CITY OF VICTORIA

Planning and Land Use Committee Report
For Meeting of September 18, 2014

To: Planning and Land Use Committee **Date:** September 4, 2014

From: Helen Cain, Senior Planner, Development Services Division

Subject: **Rezoning Application #00444 and Development Permit Application #000357 for 1745 Rockland Avenue** – Application to rezone from R1-A (Rockland Single Family Dwelling District) to a new zone to permit one single family dwelling unit plus six semi-attached dwelling units. Concurrent Development Permit Application.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue. The applicant proposes to rezone from the R1-A Zone (Rockland Single Family Dwelling District) to a new zone to increase the development potential to construct three side-by-side semi-attached buildings (six self-contained dwelling units) on the same lot as a Heritage-Designated house, built in 1902. The proposal for a total of seven self-contained dwellings on this site exceeds the maximum number set out in the R1-A Zone. There are also concerns regarding the amount of surface parking related to the proposal and its effect on the conservation of the estate character and potential green space.

The following points were considered in assessing these applications:

- The property is designated as Traditional Residential in the *Official Community Plan, 2012,* (OCP). While the proposal is generally aligned with that land designation, it is not compatible with the OCP policies related to sensitive infill in Rockland on lots with estate character. Additionally, the proposed intensity of development would be inconsistent with the *Rockland Neighbourhood Plan, 1987.*
- Development and construction of the proposed new semi-attached dwelling units would be subject to control and regulation under Development Permit Area 15C - Intensive Residential Rockland. While the proposal complies with some of the applicable design guidelines, the site plan does not adequately address the conservation of estate character and existing green space.
- Staff have concerns with respect to the proposed 18 parking stalls which exceeds the number of parking spaces required. Surplus parking related to the proposed new dwelling units should be removed to reduce the extent of hard surfaces and to increase the open space, which would better align with the OCP strategic directions for Rockland and the associated design guidelines.

Staff are recommending that the Planning and Land Use Committee consider directing:

- the applicant to reduce the total number of dwelling units from seven units to six or fewer units
- the applicant to remove the parking spaces related to the new development that exceed the zoning standard requirement and to substitute soft landscaping in those spaces
- staff to prepare another report to return to the Planning and Land Use Committee once the revisions are complete.

Recommendations

1. That Council:

   a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;

   b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Respectfully submitted,

Helen Cain
Senior Planner
Development Services Division

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: Sept. 11/14

HC/aw/ljm

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue.

2.0 Background

2.1 Description of Proposal

The subject property is a large lot containing a Heritage-Designated single family dwelling, which will be retained and is intended to be used as a single family house only, without a secondary suite. There is a tennis court on the eastern portion of the parcel which is proposed to be removed to construct three semi-attached buildings each comprised of two self-contained dwelling units to provide a total of six new dwelling units. Each semi-attached dwelling would be side-by-side in building layout, which complies with the R1-A Zone (Rockland Single Family Dwelling District) where "semi-attached dwelling" is a permitted use. In the *Zoning Regulation Bylaw*, the latter use is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". It is necessary for the proponents to apply for a rezoning since the proposal exceeds the number of self-contained dwelling units allowed in the current R1-A Zone (Rockland Single Family Dwelling District).

The proposed site plan, architectural and landscape design include the following:

- the single family detached Heritage-Designated house on the western portion of the lot and six new semi-attached dwelling units on the eastern portion of the lot
- garage integrated with front elevation for each semi-attached dwelling unit with surplus surface parking stalls between the buildings
- primarily stucco and board-and-batten siding with accent details in natural stone veneer and cedar panels on the new semi-attached units
- vinyl windows with wood casements, wood entry doors and garage doors for the new semi-attached units
- removal of some trees to permit new driveways and surface parking combined with retention of all mature trees around the north, west and south boundaries, as well as new trees adjacent to the east boundary and extensive plantings
- new wall along the east driveway that is designed for noise abatement.

Due to the high number and concentration of mature trees on the property, the applicant has provided an Arborist Report (attached) to support the proposed scheme. Impacts on the existing landscape character are discussed in "Section 4: Issues" of this report.

2.1.1 Sustainability Features

As described in the applicant's letter (attached), the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate stormwater runoff related to the tennis court through reducing hard surfaces compared to existing conditions.

2.2 Existing Site Development and Development Potential

The data table below compares the proposal with the existing R1-A Zone (Rockland Single Family Dwelling District), which was amended in 2011. However, the more detailed analysis undertaken in conjunction with this proposal has identified that the most recent amendment does not carry forward the previous practice of including the existing self-contained dwelling unit in the site area per unit calculation. An asterisk indicates this discrepancy between the proposal and the other regulatory approaches.

Zoning Criteria	Proposal	Zone Standard R1-A (current)	Zone Standard R1-A (prior to 2011)
Site area (m^2) – minimum	4950.80* (or 825.13 m^2 per semi-attached or attached dwelling unit – six units)	5010.00 (or 835 m^2 per semi-attached or attached dwelling unit – six units)	5845.00 (or 835 m^2 required per dwelling unit - seven units)
Total floor area (m^2) – maximum	1306.31	n/a	n/a
Lot width (m) – minimum	58.58	24.00	24.00
Height (m) – maximum	7.54	7.60	11 (single family dwelling) 10.5 (attached and semi-attached dwelling units)
Storeys – maximum	2	2.5	2.5
Site coverage (%) – maximum	17.08	25.00	25.00
Open site space (%) – minimum	36.60	n/a	n/a
Setbacks (m) – minimum			
Front (east) – Rockland Ave	32.35 (existing house) 83.99 (new dwellings)	10.50 10.50	10.50 10.50
Rear (west) – Richmond Ave	70.39 (new dwellings)	42.80 (25% lot depth)	42.80 (25% lot depth)
Side (north)	5.00	3.00	3.00
Side (south)	3.90	3.00	3.00
Vehicle parking (stalls)	7 minimum required 18 provided	7 minimum required	7 minimum required
Attached dwelling siting	rear	side or rear	side or rear

2.3 Land Use Context

The immediately adjacent land use to the north, south, east and west is single family dwellings located in the R1-B Zone (Single Family Dwelling District), R1-A Zone (Rockland Single Family Dwelling District), and R1-G Zone (Gonzales Single Family Dwelling District).

2.4 Legal Description

Lot A, Section 74, Victoria District, Plan 36239.

2.5 Consistency with City Policy

2.5.1 Official Community Plan, 2012

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and conservation through infill that is sensitive and demonstrates an innovative design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space, and overall estate character.

2.5.2 Rockland Neighbourhood Plan, 1987

Aligned with the OCP, the *Rockland Neighbourhood Plan, 1987* has policies that focus on retention of heritage and historic buildings, landscape and streetscape features, estate character and ensuring new development complements nearby heritage sites. This local area plan also states that the R1-A Zone should be retained. While the design of the proposed new semi-attached dwellings would complement the heritage house in form, massing and character, the density is significantly higher than the R1-A Zone and a larger site area per dwelling than proposed is needed to better respect the estate character of the lot.

2.6 Consistency with Design Guidelines

The proposed design for the new semi-attached dwellings is subject to OCP Development Permit Area (DPA) 15C Intensive Residential Rockland. In DPA 15C, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood, 2011*. Staff assessment of the proposed design in relation to the guidelines is summarized below:

- Siting of the semi-attached dwellings behind the heritage house would have no impact on views of the heritage house from Rockland Avenue while part of one of the new semi-attached buildings would be visible from Richmond Avenue.
- The form and massing of the new semi-attached buildings are small in scale compared to the house and their design is complementary in composition, mix and quality of exterior finishes.
- Windows would overlook adjacent yards of the houses located at 1711 and 1723 Green Oaks Terrace and 1730 Lyman Duff Lane, but these openings are quite narrow and the north and south buildings are sited at a distance from the shared property lines. Similarly, potential overlook to the rear yards of houses on Richmond Avenue would be minimal due to the setback distance.
- As a result of providing surface parking surplus to the minimum requirements of the *Zoning Regulation Bylaw*, the site plan and landscape plan for the eastern portion of the site are car-oriented with an excess of paved areas. However, these are permeable hard surfaces and the new site coverage for impermeable surfaces is less than the existing conditions with the tennis court.

- While some mature trees will be removed to construct the buildings and parking surfaces, including one Bylaw-Protected Big Leaf Maple, the landscape scheme retains all trees along the property boundaries and adds new plantings and trees along the east boundary.

Aspects of the design that do not adequately comply with the relevant guidelines are discussed further in "Section 4: Issues" of this report.

2.7 Community Consultation

In accordance with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications, the applicant consulted with the Rockland CALUC on March 5, 2014. A letter from the CALUC is attached to this staff report.

3.0 Issues

The main outstanding issues related to these applications are:

- proposed density and permitted uses
- consistency with design guidelines
- underground infrastructure and right-of-way.

4.0 Analysis

4.1 Proposed Density and Permitted Uses

The R1-A Zone, Rockland Single Family Dwelling District, sets out key rules related to land use and development potential. With respect to the land use, the R1-A Zone allows a variety of uses including single family dwellings as well as attached and semi-attached dwellings. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit". These definitions will be relevant in considering the potential resolution of the minimum site area per unit concerns discussed further below.

As indicated in "Section 2.3" and laid out in the data table, the key issue that has necessitated the rezoning is the number of units proposed on the site relative to the site area. The overall site area is 4,950.80 m^2, in a highly unusual shape with a conventional frontage on Rockland Avenue and most of the site located in the R1-A Zone, with a much narrower extension of the lot to front on Richmond Avenue, providing a driveway to the new semi-attached dwellings, which is currently zoned as R1-B, Single Family Dwelling District. To simplify the analysis and since this is proposed as a site-specific rezoning, the analysis has treated the entire site area as if it were entirely in the R1-A Zone.

The current R1-A Zone relies primarily on establishing a minimum site area of 835 m^2 for each attached or semi-attached dwelling unit to determine the potential number of units allowed. Based on this, the site at 1745 Rockland Avenue is too small to accommodate the proposed six new semi-attached dwelling units; the site would need to be 59.2 m^2 larger in size to meet the 835 m^2 per unit rule. Said another way, there is only 825.13 m^2 of site area per semi-attached unit provided instead of the 835 m^2 required.

It should be further noted that the R1-A Zone was amended in 2011 with an unintended change to site area requirements. Prior to the 2011, the regulations stated that the minimum site area was 835 m^2 per dwelling unit which as a practice had included the existing single family unit in the calculations of required minimum site area per unit. Under the previous R1-A Zone, the minimum site area required to accommodate the existing single family dwelling unit plus the proposed six new semi-attached units would be 5,845.0 m^2 or 894.2 m^2 bigger than it is. Said another way, the proposed development is only providing 707.25 m^2 per dwelling unit instead of the 835 m^2 previously required, or about 85% of the previous requirement.

Given this analysis and the fact that in every calculation method, the proposal is requesting more dwelling units than the current zoning allows, staff do not recommend that Council approve the rezoning necessary to allow the proposed total of seven units (the one existing single family house plus six new semi-attached units). Staff would recommend that Council either decline the rezoning outright or that the proponent revise the proposal to a maximum of six units (one existing single family house plus five or fewer new dwelling units). It is recognized that a total of six dwelling units on the site would still be providing only 825.13 m^2 of site area per unit overall, compared to 835 m^2.

4.2 Consistency with Design Guidelines

4.2.1 Landscape Character

Three new buildings would cover the eastern portion of the lot with limited open and green space. While a number of trees would be removed to construct the new buildings, driveways and parking areas, the proposed Landscape Plan includes the retention of clusters of trees through careful siting and use of brick pavers as a permeable surface rather than impermeable concrete in the surface treatment. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.

4.2.2 Vehicle Parking and Access

The number of surface parking stalls that are proposed exceeds the zoning criteria applicable to the new development. It is accepted that the existing single family heritage house, oriented to Rockland Avenue, provides five parking stalls, exceeding the minimum standard related to that unit. Each of the new semi-attached units includes a single car garage as well as driveways of varying lengths. The further provision of an extra surface parking stall related to each new unit has introduced a greater extent of hard surfaces that does not respond to the design objective for more natural or soft landscaping characteristic of Rockland yards. Staff recommend the removal of the surplus surface parking for the new units to lessen the extent of hard surfaces and that additional soft landscaping features be added in this available open space.

4.3 Underground Right-of-Way

There is an existing Section 219 Covenant registered on title for the purpose of permitting an Underground Right-of-Way and sewage and stormwater piping and drains to traverse the land parcel. This existing infrastructure was installed in part to provide services to other properties on Rockland Avenue.

The proposed site plan would require relocation of the sewage and stormwater piping and drains, and the Underground Right-of-Way, presently secured through a Section 219 Covenant. Should Council choose to advance the Rezoning Application, staff recommend that a legal agreement be prepared, executed and registered to secure the commitment to the relocation of the Right-of-Way and associated infrastructure, prior to a Public Hearing. It should be noted that the applicant would be responsible for future construction costs related to this infrastructure.

5.0 Resource Impacts

There are no resource impacts associated with this development.

6.0 Conclusions

Staff consider the concept of infill on the subject property to align with the OCP and Rockland policies related to mix of housing types in City neighbourhoods and heritage conservation. While a degree of flexibility of the zoning standards related to the new attached or semi-attached dwellings would be acceptable to accommodate population growth in this local area and to help support heritage retention, the proposal as presented is requesting more residential dwelling units than is appropriate. However, the proposed site plan, architectural and landscape design are generally well-considered with respect to form, massing and character and minimizing the potential impact on the mature landscape character. Staff are, therefore, recommending that the proposal be revised to decrease the overall number of dwelling units on the site to a total of six or fewer and that the new dwelling units provide one parking stall as a garage and remove all the surplus surface parking and replace it with suitable soft landscaping.

7.0 Recommendations

7.1 Staff Recommendations

1. That Council:

    a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;

    b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

7.2 Alternate Recommendations (decline)

1. That Council consider declining Rezoning Application #00444 and Development Permit Application #00357 for the property located at 1745 Rockland Avenue.

8.0 List of Attachments

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped July 24, 2014
- Arborist Report from Talbot McKenzie dated October 24, 2013
- Letter from Rockland Community Association, stamped April 8, 2014.

