



Planning and Land Use Committee Report

For the Meeting of January 29, 2015

To: Planning and Land Use Committee **Date:** January 15, 2015
From: Leanne Taylor, Development Services Division
Subject: Rezoning Application #00436 for 301 and 303 St. Lawrence Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application #00436 for 301 and 303 St. Lawrence Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

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 land, buildings and other structures, the siting, size and dimensions of (i) buildings and other structures and (ii) the uses that are permitted on the land, the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 301 and 303 St. Lawrence Street. The proposal is to rezone the property to allow four townhouse units.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan 2012* (OCP) and the design guidelines contained in Development Permit Area 16: General Form and Character.
- The site is currently in the R-2 Zone, Two Family Dwelling District, and presently a duplex.
- The proposed land use and density are considered acceptable in the neighbourhood context.

Staff recommend that the Planning and Land Use Committee advance this Rezoning Application to a Public Hearing as the proposal is consistent with the OCP.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to allow four townhouse units.

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.

Land Use Context

The immediate neighbourhood is characterized by a mix of townhouse developments, single family dwellings, a church and park space. The subject property is directly across from Fisherman's Wharf Park.

Existing Site Development and Development Potential

The site is presently a duplex. Under the current R-2 Zone, the property could be developed as a two-family dwelling. The new zone would allow townhouse units.

Data Table

The following data table summarizes the proposal. An asterisk is used to identify where the proposal is less stringent than the R-K Zone, Medium Density Attached Dwelling District. Although the proposal is for medium-density attached housing, a new zone would need to be created since the density exceeds the maximum floor space ratio (FSR) in the R-K Zone.

Zoning Criteria	Proposal	R-K Zone Standard
Site Area (m ²) - minimum	792.1	740
Total Floor Area (m ²) - maximum	587.3	n/a
Floor Space Ratio - maximum	0.75:1*	0.6:1
Lot Width (m)	21.3	18
Height (m) - maximum	8.6 to uppermost ceiling	8.5 to uppermost ceiling
Site Coverage (%) - maximum	39.2*	33
Site coverage - front yard paved surface (%) - maximum	49.2*	30
Open Site Space (%) - minimum (Landscaping)	33.19*	45
Storeys	3*	2.5
Third Storey (%) - maximum floor area	100*	60

Zoning Criteria	Proposal	R-K Zone Standard
Setbacks (m) - minimum		
Setbacks (m) – minimum		
Front (Michigan Street)	6.74	6
Rear yard (NE)	2.62	2.5
Side yard (SE)	Balcony/Wall: 6.39 Dining Main Window – 7.0* Bedroom Window – 7.0	Balcony/Wall: 2.5 Dining Main Window – 7.5 Bedroom Window – 4
Side yard on flanking street (NW on St. Lawrence Street)	Bedroom Main Window – 2.89* Living Room Main Window - 2.89*	Bedroom Main Window – 4 Living Room Main Window – 7.5
Parking		
Number of Parking Spaces	8	6
Visitor Parking – minimum	0*	1
Bicycle Storage (Class 1)	4	4
Bicycle Rack (Class 2)	1 six space rack	1 six space rack

Relevant History

At the Council meeting held on November 27, 2014, Council approved a motion that referred the Application back to staff and the applicant for further discussion regarding height and privacy concerns raised by the immediate neighbours:

“It was moved by Councillor Alto, seconded by Councillor Coleman, that the application be referred back to staff and the applicant pending further discussion and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application # 00436 for 301 and 303 St. Lawrence Street and report back to the Planning and Land Use Committee.”

Attached to this report are the revised plans provided by the applicant following consultation with staff and the immediate neighbours.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the James Bay Neighbourhood Association (JBNA) at a Community Meeting held on January 8, 2014. A letter dated January 13, 2014, is attached to this report supporting the original design submitted to the City when the applicant made the Application. The revised proposal is identical to the original design with a few minor changes. The applicant met with the immediate neighbours living in the townhouse development located at 118 Michigan Street to discuss the revised proposal. The neighbour petition

is attached to the report. The revised plans were also sent to the JBNA, however, at the time of writing this report, a new letter from the CALUC had not been received.

ANALYSIS

Official Community Plan

The OCP supports attached residential buildings on secondary arterial roads, such as St. Lawrence Street, at a density (floor space ratio) of 1:1. The applicants are proposing a density of 0.75:1. The OCP includes the subject properties in DPA 16 where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are applicable.

James Bay Neighbourhood Plan, 1993

The *James Bay Neighbourhood Plan* encourages low-density infill or medium-density townhouses to be considered in the context of the neighbourhood and the character of the adjacent properties. The Plan further acknowledges that there should be visual harmony of form and scale between new buildings and adjacent residential units, that new developments demonstrate a high standard of design and respect the existing streetscape character. The proposal is consistent with the housing objectives outlined in the Plan.

CONCLUSIONS

The proposed four-unit townhouse development is consistent with the policies for land use and density outlined in the OCP and DPA 16. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Application #00436 for the property located at 301 and 303 St. Lawrence Street.

Respectfully submitted,

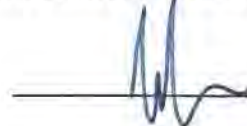


Leanne Taylor, Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services Division

