



## **Planning and Land Use Committee Report**

### **For the Meeting of May 14, 2015**

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**To:** Planning and Land Use Committee                      **Date:** April 30, 2015

**From:** Helen Cain, Senior Planner, Development Services Division

**Subject:** **Rezoning Application No. 00469 for 1146 Caledonia Avenue and associated Amendment to the Official Community Plan**

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#### **RECOMMENDATION**

Staff recommend that Committee forward this report to Council and that Council direct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 882 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00469 for 1146 Caledonia Avenue, and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Registration of an Easement in favour of the City to provide a public pathway from Cameron Street to Kings Park, to the satisfaction of staff.
2. Preparation of a Housing Agreement for no prohibition on the rental of strata units, to the satisfaction of staff.
3. Plan revisions to address the scale and footprint of the proposed building to the satisfaction of staff.
4. That Council determine, pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject property; determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
5. That Council determine, pursuant to Section 879 (2)(a) of the *Local Government Act*, that having regard to the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation.

6. That Council consider consultation under Section 879(2)(b) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments.
7. That Council give first reading to the Official Community Plan Amendment Bylaw.
8. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the *City of Victoria 2012-2016 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and *Capital Regional District Solid Waste Management Plan* pursuant to section 882(3)(a) of the *Local Government Act* and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
9. That Council give second reading to the Official Community Plan Amendment Bylaw.
10. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

## LEGISLATIVE AUTHORITY

In accordance with Section 876 of the *Local Government Act*, Council may adopt one or more Official Community Plans. Pursuant to Section 137(1)(b) of the *Community Charter*, the power to amend an Official Community Plan Bylaw is subject to the same approval and other requirements as the power to adopt a new Official Community Plan Bylaw.

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, buildings and other structures, siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within the buildings and other structures.

In accordance with Section 905 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the *Zoning Regulation Bylaw*.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for an Official Community Plan Amendment Application and a Rezoning Application for the property located at 1146 Caledonia Avenue. The proposal is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to increase the density to 0.86:1 floor space ratio (FSR) and permit a six-unit multiple dwelling.

The following points were considered in assessing this Application:

- The applicant is seeking an Official Community Plan Amendment to change the Urban Place Designation of the property from Traditional Residential to Urban Residential.
- The proposed siting, size and dimensions of the building are inconsistent with Policy 2.1 in the *Fernwood Neighbourhood Plan (1994)* to encourage new housing that “maintains the integrity, look, and character of single family and duplex housing stock”.
- The proposal could be refined to reduce the building footprint, size and scale in relation to the surrounding 1100 block of Caledonia Avenue.



- The applicant is offering to provide an Easement in favour of the City along the north property line that would enable pedestrians to access Kings Park from Cameron Street. This proposed pathway to Kings Park is consistent with the OCP policy related to placemaking in and around parks.
- Surface parking would be located in the rear yard with a total of six stalls on site, which is less than the eight stalls that are required under the *Zoning Regulation Bylaw*. Based on recent parking studies on the level of use of the onsite parking stalls and staff knowledge of parking conditions in the area, this new development is not anticipated to have a significant onsite parking shortage.

Staff are recommending, for Council's consideration, that the Application advance to a Public Hearing, subject to plan revisions to address the siting, scale and footprint of the proposed building. The concurrent report on the Development Permit Application provides further analysis of these aspects of the new development.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to increase the density to 0.86:1 floor space ratio (FSR) and construct a six-unit multiple dwelling. Six surface parking stalls would be provided in the rear yard, which is less than the eight stalls required under the *Zoning Regulation Bylaw*. The applicant is also proposing an associated Official Community Plan Amendment to change the Urban Place Designation from Traditional Residential to Urban Residential.

The following changes from the R-2 Zone are being proposed and would be accommodated in the new zone:

- change in use from single family dwelling to multiple dwelling
- increased density to 0.86:1 FSR
- increased maximum height from 7.60m to 9.23m and from two storeys to 3.5 storeys
- reduction in side yard setbacks from 1.50m to 1.30m next to a single-family dwelling to the west and from 3.00m to 2.64m along the east property line abutting Kings Park
- reduction from Schedule "C" vehicle parking requirements from 1.4 stalls per dwelling unit to one stall per dwelling unit for a multiple dwelling under strata ownership.

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

### **Active Transportation Impacts**

The Application proposes the following features which support active transportation:

- one bicycle rack with two spaces in the front yard and
- one bicycle rack with four spaces in the rear yard.

## Land Use Context

The area is characterized by single family dwellings, duplexes, apartment buildings and shops, services and community amenities in North Park Village. Kings Park is adjacent to the subject property to the east and Royal Athletic Park is one block to the west.

## Existing Site Development and Development Potential

The site is presently a vacant lot. Under the current R-2 Zone (Two Family Dwelling District), the property could be developed as a duplex or as a single family dwelling.

## Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing non-conforming conditions.

Zoning Criteria	Proposal	Zone Standard R-2 Zone
Site area (m <sup>2</sup> ) - minimum	603.30	555.00
Site area per unit (m <sup>2</sup> ) - minimum	100.55*	277.50
Density (Floor Space Ratio) - maximum	0.86:1*	0.50:1
Total floor area (m <sup>2</sup> ) - maximum	516.82*	380.00
Lot width (m) - minimum	14.02**	15.00
Height (m) - maximum	9.23*	7.60
Storeys - maximum	3.5*	2
Site coverage % - maximum	31.20	40.00
Open site space % - minimum	36.20	33.00
Setbacks (m) - minimum Front (Caledonia Avenue) Rear (Cameron Street) Side (east) Side (west)	3.97 (building)* 1.98 (stairs)* 20.00 (building) 2.64* 1.30*	7.50 (building) 4.00 (stairs) 15.00 (building) 3.00 1.50
Parking - minimum	6*	8
Visitor parking (minimum) included in the overall units	1	1
Bicycle parking stalls (minimum)	6	6



## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fernwood CALUC at a Community Meeting held on December 3, 2014. A letter dated February 13, 2015, is attached to this report. Because this Application involves an Official Community Plan Amendment Application, the owners and occupiers within 200m of the subject property were notified of the Community Meeting, which is in accordance with Council's CALUC procedures for a Rezoning Application with an associated OCP Amendment.

## **ANALYSIS**

### **Official Community Plan**

#### Urban Place Designation

The applicant is seeking an OCP Amendment to change the Urban Place Designation of the property from Traditional Residential to Urban Residential. Generally, the proposed land use and building form would be consistent with the place character of Traditional Residential where the OCP envisions "ground-oriented housing" with densities of up to 1.1 FSR. Technically, the proposed building height of 3.5 storeys is inconsistent with the OCP insofar as "ground-oriented housing" up to two storeys is envisioned in Traditional Residential areas. However, in this case the measured height (9.23m) of the proposed building would appear lower because the first level is partially below grade. Additionally, the houses to the immediate west are approximately the same height as the proposed building. The staff recommendation for Council's consideration is that the OCP Amendment Application is supportable in this location.

#### Official Community Plan Amendment Legislative Requirements

Should Council wish to advance this Application, Section 879(1) of the *Local Government Act* (LGA) requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 879 (2)(a) of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land within 200m of the subject property along with the posting a notice on the City's website would provide adequate opportunities for consultation with those affected.

Given the surrounding area is primarily residential and given that, through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 879(2)(a) of the LGA, is not recommended as necessary.

Should Council support the OCP Amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.



Council is also required to consider the OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal would have no impact on any of these plans.