Hillel architecture inc.
101 1851 Oak Bay Avenue
Victoria BC V8R 1C3
phone 250.592.3928
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06 June 2014

Mayor and Council
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6

RE: **Rockland Avenue Residences**
1745 Rockland Avenue, Victoria BC

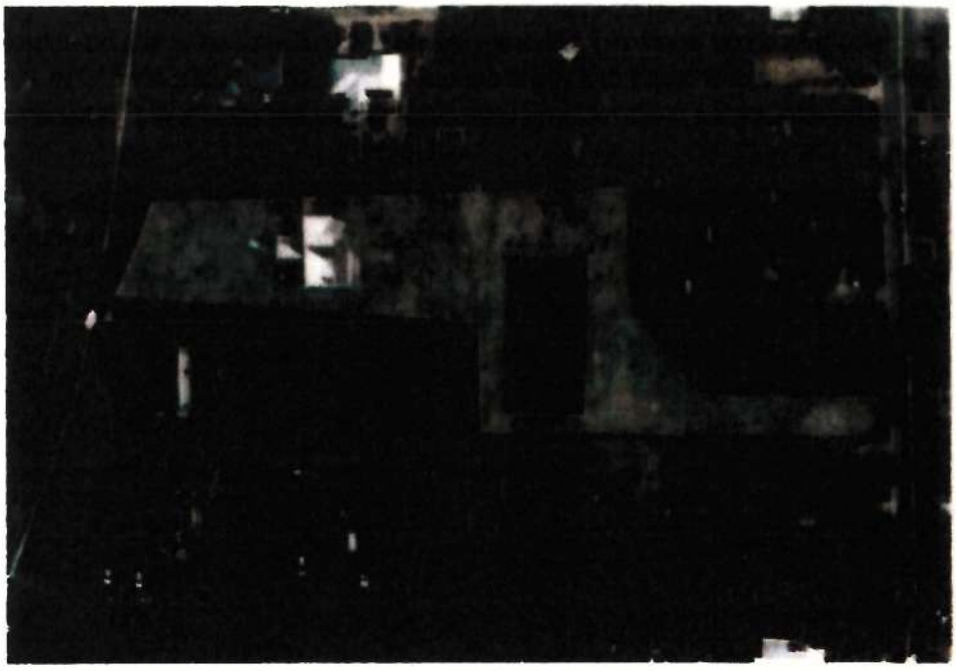
Rezoning and Development Permit Applications

We hereby submit, on behalf of developer Magellan Holdings Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home. The following report is divided in to the following sections;

1. DESCRIPTION OF PROPERTY
2. DESCRIPTION OF EXISTING HERITAGE HOME
3. ZONING CONTEXT AND BYLAW REVIEWS
4. ZONING COMMENTARY AND DESIGN RATIONALE
5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

1. DESCRIPTION OF PROPERTY

The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m. (±1.2 acres, ±52, 200 ft2) , the proposed site is generous though it largely remains concealed from both streets. It also is concealed from most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.



The site has been owned by a local family for generations and their ownership will remain. The first stage was the protection of the original heritage home. This proposed redevelopment of the site, stage two, is designed to respect the prominence, setting, and views associated with the original heritage home. The goal is to develop the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. A development which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns. A development which, we emphasise, will be entirely concealed from both Rockland and Richmond Roads.

Views of the proposed building site; existing 665 m2 [7158 ft2] of asphalt tennis court no longer used.

2. EXISTING HERITAGE HOME

The designated heritage home, accessed from the Rockland Road property entry, is referred to by name as the Ashton. The Ashton was designed by Francis Mawson Rattenbury, and built in 1901. The current family members, owners for now multiple generations, will continue to own the Ashton following this proposed development. The owners requested this home be designated in 2010. This heritage designation was granted by the City of Victoria.

This was in fact the owner's first step in preserving the Ashton. This second stage is the protection of the heritage gardens and setting of the Ashton, while also carefully developing its unseen rear properties.

As requested by the Planning Department, floor plans of this single family home have been documented. Under this development proposal, this house will, by covenant, be protected as a single family home for perpetuity. No interior or exterior changes are planned under this stage two of the protection of this heritage home.

Plans and elevations were not requested at the time of the request for Heritage Designation of this residence, and no record drawings or original permit submission drawings have been found at this time. The plans recording this as a single family residence today, as requested, have been documented and are contained in this submission package. Extensive photographic coverage is available on request. A limited number of these images have been submitted as elevation records.

3. ZONING CONTEXT

a) Designation

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association, and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for this whole site. It has been requested that a zoning comparison, based on the current R1-A zone and an R1-A5 zone be provided.

The development request is to permit the creation of 7 strata-titled units, to cover the existing heritage house and a portion of the property appropriate to its floor area as determined by zoning and a registered BC Land Surveyor, and 3 new two unit townhouse residences on the remaining portion, each with exclusive use parking areas and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed by planning department staff to be the most suitable for comparative purposes. For the design team, our original goal was also to respect the zoning criteria of all surrounding properties to ensure that the proposal does not impose. Therefore throughout this design report, comparisons to the R1-B zone are also made.

b) Density comparison

A review of lots sizes surrounding 1745 Rockland Road was undertaken. The results are assembled on the enclosed site photo. As a point of comparison, the approximate land surrounding each building is demonstrated. This shows that the approximate size the proposed "land areas" and buildings are no different than those of the properties that surround them. Although this is not an officially acceptable comparison, it does have value. Land areas are similar. Building footprints are similar. Therefore their average site coverage of the new buildings, in their context, is not dissimilar to those that surround them.

Summary of permitted Lot sizes as per zoning regulations

The heritage home currently resides on a portion of the site which is zoned R1-A. This proposal, by intent, was to completely respect the criteria of all of its surrounding neighbours and strict adherence to the criteria of the R1-B zoning was the starting point of the design team process. R1-5A was identified by the Planning Department as a suitable similar zone for comparison purposes.

R1-A permits single family homes on 740m2 lots, and for attached / semi attached dwellings at 835m2 Ea = 1670m2

Two "homes" therefore would occupy 1480m2

Two "townhomes" would occupy 1670m2 (a 12.8% penalty for this more efficient housing type)

R1-B permits single family homes on 460m2 lots.

R1 5A, our designated zoning regulation of comparison, lists 470 m2 per unit

c) Density Analysis,

This proposal for 1745 Rockland provides 707m2 per unit, and 1414m2 per attached dwelling.

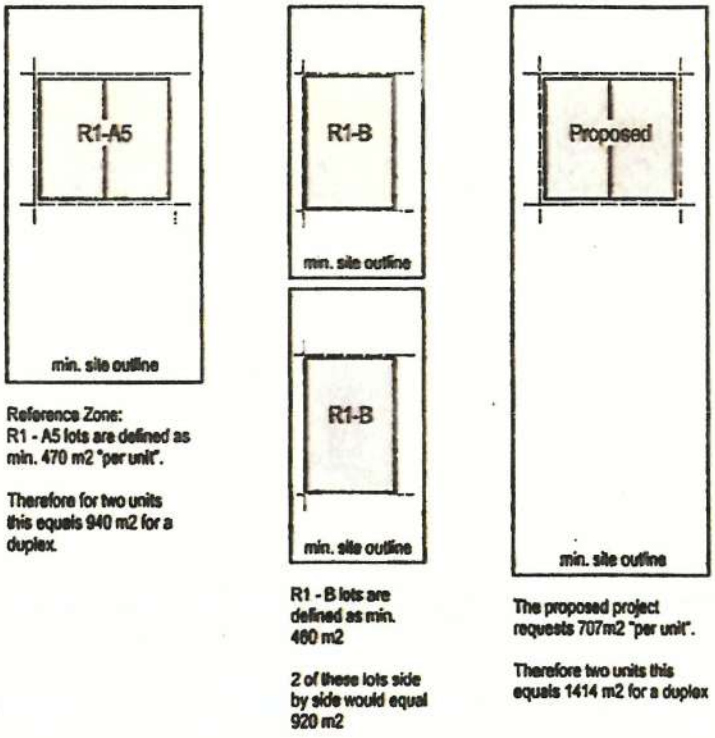
It exceeds R1 B min lot standards (all neighbouring properties) by 153% (our target reference)

It exceeds the reference zone standards of R1-A5 by 150% (City's target reference)

It closely follows the larger R1-A single family lot standards of 740m2: 95%

It is respectful of R1-A attached dwelling standards of 1670m2: 85%.

The project exceeds all setbacks of ALL zones above and substantially in many regards. .

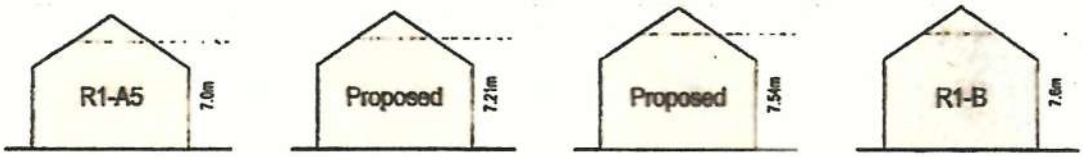


The intent was to respect the surrounding property owners, and R1-B standards therefore became our target reference for this development proposal. We exceed the permitted zoning density of the surrounding lots by 153%.

d) Building Height

The new buildings vary slightly in building height relative to their calculated average grade as you progress across the site, from a height of 7.21m to 7.54m. They have been designed to respect the surrounding neighbours and the permitted building heights of their zones.

Comparatively speaking, all three buildings are below the permitted ht. of 7.6 m defined by the R1-A. All three buildings are below the permitted ht. of 7.6 m defined by the R1-B zones of all surrounding properties. The City had asked that we compare this proposal with the R1-A5 zone in which the maximum permitted ht. is listed as 7.0m. The proposed buildings exceed this by a modest amount (from 210mm to 540mm: average 375mm). The diagram below shows the lower permitted ht. of the R1-A5 zone, lowest and the highest of the three proposed buildings in the centre of the diagram, and the higher permitted ht.s of both the R1-A and R1-B zones.



max. building height | proposed project building 3 height | proposed project building 2 height | max. building height

e) Parking

The amount of off-street parking provided exceeds the minimum requirements. A minimum of one stall per dwelling is required. We have officially provided double this requirement by providing 2 stalls per residence. One enclosed, and one guest stall. In addition, we have ensured that each driveway has sufficient length to accommodate parking outside of the garage, as an unofficial additional parking opportunity. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. We wished also to reassure residents along the busy parking corridor of Richmond Road (generated by new sports fields and new theatre), that this project is not adding to a parking burden in the community. Off-street parking has been designed using high quality, permeable and durable paving materials.

f) Greenspace and site coverage

The City has asked that we consider removing excess parking. Reducing the parking count is typically not encouraged by council and we would prefer to honour our parking as proposed. Part of the City's concern was increasing our green space. In reviewing this issue we must note that the current solution offers the following favorable site coverage, in comparison to its potential zoning criteria of its neighbours:

40% site coverage for R1-A,
40% site coverage for R1-B,
35% site coverage for R1-A5,
17.8% as proposed.

Our green space, the resultant percentage of landscaped areas after deduction of all paving, buildings, decks, stairs, and hard surfaces is approximately 34%. Not only would very few proposals provide the very significant setbacks we are able to provide, but now we also find herein a statistic which is again reflecting very well on the proposal submitted. A minimum green space is stated on the R1-A5 zone. We comply with this zone.

4. ZONING COMMENTARY AND DESIGN RATIONALE

a) Neighbourhood consultation

Over the course of developing the proposed scheme, a detailed analysis of other R1-B properties in close proximity was undertaken to better understand the context of the Rockland neighbourhood. This included a review of a more traditional four-lot subdivisions of fee simple lots at the rear of the property as an alternative to the three duplexes being pursued. The developer initiated a series of one on one interviews with neighbouring property owners, detailed drawings in hand, and of the 23 interviews which took place, 22 were supportive of the proposal to develop 3 duplexes vs 4 single family homes. The 23rd was a property for sale. The neighbours appreciated that a comprehensive, more controlled approach to site planning, circulation, building design, and the comprehensive site maintenance that would result from a strata development than would result from the creation of perhaps 4 fee simple R1-B lots. When separately developed, single family homes, their varying styles, their various fences, even the intent "to fence" one's private property would visually divide this lot and detract from the property openness and ambiance. The R1-B zone criteria, when applied to a 4 Lot solution resulted in much closer buildings to neighbours, much higher density of buildings, increases in site coverage, and substantial decreases in setbacks.

b) Breathing Room

Directly related to this point is the request of the City for more "breathing room" between heritage home and new work. The minimum 7.5m rear yard setback in both R1-A and R1-B lots is one form of breathing room that can be measured as a sign of acceptable local "distances" between building faces. With these two zones, two rear yards back to back would permit 15m between building faces. The proposal greatly surpasses this acceptable "breathing space":

Duplex units 6 & 7 building's faces are placed 30.6 meters from closest corner of the heritage home.
Duplex units 4 & 5 building's faces are placed 38.1 meters from closest corner of the heritage home.
Duplex units 2 & 3 building's faces are placed 43.0 meters from closest corner of the heritage home.

c) Privacy Impacts

A second issue related to one's perception of neighbourhood density, is a request by the City that we show the location of adjacent houses and provide information related to privacy impacts. In the following photo can be found the distances between building faces and the approximate land area surrounding each building in the neighbourhood.

Similar to breathing space around the heritage building, the perception of privacy can be a result of understanding the distances between building faces. The minimum 7.5m rear yard setback in R1-A and R1-B surrounding properties combined with the front yard setback of 7.5m from the target reference zone, R1-B, is one form of breathing room that can be measured as a sign of acceptable and predictable privacy between new building faces and those existing outdoor private spaces of neighbouring homes. With this in mind, it would predict that 15m between the new building faces and the rear yard building faces of the existing homes is an acceptable measure of privacy. Our proposal greatly surpasses this "breathing space", or this measure of acceptable privacy:

Duplex units 6 & 7: bldg front faces over 20.4 meters from property line, ±40.3m to neighbour's building face
Duplex units 4 & 5: bldg front faces over 12.7 meters from property line, ± 28.9m to neighbour's building face.
Duplex units 3: bldg front faces over 18.7 meters from property line, 38.5m to neighbour's bldg face
Duplex units 2: bldg front faces over 23 meters from property line, 38.5m to neighbour's bldg face.

These significant distances come from a proposal that voluntarily exceeds neighbouring zoned standards of front yards, rear yards, and side yards. Graphically these distances result in the proposal section shown below demonstrating the actual distances relative to building side elevations. The distances are dramatic, far exceeding expectations.

INTERNAL SECTION
NOT VISIBLE FROM RICHMOND AVENUE OR ROCKLAND AVENUE

In addition, intentionally, no primary living spaces have windows overlooking the sideyards in this proposal.

Side yards

It should also be noted that another form of comparison of perceived privacy is in understood from the sideyard setbacks. In this context, each surrounding R1-A or R1-B zone, the min side yard set back is 3m, so potentially homes could exist where there is 6m between building faces. Here again, the proposal provides the following distances between building faces;

Duplex units 6 & 7: bldg faces ±20.4m and ±18.2m to neighbours building face
Duplex units 4 & 5: (central building, internal to project, no impact on neighbours).
Duplex units 2 & 3: bldg front faces over 12.4 meters and 7.4m to neighbours bldg face.

Once again, demonstrating this graphically reveals the much greater privacy between dwellings than existing zoning would create, and more privacy than existing neighbours currently enjoy. The diagram below demonstrates the Richmond Road Street edge adjacent to our proposal for 1745 Rockland Road.

The proposed streetscape shown above demonstrates the proposals more generous spacing of residences. We must also note that this "streetscape" is internal, and completely concealed from both Richmond and Rockland Roads.