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

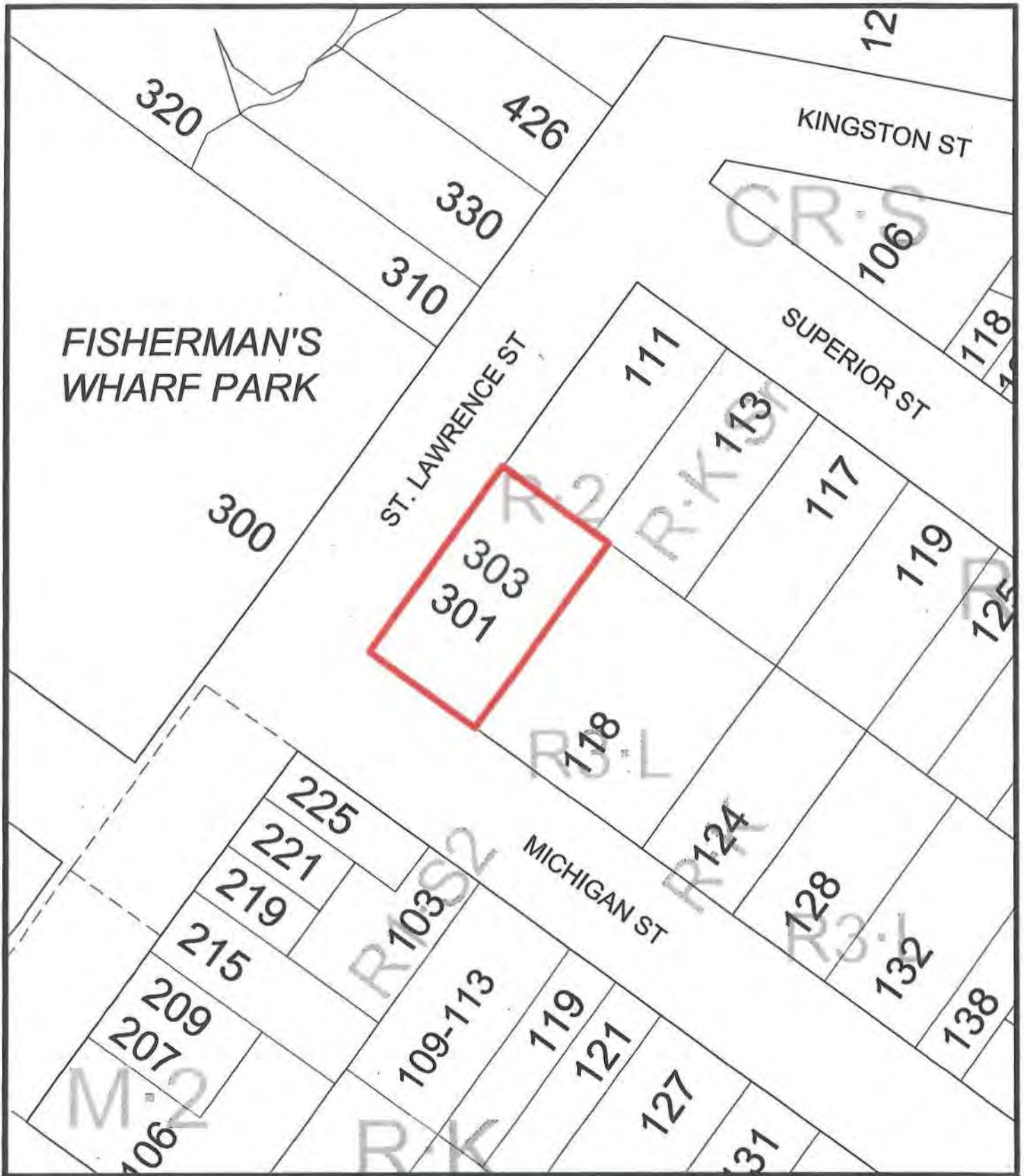
January 10, 2015

LT:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00436\REZ PLUC REPORT FOR 301 303 ST. LAWRENCE.DOC

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant January 8, 2014
- Neighbourhood Petition dated January 9, 2014
- Plans dated December 18, 2014 and January 8, 2015
- Letter from CALUC dated January 13, 2014
- Original PLUC report dated October 23, 2014.



301-303 St Lawrence Street
Rezoning #00436
Bylaw #





301-303 St Lawrence Street
Rezoning #00436
Bylaw #



**RE: RE-ZONING AND DEVELOPMENT PERMIT REQUEST FOR
301/303 ST. LAWRENCE ST**



Honourable Mayor and Council:

On November 6th, 2014 we appeared before The Planning and Land Use (PLUC) Committee with our request for a rezoning and development permit for a fourplex project at the corner of St Lawrence St and Michigan St in James Bay. At the meeting all of the participants were pleased with the concept of a fourplex on this property however there were concerns raised with the style of the traditional structure that was proposed.

We would like to report to Mayor and Council that we have revised our townhouse design based on feedback from neighbours, and the PLUC meeting on November 6, 2014. In particular these are the concerns expressed that we have addressed:

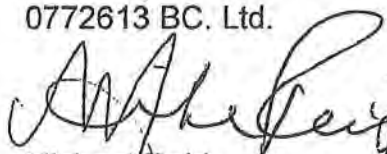
1. Removed rear decks
2. Patio for middle units are fronting St. Lawrence Street
3. Reduced building height
4. Removed some windows on the rear elevation.


Attached are the new drawings showing a contemporary fourplex building with large windows, a building that shows definition allowing for some bump in and outs to provide variety and eliminate a cookie cutter feel to the new building. We have included the Green Building Feature Summary for your information. We will make use of natural cedar siding sprinkled with Hardy Board in spots to allow for variety. Our window trim will be black to contrast with the natural wood and we will make use of beautiful Pacific Ashlar slate for all retaining walls to allow for our building to blend nicely with the Fisherman's Wharf Park across the street. As mentioned on the attached Green Features sheet we have will use water permeable patio and landscaping materials. We will use black grating at the 2 front window wells with patio to allow natural light into the basement room.

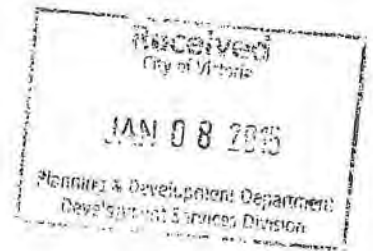
This structure is almost identical to the structure reviewed at The James Bay Neighbourhood Association meeting in January of 2014. Attached is the petition that we circulated to our immediate neighbours living in the strata development at 118 Michigan Street and around our block.

We look forward to discussing the rezoning and development proposal for this property in the coming month.

Sincerely;
0772613 BC. Ltd.