#### Park Connection and Adjacent Land Uses

In the OCP, Section 8 "Placemaking" includes policies to encourage park use and animation through the location of "active land uses" adjacent to parks (Policy 8.64), and designing the perimeters of parks as "visually and physically penetrable to pedestrians" (Policy 8.65). The applicant's offer to provide an Easement in the City's favour along the north property line in order to connect Cameron Street to Kings Park is consistent with the relevant OCP policies. Issues and details related to maintenance of the pathway would be determined prior to a Public Hearing and the motion in this report, provided for Council's consideration, includes a requirement to register the necessary legal agreements.

#### **Regulatory Considerations**

OCP Policy 7.11 provides the overall direction to consider an array of parking management strategies including reduced parking requirements where appropriate. Based on recent parking studies in the area, which assessed the level of use of the onsite parking spaces for comparable projects, this new development is not anticipated to have a significant onsite parking shortage. The applicant has also provided observational data on street parking on Caledonia Avenue and Cameron Street for Council's consideration. Given staff knowledge of the existing parking conditions in the vicinity of the subject site, the proposal for two less stalls than required in the *Zoning Regulation Bylaw* is reasonable for this specific location.

#### **Local Area Plans**

The proposed size and dimensions of the multiple dwelling are inconsistent with Policy 2.1 in the *Fernwood Neighbourhood Plan (1994)* to encourage new housing that "maintains the integrity, look and character of single family and duplex housing stock". While the front elevation of the building would be similar to a duplex, the proposed form and massing could be refined to reduce the potentially overwhelming size, scale and footprint in relation to the context of the 1100 block of Caledonia Avenue. The report on the concurrent Development Permit Application provides further analysis of these details of the proposal and overall design.

#### **CONCLUSIONS**

The proposed multiple dwelling is consistent with the broad vision in the OCP for Traditional Residential areas but is inconsistent with the land use policy in the local area plan for new housing to relate to the single family dwelling and duplex character of Fernwood. Staff recommend that Council advance this Application to a Public Hearing, subject to plan revisions that address the building siting, scale and footprint relative to the 1100 block of Caledonia Avenue.

## ALTERNATE MOTIONS

1. That Council decline Application No. 00469 for the property located at 1146 Caledonia Avenue.
2. That Council advance the Application as proposed to a Public Hearing, without requiring refinements to the proposal in relation to the building's scale and footprint. (This can be accomplished by removing condition "3" from the staff recommendation).

Respectfully submitted,



Helen Cain  
Senior Planner  
Development Services Division



Alison Meyer, Assistant Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager: \_\_\_\_\_



Jason Johnson

Date: \_\_\_\_\_

May 7, 2015

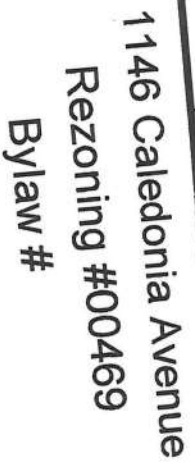
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## List of Attachments

- Zoning map
- Aerial map
- Letters from Garde Collins for Linhar Projects Ltd., stamped March 17, 2015, and December 19, 2014
- Plans for Rezoning Application No. 00469 and Development Permit Application No. 000398 stamped March 17, 2015
- Study on "Parking Availability on Cameron Street and Caledonia Avenue"
- Letter from Fernwood Community Association, stamped February 23, 2015.









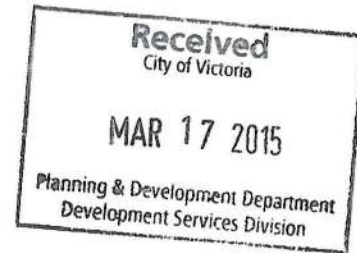
1146 Caledonia Avenue  
Rezoning #00469  
Bylaw #





March 17, 2015

The City of Victoria  
Attention: Mayor and Council  
1 Centennial Square  
Victoria, BC V8W 1P6



**RE: 1146 Caledonia Avenue revised proposal for Official Community Plan Amendment, Rezoning and Development Permit Application.**

In response to the Application Review Summary dated Wednesday, January 14, 2015, we are pleased to submit our revised proposal for the above noted development. The subject of this letter is to provide an itemized update and clarification of new information on the proposal and should be reviewed in conjunction with the revised, bubbled drawings.

Specifically, the conditions to be met prior to the Planning and Land Use Committee are:

**1. *Please confirm whether the proposal includes a proposed walkway to King's Park.***

The proposal does include a proposed walkway to King's Park by a 2.0m proposed statutory right of way along the north property line.

**2. *Please consider a reduction in total number of dwelling units.***

The number of dwelling units cannot be reduced in order to maintain affordability of the units.

**3. *Please reduce the building footprint, to achieve the following:***

- *Increased front yard setback that aligns with the pattern of setbacks along the east side of this block of Caledonia Avenue.*
- *Increased rear yard to provide more outdoor space for the rear apartments.*
- *Increased west setback to ensure privacy of the neighbours is protected.*
- *Increased east setback to provide more private outdoor space (patio/garden).*

The building location has been governed by the fixed dimension of proposed parking stalls in addition to the north statutory right of way. The west setback has been determined by the exiting at basement level by a minimal projection while the remainder of the building is set further back on all levels. The east setback allows for approximately 8'-0" + of private outdoor space.

**4. *Please provide a separate Landscape Plan with labels for trees, plantings and hard materials.***

Drawing has been provided on A0.01.



MAR 17 2015

Planning & Development Department  
Development Services Division

**5. Please provide at least one parking stall for visitors.**

One of the originally proposed six residential parking stalls has been allocated as a visitor stall.

**6. Please align the driveway to cross the property line at 90 degrees. A ratio of 1.5m laterally over 7m should be used as a maximum deflection when designing a functional driveway crossing. This may result in relocating the garbage/recycling area.**

Driveway crossing has been revised as indicated above and reflected on A0.00.

**7. Will the building have a fire alarm?**

The building will not have a fire alarm; clarified on A0.00 under Building Code Data.

BCBC 2012: Section 9.10.18.2. Fire Alarm System Required

5) A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each suite has direct access to an exterior exit facility leading to ground level.

**Additional comments have been made in the Application Review and are noted as follows:**

- a) Bicycle parking revised, shown on A0.00 and clarified in the Project Information Table.
- b) West exiting clarified and BCBC section referenced on A2.01.
- c) Outlook comparison provided on A4.03.
- d) Additional revisions are bubbled and itemized in attached document 'Revisions to Rezoning Submission' dated March 6, 2015.

We trust that the above responses to the Application Review Summary further support the proposal for this sensitive, neighbourhood-scaled building. We welcome the opportunity to appear before the Planning and Land Use Committee and to continue our work with staff to realize this important project.

Sincerely,



Garde Colins  
Linhar Projects Ltd.

December 19, 2014

The City of Victoria  
Attention: Mayor and Council  
1 Centennial Square  
Victoria, BC V8W 1P6



**RE: 1146 Caledonia Avenue proposal for Official Community Plan Amendment, Rezoning and Development Permit Application**

**Description of Proposal**

The proposal seeks to rezone the existing R2 zoned site at 1146 Caledonia Avenue to a site specific zone to support the development of a three storey, six unit residential building. The proposal will densify the residential use along a local road, ½ block from North Park Village and adjacent to King's Playlot, providing market, affordable housing in the Fernwood Neighbourhood.

**Government Policies**

The site resides within DPA16, and is consistent with the place designation of Traditional Residential, although this block of Caledonia is not an arterial or secondary arterial road. Notwithstanding, the proposed development respects key aspects of the designation, including:

- "multi-unit buildings...including attached residential"
- "houses with front and rear yards, with variable setbacks, oriented to face the street"
- "total floor space ratios up to approximately 1:1".