All homes typically look into their neighbour's rear yards, and rear yard areas are also typically beside neighbouring rear yard areas, therefore compromising one's conversational privacy outdoors. In this proposal, neighbours private outside spaces are adjacent to this proposal's unoccupied side yards. In the other direction, a neighbouring private rear yard area is adjacent to our "unoccupied" and very generous front yard setbacks. It would appear that this proposal significantly exceeds privacy that could be anticipated by the current zoning(s) – all of them.

d) Sound

These very large distances are significant when mitigating noise (vehicles or conversation) which diminishes by the distance squared.

"Sound pressure is inversely proportional to the distance of the point of measurement from the source. so that if we double the distance we halve the sound pressure".

Sound Energy Quantities:

Sound intensity. sound energy density. sound energy. acoustic power:

Inverse Square Law $1/r^2$

In a neighbourhood where rear yard building faces could be 15m from each other and meet zone regulations, we have a solution that is providing over double that distance; 40.3m, 38.5m, 38.5m, and one location just under double that distance: 28.9m. Similarly, our side yard distances also exceed acceptable zone standards and in some locations, these too, are over double the acceptable standards. The vehicle sound source location varies significantly from that which would be acceptable in this neighbourhood. Any home would be permitted to have a family car in a front yard driveway, or have a

driveway that passes by a home to enter a garage in their rear yard area. The proposed development places cars typically well away from neighbours windows, and far exceeding distances that would typically arise from cars in front yard driveways, or in rear access driveways.

The loudest sounds from cars are typically generated at their locking and unlocking (a high frequency alarm's beep), or from a car engine starting. In this proposal, these distances from vehicle parking where these sounds would be generated are well in excess the distance that is acceptable in these zones. Where a car could park within mere meters of a neighbouring window, this proposal provides the following distances from the sound source - the commonly parked car in a driveway, in front of a garage (not even an official stall) – to the closest window of a neighbouring residence: 19.8m, 35m, 35m , 26m, 26.9m, 35.5m, 9.2m. This averages ±25m and exceeds that which would occur under the compared zones – all of them.

It should be noted that 976 Richmond Road has expressed a concern over the potential noise of vehicles passing their home in the proposed access lane. They have suggested, through a friend and consultant, that portions of this fence be built of concrete components similar to a sound attenuating barrier along a highway. The Developer has accepted this request and this portion of fencing has been demonstrated on revised landscaping plans. By the paragraph above this would appear completely acceptable in all of these zones.

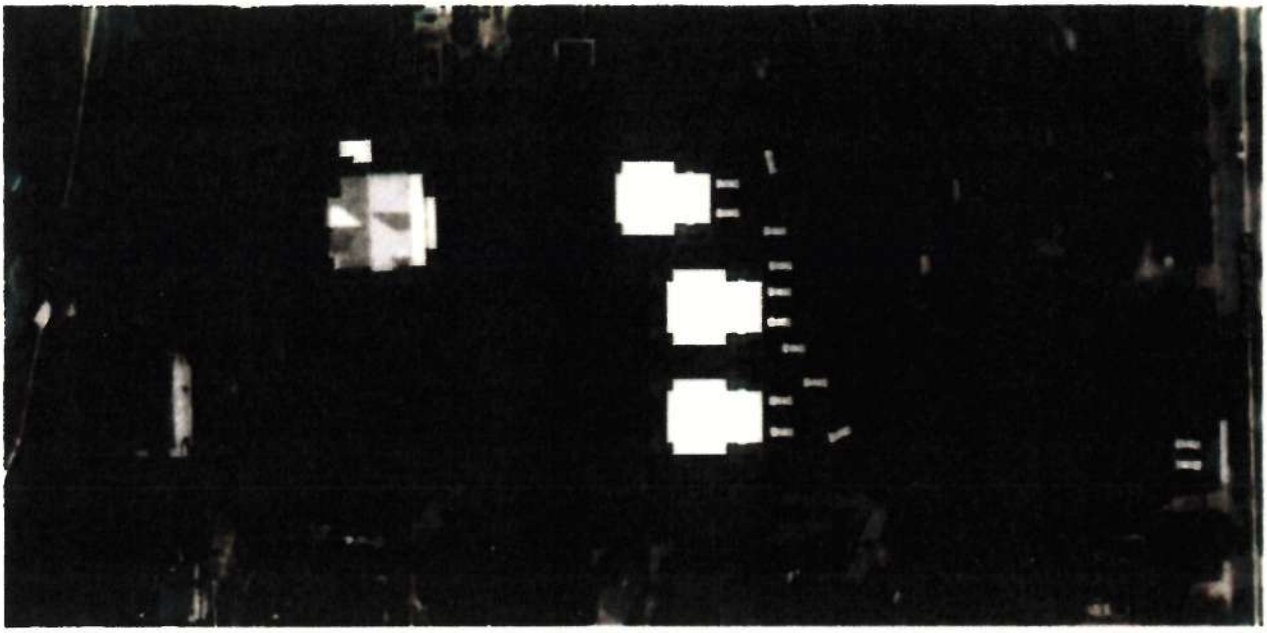
5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

The fabric of this community consists primarily of medium to large single family homes, where low-density residential infill development, such as duplex or small scale townhomes, as set out in the OCP have been given consideration where appropriate. For the owners of the existing heritage house, the developer, and the design team, the form and character of the new buildings, including sitting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding properties, especially those with heritage significance, nor undermine their prominence from the street.

A) Site Design

This proposal develops a site area of an existing competitive size tennis court, deep in the lot, and hidden within the property from both Richmond and Rockland Roads. The Court provides a large, clear, level area suitable for new development. This tennis court is 665.5 m2 of asphalt in area. 7163 ft2 of site coverage of a hard surface without the ability to absorb, retain, or even control its water run off. This water run off has also provided significant volumes of overland water flow into neighbouring rear yards.

As a comparison, the new development has a site coverage of 507 m2 of new buildings. A reduction of this site coverage. Or one could compare the tennis court area with new planned paved areas. In this comparison, the former tennis court area of 665 m2 would compare with the 709m2 of all roads, all parking areas, all driveways, and pathways combined. The roads, however, are internally drained and will prevent surface water run off from all driveway surfaces. The buildings will, as expected, take all roof water flows and channel this volume to perimeter storm water systems. This development will therefore positively improve the current overland water flow issues that the owners became aware of only after interviewing the neighbours through this process. That tennis court over time has provided difficulties to neighbouring properties. We are amending this "found" issue.



Access location

This site has the unique benefit of access from two streets, therefore the new development will be accessed from Richmond Road. The new development is completely concealed from Rockland Road. In addition, the original home will be spared the usual condition of having to drive past it on a generous width road bed in order to new work typically built in rear yard portions. In this proposal a private lane off of Richmond Road will serve these new residences. This new access lane travels 71 meters into the property from Richmond Road before the face of the first garage door, ensuring this new "streetscape" is completely concealed from Richmond Road. Being concealed from both roads dramatically lowers the imposition of this project on the greater neighbourhood.

B) Housing Type

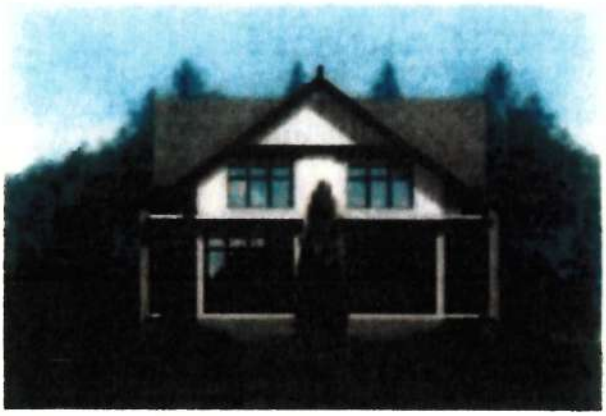
A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to private green spaces. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

C) Architecture

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. The building volume takes a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a flat roofed plinth similar to the original home.

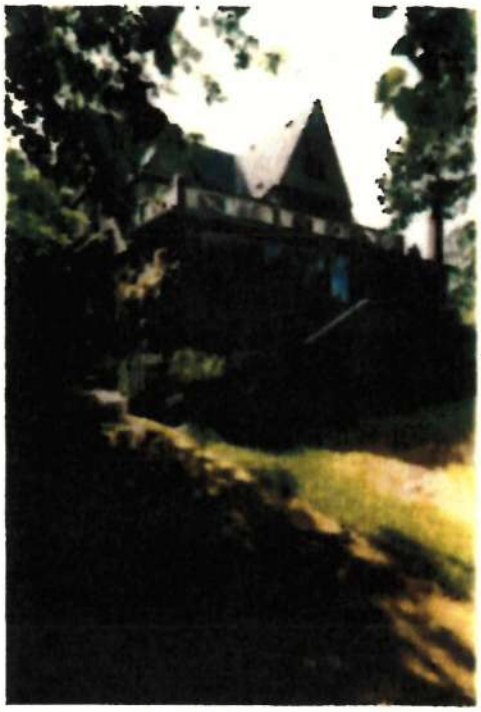
As your eye travels down the exterior façade from this traditional roof to the building lines and glazing patterns of the lower storeys, the design evolves into a more contemporary expression, yet still reflecting those traditional materials and proportions. They present a more modern, more generously glazed, cleaner lined composition on this lower level. It is at the lower level that traditional stone is used, similar to heritage home and other homes in the community, to draw attention. Here that strong reference to the past (the stone) is used to define the proposals modern edge. A juxaposition. A planned one.

Windows on the main floor, in keeping with contemporary open interior design, and a desire to maximize views, are generous in height. Provide a greater connection with the outside natural setting. They extend the more traditional window proportions of the upper, more private and traditional storeys. This is demonstrated best in the rear facades, and the front entry areas of the front facades.



d) Response to Heritage Home

The City has asked how our design "is responsive to heritage home". The designated heritage home is designed by known respected architect, and is unique. We want to preserve that uniqueness - not copy or build on it. We wish to protect its uniqueness and this is the standard approach towards heritage buildings accepted worldwide, and as stated in the guide to the conservation of heritage buildings: new work is to be distinct so as to make clear that which is heritage from that which is new. But it can be the generator of some criteria, some design references. One just has to be careful NOT to reproduce it.



The original home contains gable ended main roofs and subordinate perpendicular gable ended dormer roofs. The original home places this roof over flat roof sections of the main floor . This basic volume was in fact the design influence for the new bldgs that were to respect but not copy that original home.

Our new buildings feature a prominent gable ended main roof, and twin perpendicular subordinate dormer roofs, each gable ended. The roof forms the same volume in plan as the original home. In addition, the roof volumes sits above the flat roofed main floor below as does the original home.

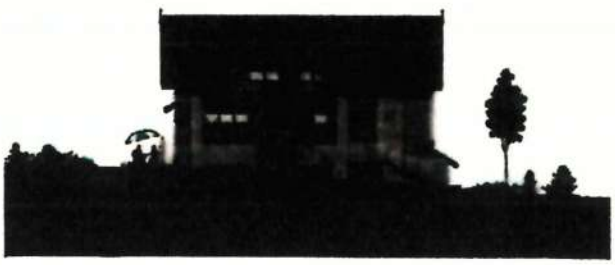
The main facade of the heritage home presents three part window divisions, as do the new buildings. The subordinate side gables of the heritage home offer two part divided windows, as do the new buildings. The original home contains stone feature elements on the ground floor to define key features and call attention to the main entry. So too, do the new buildings draw attention to the main entry by the use of stone features. Special attention should be noted here, that we do not use stone to appoint the garage entry. This element is slightly recessed, and purposefully understated. It is the front door to which the design brings one's focus.

In addition, many more design references were taken from the neighbourhood in order to blend with the larger neighbourhood's context and character as a whole. Features, trim patterns, materials, and typical design style were all considered. It was important to have some design references from the main house but not too many so as to seem as if we would undermine its uniqueness, and to have many design elements drawn from neighbourhood inspiration to ensure a "fit" that should result in these buildings being perceived as "always being there" as time passes.

e) Exterior finishes

The City has asked us to reconsider exterior finishes for durability and their fit with the heritage home. The exterior materials engaged are stone, cement based stucco with fine stone dashing, and solid wood trim. This same material palette is used extensively throughout Victoria, and is present on numerous, if not most, heritage homes. Many of which have lifetimes extending beyond 100 years. Few materials can exceed the durability of stone, or cement based stucco with fine stone dashing.

The exterior of the "Ashton" is unique, and green in colour. As this colour is unique its repeated use may detract from that uniqueness. In addition, this is the colour of the Ashton today. Tests have not been conducted on site to verify if this is infact the original intent for the Ashton.



f) Varying housing design

The City has requested the owners consider different building designs for each building. Typically, zoning statements advocate that multi-family residential buildings project a cohesive, uniform architectural response. And that when a heritage building is present, that it provides some of those design references to tie the composition together. The proposed solution does make design reference to the existing designated residence, and also takes numerous references from the Rockland Neighbourhood as a whole.

We have illustrated in the previous page that the proposal has been edited to include three colour schemes for exterior materials to increase some variables in the buildings, and yet will also have both façade design and a selection of stonework and trim which carries over from building to building to tie the composition together. Individual colour schemes for the three buildings provide distinction on the more intimate scale of a resident returning to their "home". Three different driveway approaches also ensure a more individual setting to each new building. And at no time is the existing heritage home or its setting changed in anyway.

g) Paving materials

The City has asked that we not consider brick pavers because of their limited weight bearing potential. It should be noted that brick pavers can be used for full weight bearing capacity requirements of municipal roads, and can be engineered to withstand all imposed loads. The road base is engineered for the purposes intended. A local example: At the Selkirk Waterfront all roads are capable of municipal traffic and no vehicle damage has resulted over the years. What does result is the ability to lift the paving materials to amend the services below grade, and reinstall the paving materials.

The driveway at 1745 Rockland was designed as a fire access route to support fire fighting vehicles and would have handled those imposed loads. During the technical review, the Fire Department identified that sprinklering the buildings in exchange for this fire access route was permitted. The revised proposal exercises this option to sprinkler the buildings. As a result revised drawings reduce the width of the roadbed, and increase the landscaping by approximately 2000 ft2 over the original proposal. This was a good outcome, and a pleasure to amend the drawing herein.

Conclusion

We trust that the foregoing provides you with sufficient information for the Planning and Land Use Committee. The owners, the elected developer, and the architectural firm will gladly make ourselves available for a full presentation at the PLUC project review, and at any City Council meeting if the members believe this would help provide any further clarity. We certainly find that even though this submission correspondence is lengthly, there is even more design considerations that could be mentioned that have not made the "cut" to be enclosed herein.

We all believe, that this proposal has been designed with utmost care, respect for both the criteria of local zoning, but also the more important subjective criteria important to the neighbourhood. In many cases, as outlined above, we exceed zoning requirements several fold. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,
Hillel Architecture Inc.,

Peter Hardcastle
Addressed to Mayor and Council,
Includes response to Planning Department commentary integrated throughout.