Michael Reid
250 516-3399


Laura Nixon
250 415-5008



Green Building Features

301/303 St Lawrence St

Applicants: Michael Reid, Laura Nixon, Mark Imhoff

Category	Feature
Site Selection and Design	<ul style="list-style-type: none">• Our design moves the building closer to the northwest corner of the property so as to create the least amount of shadowing for those residents affected.• We have minimized the building height of the building to reduce shadowing for our neighbours• This large corner lot allows green space for each unit.• In addition our building location is designed to minimize noise for the neighbours• The design has only 1 driveway on to Michigan St. which eliminates the driveway on St. Lawrence allowing more greenery. We believe this is safer for residents and public vehicles using St. Lawrence.
Transportation	<ul style="list-style-type: none">• Our design includes onsite bike parking.• Our 4 townhomes will have a total of 8 parking stalls on the site.• The removal of one driveway crossing on St Lawrence removes the hazard of backing onto a busy road and may allow additional on street residential parking spots with this proposal• The driveway we intend to create is water permeable
Energy Efficiency	<ul style="list-style-type: none">• Install high efficiency appliances• Install many large windows that open to allow natural ventilation in the homes. The windows will be low E thermo windows with openers• : Individually controlled room heat• Open concept living allowing excellent natural light.• Motion detectors on all exterior lighting• Building includes large overhangs at the north and south porch as well as roof overhang at the interior units to shield the building from direct sunlight and thereby moderate interior temperatures• We have minimized the building height of the building to reduce shadowing for our neighbours

Renewable Energy	<ul style="list-style-type: none"> • Exterior maintains the existing trees and adds a new large tree to help with heat on the building • This home will be electrically heated which is Canada's largest renewable energy source, • The main floor is open concept to make use of natural sunlight to light and warm the entire floor. • We will also use an energy efficient natural gas fireplace to provide heating needs for each home • Our design makes use of electric baseboard heater in upper and lower floor rooms so that owners can monitor and reduce energy in rooms not used all the time • Interior floors will be hardwood eliminating the need for synthetic carpet. Hardwood is a more sustainable solution • Our interior countertops will be granite to provide a more sustainable interior finish
Water	<ul style="list-style-type: none"> • Install Faucets and shower heads with flow rate of 8L/min. or less • Install dual flush toilets with ultra-low flow (4.5L/flush) • Install water permeable patios and driveways • Direct eaves trough drainage downspout pipes to grassed areas so as to use stormwater to water lawn
Landscaping and Site Permeability	<ul style="list-style-type: none"> • Our design maintains the existing trees on the property and adds one additional large tree • Our exterior landscaping will make use of stormwater to reduce city water system and storm system needs where possible • We will introduce hedging instead of fencing around the property in keeping with and inviting, sustainable, natural beauty at the sidewalk • Our design incorporates a water permeable driveway to work within the new stormwater guidelines • We included the use of various greenery along the concrete retaining wall adjacent to the driveway so as to give it a more natural look. • Our plan includes retaining the grass along the Michigan Street side and incorporating a new large tree. • Our patios and window wells will all use water permeable stone

JAN 09 2015

Planning & Development Department
Development Services Division

November 14, 2014

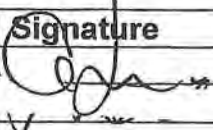
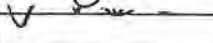
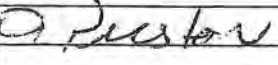
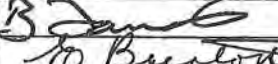
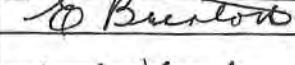

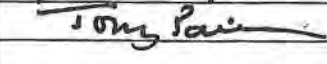

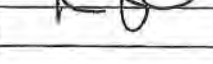
**RE: RE-ZONING AND DEVELOPMENT PERMIT REQUEST FOR
301/303 ST. LAWRENCE ST**

Honourable Mayor and Council:

We are the neighbours of The 301/303 St Lawrence St Re-zoning and Development Project. In August of this year, in a letter from the James Bay Neighbourhood Association and a subsequent letter from The 118 Michigan St Strata Board we expressed our view that we would support changing the zoning of the above mentioned property to site specific to allow for a 4plex development. However, we were not happy with the look and design of the 4plex submitted to council on November 6th, 2014.

Mark Imhoff and Laura Nixon have revised the 4plex design (as shown on the attached) to a modern structure with a lower roof line which is very similar to the structure presented at the James Bay Neighbourhood Association meeting in January of 2014. They also heard our wishes that there are no balconies at the back of the 4plex which we support.

We would like The Honourable Mayor and Council to know that we are pleased with the design and support the new structure for the development at 301/303 St Lawrence. Please see below our signatures

Address	Name	Signature
225 St. Lawrence	CALLUM CAMPBELL	
215 St. Lawrence		
219 St Lawrence		
113A Superior	Angela Preston	
113B Superior		
113C Superior	Brendan James	
118 Michigan Units 1,	Elaine Branton	
118 Michigan Units 3,		
118 Michigan Units 5,	Sandra Bradley	
118 Michigan Units 7		
103 Michigan	TONY PAINE	
119 Michigan		
118 MICHIGAN	James Barber	
118 MICHIGAN	Kelia Stiller	



SUBJECT PROPERTY FROM ST. LAWRENCE STREET



SUBJECT PROPERTY FROM MICHIGAN STREET



ADJACENT TOWNHOUSES ON MICHIGAN STREET



THE REEF AND SHOAL POINT ACCROSS PARK

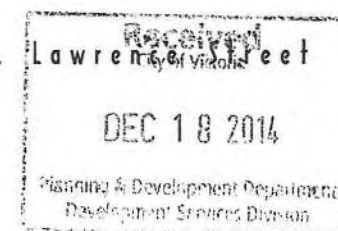


ADJACENT CHURCH ON ST. LAWRENCE STREET



HOUSES ON ST. LAWRENCE STREET

Proposed 4 Unit Townhouse - 301-303 St.
For: 0772613 BC Ltd.