With respect to Neighbourhood Directions for Fernwood in the OCP, the proposal is consistent with the vision in the citywide context and affords a housing typology that forms a "transition between the Urban Core and primarily ground-oriented Traditional Residential areas" to the east, as well as consistency with the strategic directions by accommodating "housing growth within walking distance of North Park Village" in a form sympathetic to "neighbourhood heritage character, buildings and streetscapes".

Further, with respect to the OCP, the land management and development policies, transportation and mobility policies, placemaking policies, and housing policies in the plan are reflected in the development proposal, specifically:

- "That...housing growth is shared across the city"
- "That...city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types";
- Place-based land use management by proposing a Traditional Residential building form which is "low-rise multi-unit...up to three storeys in height" with consistent density due to the proximity within 400 meters of North Park Village;
- Affords a consistent mobility prioritization in supporting pedestrian oriented lifestyles first, cyclists second, with proximate access to transit along adjacent arterials, while accommodating modest single family vehicle use;



- Providing “a comprehensive suite of permanent on-site alternative travel supports and active transportation infrastructure, including...short-term and long-term bicycle parking facilities”, in addition to providing six onsite vehicle parking stalls;
- “That new buildings and features contribute to the sense of place in development permit areas...through sensitive and innovative responses to existing form and character”;
- “That social vibrancy is fostered and strengthened through human scale design of buildings”;
- “That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community”;
- And offering “a diversity of housing types to create more home ownership options”.

### **Project Benefits and Amenities**

The proposal offers a family-oriented housing typology adjacent to a City owned playlot, North Park Village and within proximity to various neighbourhood amenities including a community centre and schools. The proposed six, two bedroom units are intended to appeal to young families seeking to achieve affordable home ownership in an urban neighbourhood. It is anticipated that the adjacency of this type of housing and the proposed statutory right of way linking the playlot to Cameron Street will deter the nuisance behavior currently prevalent in this urban park. In addition, the project is configured to enable a statutory right of way along Caledonia Avenue.

### **Need and Demand**

The proposal creates affordability in offering a compact, market housing format on a traditional two family lot. The demographic that this housing type will appeal to, will further support resident diversity in the neighbourhood, while offering transitional density of multi-unit residential between the commercial uses of North Park Village and those of the traditional single family density to the east. Appropriately located adjacent to the village, the housing leverages access to major transit routes, services and amenities, and offers a lively residential use adjacent to the playlot.

### **Neighbourhood**

The proposed use, form and character of the development are consistent with the Traditional Residential typology, albeit located on a local road. The unique site, fronting on Caledonia Avenue with access directly off the terminus of Cameron Street to the north, fosters a strong street connection, while providing driveway access to six onsite parking stalls. Further, the proposed development introduces oversight and connectivity for the playlot, principles which are demonstrated to reduce nuisance behavior.

### **Impacts**

The proposal is consistent with the use and general form and character of the neighbourhood. Immediate neighbours will experience less privacy than a single family home with reduced setbacks, but will enjoy the benefit of a quality, new development which will bring new homeowners to the neighbourhood, a vibrancy that will enhance security and social dynamics.

## **Design and Development Permit Guidelines**

The proposal will conform to the referenced applicable guidelines for DPA 16 including the advisory design guidelines for buildings, signs and awnings and guidelines for fences, gates and shutters. Further, the proposal meets the Design Guidelines for Multi-Unit Residential, Commercial and Industrial as follows:

- “the architectural approach...provide[s] unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials”
- Offering a “building design that is sensitive and innovative in response to context”;
- “respect [for] the character of established areas and building variety through the form and massing of housing”;
- “residential use at street level [with] strong entry features and building design that encourages interaction with the street, [specifically,] individual entrances with direct connections to the public sidewalk”;
- “porches, steps...to make transitions from the public realm of the street and sidewalk, to the private realm of residences”;
- “surface parking...located at the rear of [the] building [with] landscape elements...provided...to visually break up and screen parking from public streets and adjacent properties.”

In addition, the project is consistent with the objectives of DPA 16, specifically:

- “to support...multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys”;
- “to integrate...multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood”;
- “to enhance the place character of established areas and their streetscapes through high quality of architecture...and urban design that responds to each distinctive setting through sensitive and innovative interventions”;
- “to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, [and] safety”

## **Safety and Security**

The proposal embraces key CPTED principles. The massing and its orientation to the street and adjacent sites promotes natural surveillance. Walkways, fencing, lighting and signage promote movement to and from the building’s entrances, creating strong connections to the street, overlook and visibility. Public and private is clearly delineated through paving treatments, signage and building edge, reinforcing ownership/control thereby discouraging trespassing or nuisance behavior.

## **Transportation**

The project does not meet the vehicle parking standards of Schedule C. The proposal reinforces the promotion of alternative travel by its proximity to urban amenities, bicycle storage provisions, while still providing one parking stall per residential unit.

The project meets the bicycle parking standards of Schedule C with provisions for residents and visitors.



## **Heritage**

No heritage buildings will be impacted by the proposed development.

## **Green Building Features**

The proposed development occurs on an existing developed site adjacent to a North Park Village, therefore the ecological footprint of the larger community is not expanded. Socially, the project reflects demand in the immediate community for affordable market housing in proximity to employment, amenities, transportation and services.

While no specific metric or green rating system will be pursued on the project, best practices with respect to durability, energy efficiency, water conservation, construction waste management, and the specification of quality, low toxicity materials will be applied.

## **Infrastructure**

Preliminary review of engineering infrastructure confirms adequate capacity for sewer, storm and water for the proposed development. It is anticipated that a detailed design and review will confirm the necessary capacity.