Hillel
architecture
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Victoria BC V8R - 1C3
phone 250 . 592 . 9858
fax 250 . 592 . 9178

10 DECEMBER 2013

Mayor and Council
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6

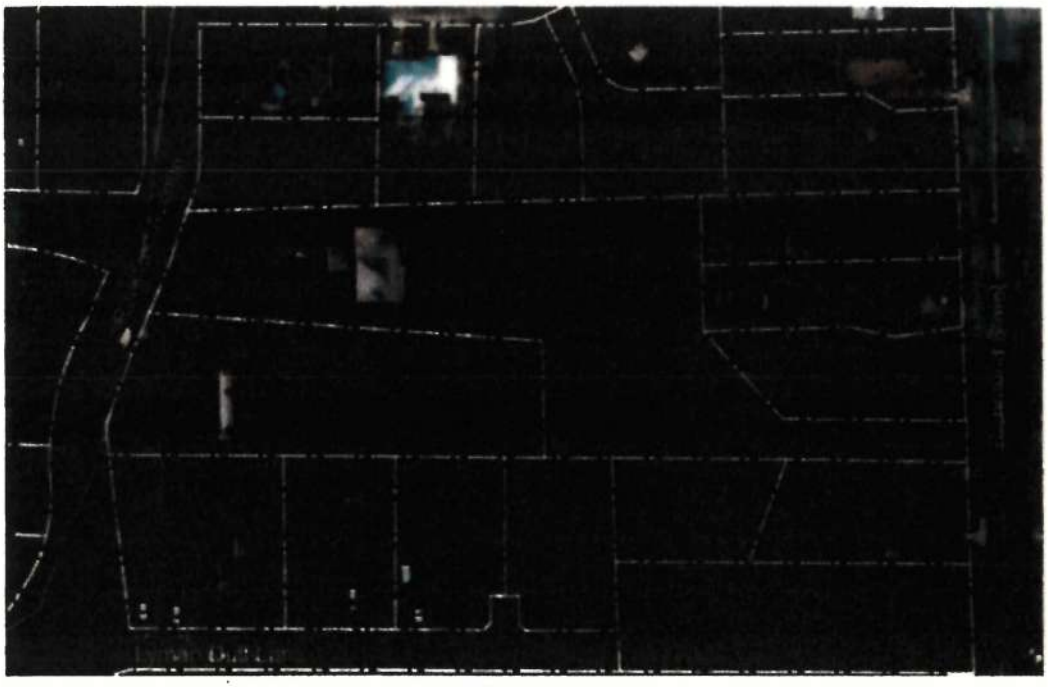
RE: **Rockland Avenue Residences**
1745 Rockland Avenue, Victoria BC

Rezoning and Development Permit Applications

Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home.

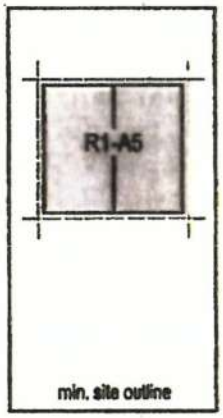
The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m., the proposed site is generous though it largely remains concealed from both streets, and most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.



The site has been owned by a local family for generations and their ownership will remain; however, they have an opportunity to benefit from the careful redevelopment of the site, and in particular, the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. The proposed redevelopment of the site is designed to respect the prominence, siting and views associated with the original home, which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns.

CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for the whole site, based on a modified R1-A5 zone, to permit the creation of 7 strata-titled units, to cover the existing heritage house and six new residences, each with exclusive parking spots and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed to be the most suitable for the site, for comparative purposes.

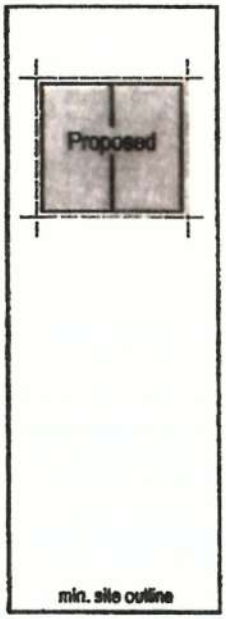


Reference Zone:
R1 - A5 lots are defined as min. 470 m2 "per unit".

Therefore for two units this equals 940 m2 for a duplex.

R1 - B lots are defined as min. 460 m2

2 of these lots side by side would equal 920 m2



The proposed project requests 707m2 "per unit".

Therefore two units this equals 1414 m2 for a duplex

Over the course of developing the proposed scheme, a detailed analysis of other R1-B properties in close proximity was undertaken in an effort to better understand the context of the Rockland neighbourhood and expectations for future infill development. This included a review of a more traditional four-lot subdivision of fee simple lots at the rear of the property as an alternative to the three duplexes being pursued. The developer initiated a series of one on one interviews with neighbouring property owners, detailed drawings in hand, and of the 23 interviews which took place, 22 were supportive of the proposal to develop three duplexes. The 23rd interview was affected by a change in ownership although the new owners have since been informed about the proposal. The neighbours appreciated the comprehensive, more controlled yet shared approach to site planning, circulation, building design and landscape design that the creation of fee simples lots, separately developed and fenced, would not bring to the property.

The fabric of this community consists primarily of medium to large single-family homes, where low-density residential infill development, such as duplex or small-scale townhomes, have been given consideration where appropriate. For the owners of the existing heritage house and the design team, the form and character of the new buildings, including sitting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding buildings, especially those with heritage significance, nor undermine their prominence from the street.

DESIGNATED HERITAGE HOME
1745 ROCKLAND AVENUE

PL

NEIGHBOURING HOME
930 RICHMOND ROAD

INTERNAL SECTION
NOT VISIBLE FROM RICHMOND AVENUE OR ROCKLAND AVENUE

SITE DESIGN

An existing competitive size tennis court deep and hidden within the property, provides a large, clear, level area suitable for new development.

Because the site has the unique benefit of access from two streets, the new development will be accessed from Richmond Road and the original home will be spared the usual condition of having to drive past it to access the residences beyond. A private road off Richmond Road, incorporated into the landscape design, will serve the new residences. This new access lane travels 71 meters into the property before the face of the first garage door, ensuring this new "streetscape" is very private completely concealed from Richmond Road.

The proposed scheme is based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building is a two-family dwelling, for a total of 6 new residences. Each residence benefits from a private garage, a designated guest parking stall, and each private driveway is long enough to accommodate additional cars if necessary. The purpose here is to reassure neighbours, who expressed their concern over an abundance of street parking related to school activities close by, that this property is capable of handling its parking demand internally.

While sufficient breathing room has been considered for the existing heritage house, the proposed new development would be equally respectful of neighbouring properties and their need for privacy and access to views and natural light. The separation space between the new buildings and the new buildings and adjacent property lines has been carefully considered and mature, tall, trees and well established landscaping will remain in place to mitigate views between properties and between existing and new dwellings. Particular emphasis was paid to the sitting, exposure and quality of exterior patio and other social spaces.

HOUSING TYPE

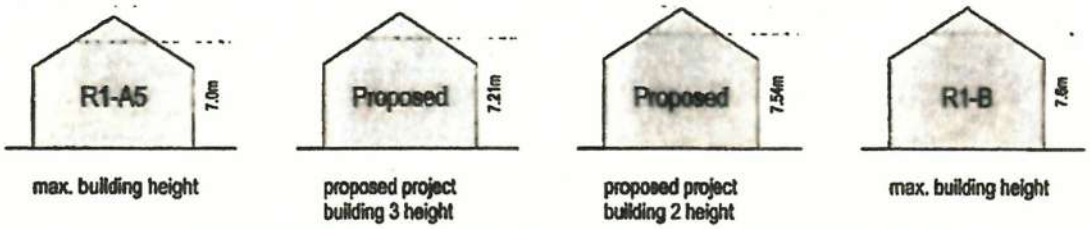
A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to green space. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

PARKING

The amount of off-street parking provided exceeds the minimum requirements. A minimum of two spaces per dwelling has been provided along with additional spaces for visitors. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. Off-street parking has been designed to respect the existing and mature natural landscape features and will be incorporated into the new landscape design for the site, using high quality, permeable and durable paving materials.

BUILDING HEIGHT

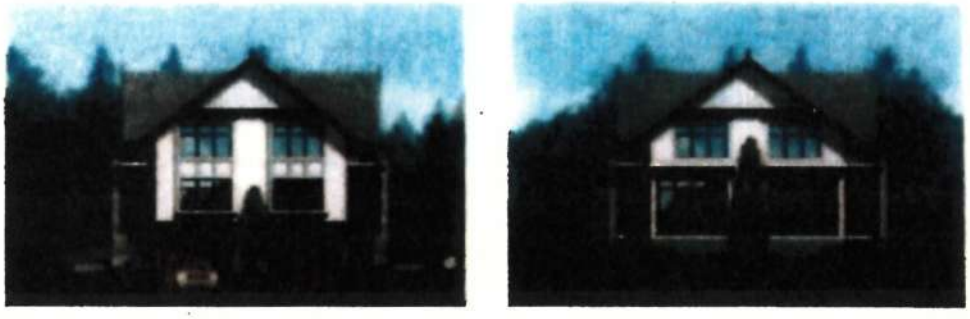
The buildings vary modestly in building height relative to calculated average grade, from a height of 7.21m to 7.54m. They have been designed to respect surrounding development and permitted building heights. Comparatively speaking, they are higher than the maximum permitted building height of 7.0 m defined in the R1-A5 zone but lower than the maximum building height of 7.6 m defined by the R1-B zone as illustrated in the diagram below.



max. building height | proposed project building 3 height | proposed project building 2 height | max. building height

ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements. Windows on the main floor, in keeping with open concept living, a more contemporary approach to interior design and a desire to maximize views, access to natural light and the connection to outdoor living spaces, are generous in height, extending the more traditional window proportions of the upper, more private storeys.



The palette of exterior materials, finishes and colour extends this more modern approach to tradition. From the details of how doors and window are trimmed, to stucco cladding, stone masonry features at the base and the warmth of clear finish fir entry and garage doors, the integrity and durability of materials and finishes will be paramount to the success of the project. The colour scheme is subdued and a blend of more traditional and natural tones which tend to age and weather well. The residences have been designed to nestle in to their surroundings as opposed to standing out in sharp contrast.

GREEN INITIATIVES

The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

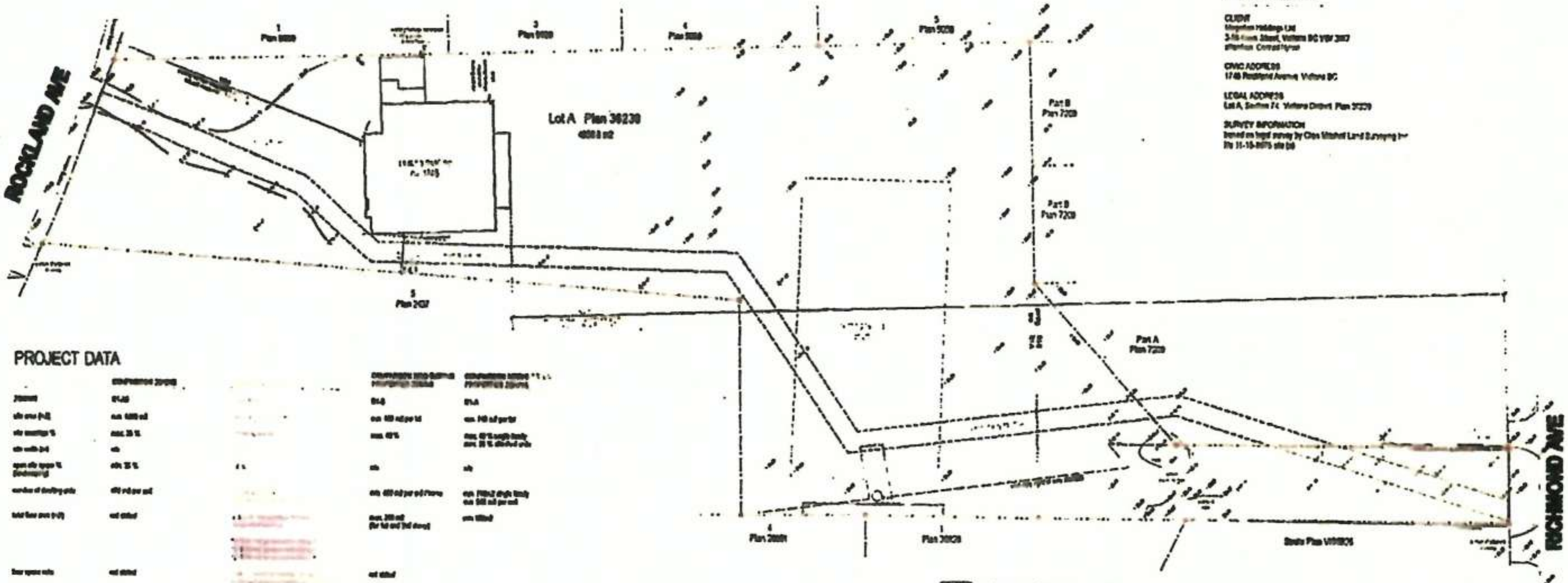
- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,
Hillel Architecture Inc.,