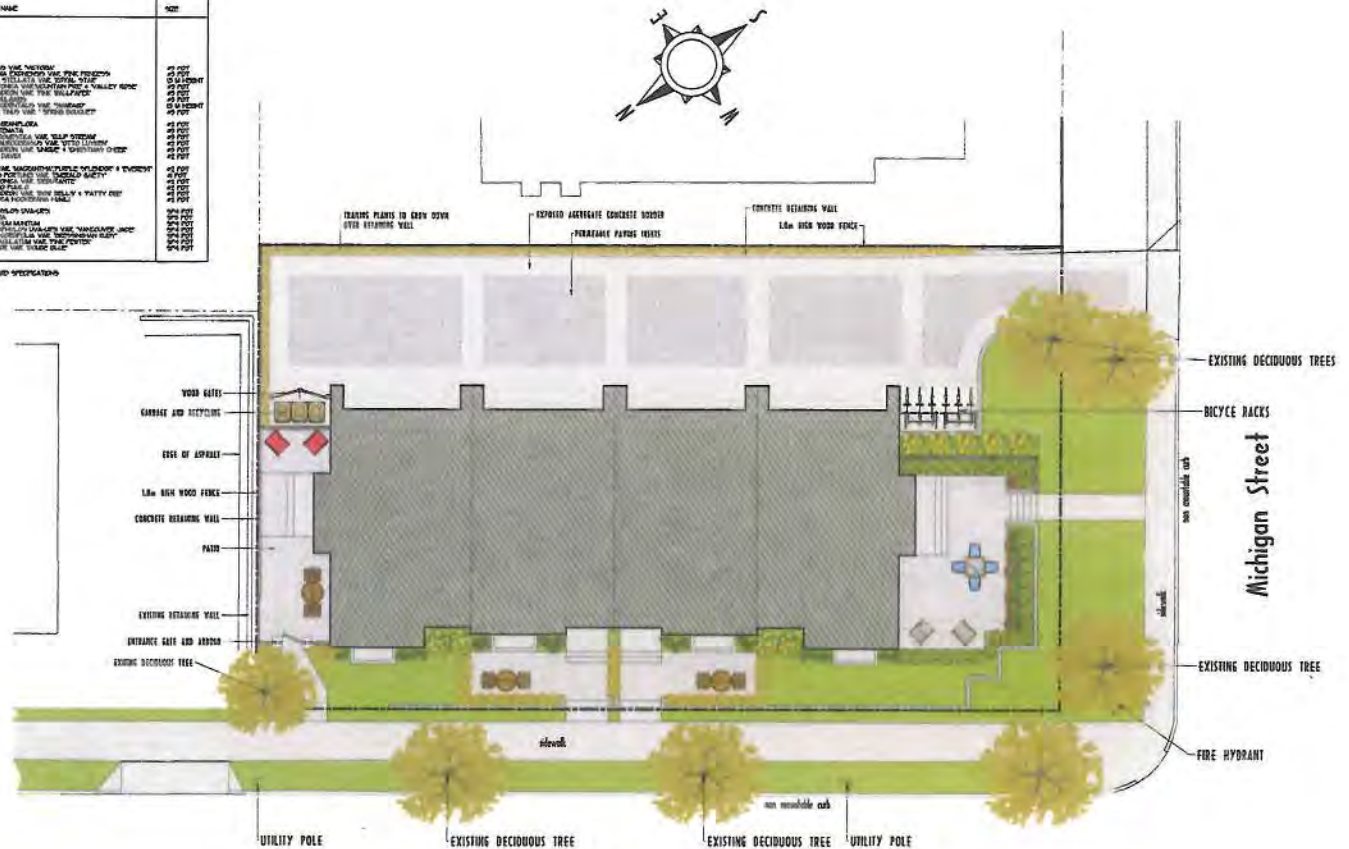
Date - December 4, 2014
Sheet 1 of 6

Gerry Troesch
Residential Design
3716 Ridge Road Drive, Victoria BC V8C 4M8
Phone - 250-955-8422 Email - gtruesch@shaw.ca Website

SUGGESTED PLANT LIST

COMMON NAME	SCIENTIFIC NAME	NOTES
EXISTING TREES		
LARGE TREES	<p>REDWOOD TREE</p> <p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p> <p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p>	<p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p>
MEDIUM TREES	<p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p>	<p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p>
SMALL TREES	<p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p>	<p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p>
SHRUBS	<p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p>	<p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p>
PERENNIALS	<p>WESTERN RED CEDAR</p> <p>WESTERN WHITE PINE</p> <p>WESTERN DOUGLASS FIR</p> <p>WESTERN LARCH</p> <p>WESTERN SPRUCE</p> <p>WESTERN JUNIPER</p>	<p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p> <p>45' POT</p>

NOTE: ALL LANDSCAPE WORK TO BE DONE WITHIN 10 DAYS OF PROJECT START DATE. ALL WORK TO BE COMPLETED WITHIN 10 DAYS OF PROJECT START DATE.



St. Lawrence Street

LANDSCAPE PLAN

SCALE - 1:100

Received
City of Victoria

DEC 18 2015

Planning & Development Department
Development Services Division

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772613 BC Ltd.

Date - December 4, 2014
Sheet 3 of 6

Gerry Troesch
Residential Design
3719 Ridge Road Drive, Victoria BC V8C 4M6
Phone - 250-695-8402 Email - gtroesch@telus.net Website



ST. LAWRENCE STREET ELEVATION



MICHIGAN STREET ELEVATION

Scale - 1/8" = 1'-0"

Received
City of Victoria

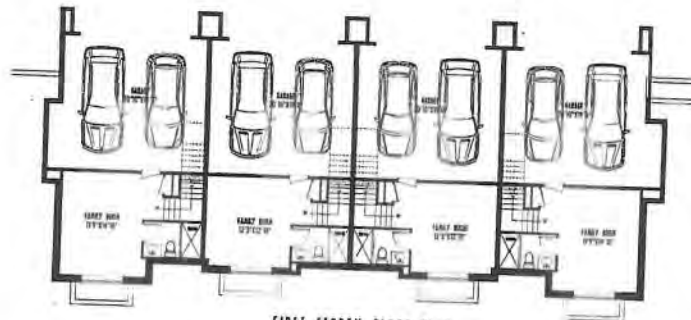
DEC 18 2015

Planning & Development Department
Development Services Division

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772613 BC Ltd.