Sincerely,

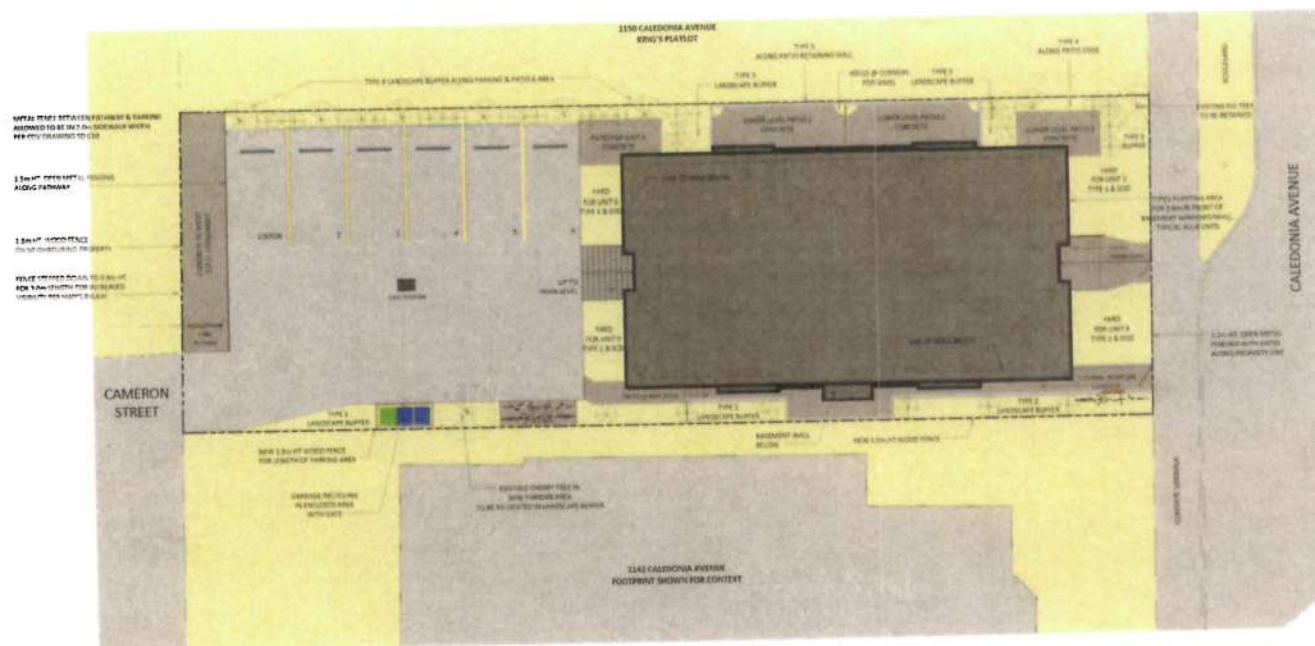


**Garde Colins**

**Linhar Projects Ltd.**







1 Landscape Plan  
1:100

**GROUND COVER LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)**

GOLDEN YAC  
GRACE WARD/ORELIA  
HEATHER  
JUNBERGRASSES  
PINKBUSH  
WESTERN CRIMSON FERN  
HOSTA  
FOX GLOVE  
BLUE STAR  
CAMPHOR  
ORIENTAL POPPY  
LUCIFER CHOCODARIA  
TORCH LILY  
GERMAN IRIS

**SHRUB LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)**

ROSE  
AZALEA  
BURNING BUSH  
LORNAIR  
CELANOTHUS  
FALSA ARDOWIA  
FORSYTHIA  
PIERIS AND AUCUBA  
PHOTINIA/OTHER LAUREL TYPES  
LAVENDER/ROSEMARY  
SPINEX VERONICA  
ULAC  
MYRTLE  
BLUEBERRY

**VINE LIST**

GRAPPE  
CLIMBING ROSE  
WISTERIA  
PASSION FLOWER  
CLEMATIS

**TREE LIST**

JAPANESE MAPLE  
PURPLE MOUNTAIN REACH  
ATLAS BLUE (WEeping)  
CEDARS  
NEW  
NORFOLK PINE  
SQUARE AND ROUND FRUIT TREES  
(APPLE, CHERRY, PEACH, PEAR OR PLUM)

**TYPE 1 PLANTING AREA**

CONTAIN: BULB, PERENNIAL COVER PLANTS AND SMALL TREES

**TYPE 2 PLANTING AREA**

CONTAIN: GROUND COVER PLANTS, ALL SIZES OF SHRUBS, PERENNIALS, ROCK PLANTINGS, NON-FRUIT TREES (FREE LOCATIONS ONLY WILL BE MARKED ON PLAN)

**TYPE 3 PLANTING AREA (SOLID PRIVACY SCREEN)**

CONTAIN: YUCCA OR CEDAR TREES PLANTED @ 6 METERS ON CENTER WITH FRUIT AND/OR ORNAMENTAL COVER PLANTS TO ONE OR BOTH SIDES DEPENDENT ON AREA SIZE. TREE LOCATIONS ONLY WILL BE MARKED ON PLAN

**TYPE 4 PLANTING AREA (SEMI-PRIVATE SCREEN)**

PLANTED ON PROPERTY AT FENCE LINE TO THE PARK (EAST)

CONTAIN: FRUIT TREES PLANTED @ 3.6 METERS ON CENTER WITH 3 CEDARS PLANTED IN BETWEEN ON 0.6 METER CENTERS. PLACE GROUND COVER PLANTS AT PATIO LEVEL TO DEPENDENT TREES

**TYPE 5 PLANTING AREA**

CONSTRUCT A 1.8 METER HIGH LATTICE FRAME ON TOP OF THE PATIO RETAINING WALL, EAST SIDE (FACING THE PARK) PLANT VINES (SEE LIST) IN CORNER WALLS LOCATED AT THE PATIO FLOOR WHERE SHOWN

MARKED AREAS FOR SOIL WILL HAVE PATIO STONES (0.4 x 0.4 m) PLACED TO CREATE A PATH TO LIMIT PATIOS IF REQUIRED

ALL PATIO AND WALKWAY AREAS ARE FINISHED AND COVERED IN PLATE CONCRETE COMPATIBLE WITH EDGING, CUT LINES, FINISH FLOOR SURFACE AND DRAINAGE TO DRAINS

THE EXISTING 1.8 METER CHAIN LINK FENCE ALONG THE EAST PROPERTY LINE WILL REMAIN HOWEVER ALL THE EXISTING PLASTIC SLATING WILL BE REMOVED

METAL FENCING DIVIDES THE PARK LOT AND PROPERTY AREA WILL BE 1.5 METER HIGH PRE-FABRICATED TUSCANY METAL PANELS. 0.2 METER HIGH TUSCANY METAL PANELS AND MATCHING GATES WILL BE USED ALONG THE CALEDONIA FRONTYARD AND FOR DELIMITING THE YARDS OF THE FRONT LOTS

A NEW 1.5 METER HIGH PRE-FABRICATED CEDAR FENCE WILL BE INSTALLED FOR THE LENGTH OF THE WEST PROPERTY LINE BUT STEP FROM 1.5 TO 1.8 METER HIGH AT THE PROPERTY AREA ALONG THE WEST AND NORTH PROPERTY LINES. A NEW 1.8 METER CEDAR PROPERTY WALL WILL BE INSTALLED AT THE LOWER PATIO. STONELINE MATERIAL WILL ALSO BE USED TO SCREEN THE CHANGE AND REVENUE AREA AND BE COMPLETE WITH CEDAR GATES

