

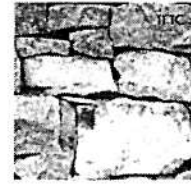
07 August 2015

Brian Sikstrom, Senior Planner
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6

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

Rezoning Application #00444 Development Permit #000357

Hillel
architecture



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Mr. Sikstrom,

It has been requested from the Planning Department that we outline the material and finishes changes that may have evolved since the initial submissions for 1745 Rockland Road as multi-family duplex form dwellings to the revised proposal of single family dwellings. Please find below an outline of our design considerations as the project moved, in consultation with neighbours and the City, to a project of a reduced density and of single family homes in form.

CONTEXT AND FORM

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 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.

The original home contains gable ended main roofs and subordinate perpendicular gable ended dormers. The original home volume visible from the proposed project site, is this roof form placed over the horizontal plinth of the ground floor. This horizontal roof area also serves as outdoor social space with access from the second floor.

The new building volumes take this lead with a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a horizontal plinth created by the lower floor similar to the original home. The form and character of the new buildings are also intended to respect the well-established greater neighbourhood context, therefore the building roof slopes and volumes are also designed with that greater context in mind. The unique green shingle exterior faces of the original home are left to uniquely define that Heritage Designated building, and set it as distinct from the new work.

MATERIALS

The Duplexes

The initial duplex housing forms, some of the finishes were designed to respond to neighbourhood influences, some designed to respect the influence of the heritage home, and prove appropriate for this multi-family housing form. These main building finishes were:

- Hardi panel and traditional vertical panel wood trim detailing in the upper gables, with asphalt shingle roofing.
- Stone appointments used to draw attention to key building features of the main floor
- Stucco field and wood trim for typical exterior main field finishes.

The initial single family form.

With the introduction of the initial single family home, the composition's finishes had to bridge the design requirements of the duplex purchaser and the single family home purchaser. The single family home built form was larger in plan, and lower in actual height. Its roof system needed to match its volume and style established by the multi-family dwellings, and its finishes had to meet the more demanding expectations of the single family home. The finishes therefore subtly evolved;

- Hardi-panel & wood trim remained as traditional detailing in the upper gables, to tie composition together.
- Stone appointments grew to a more contemporary expression defining more building features of the main floor
- Cedar siding of the side elevations of the duplexes grew in proportion of the wall area of the single family dwelling.
- Stucco field became a smaller portion of the exterior wall area, but remained uniform through all buildings.

Overall, the single family form had a higher level of exterior finish, and its contemporary form became more distinct. The duplex forms with a taller disposition were visible from farther away and their roof detailing held more traditional cues from the greater Rockland Neighbourhood. The single family form was noticeably lower, and the contemporary ground floor portion provided a stronger influence over the building's character.

Current proposal of all single family homes

With this composition, the single family form honours the original design intent of the strong visual roof line of a gable ended main roof with two gable ended dormer roofs. This volume is placed over a horizontal ground floor plinth in form. The material finishes, following the original proposal, with one exception, presents the same materials in a higher level of finish;

- The hardi-panel of the gable roofs now dropped in favour of higher quality cedar siding throughout the second floor.
- The original asphalt shingles changed to the higher quality, and longer lasting, metal roofing.
- Stone appointments grew further to define main wall features, emphasizing entries, defining edges, and fireplaces.
- Stucco fields tie all homes together as the element that least seeks attention, just a smooth clean uniform element.

The single family home composition in also evolved in quality and level of finish in window systems, door and entry systems and in hardware and light fixture selection. These finer level of finishes and their evolution from the initial proposal are not possible to render in colour elevations provided but strongly influence the quality of the home.

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

17 June 2015

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



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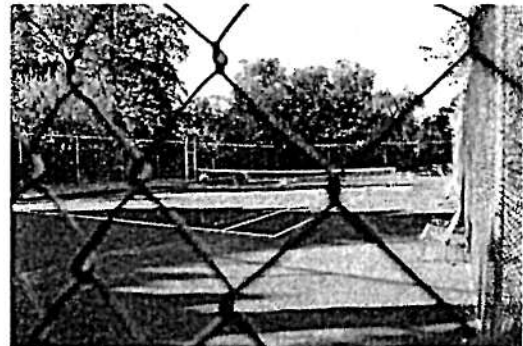
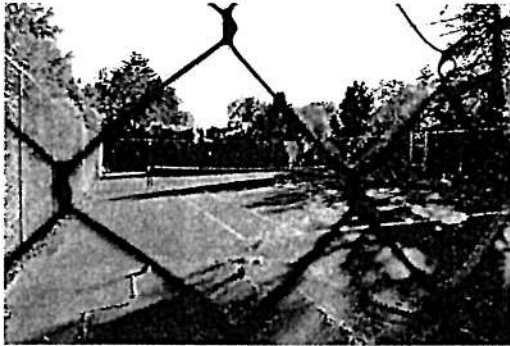
Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a revised rezoning and subdivision 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 at 1745 Rockland Avenue.