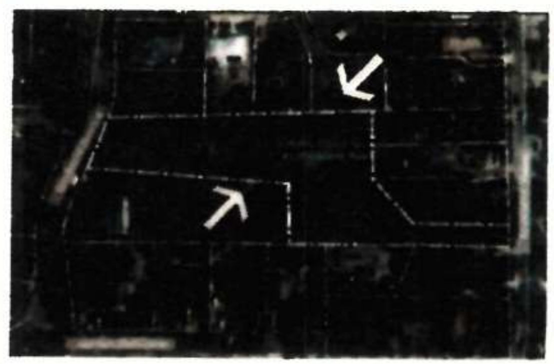
Peter Hardcastle

LEGAL DATA



1 | A1.0 Existing Site Survey Plan
Scale 1:200

PROJECT DATA



2 | A1.0 Site Context Plan
Scale 1:1000

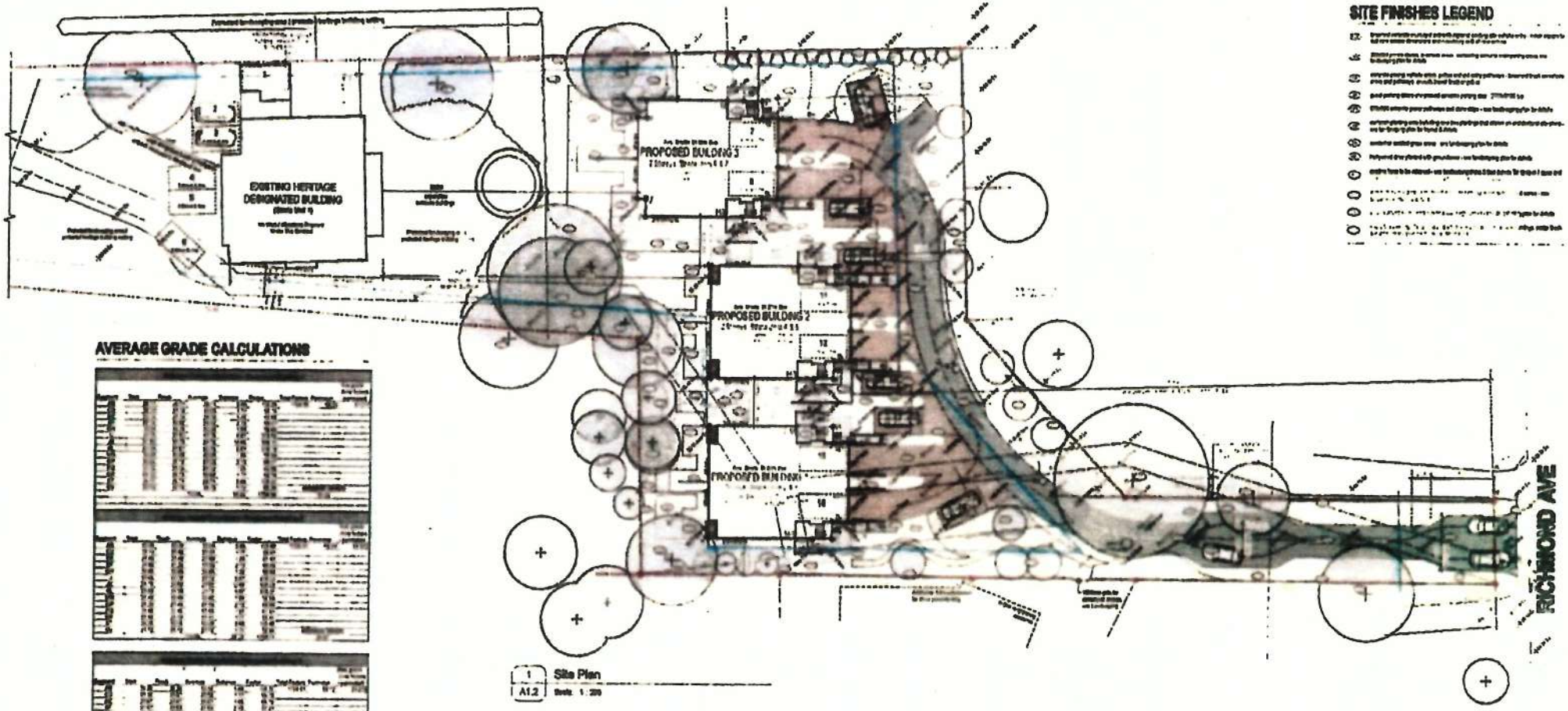
1745 ROCKLAND AVENUE TOWNHOUSES

Hillel architecture

Rockland Avenue Townhouses

Project Data / Site Survey

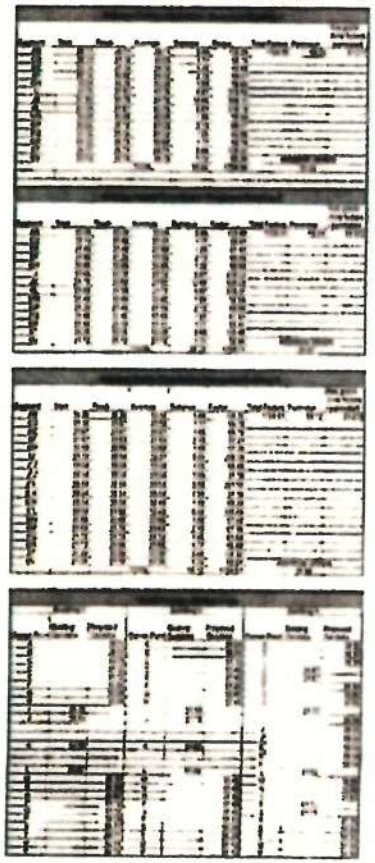
A1.1

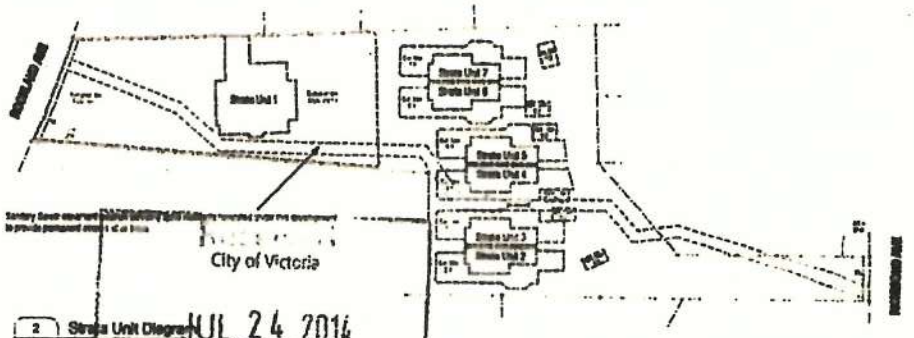


1 A1.2 Site Plan

SITE FINISHES LEGEND

AVERAGE GRADE CALCULATIONS





2 A1.2 Strata Unit Diagram

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Rockland Avenue Townhouses

Site Plan

A1.2

1 Neighboring Building Setback Diagram
A1.3 Scale 1:500

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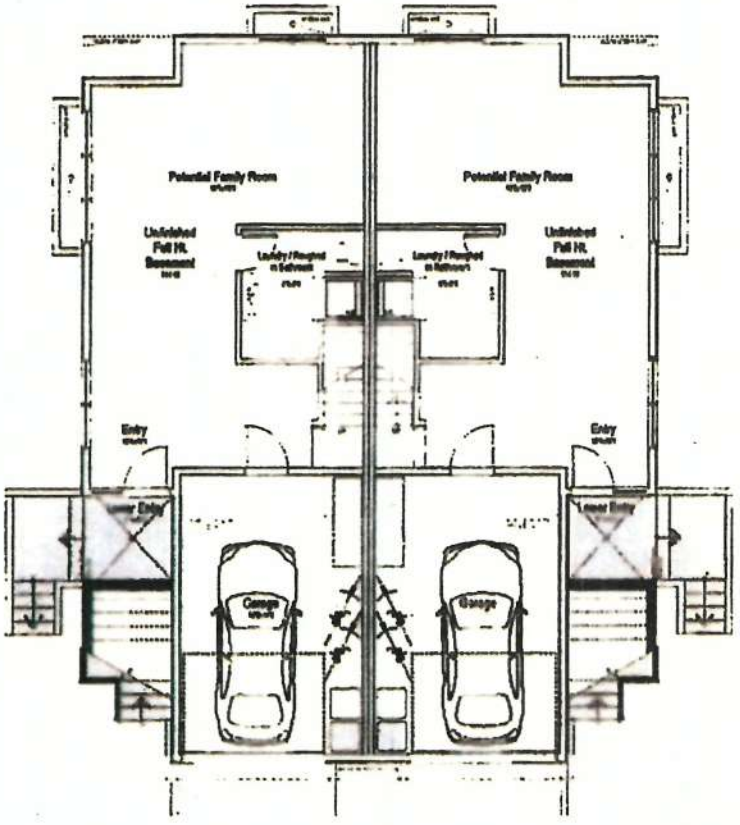
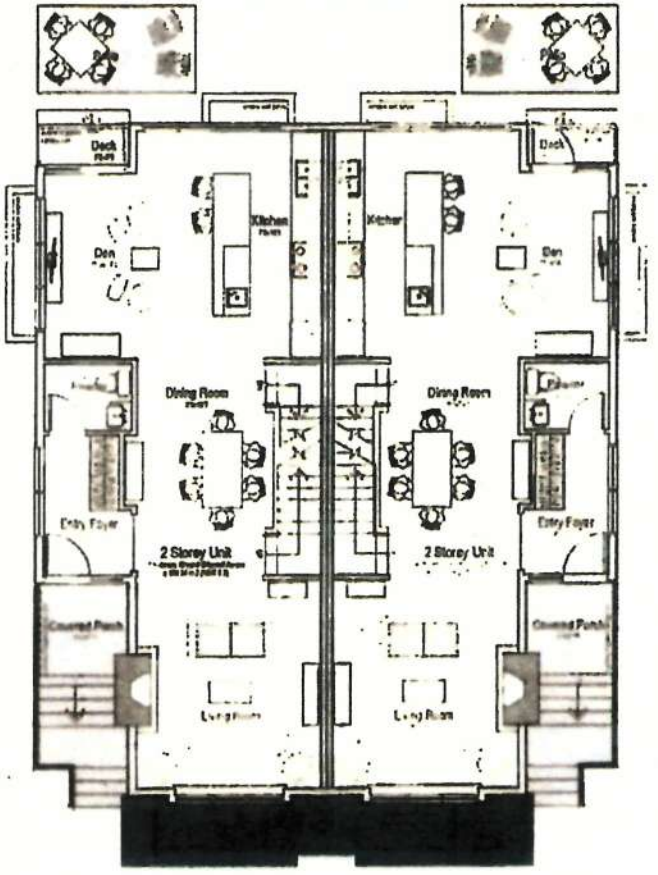
Rockland Avenue Townhouses

Exist. Photos & Setback Diagram

A1 A1.3



1 A2.1 Typical Lower (Basement) Floor Plan



2 Typical Main Floor Plan

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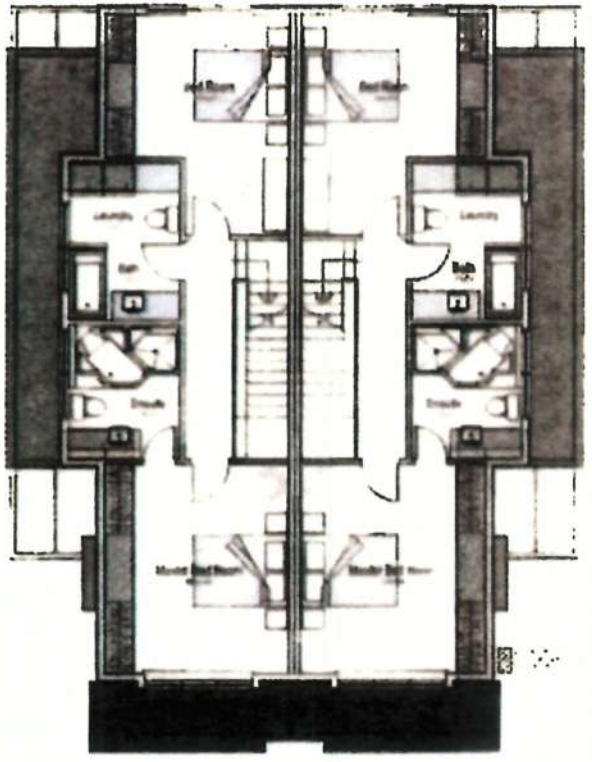
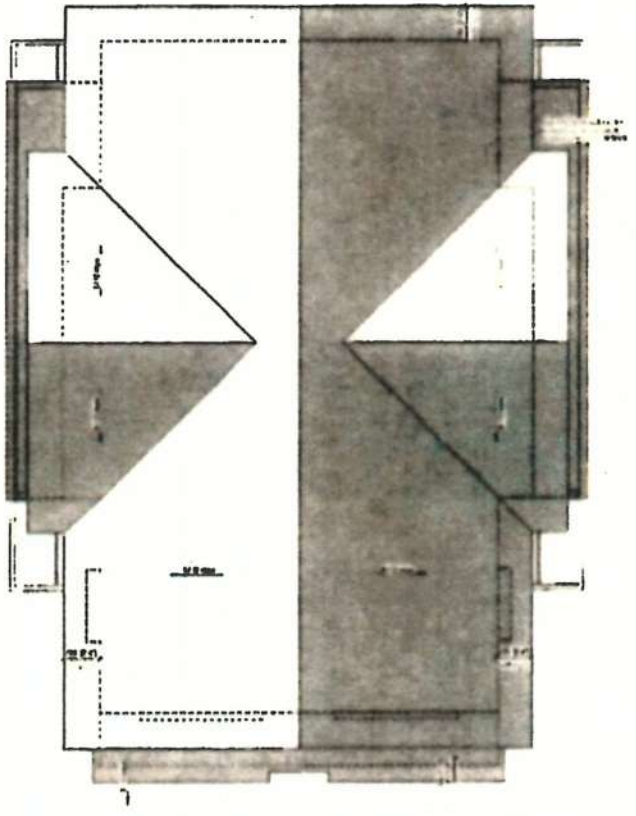
Rockland Avenue Townhouses

Typ. Lower & Main Floor Plans

R1 A2.1



1 Typical Upper Floor Plan
A2.2 Scale: 1:50



2 Typical Roof Plan
A2.2 Scale: 1:50

Hillel architecture

Rockland Avenue Townhouses

Typ. Upper Floor & Roof Plans

R1 A2.2

1 Concealed Streetscape Elevation
A3.1 / Scale: 1:100

2 Property Internal Section
A3.1 Scale: 1:200

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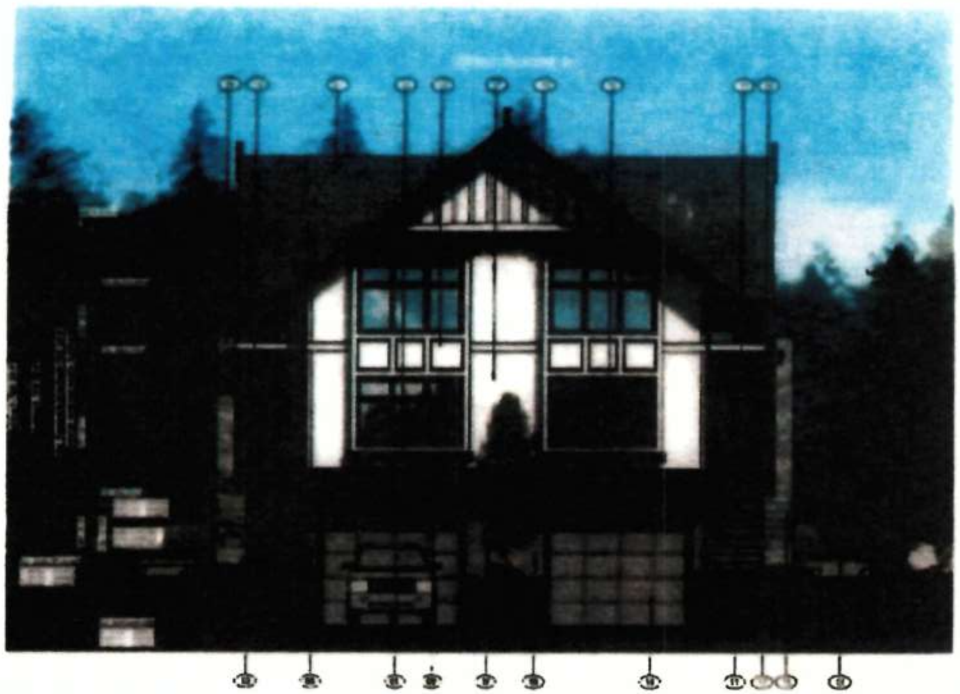
Rockland Drive Townhouses