1146 Caledonia Avenue

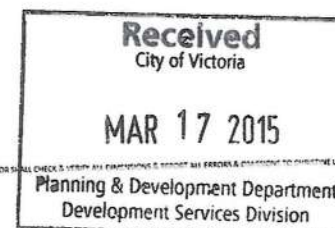
Victoria, BC

Landscape Plan

Date 2/5/2015 4:06 PM  
Drawn by  
Checked by

A0.01

Scale 1:100



# B. C. LAND SURVEYOR'S SITE PLAN OF: LOT 11, SUBURBAN LOT 17, VICTORIA CITY, 153

SCALE = 1:125



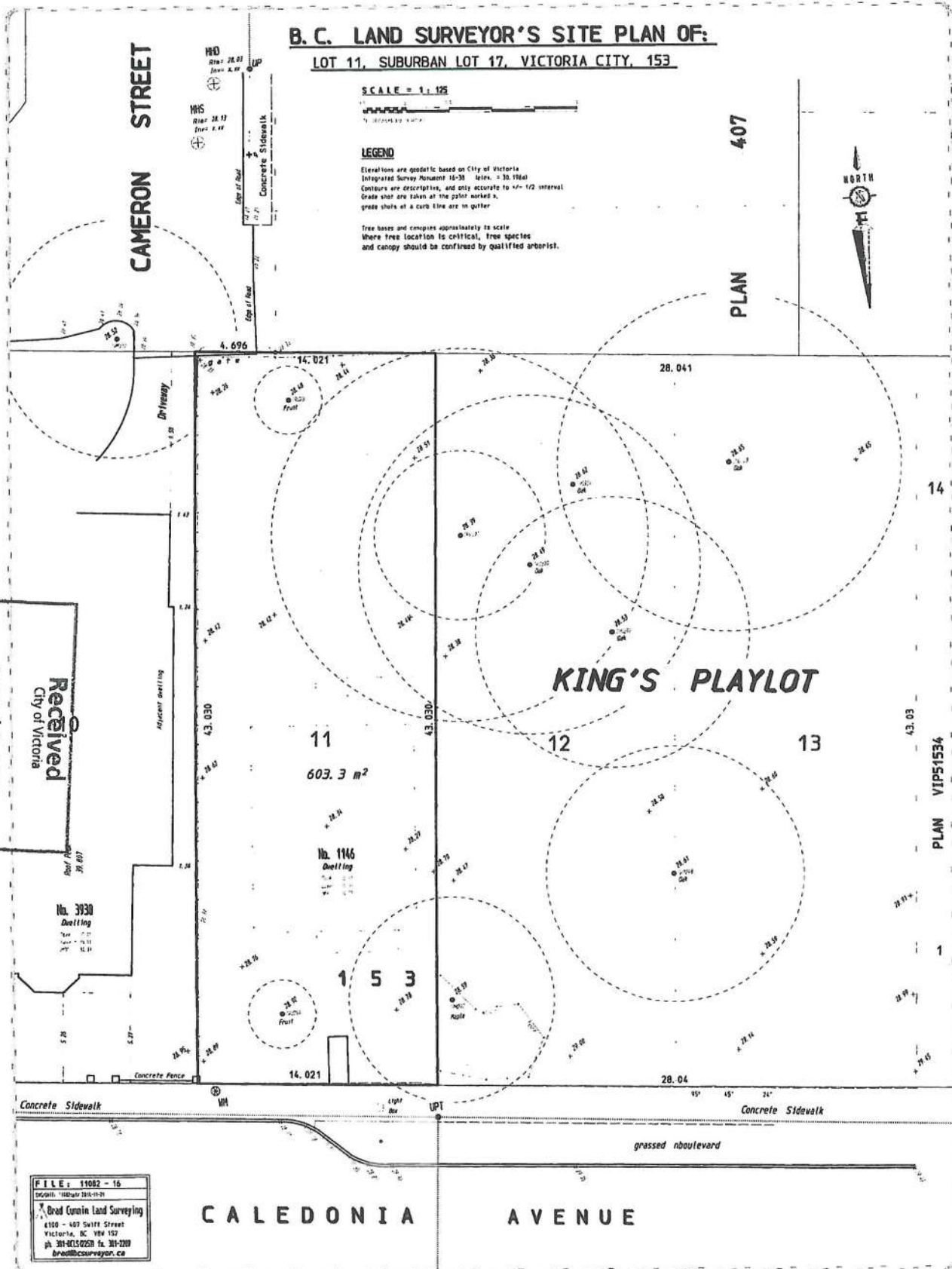
## LEGEND

Elevations are spot heights based on City of Victoria  
Integrated Survey Monument 10-30 elev. = 30.1640  
Contours are descriptive, and only accurate to +/- 1/2 interval  
Grade spot are taken at the point marked &  
grade spot at a curb line are in gutter

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



PLAN 407



Received  
City of Victoria  
MAR 17 2015  
Planning & Development Department  
Development Services Division

FILE: 11002 - 16  
Dated: 10/04/2015 10:10:21  
Brad Curran Land Surveying  
4100 - 407 Swift Street  
Victoria, BC V8W 1S7  
ph 381-0150/0250 fax 381-2209  
brad@curranlandsurveying.ca

CALEDONIA AVENUE

CHRISTINE  
LINTOTT  
ARCHITECT

A1.01

Existing Survey

1146 Caledonia  
Avenue  
Victoria, BC

DATE: 3/1/2015 3:26:02 PM  
PROJECT: A1.01  
DRAWN BY: CL

DATE: 3/1/2015  
PROJECT: A1.01  
DRAWN BY: CL

DATE: 3/1/2015  
PROJECT: A1.01  
DRAWN BY: CL





Receiving No.	Description	Date
1	Receiving Receipts from to address staff comments	March 6, 2011

**Conclusion:**

1146 Caledonia  
Avenue  
Victoria, BC

### Basement & Main Floor Plan

Date 3/5/2015 4:06:08 PM  
Drawn by  
Checked by

A2.01

Page 10

**LEGEND**

<sup>a</sup>  $\text{Mn}^{2+}$ :0.001; Fe<sup>3+</sup>:0.005; Cu<sup>2+</sup>:0.001; Zn<sup>2+</sup>:0.005.

1 Basement Level Plan  
1 : 50

2 Main Level Plan  
1:50

Received  
City of Miami

MAR 17 2015

Planning & Development Department  
Development Services Division

**NOTES:**  
STAIRS, RAMPS, STAIRWAYS AND GALLERY TO CONFORM IN ALL INSTANCES TO  
SECTION 9.3 OF THE BOSTON COMMONS BUILDING CODE 2012

SECOND EXIT STAIR RETURNED IN RESULT OF:

9.9.9.1. TRAVEL LIMIT TO EXITS OR EGRESS POINTS

3) (EXCEPT AS PROVIDED IN SENTENCES (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY

a) AN EGRESS DOOR TO A PUBLIC CORRIDOR, ENCLOSED ENT STAIR OR EXTERIOR PASSAGEWAY, OR

b) AN EXIT CONTINUITY NOT MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.

#### 4.9.9.3. SHARED EGRESS FACILITIES

3) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO A) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE.

**DLA PUBLIC COMMENT**

ii) SERVED BY A SINGLE EXT.

#### ◀ AN EXTERIOR PASSAGEWAY

- i) SERVING MORE THAN ONE SUITE.
- ii) SERVED BY A SINGLE EXIT STAIRWAY, POR RAMP, AND
- iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR

21 A BALCONY

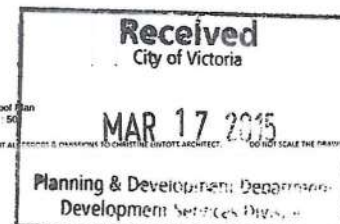
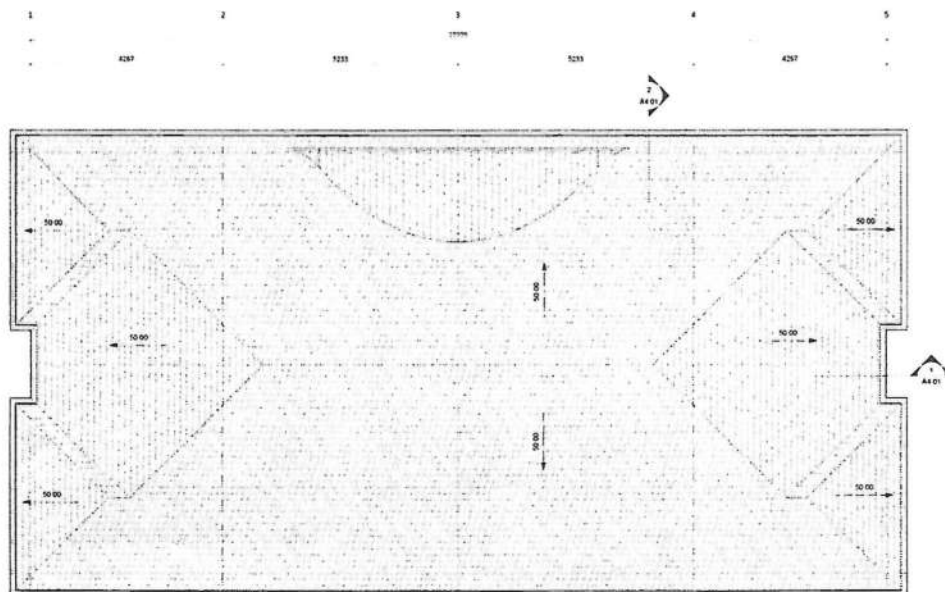
- i) SERVING MORE THAN ONE SUITE,
- ii) SERVED BY A SINGLE EXIT STAIRWAY (OR RAMP), AND
- iii) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL.