Date - December 4, 2014
Sheet 4 of 6

Gerry Troesch
Residential Design
3719 Ridge Pond Drive, Victoria BC V8C 4M8
Phone - 250-255-8492 Email - gtroesch@telusnet Website



FIRST STOREY FLOOR PLAN

FLOOR AREA - 1525.7 sq.ft. (142.5 sq.m)
GARAGES - 2 (152.5 sq.ft. (14.25 sq.m))
Scale - 1/8" = 1'-0"



SECOND STOREY FLOOR PLAN

FLOOR AREA - 2074.5 sq.ft. (193.2 sq.m)
Scale - 1/8" = 1'-0"

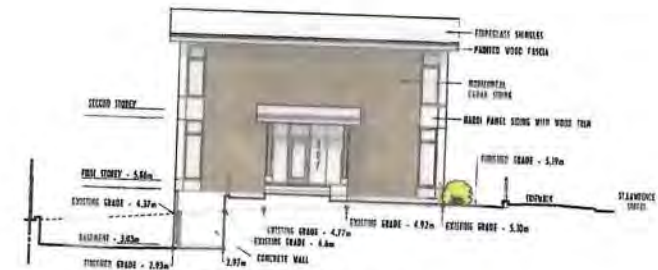


THIRD STOREY FLOOR PLAN

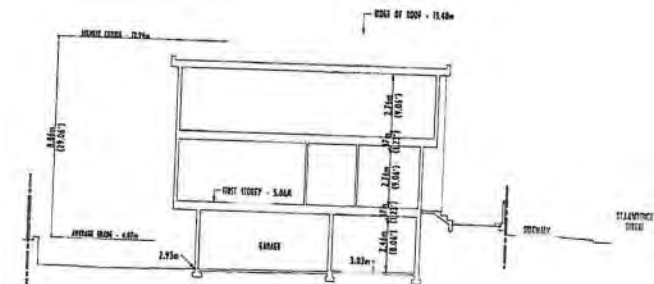
FLOOR AREA - 2015.8 sq.ft. (187.8 sq.m)
Scale - 1/8" = 1'-0"



SOUTH-WEST ELEVATION
Scale - 1/4" = 1'-0"



NORTH-EAST ELEVATION
Scale - 1/8" = 1'-0"



BUILDING SECTION
Scale - 1/8" = 1'-0"

Received
City of Victoria

DEC 18 2015

Planning & Development Department
Development Services Division

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772613 BC Ltd.

Date - December 4, 2014
Sheet 5 of 6

Gerry Troesch
Residential Design
3710 Ridge Road Drive, Victoria BC V8C 4M8
Phone - 250-805-6402 Email - gtroesch@shaw.net Website



Committee & Council Reports
Report Preparation & Review Transmittal Sheet

Report title: Rezoning Application and Development Application for 301-303 St. Lawrence

Initiating Department: Development Services

Director Referral	Review Requested ¹	Comments Received ²	Director Comments ³
Corporate Communications			
Conference Centre			
Engineering/Public Works			
Finance			
Fire			
Human Resources			
Internal Audit/Risk Mgmt			
Legislative/Regulatory Serv			
Parks, Recreation & Culture			
Planning & Development			
Police Chief			
Solicitor			
Sustainability			
Technical Review Committee			

SUBMITTED TO LEGISLATIVE &
REGULATORY SERVICES ON
Oct 20/14 FOR
INCLUSION ON THE Nov 6/14
GPC/PLUC/COUNCIL AGENDA.

PLEASE NOTIFY PLANNER
Leanne Saylor IF THIS
SCHEDULE CANNOT BE MET.

The undersigned certifies that this report:

1. Was reviewed by the Directors identified above;
2. Each identified Director's comments were considered in this report and the report's recommendations are satisfactory to each identified Director;
3. The report is in its final form and ready for the City Manager's approval.

Author's Signature: [Signature]

Date: Oct 17, 2014

Author's Position: Planner

¹ Date that comments were requested of each identified Director.

² Date that comments were received from each identified Director.

³ Nature of the comments received: Verbal / Written / No Comments.

⁴ Required referral for reports to the PLUSC.



Planning and Land Use Committee Report

For Meeting of November 6, 2014

To: Planning & Land Use Committee **Date:** October 23, 2014
From: Leanne Taylor, Planner, Development Services Division
Subject: **Rezoning Application #00436 and Development Permit Application #000389 for 301 and 303 St. Lawrence Street** – Application to rezone the property from the R-2 Zone, Two Family Dwelling District, to a new zone and to consider approval of a Development Permit to allow four townhouse units.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and concurrent Development Permit Application for the properties located at 301 and 303 St. Lawrence Street. The proposal is to rezone the property to allow four townhouse units.

The following points were considered in reviewing this application:

- The proposal is consistent with the *Official Community Plan 2012 (OCP)* and the design guidelines contained in Development Permit Area 16.
- The site is currently in the R-2 Zone, Two Dwelling District, and occupied by a duplex.
- The proposed traditional design, density, height and massing are considered acceptable in the neighbourhood context.

Staff recommend that the Committee advance this Rezoning Application to a Public Hearing as the proposal is consistent with the OCP land use policy and applicable design guidelines.

Recommendations


That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendments that would authorize the proposed development outlined in Rezoning Application #00436 for 301 and 303 St. Lawrence Street, that first and second reading to the *Zoning Regulation Bylaw* amendment be considered by Council and a Public Hearing be set.

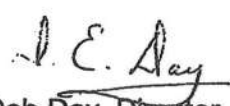
"That Council consider the following motion after the Public Hearing for Rezoning Application #00436:

1. Plans date stamped September 22, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements;

3. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development."

Respectfully submitted,


Leanne Taylor
Planner
Development Services Division


Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jason Johnson

Date: _____

LT:aw:af

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00436\PLUSC PLANNING REPORT - NOV 6 2014.DOC

1.0 Purpose

The purpose of this application is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 301 and 303 St. Lawrence Street.

2.0 Background

2.1 Description of Proposal

The proposal is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to allow four townhouse units.

Details of the proposal include:

- the proposed building complements the architectural diversity of the building types and traditional character of the neighbourhood
- the main entrances to the units would be located on St. Lawrence Street and Michigan Street
- the townhouses would be three storeys, however, at-grade on St. Lawrence Street, the building would appear to be two storeys
- the driveway access would be located off of Michigan Street and each unit would have two parking spaces located in a double-car garage at the rear of the building.

Exterior building materials include:

- HardiePanel siding with wood battens
- wood columns
- stone
- fibreglass shingles.

Landscape materials include:

- permeable pavers
- various tree and shrub species (noted on planting plan)
- a stone-faced retaining wall
- decorative fencing.