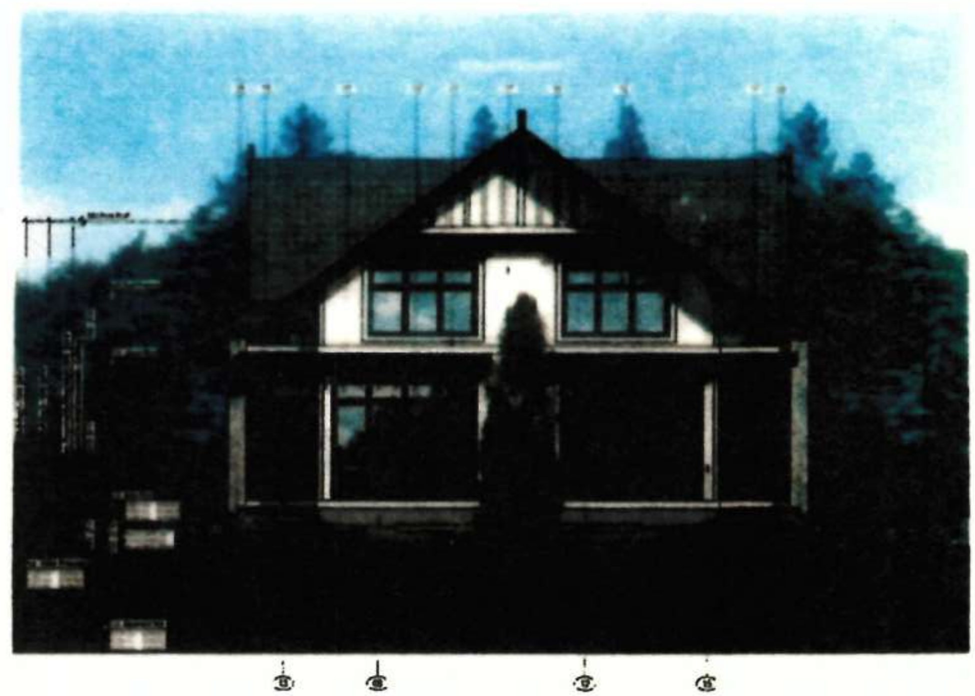
Streetscape Elevations

A3.1

ELEVATION FINISH LEGEND



1 Typical Front Elevation (East)
A3.2



2 Typical Rear Elevation (West)
A3.2

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Development Services Division

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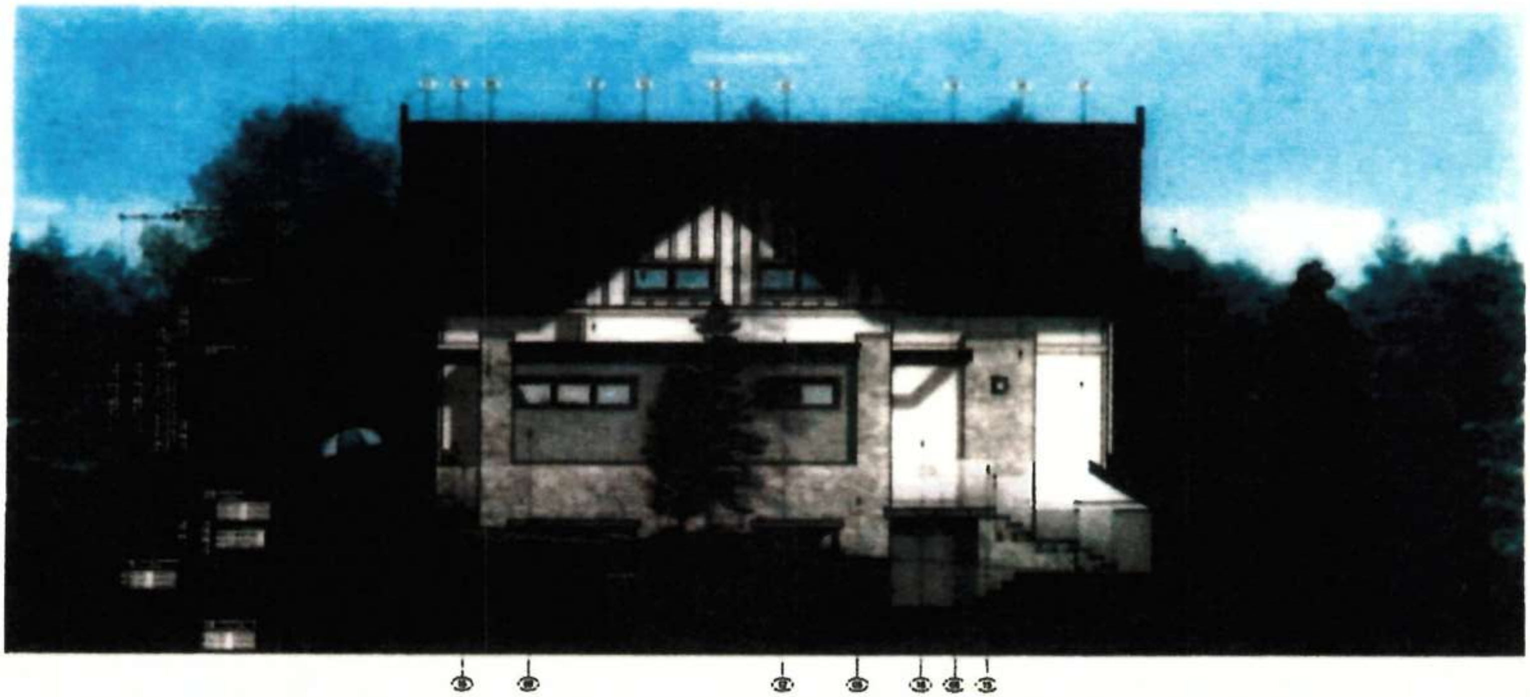
Typ. Front & Rear Elevations

A3.2

ELEVATION FINISH LEGEND



1 | A3.3

Typical Side Elevation (North & South)

Scale: 1:50

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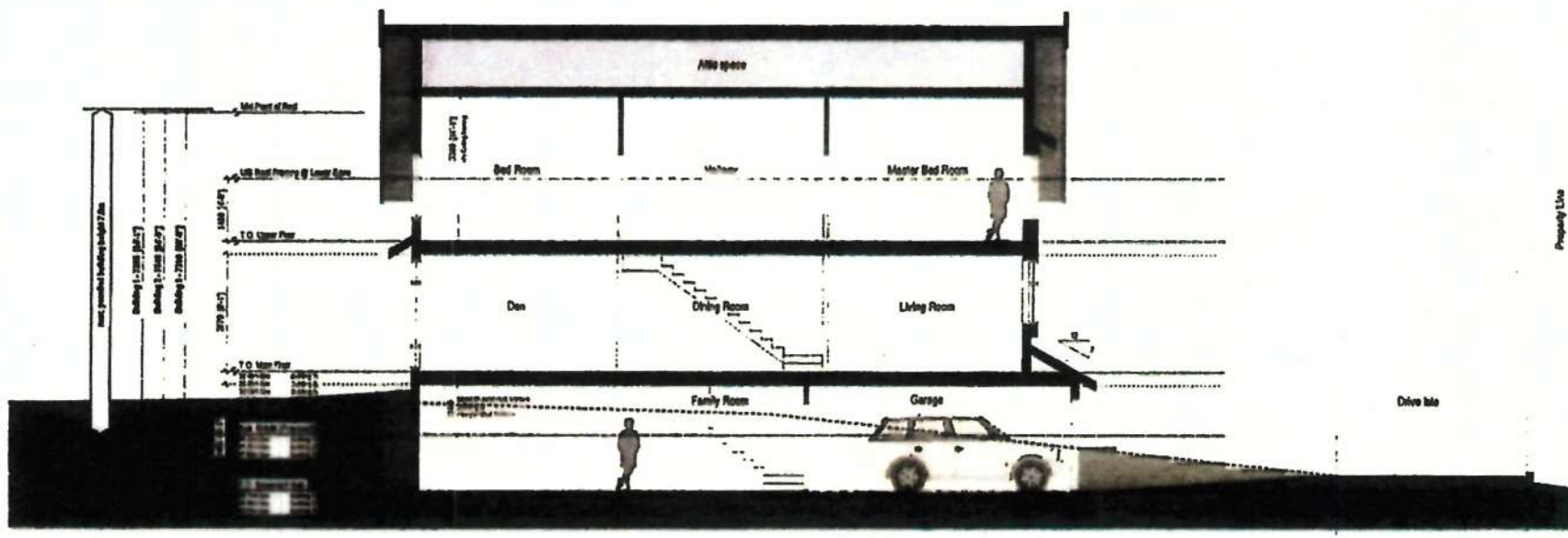
Typ. Side Elevation

R1 A3.3



1 Typical Building Section (Building 2 Shown)
A4.1

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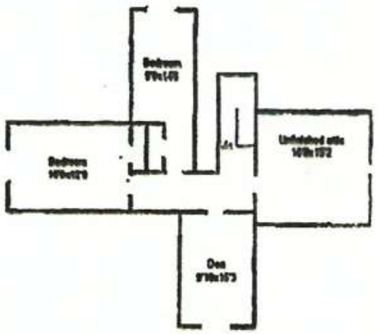
Rockland Drive Townhouses

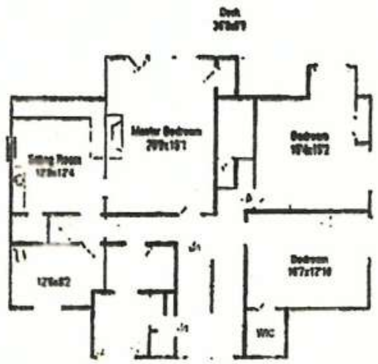
Typ. Building Section

A4.1



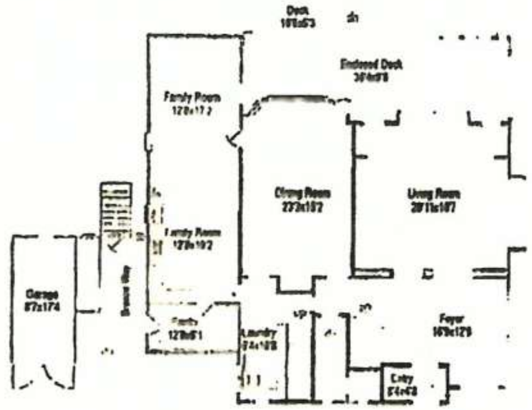
3 Attic Floor Plan (by others)

Scale 1 : 100



2 Upper Floor Plan (by others)

Scale 1 : 100



1 Main Floor Plan (by others)

Scale 1 : 100

Heritage Register
Rockland

1745 Rockland Avenue
Ashton

Built 1901
Heritage-Designated 2010

For: Lyman & Elizabeth Duff

Architect: Francis Mawson Rattenbury

BUILDING AREAS (by others)

	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
Main Floor	[illegible]	[illegible]	[illegible]
Upper Floor	[illegible]	[illegible]	[illegible]
Attic	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]	[illegible]
Garage	[illegible]	[illegible]	[illegible]
Attic (unfinished)	[illegible]	[illegible]	[illegible]

Note: [illegible]

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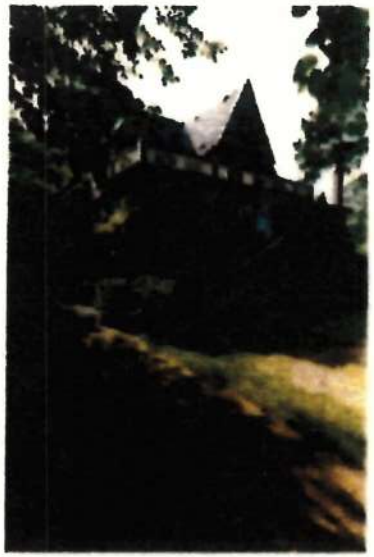
Rockland Avenue Townhouses

Existing Heritage Residence

1 of 2



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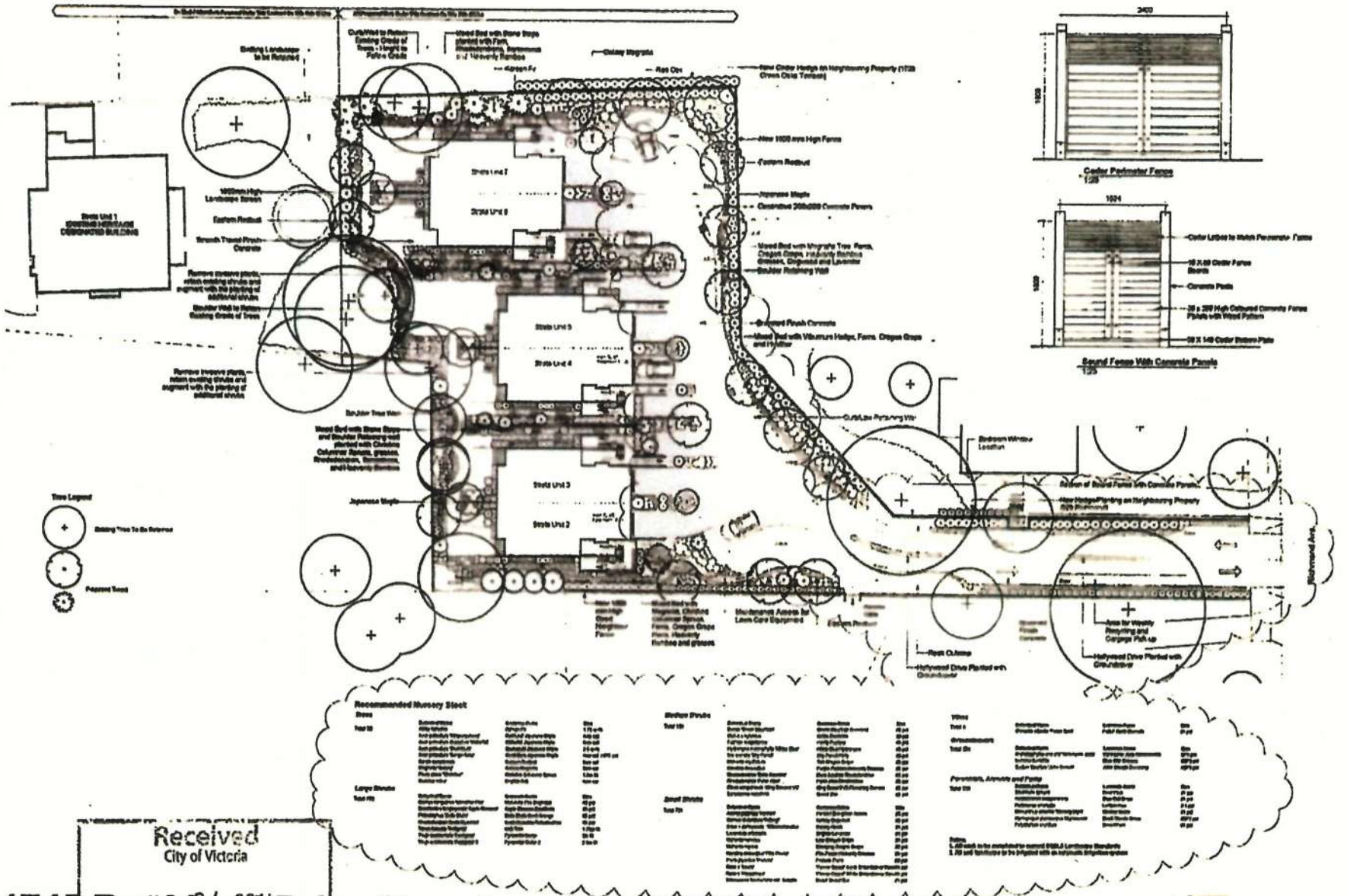
Rockland Avenue Townhouses