THIS DRAWING IS A CONCEPT DRAWING & SHALL NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION FROM CLIENT, F. HUSSEY ARCHITECTS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH

THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & DETECT ALL ERRORS & OMISSIONS TO CHEVROLET UNIT-AT-AR-17

DO NOT SCALE THE CHARTS







CHRISTINE LINTOTT ARCHITECT

Revised: Date: November 19, 2014  
 Description: Development Service & OCP Amendment

Revised: Date: March 6, 2015  
 Description: Revising Revisions to address staff comments



1146 Caledonia Avenue  
 Victoria BC

Exterior Elevations & Context Street Elevations

Date: 3/5/2015 4:06:21 PM  
 Drawn By: NF  
 Checked By: CI

A3.01

Scale: 1:50

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Received  
 City of Victoria  
 MAR 17 2015  
 Planning & Development Department  
 Development Services Division

1146 Caledonia  
Avenue  
Victoria BC

Exterior Elevations

Date: 3/5/2015 4:06:31 PM  
 Drawn by: SL  
 Checked by: CL

A3.02

Scale: 1:50



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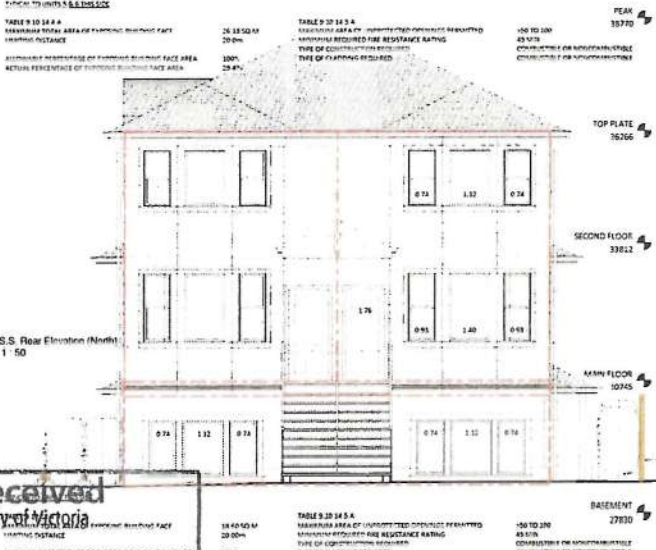
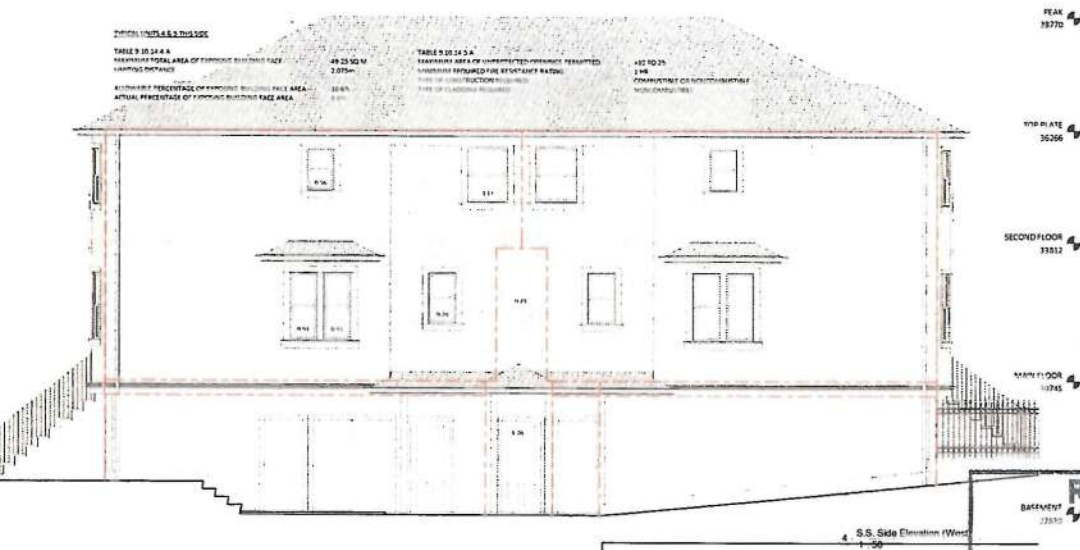
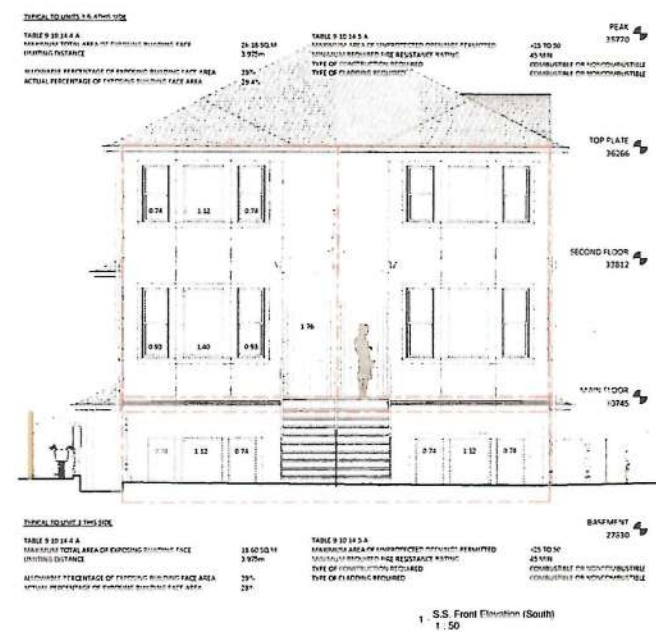
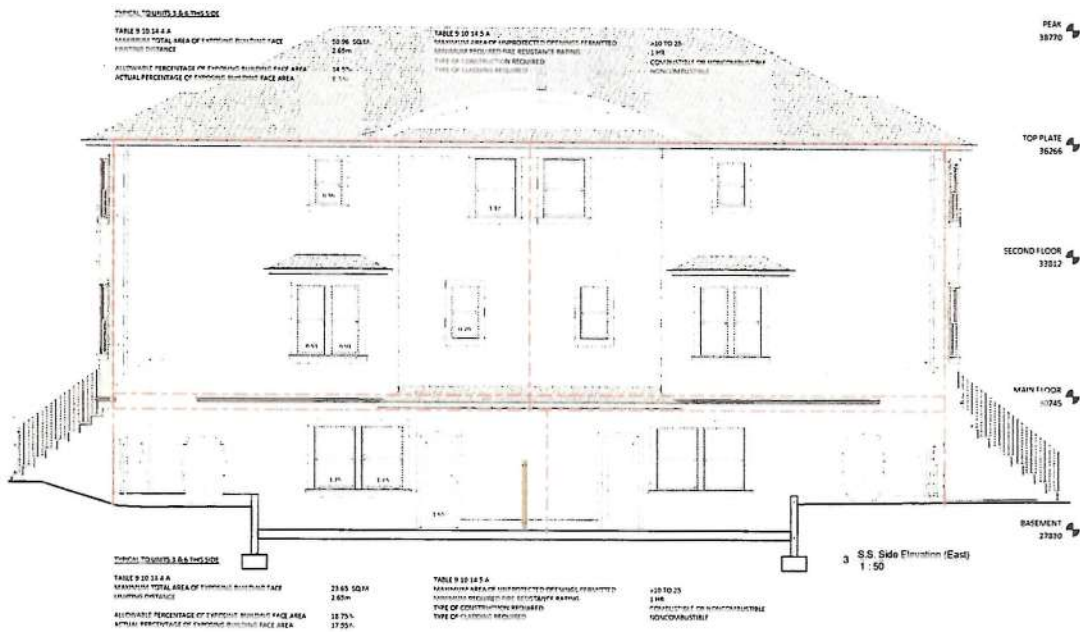
THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT.