2.2 Sustainability Features

The applicant is proposing a number of green building design features which are outlined in a letter from the applicant (attached). These features include:

- permeable surfaces
- water conservation measures
- energy efficient features.

2.3 Land Use Context

The immediate neighbourhood is characterized by a mix of townhouse developments, single family houses, a church and park space. The subject property is directly across from Fisherman's Wharf Park and adjacent to a church. Properties to the north and south are occupied by existing townhouse developments.

2.4 Existing Site Development and Development Potential

The subject property is occupied by a duplex. The current zoning for the property allows a two-family dwelling.

The following data table summarizes the proposal. An asterisk is used to identify where the proposal is less stringent than the R-K Zone, Medium Density Attached Dwelling District. Although the proposal is for medium-density attached housing, a new zone would need to be created since the density exceeds the maximum floor space ratio (FSR) in the R-K Zone.

Zoning Criteria	Proposal	R-K Zone Standard
Site Area (m ²) - minimum	792.1	740
Total Floor Area (m ²) – maximum	587.3	n/a
Floor Space Ratio - maximum	0.74:1*	0.6:1
Lot Width (m)	21.3	18
Height (m) – maximum	7.8 to uppermost ceiling 9.1 to midpoint of roof	8.5 to uppermost ceiling
Site Coverage (%) - maximum	43.5*	33
Open Site Space (%) - minimum (Landscaping)	28.5*	45
Storeys	3*	2.5
Third Storey (%) – maximum floor area	100*	60
Setbacks (m) - minimum		
Front (Michigan Street)	5.17*	6 Entrance Porch – 1.6 into setback
Rear Yard (NE)	2.8	2.5
Side Yard (SE)	Balcony/Wall: 5.8 Bedroom/Dining Main Windows – 6.4	Balcony/Wall: 2.5 Bedroom/Dining Main Windows - 4
Side Yard on Flanking Street (NW on St. Lawrence Street)	Bedroom Main Window – 2.9* Living Room Main Window – 2.7*	Bedroom Main Window – 4 Living Room Main Window – 7.5

Zoning Criteria	Proposal	R-K Zone Standard
Parking		
Number of Parking Spaces	8	6
Visitor Parking – minimum	0*	1
Bicycle Storage (Class 1)	Secure bicycle storage in garage	n/a
Bicycle Rack (Class 2)	1 six space rack	n/a

2.5 Legal Description

Lot 1, District Lots 1324 and 1325, Victoria City, Plan 5553.

2.6 Consistency with City Policy

2.6.1 Official Community Plan, 2012

The *Official Community Plan 2012* (OCP), Urban Place Designation for the subject property is Traditional Residential. Within this designation, attached residential buildings on secondary arterial roads, such as St. Lawrence Street, are encouraged. The OCP includes the subject properties in Development Permit Area (DPA) 16, General Form and Character where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are applicable.

2.6.2 Consistency with Design Guidelines

The proposal complies with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* as follows:

- To accentuate the building on the corner site, distinctive massing, building articulation and architectural treatments will be incorporated into the design of the building.
- The proposed building has a varied roofline, gables, large windows, and distinctive entryways facing St. Lawrence Street and Michigan Street.
- The end units have large private patios and the two middle units have balconies.
- The entryways are designed to emphasize the transition from the public realm of the street and sidewalk to the private realm of the residences. Substantial landscaping would be planted at the entryways to enhance the residential presence.
- The site would have permeable surface treatments along the driveway, walkways and private patios.

2.6.3 James Bay Neighbourhood Plan, 1993

The *James Bay Neighbourhood Plan* encourages low-density infill or medium-density townhouses to be considered in the context of the neighbourhood and the character of the adjacent properties. The plan further acknowledges that there should be visual harmony of form and scale between new buildings and adjacent residential units, and that new developments demonstrate a high standard of design and respect the existing streetscape character.

2.7 Community Consultation

In accordance with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications*, a Community Meeting was held with the James Bay Neighbourhood Association (JBNA) on January 8, 2014. The comments from this meeting are attached to this report. Following the January meeting, revisions were made to the design of the building. The JBNA reviewed the new plans and provided their response to the new design in a letter dated August 21, 2014 (attached).

2.8 Issues

The main issues associated with this application are:

- proposed density
- consistency with design guidelines and CALUC concerns.

3.0 Analysis

3.1 Proposed Density

The proposed four-unit townhouse development has a floor space ratio (FSR) of 0.74:1. A total FSR up to approximately 1:1 is supported in the Traditional Residential Urban Place Designation in the OCP and, therefore, this proposal is consistent with the maximum density established for this area.

3.2 Consistency with Design Guidelines and CALUC Concerns

The proposed design, presented in this report, is different from what was originally submitted to the City and the CALUC at their meeting on January 8, 2014, although the revised plans identifying the changes were sent to the CALUC for review and comment on August 7, 2014. The applicant has indicated to staff that they have consulted the immediate neighbours regarding the design changes and an updated letter dated October 20, 2014, is attached. The CALUC supported the original design even though it deviated from the typical traditional design that is evident in the immediate neighbourhood. The original design of the four-unit townhouse development was a contemporary building with less building articulation, variation in roofline and architectural treatments. Staff support the new design for reasons that the building design fits in with the general character of the broader neighbourhood and is consistent with the multi-family design guidelines with respect to building form, character, finishes and landscaping details.

4.0 Resource Impacts

There are no resource impacts anticipated with this application.

5.0 Conclusions

The proposed four-unit townhouse development is consistent with the policies for land use and density outlined in the OCP for the Traditional Residential Urban Place Designation. The project is also designed in accordance with the objectives of DPA 16 and the design guidelines for multi-family residential development. Staff recommend that the Committee advance this Rezoning Application to a Public Hearing.

6.0 Recommendation

6.1 Staff Recommendations

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendments that would authorize the proposed development outlined in Rezoning Application #00436 for 301 and 303 St. Lawrence Street, that first and second reading to the *Zoning Regulation Bylaw* amendment be considered by Council and a Public Hearing be set.