Existing Heritage Residence

2 of 2



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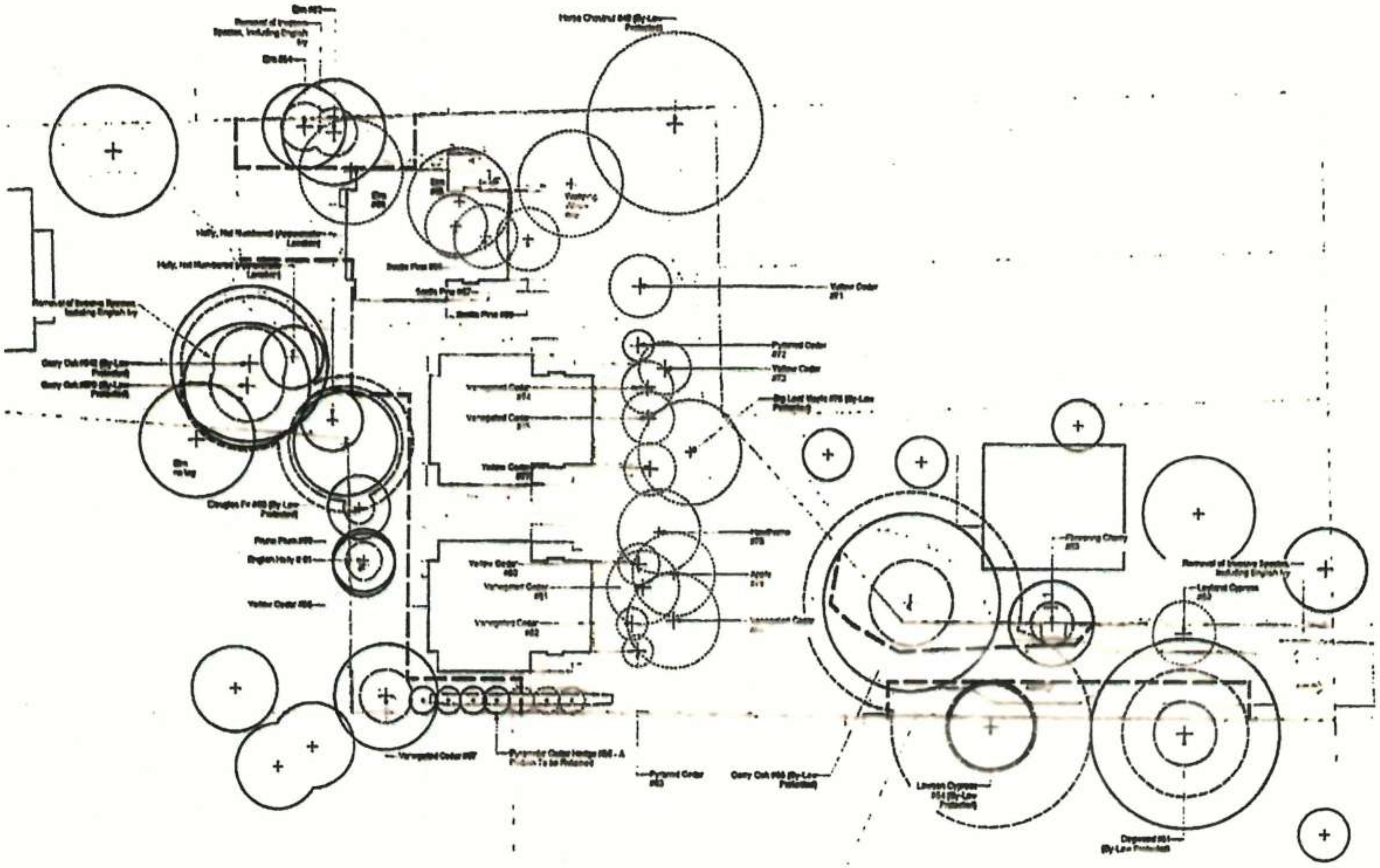
JUL 21 2014
Planning & Development Department
Development Services Division

1745 Rockland Drive Townhouses - Landscape Concept Plan

Scale 1:200

Revised July 21, 2014
June 5, 2014
June 3, 2104
Mar 11, 2104

LADR



Legend

Trees to be Retained:

- Extent of Critical Root Zone
- Extent of Crown Spread
- Extent of Protected Root Zone - Bylaw Protected Trees Only

Trees to be Removed

Protective Fencing

Notes:

[illegible]

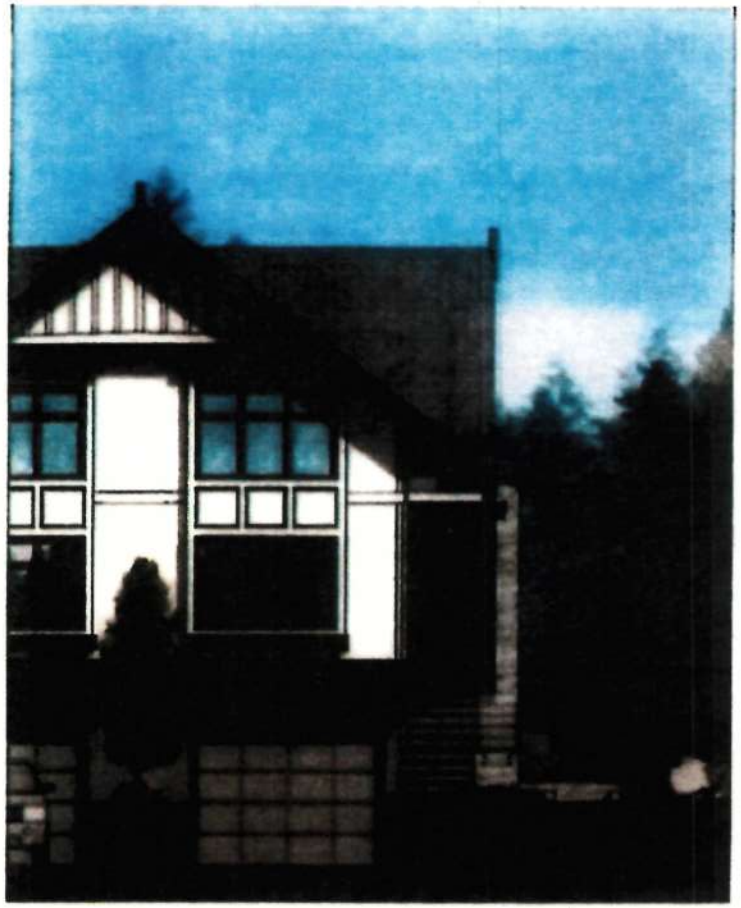
Scale 1:200

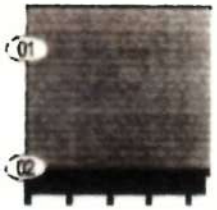
Revised July 21, 2014
June 6, 2014
June 3, 2104
Mar 11, 2104

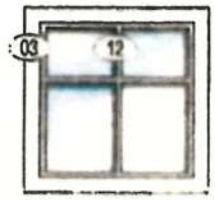
1745 Rockland Drive Townhouses - Tree Preservation Plan

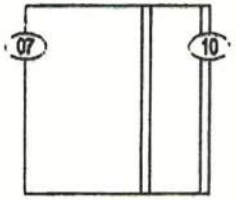
LADR

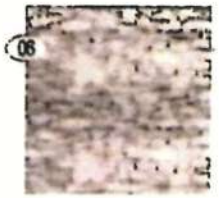
Colour And Materials Palette











01 Asphalt shingles - Arch spec colour

02 Wood fascia & exposed rafter tails - Painted - Graphite colour

03 Wood fascia & window casing - Painted - Clean white colour

04 Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventelation strips - Painted - Graphite colour

05 19x89 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour

06 Natural stone veneer & retaining walls - Arch spec colour

07 Cement based stucco, smooth trowel finish - Light gray colour

08 Cement based stucco, smooth trowel finish - Warm Gray colour

09 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

10 Smooth face cementitious wood composite board and batten siding - To match stucco colour

11 Exposed architectural concrete elements - Painted - Arch spec colour

12 Aluminum window units - Clear anodized or prefinished black

13 Clear finished, edge grain, wood entry door c/w glazed panels in black anodized aluminum frame - Arch spec colour

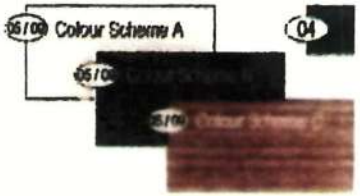
14 Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour

15 Side mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners

16 Laminated glass canopy with dimpled surface in graphite colored structural framing

17 Building mounted down lighting & feature lighting

18 Raised unit numbering - Stainless steel



1745 ROCKLAND AVENUE TOWNHOUSES

Talbot Mackenzie & Associates
Consulting Arborists

October 24, 2013

Parry Street Developments
c/o Homewood Constructors
160 - 4396 West Saanich Road
Victoria, BC V8Z 3E9

Attention: Conrad Nyren

Re: Arborist Report for 1745 Rockland Avenue

Assignment:
Prepare a tree retention report to be used during the construction of the proposed townhouse development located at 1745 Rockland Avenue. The property is composed of a parcel that fronts Rockland Avenue with the proposed townhouse site located on the eastern portion of the property and having a driveway access to Richmond Avenue.

Methodology:
For the purpose of this report, we reviewed the site plan outlining the building footprints, driveway and parking areas and the location of the service corridor. During our September 03, 2013 site visit, we examined and documented the resource of trees that are located within the boundaries of the subject property, and on the boundary of the neighbouring properties where they could potentially be impacted. The trees are identified by number on the site plan and in the field with a numbered metal tag. The information that was compiled including the tree number, the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Tree Resource:
The tree resource on the property is composed of a mixture of native and exotic tree species. There are only four (4) bylaw-protected trees located within the boundaries of the subject property.

- Garry oaks #42 and #70, Horse chestnut #49, and Big Leaf maple #76

There are four (4) bylaw-protected trees located on the neighbouring properties or on the property boundaries where they could potentially be impacted.

- Dogwood #51, Lawson cypress #54, Garry oak #55, and Douglas-fir #60

..../2

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Most of the trees are reasonably healthy and have structural characteristics that indicate that they are worthy of retention. One exception may be Horse chestnut #49 that has experienced numerous large scaffold limb failures, has weakness present at several scaffold limb unions in its upper canopy and shows evidence that the large stems have been topped or heavily reduced historically. The structure of the tree is difficult to assess due to the extent of ivy covering the canopy. We will assess the structure of this tree and determine the suitability for retention once the ivy has been removed from its canopy. The tree may require further canopy reduction, if it is deemed suitable to retain.

The trees remaining are exotic species not protected by size or by species under the Municipal Tree Protection bylaw.

As noted in our Tree Resource Spreadsheet, there is one elm tree located on the neighbouring property at 1737 Rockland Avenue that will not be impacted by the proposed development, but has a large broken scaffold limb hung up in its canopy that could strike the subject property when it fails. The property owner should be informed of the potential risk posed.

Potential impacts: Following our inspection of the tree resource and review of the plans that were supplied, we anticipate that the highest onsite impacts may occur during:

- Excavation for the proposed driveway footprint and parking areas.
- Excavation for the proposed building footprint.
- Excavation for the service corridors.

To facilitate the construction required for this project, it will be necessary to remove only one of the bylaw-protected trees, specifically, Big Leaf maple #76. It will also be necessary to remove all of the trees that are located within the footprints of these features, as shown on the site plan, that are not bylaw protected.

The exotic tree species along the property boundaries are located where it should be possible to isolate most from the construction impacts, and accordingly they can be retained, if desired. It may be necessary to remove the pyramidal cedar hedge along the southern property boundary; however, its function in the landscape can be easily duplicated by the installation of large nursery stock.

Mitigation of impacts

We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

Barrier fencing: Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones as defined in our Tree Resource Spreadsheet. Where the building or driveway footprint and other features encroach within the critical root zone area, the fencing should be erected 1 metre off the edge of building footprint and 0.5 metre off the edge of the driveway footprint, or where determined by the project arborist.

..../3

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The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these 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 removed or moved for any purpose. Solid hording material may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

Building footprint: It is our opinion that the building footprints are located where the excavation required will not have a detrimental impact on the large Douglas-fir #60 and Garry oaks #42 and #70.

The plans show decks and other features that encroach within the critical root zone areas of these three bylaw-protected trees. It is our understanding that these are wooden decks that will be constructed at an elevation that is above the existing site grade. It may not be possible to excavate to a depth of load bearing soils in this location without disturbing the critical root structures. The project arborist must review the details for these features to determine that they can be constructed and installed without impacting the root zones of these bylaw-protected trees. Any excavation within the defined critical root zone areas must be supervised by the project arborist.

Driveway: The driveway is located where there is a potential to impact the bylaw-protected trees on the neighbouring properties, including dogwood #51, Lawson cypress #54, Garry oak #55 as well as Horse chestnut #49 on the subject property.

The canopies of the oak, cypress and dogwood trees extend over the footprint for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. The location of the driveway outlined in the preliminary plans would have resulted in the removal of one of the large stems. During a subsequent review of the driveway with the architect and landscape architect, it was determined that the driveway footprint can be adjusted so that this large stem can be retained and protected. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint.

The footprint for the driveway also encroaches within the root zones of the trees that are located on either side of this footprint. A rock outcrop is located at the base of oak #55 that has diverted and limited the spread of roots from this tree into the footprint. Careful removal of this rock outcrop, if required, will be necessary to avoid damaging the roots that will be growing along the soil rock interface. Retaining a strip of rock between the driveway edge and the tree is recommended to protect these critical root structures.

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The plans call for permeable paving to be installed in the locations where the driveway encroaches into the root zones of the adjacent trees. It appears that the driveway corridor has been disturbed historically for the purpose of installing a storm water main along this corridor. It is likely that there was root disturbance and root loss resulting from this installation. There is also likely to be additional disturbance along this corridor to install an underground hydro service.

The project arborist must supervise the excavation for the driveway footprint and determine where permeable surfing is required and what grades must be maintained to bridge any critical root structures that are located beneath the driveway footprint (we have attached typical floating driveway specification that could be adapted for your use). The end of the driveway and parking stall may encroach within the root zone of Horse chestnut #49, and where bank retention will be required to compensate for the grade change in this location. If it is determined that this tree can be retained, the project arborist should review the location of and requirements for the bank retention and determine how best to construct this feature while protecting and retaining any critical root structures in this location.

Blasting/rock removal:
Bedrock will be encountered within the driveway footprint and the service corridor, and may also be located within the building footprint. Where blasting is required to level rock areas, it must be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and driveway footprints and the service corridors. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

Servicing:
An existing service corridor runs the length of the driveway access. An increase in the width of this corridor will be required to accommodate additional underground services. We anticipate that locating these services on the north side of the existing storm water service may result in the least impact on the adjacent trees. The project arborist must supervise the excavation required to install these services. If any flexibility as to the location of these services is possible, the most suitable locations can be determined at the time of excavation. The arborist may determine that the use of hand digging and/or airspade excavation or the use of hydro excavation may be required where these services encroach within the root zones of the bylaw-protected trees. .

