation fell below that defined maximum area. 24.97% is now stated on the project data sheet and conforms with a max permitted area of 25% as stated in the bylaw.

Additional Commentary

Development Services Division Comments:

In response to commentary received, as agreed with property owner / developer:

- Reduction of the prominence of the garages for Unit 1 by making the front entrance more prominent.
- Variation in the exterior design and finishes of Unit 1 to add diversity within the proposal.
- Clarification in graphics to ensure that crawl spaces are indeed reduced height spaces outside of occupiable areas.
- Labelling of the landscape plan with respect to materials for the hard surfaces and coordinated with Architectural drawings.

Engineering and Public Works Department Comments:

- No objections to proposal.

Parks Division Comments:

- Tree Preservation Plan by LADR dated March 16, 2017 is updated and enclosed.
- Label the landscape plan with respect to materials for the hard surfaces.

Permits and Inspections Division Comments:

- Glazed openings between SL1 / SL2 have been reduced for Code conformance without design impact.

Fire Department Comments:

- Fire Department access, as permitted by previous review commentary from the Fire Department is suitable access to sprinklered single family homes. This is a confirmation that each home proposed will be serviced with fire defense sprinkler system conforming to residential requirements of the British Columbia Building Code.

Submissions

The following number of plans, as required for a resubmission, are enclosed:

- 1 bubbled sets 8 1/2" x 11", 1 bubbled set 11" x 17", 5 sets full size (minimum 24" x 36") – bubbled
 - 1 set full size (minimum 24" x 36") – not bubbled. 1 set 11" x 17" – not bubbled, 1 set 8 1/2" x 11" – not bubbled
- Digital Submissions of all revised materials in PDF format

Regards,

Peter Hardcastle
Hillel Architecture Inc.