"That Council consider the following motion after the Public Hearing for Rezoning Application #00436:

1. Plans date stamped September 22, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development."

6.2 Alternate Recommendation (decline)

That Rezoning Application #00436 and Development Permit Application #000389 for 301 and 303 St. Lawrence Street be declined.

7.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated August 6, 2014
- Plans dated September 4, 2014
- Green Building Features statement
- Letter from CALUC dated August 21, 2014
- Letter from CALUC dated January 21, 2014
- Letter from applicant dated October 20, 2014.



Bylaw #





301-303 St Lawrence Street

Rezoning #00436

Bylaw #



AUG -6 2014

Planning & Development Department
Development Services Division

August 5, 2014

**RE: RE-ZONING AND DEVELOPMENT PERMIT REQUEST FOR 301/303
ST. LAWRENCE ST**

Honourable Mayor and Council:

Please find attached a complete package with rationale for the proposed re-zoning of 301-303 St. Lawrence and our further request for a development permit. We would like to thank The Planning Committee for helping us in the process of designing the 4 townhouse complex to ensure that it is in keeping with the traditional look of the neighbourhood.

In particular we believe that our submission addresses the following:

2.2 New development should avoid long unvaried stretches of frontages in ways that include, but are not limited to:

2.2.1 Massing that gives the impression of small blocks.

2.2.2 Little or no repetition in the proportion of frontages, where feasible.

3.4 Distinctive massing, building articulation and architectural treatments should be incorporated for corner sites, highly visible building sites or buildings, or portions of buildings, when these terminate street corridors.

4.2 Rich and varied architectural materials are encouraged to enhance and articulate street frontages.

As shown in our new set of drawings we believe we have captured a very interesting, tradition structure that allows for a variety of roof lines and structure that bumps in and out between each of the condo town homes so as to give a feel that each one is unique. There are no long stretches of unvaried frontage in this project.

In particular we have varied each of the entrances to the townhouses so that the building gives the impression that each home is unique with no cookie cutter feel. The entrance for the northerly duplex is on St Lawrence Street designated by a street front arbour much the same as other properties in James Bay. The southerly townhouse is faced on Michigan with a larger grassed street front and a large front entry. This allows our neighbours on Michigan to see a rich front entry in keeping with the other homes in the area.

We anticipate cladding the building with light grey Hardy Board planks and siding and we will use a contrasting dark grey fascia with white aluminum soffit. In addition our windows will have white vinyl frames and we will paint our entrance way posts white. To further contrast this we intend to use a mixture of charcoal grey and light grey shingles in different roofing areas to ensure a varied look. We will use Pacific Ashlar slate around each entrance way and along the retaining wall to provide a rich look at

each entrance and as a retaining wall. We are also proposing to use black metal fencing in all areas shown on the drawings. The door and entryway framing will be a rich, natural fir with vertical lines giving further contrast to the overall look. We believe that the colours, material and overall look is in keeping with the beautiful park across the street and the traditional feel of the neighbourhood homes. Our entries to each townhouse provide an open and inviting street view and we intend to make use of small hedging to provide natural beauty at the sidewalk.

We believe that our drawings address massing, repetition, uniqueness of design and a very rich feel to our property and hope you will agree.

In addition we have considered the privacy of our neighbours. Our proposed plan moves the complete building to the front of our lot on St Lawrence so that our neighbours on Michigan have increased distance from our building. We are only suggesting 2 small balconies in our inside units so that the owners will be able to have BBQ space close to their kitchen/dining room areas.

Below are additional questions we address in this proposal.

1. Confirm that you have reviewed the James Bay Neighbourhood Plan (JBNP) as adopted by the City of Victoria Council, November 1993, and discuss your development relative to the document

We have reviewed the James Bay neighbourhood plan and the City of Victoria OCP. The current property would be considered a large lot in reference to the current use, R2 zoning and can support an increase to 4 townhomes with little variances under RK medium density attached dwellings zoning. There are a number of townhome zoned and built out properties both adjacent and in the area of the property. St. Lawrence is a walking artery for pedestrians traveling to downtown from along the waterfront and several of the larger developments have townhomes you can enter off the side walk. We feel this is a street friendly approach and have therefore created our proposal with the side walk entry fronted with low natural greenery in keeping with a residential feeling. We have also created a green, sensitive street front feel for the unit facing Michigan Street so as to enhance the look for our neighbours. This being a corner lot it's important to have continuity on both frontages.

On this particular street scape there are several interesting building designs. We believe our design should consider the other buildings fronting the park and respect the difference in the era of construction when considering the design. First we have the church next to the property on the north then 4 small single family homes moving south from the property (the "4 Sisters"). The 4 Sisters are on a lot the size of our property and their zoning is M2. It is unlikely that the M2 zoning will be used in for the 4 Sisters but if they are not rezoned as suggest in the community plan a very large development could happen with them being amalgamated into the M2 properties to the south. Our

design is traditional and varied respecting the nearby homes and the beautiful park across the street.

2. Describe the neighbouring buildings. How will you respect the surrounding architectural design?

The neighbouring buildings are a mix of 4 early 19 century single family dwellings (4 Sisters) to the south, a 1980's church on the north, 1970 townhouses to the east and a park to the west. With this vast mix of architectural designs adjacent to the property as well as the addition of the large modern condo complexes (The Reef and Shoal Point) and the commercial properties along Erie St. that surround the park we believe that this proposed design captures a mix of the single dwelling homes and townhouses. We use a variety of window sizes and types to address contrast and interest to our townhouses. Our design includes a variety of rooflines and we feel it should stand out as a complement to the new Fisherman's Wharf Park and yet blend well with neighbouring properties.

3. Have you anticipated shadowing issues? Detail how you will handle.

We have considered shadowing. Moving the building closer to the northwest corner of the property as proposed creates the least amount of shadowing for those residential occupied properties that are affected. We have also minimized our roofline height as much as possible.

4. Provide comments on the existing site landscape and vegetation and your future plans for the same.

The current site has minimal landscaping other than grass, a few shrubs and a tree on the NW, SE & SW corners. All of the trees will remain. The new landscaping will beautify the surrounding environment. We will introduce patio appropriate hedging for screening and natural beauty, water permeable driveway to work within the new stormwater guidelines and the use of various greenery along the concrete retaining wall adjacent to the driveway so as to give it a more natural look. In addition we plan to retain grass along the Michigan Street side. There will be 2 side patios at the north and south with water permeable landscaping.