The subject property is 4,850 sq.m. and 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 requested by the owners to be heritage designated, which has been granted by the City of Victoria. A large tennis court occupies the center of the property, and a 9 meter lane continues to Richmond Road. This proposed development area remains concealed from both streets.



The proposed redevelopment of the site is designed to respect the prominence, siting and landscaping associated with the original home, and is in keeping with design guidelines for low-density residential infill development. We propose that this center unused portion of the property permits opportunity to create additional dwellings, sympathetic to surrounding buildings and landscape patterns without compromising neighbouring properties.



CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Following a number of discussions with planning and engineering staff at the City of Victoria, a number of discussions with the Rockland Neighbourhood Association, two CALUC presentations, and several private meetings held with direct neighbours overseen by the Rockland Neighbourhood Association, a site specific zone is being requested for a portion of the site, with a parcel remainder protecting the area surrounding the designated heritage home.

The site specific zone is being requested to permit the creation of 4 strata units on this unique property, with criteria derived from the R1-B zone, and respecting the R1-A and R1-B zones of the neighbouring properties, and portions of this current lot which contains both.

The original home would remain sited in its R1-A lot, with no new bypassing driveway, no disturbance in its heritage setting, and with no disturbance to the grounds directly surrounding the home. It was the original home owners intent to protect this residence. Step one was their request to protect the residence, which was granted. Step two was to protect its setting, and this proposed site redevelopment does leave its surroundings unchanged.

REVISED PROJECT DESIGN

The original proposed scheme was based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building proposed was a two-family dwelling, for a total of 6 new residences. Combined with the existing heritage home, it proposed therefore a total of seven dwellings on this lot. Initially this was seemingly acceptable to neighbours, the planning department, the existing home owner, and the developer. Slowly over time, increasing discussion and actual data analysis, support for the direction chosen waned. The basic density presented an unacceptable outcome to neighbours and members of the Planning and Land Use Committee.

It was suggested that a total of five new units, when combined with the original home may meet with increased support and it was hoped by that pursuit that a resolution was at hand. Again, an initial goal seemingly meeting with wide support, when actually realized presented an equally unacceptable outcome. The original submission was unacceptable principally based on a single data point: density. The revised scheme, although improving this density but not to an acceptable level, and yet at the same time added layers of new concerns.

THE REVISION

The proposed direction presented herein seeks approval for four new stand alone residences, as strata units, within a common site. The reduction of dwelling units to four has permitted a fundamentally new approach to site design, the approaching laneway that joins each of these residences, and their single family form more in keeping with the neighbourhood.

Project data outcomes should now meet a far greater level of acceptability. Five dwellings over the original property size is 990m² per dwelling, surpassing A1-A and R1-B requirements. When subdivided as we propose herein, the resulting lot - without counting the area of land along an existing 9 meter lane to Richmond Road - is 679.52m² per dwelling and exceeding the equivalent R1-B reference zone for min lot areas. When including the existing laneway land area, the density is 773 m² per dwelling and exceeds the equivalent R1-A reference zone min lot standards.

PARKING

The proposal honors the parking requirements as set out in Schedule C.

BUILDING HEIGHT

The proposal honours the permitted height of R1-A and R1-B zones. All strata units are below that of 7.6m permitted in the current R1-A zone of the property

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.

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

SERVICES RIGHT OF WAY

The existing site hosts a right of way for a sewer service line to residents up hill of this site location. This service right of way will remain, with its boundaries and service lines relocated to an area below the new laneway. This is shown on Drawing A1.2

ROAD DEDICATIONS

The standard right-of-way for a secondary collector street is 20.0; however, future transportation-related needs on the corridor can be met in a right-of-way width of 15.0 m. To achieve this minimum on the portion of Rockland Avenue, a statutory right of way of 1.36 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

If a subdivision were applied for we will require a 1.36m highway dedication on Rockland Avenue.

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of a minor land area does not change substantially any statistics presented herein. The minimum lot size for an R1-A single family home is 740m². The parcel remainder associated with the Heritage home on Rockland Avenue is 1857.3m²

The standard right-of-way for a secondary collector street is 20.0 m. To achieve this minimum on the portion of Richmond Avenue, a Statutory Right-of-Way (SRW) of 0.936 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

If a subdivision were applied for we will require a 0.936m highway dedication on Richmond Avenue.

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of this minor land area from the new lot does not change any statistics presented herein. The 9 meter lane area in which this occurs is not considered in our data tables.

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