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City of Victoria  
MAR 17 2015  
Planning & Development Department  
Development Services Division





2 Side Elevation (West) - For Comparison  
1:50

CALEDONIA AVENUE

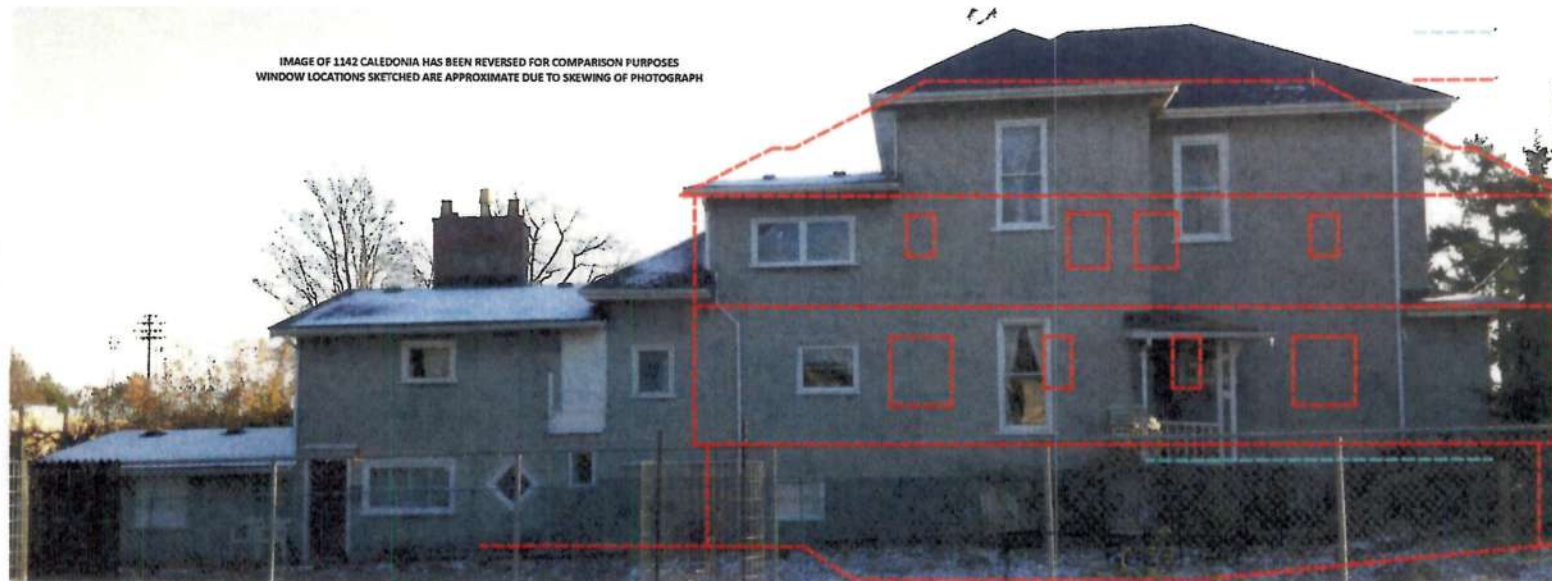
CHRISTINE  
LINTOTT  
ARCHITECT

Issue: Date:  
Revising: Description: Date:  
Development Request &  
DCP Amendment: December 19, 2014

Revision: No: Description: Date:

1 Revising: Revising: Description: Date:  
To address staff comments: March 6, 2015

IMAGE OF 1142 CALEDONIA HAS BEEN REVERSED FOR COMPARISON PURPOSES  
WINDOW LOCATIONS SKETCHED ARE APPROXIMATE DUE TO SKEWING OF PHOTOGRAPH



1 Neighbor's West Elevation (Reversed)  
1:50

1142 CALEDONIA  
PEAK @ 39.81m

1146 CALEDONIA  
PEAK @ 38.77m

1146 CALEDONIA  
SECOND FLOOR LEVEL  
@ 33.812m

1146 CALEDONIA  
MAIN FLOOR LEVEL  
@ 30.745m

1142 CALEDONIA  
MAIN FLOOR LEVEL  
@ 30.39m

CALEDONIA AVENUE

Consultant

1146 Caledonia  
Avenue  
Victoria, BC

Outlook Comparison

Date: 3/5/2015 4:06:52 PM  
Drawn by: NF  
Checked by: CL

A4.03

Scale: 1:50

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DO NOT SCALE THE DRAWING

MAR 17 2015

Planning & Development Department  
Development Services Division

## PARKING AVAILABILITY ON CAMERON STREET AND CALEDONIA AVENUE FOR DATES AND TIMES OF STUDY

**Note:**

- There are total of 18 parking spaces available on Cameron Street.
- Going east from 1134 Caledonia there are 16 parking spaces available (see map).

Date	Time	Location	Parking Spaces Occupied	Parking Spaces Available
Mar/2/2015	7:30 am	Caledonia	9	7
Mar/2/2015	7:30 am	Cameron	6	12
Mar/2/2015	1:30 pm	Caledonia	5	11
Mar/2/2015	1:30 pm	Cameron	10	8
Mar/2/2015	6:00 pm	Caledonia	10	6
Mar/2/2015	6:00 pm	Cameron	10	8
Mar/4/2015	7:30 am	Caledonia	10	6
Mar/4/2015	7:30 am	Cameron	12	6
Mar/4/2015	12:30 pm	Caledonia	8	8
Mar/4/2015	12:30 pm	Cameron	12	6
Mar/4/2015	6:30 pm	Caledonia	11	5
Mar/4/2015	6:30 pm	Cameron	6	12
Mar/6/2015	7:30 am	Caledonia	11	5
Mar/6/2015	7:30 am	Cameron	12	6
Mar/6/2015	12:30 pm	Caledonia	7	9
Mar/6/2015	12:30 pm	Cameron	10	8
Mar/6/2015	5:00 pm	Caledonia	9	7
Mar/6/2015	5:00 pm	Cameron	10	8
Mar/8/2015	7:30 am	Caledonia	10	6
Mar/8/2015	7:30 am	Cameron	8	10
Mar/8/2015	1:30 pm	Caledonia	10	6
Mar/8/2015	1:30 pm	Cameron	6	12
Mar/8/2015	7:00 pm	Caledonia	12	4
Mar/8/2015	7:00 pm	Cameron	7	11