Offsite work: The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. This offsite work will not impact any of the bylaw-protected trees but could impact trees on the municipal frontages of the adjacent properties.

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Pruning: The canopies of the trees on the adjacent properties extend over the property line and into the proposed driveway access of the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint, and all pruning required must be completed by an ISA Certified arborist. All of the bylaw protected trees are located where there is unlikely to be any further pruning required to attain clearances from the buildings that are constructed on this site. Cyclical pruning will be required in future years to maintain adequate clearance above the driveway.

Work Area 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 zones. If there is insufficient room 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).

Arborist 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 and hording
- 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 where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

Review and site meeting: Once the development receives approval, it is important that the project 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.

Summary: It is our opinion that there is a high probability that the bylaw-protected trees that are designated for retention can be successfully protected and retained if the precautions and procedures that are outlined in this report are followed and implemented during the construction phase.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

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..../6

Enclosure: Tree Resource Spreadsheet, Floating driveway specifications and diagram, Barrier fencing diagram, reviewed plans.

cc: Bev Windjack/Julie Lommerse, LADR Landscape architects Ltd:

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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TREE RESOURCE
for
1745 Rockland Avenue

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
51	67	12.0	6.0	Dogwood	18.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Anthracnose infection on foliage. Some weakness and included bark present at the stem unions. We anticipate that the removal of two 15 cm diameter lateral limbs from a 50 cm scaffold limb that extends over the property boundary will be required for clearance above the driveway. **Bylaw-protected.**
52	21	n/a	2.0	Leyland cypress	6.0	good	good	moderate	Young tree. May be located on the neighbouring property at 926 Richmond Avenue. Pruning of side limbs for clearance will be required if retained. Not bylaw-protected
53	38	n/a	4.0	Flowering cherry	8.0	fair/poor	fair	moderate	May be located on the neighbouring property at 926 Richmond Avenue. Indicators of Bacterial canker infection and Cherry Bark Tortrix infestation. Some side pruning of limbs for clearance will be required. Not bylaw-protected
54	4 x 28 3 x 24	19.0	8.0	Lawson cypress (Chamaecyparis)	8.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Mature specimen. Some weakness at stem union and separation of stems in canopy present. The removal of 1 x 24 cm stem that extends over the property boundary may be required. **Bylaw-protected.**
55	42/46/ 63	21.0	8.0	Garry oak	17.0	fair	fair	good	May be located on the neighbouring property at 926 Richmond Avenue. 42 cm stem is weakly attached to the main trunk. Pruning to raise canopy over the proposed driveway or removal of one of the large stems may be required for driveway clearance. **Bylaw-protected.**
56	multiple	n/a	1.0	Pyramid cedar (Thuja)	2.0	fair/good	fair/good	good	19 trees growing in a hedgerow. One tree dead and uprooted. One tree suppressed by adjacent variegated cedar. Not bylaw-protected
57	3 x 33	n/a	5.0	Variegated cedar (Thuja)	10.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
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TREE RESOURCE
for
1745 Rockland Avenue

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
58	28	n/a	3.0	Yellow cedar (Chamaecyparis)	6.0	good	fair/poor	good	Split between main growth leader at midpoint in canopy height. Not bylaw-protected
59	22	n/a	3.0	Prune plum	6.0	fair	fair	moderate	Fruit tree. Some dead limbs in canopy. Not bylaw-protected
60	74	13.3	10.0	Douglas-fir	11.0	fair	fair	poor	Located on property boundary with 1737 Rockland Avenue. Some indicators of health stress, dead limbs, short annual shoot elongation. Surface roots lifting pavement. Ivy covering trunk. **Bylaw-protected.**
61	32	n/a	3.5	English Holly	6.0	good	fair	good	Topped historically. Ivy covering canopy. Not bylaw-protected
no tag	n/a	n/a	n/a	Elm	11.0	good	fair	moderate	Located on property boundary with 1737 Rockland Avenue. Grouping of large elm trees. Large scaffold limb failed and hung up in canopy. Poses risk to use of subject property.
70	70	12.6	7.0	Garry oak	12.0	fair	fair	good	Co-dominant stems removed historically. Decay visible in pruning wounds. Some health stress, seasonal infestation by Jumping oak Gall Wasp. Closer examination of structure recommended. **Bylaw-protected.**
42	72	13.0	7.0	Garry oak	15.0	good	fair/poor	good	Co-dominant stems and limbs removed historically. Decay visible in pruning wounds. Closer examination of structure recommended. **Bylaw-protected.**
62	37	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. No visible defects. Not bylaw-protected
63	42	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. May have been topped historically. Not bylaw-protected

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email: Treehelp@telus.net

TREE RESOURCE
for
1745 Rockland Avenue

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
64	11/14/ 17/27	n/a	4.5	Elm	8.0	good	fair/poor	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Possible weakness at stem unions. Not bylaw-protected
65	2 x 35	n/a	6.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Not bylaw-protected
66	34	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
67	29	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
68	31	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
69	60	n/a	6.0	Weeping willow	10.0	fair	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Numerous dead stems. Infected with willow leaf and twig blight. Heavy canopy lean. Not bylaw-protected
49	80	14.4	8.0	Horse chestnut	17.0	good	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. History of large scaffold limb failure. Weakness present at scaffold limb union in upper canopy. Large stems topped or heavily reduced historically. May require further canopy reduction, if retained. **Bylaw-protected.**

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71	32	n/a	3.5	Yellow cedar (Chamaecyparis)	6.0	good	good	good	Not bylaw-protected
72	1 x 12 4 x 9	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair/poor	good	Weakness at stem union. Some separation of stems. Not bylaw-protected
73	26	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Not bylaw-protected
74	20/20/ 31	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
75	19/24	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
76	21/28/ 34	11.4	6.5	Big Leaf maple	10.0	good	fair	good	**Bylaw-protected.**
77	15	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Canopy covered with Polygonum vine. Not bylaw-protected
78	12/15/ 15	n/a	3.5	Hawthorne	8.0	fair	fair	moderate	Multiple stemmed tree, suppressed in grove. Leaf shedding due to insect infestation and fungal infection of foliage. Not bylaw-protected
79	35	n/a	3.5	Apple	8.0	good	good	moderate	Fruit tree. Not bylaw-protected

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
80	23	n/a	3.0	Yellow cedar (Chamaecyparis)	4.0	good	good	good	Not bylaw-protected
81	2 x 30 1 x 5	n/a	5.0	Variegated cedar (Thuja)	7.0	good	fair	moderate	Some weakness at stem union. Not bylaw-protected
82	12\17	n/a	3.0	Yellow cedar (Chamaecyparis)	3.0	poor	poor	good	Declining tree, one dead stem and stress in remainder. Recommend removal. Not bylaw-protected
83	13/17	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair	good	Some weakness at union of main stems. Not bylaw-protected
84	13/17/ 32	n/a	4.5	Variegated cedar (Thuja)	9.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

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Key to Headings in Resource Table

d.b.h. – ***diameter at breast height*** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

PRZ – ***protected root zone*** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

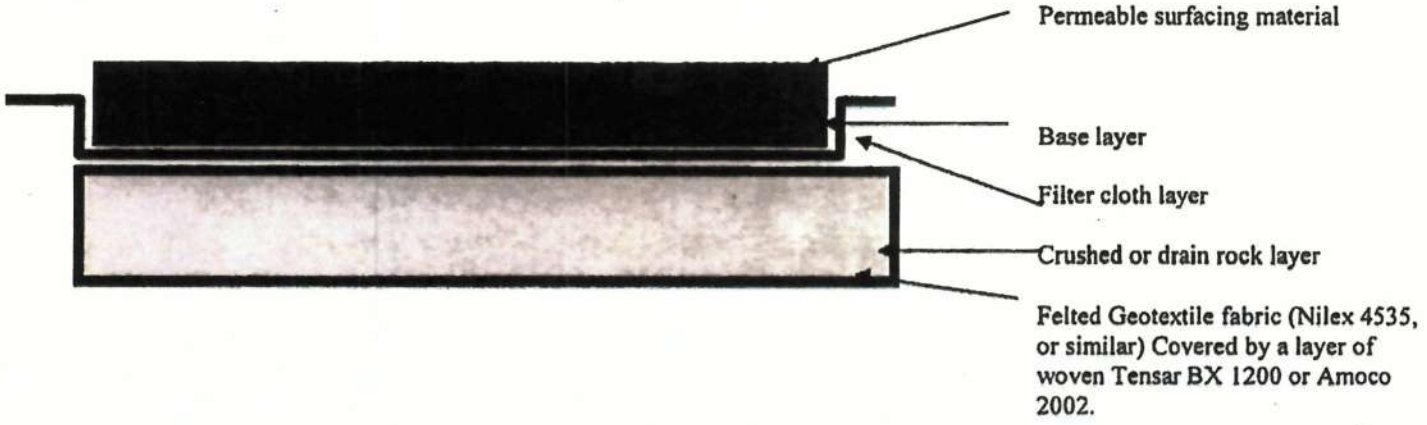
CRZ – ***critical root zone*** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

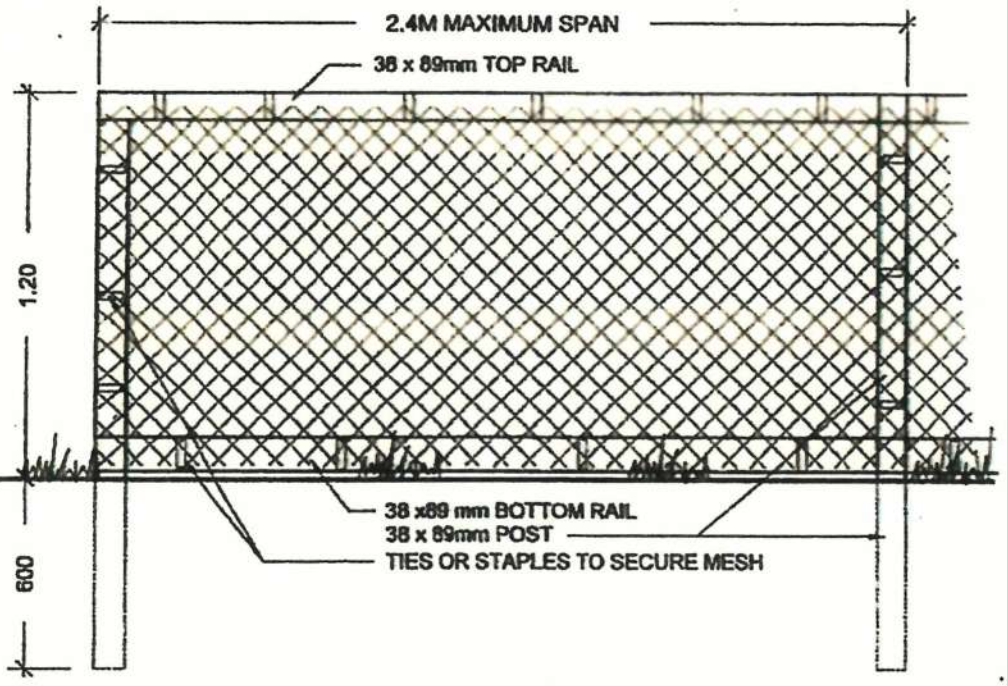
Relative Tolerance – relative tolerance of the selected species to development impacts.

Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



Specifications for Floating Driveway and Parking Areas

1. Excavation for sidewalk construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the driveway. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.



TREE PROTECTION FENCING

FENCE WILL BE CONTRUCTED USING
38 X 89 mm (2"X4") WOOD FRAME:
TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND
SECURE TO THE WOOD FRAME WITH
"ZIP" TIES OR GALVANZIED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
OR REBAR) DRILLED INTO ROCK WILL BE
ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE.	Oct 30/07
DRAWN:	DM
APP'D	RR
SCALE	N.T.S.

E105
DRAWING

ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 8, 2014

Mayor and Council
Helen Cain, Senior Planner
City of Victoria

Regarding 1745 Rockland Avenue

On March 5th, a CALUC meeting was held with the proponent, Conrad Nyren of Parry Street Developments, and Peter Hardcastle of Hillel Architecture Inc. Nineteen residents attended, along with five attendees from the Rockland and Fairfield Gonzales LUC's.

Peter Hardcastle presented a strata development of the property to include the original 1901 heritage-designated Rattenbury home and three duplexes housing six individual families. The current tennis court would be removed along with the existing perimeter hedging and trees. A panhandle entrance would access the new duplexes off of Richmond Avenue.

Neighbourhood concerns included

- A request for clarification of how stratifying the lot precludes the criteria of the panhandle regulations. The property fits the definition of a panhandle lot as described in Schedule A of the zoning regulations. The Rockland LUC said they would be requesting clarification from the city.
- That with housing, parking and driveway, the development significantly reduces green space.
- That the proposed duplexes are built with the minimum setbacks, seriously encroaching on neighbours' privacy.
- That the significant increase in height and breadth over what is appropriate in a panhandle lot would aesthetically dwarf the existing homes on Richmond and shadow their rear gardens.
- That secondary suites might be installed, increasing density. Mr. Nyren stated that to reassure neighbours, specifics could and would be written into the strata by-laws disallowing secondary suites.

- That it is of paramount importance that new landscaping be truly effective in maintaining neighbours' privacy and that standards be binding. Mr. Nyren stated that landscaping specifics could and would be written into the strata by-laws to enforce strict standards to ensure privacy going forward.

- That there would be additional road noise of multiple residents coming and going through the Richmond Avenue panhandle driveway. Mr. Nyren stated that discussion of fencing standards would take place with the neighbours and that the fencing to be installed would be of a sufficient calibre to mitigate traffic noise. In addition, the developers plan to landscape the driveway edges for additional sound baffling.

- That parking will be insufficient for guests and trades if each residence has two cars and parking is restricted on Richmond.

- That the driveway is located too close to the curve on Richmond Avenue for safe entrance and exit.

- Blasting may be required on the driveway. Where will the power pole in the driveway entrance be moved to?

- Drainage from the property is currently a problem. What will be done to alleviate that? Mr. Hardcastle stated that the current civil plan calls for storm drains and three catch basins.

- Despite requests, the developers have yet to provide the land-use committee with legible plans.

It is the Rockland Neighbourhood Association's position that proposals such as this, which attempt to profit from degrees of densification not allowed in the existing zoning, threaten to destabilize a neighbourhood. Not only do they ignore the very measures in our bylaws that ensure green space, privacy, property value, and protection from traffic noise, but they also lead to feelings of cynicism and frustration in the neighbourhood. People need reassurance that the zoning that was in place when they purchased their properties will be respected in the future. Site-specific zoning undermines their sense of confidence in their neighbourhood.

We therefore ask that this proposal be rejected.

Sincerely,

J. Simpson

Janet Simpson
President, Rockland Neighbourhood Association