Caledonia Avenue

Cameron Street

1134

1146



All photos on this page taken March 2, 2015

7:30 am



Caledonia facing west



Caledonia facing east



Cameron facing north

1:30 pm



Caledonia facing west

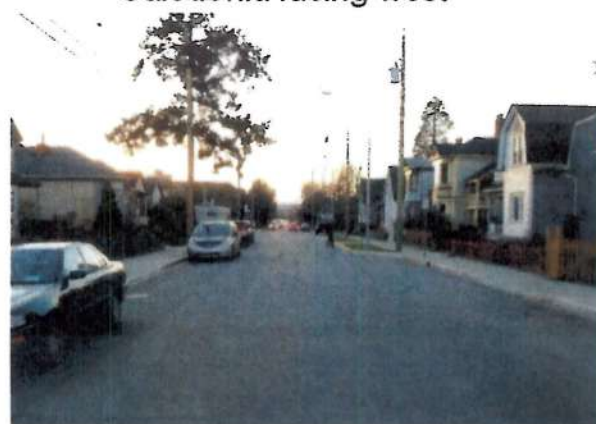


Caledonia facing east



Cameron facing north

6:00 pm



Caledonia facing west



Caledonia facing east



Cameron facing north



All photos on this page taken March 4, 2015

7:30 am



Caledonia facing west



Caledonia facing east



Cameron facing north

12:30 pm



Caledonia facing west

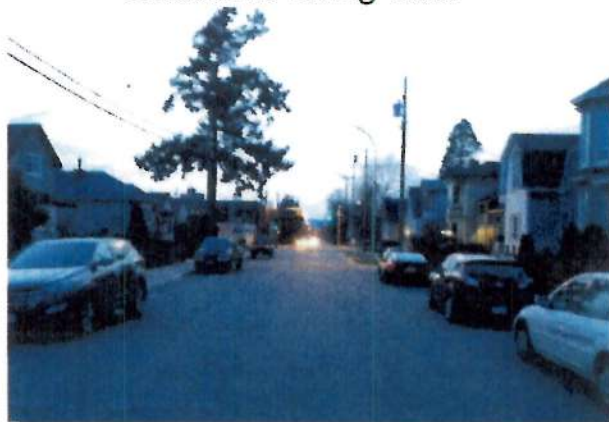


Caledonia facing east



Cameron facing north

6:30 pm



Caledonia facing west



Caledonia facing east



Cameron facing north



All photos on this page taken March 6, 2015

7:30 am



Caledonia facing west



Caledonia facing east



Cameron facing north

12:30 pm



Caledonia facing west

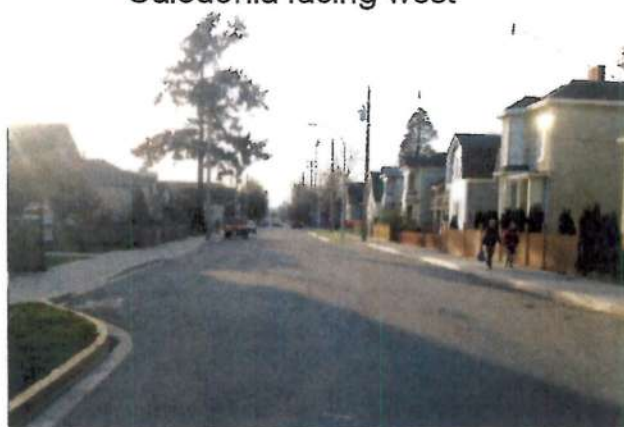


Caledonia facing east



Cameron facing north

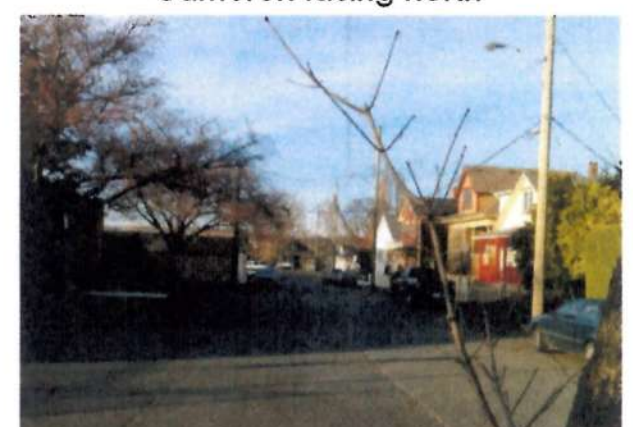
5:00 pm



Caledonia facing west



Caledonia facing east



Cameron facing north



All photos on this page taken March 8, 2015

7:30 am



Caledonia facing west



Caledonia facing east



Cameron facing north

1:30 pm



Caledonia facing west



Caledonia facing east

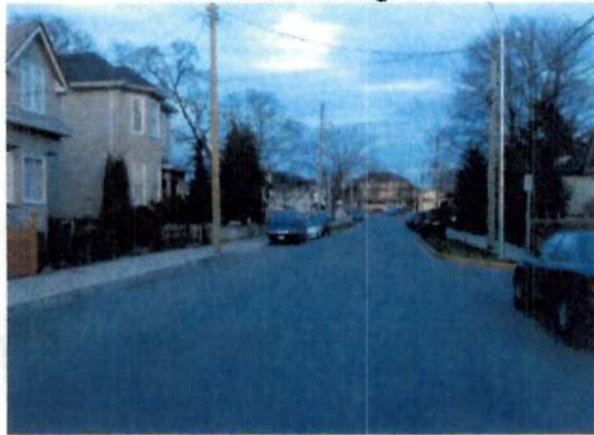


Cameron facing north

7:00 pm



Caledonia facing west



Caledonia facing east



Cameron facing north





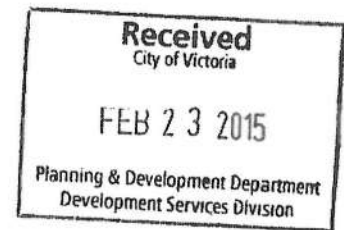
Parking signage for Island Health (VIHA) service centre (1947 Cook Street) is somewhat ambiguous in that the sign around the corner, on Pembroke Street, states that parking is 2 H. However, the signage on the west side of Cameron Street simply states "Parallel Parking Only" with no mention as to whether parking is restricted to 2 H or residents only or...? If Island Health staff are parking in this area (west side of the Cameron Street), their vehicles are adding to the total number of vehicles parked for extended periods on Cameron Street (Mon - Fri).



Fernwood Community Association  
1923 Fernwood Road  
Victoria BC V8T 2Y6

February 13, 2015

Sustainable Planning and Community Development Department  
City of Victoria  
Victoria, B.C. V8W 1P6



Re: 1146 Caledonia Street

The proposal to rezone 1146 Caledonia Avenue from R2-B to a Site-Specific zone was formally presented at the Fernwood Community Association Land Use Committee meeting December 3, 2014. A well attended preliminary community meeting was held on November 5, 2014. At both meetings the proponent discussed building a three storey six unit strata on the site.

No significant opposition to the proposed redevelopment of this lot was voiced at either meeting.

This proposal represents a departure from the Official Community Plan that has the majority of the 1100 block of Caledonia Avenue designated 'Traditional Residential'. The OCP's description of 'Traditional Residential' includes '...mixed-use buildings up to three stories in height located along arterial and secondary arterial roads'. In this case the OCP does not identify Caledonia Avenue as either an arterial or secondary arterial road.

This is a somewhat unique situation where a number of factors speak to the merits of this proposal, these are:

1. The lot fronts onto Caledonia Avenue and backs onto Cameron Street. This allows for access to parking from Cameron Street and preserves the look and feel of the streetscape on Caledonia Avenue;
2. The remainder of the houses to the West of this development are multi unit and of a comparable form and height;
3. This proposed development will compliment the unique character of the houses on the North side of the street;
4. One side of Cameron Street is home to a large health care facility and the area nearest to the parking for this development is at the back of that facility;
5. The fence proposed for the rear of the lot will improve the appearance of Cameron Street (one person from Cameron Street attended both meetings), and;
6. Two of the East facing units will face the park and provide needed "eyes on the park".

Sincerely,

A handwritten signature in black ink that reads "David Maxwell". The signature is fluid and cursive, with a large loop at the end.

David Maxwell  
Chair, Land Use Committee  
Fernwood Community Association