5. Provide your interpretation of the "character of James Bay Community" and how your proposed development relates to your interpretation.

Having lived in James Bay for 12 Years (Mike Reid) and 8 years (Laura Nixon) we know and love the James Bay Area. James Bay is like a town within a city. It is very unique because much of its borders are ocean and park with only a slight attached area to the downtown core and a small village to pick up resident groceries, supplies and services. It is one of the most walk friendly areas of Victoria. Everything is accessible by foot and we have exceptional access to the ocean and downtown.

James Bay houses many different life styles from rentals to high end properties. James Bay has the highest density of residents among communities next to downtown. This is one reason why we have seen a steady stream of uniquely refurbished and newly built small residential properties. James Bay has steered away from high rise development in favour of attached residential dwellings (townhomes, Duplex) or small lot infill. We believe that our proposal is sensitive and innovative working with the existing area. We would like to create a beautiful residential feeling on a lot that is substantially larger than what it is currently being used for or the existing zoning would allow.

This type of densification is also mid stream in affordability for units of this size in an area where land is expensive. We are retired and are now looking to downsize to a smaller more manageable home. We would like to live in one of these townhomes when they are complete.

6. What is the intended market orientation? (seniors, middle class etc.)

We hope it will attract middle class, small family, professional or retired couples. With access to the park, wharf and downtown we think it is a great use of the property.

7. Is this a Time Share development?

No

8. What benefits does the proposed project provide to the residents of James Bay?

It really helps to clean up a general eye sore property along a beautiful new park and adds beautification through greenery. Being a rental property for the last 30 years it has had some challenges with tenants for the neighbours and the existing building has had minimal upkeep. The building has out lived the rise in the value of the land and this will only continue. It is not worth updating the existing structure as its design is old and worn. The proposal suggests we only have a driveway on to Michigan St. which eliminates the driveway on St. Lawrence. We believe that this is safer for residents and public vehicles using St. Lawrence. In addition we have allowed for 8 parking spots which we believe takes some congestion off the neighbouring streets. We have minimized the slope of the roof and the placement of the townhouses on the lot to so as to reduce shadowing for the neighbours. The lot as 4 townhomes versus a duplex may increase tax dollars for James Bay.

9. What is the level of interior finish proposed for the units?

The level of interior finish will be in keeping with today's construction standards: hardwood & tile floors, wooden cabinets, stone counters, solid core doors, vaulted & 9' ceilings. We will use high quality sustainable product.

10. Provide comments on your proposed project's contribution to "mixed and varied housing units ,families, seniors, rental, affordable. etc."

Our proposal incorporates the type of property we are increasingly seeing people choose when living within the city. The proposal incorporates new construction, is medium build in size, with minimal maintenance by allowing the Strata to take care of the maintenance work. This allows the residents to share the cost and effort of upkeep. Because the units are less than 2000 square feet each the price point is more affordable than a duplex with 2 larger homes would cost.

11. Provide an overview of your project's parking, circulation and impact on neighbourhood traffic and traffic patterns.

After speaking with the neighbours we decided that more parking within the lot was better because of the current constraints in the area for residents. We have included 2 spots per townhouse. With St. Lawrence being an artery we chose to remove the driveway on that portion of the property and we believe that this greatly helps to improve the traffic flow and safety on St. Lawrence. There is currently a driveway on Michigan St. which we intend to maintain and acknowledge that with the addition of 2 units there may be minor circulation changes as the owners travel Michigan St.

12. Describe the construction and design qualities of the proposed development that help support a healthy and sustainable environment.

- We are locating the building to reduce shadowing of sun for the neighbours and retaining trees to maximize shade. We included large windows to allow for maximizing natural light that enhance the views while reducing the need for electric lighting during daytime.
- We plan to use electric baseboard heaters in each room that will allow owners to monitor and reduce the use of electricity in rooms not used at all times.
- We will include gas cook top stove and a main floor gas fireplace to provide efficient heating and cooking. We designed an open main floor area to allow for the fireplace heating circulating in this space. In addition we will include a gas hook up to the barbeque to reduce the need for propane tanks on the property.
- Our floors will be hardwood eliminating the need for synthetic carpeting and we will use kitchen and bathroom cabinetry with granite countertops to improve sustainability of the inside finish. Our objective is to simplify and reduce maintenance requirement.
- Our construction will consider maximizing daylight, reducing noise, ensuring ventilation and moisture control.
- Our exterior landscaping will make use of stormwater to reduce city water system and storm system needs where possible.
- In addition we are investigating whether the existing building can be relocated so as to divert construction waste from the landfill however to date we have had no

positive feedback. Because the building is so old we do not believe that any of the interior can be given to the Reuse It store.

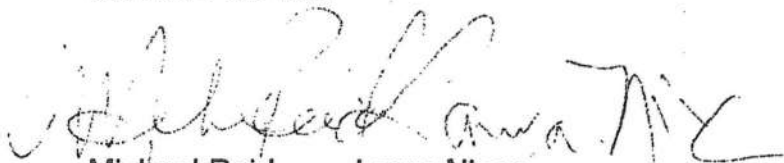
13. What environmental features do you intend to include?

First we will maintain the existing trees on the property. We will increase the use of plants and screening on the property for beautification, make use of water permeable patio and driveways to decrease the flow of stormwater into the system, direct the eaves through drainage downspout pipes to the grass area to allow for use of stormwater to water the lawn. In addition we intend to add bike storage recognizing that the owners will most likely walk or bike instead of driving whenever possible.

We are pleased with our completed drawings. We respectfully submit the required drawings for our re-zoning and design permit package and we would be very pleased to present to your Honourable Mayor and Council at your earliest date possible our plan and example board of the finishing we would like to use on the buildings exterior.

Thank you for your consideration.

Sincerely,
0772613 BC Ltd.



Michael Reid Laura Nixon
250 516-3399 250 415-5008



JBNA

Received
City of Victoria

AUG 21 2014

Planning & Development Department
Development Services Division

James Bay Neighbourhood Assoc.

**234 Menzies St
Victoria, B.C.
V8V 2G7**

www.jbna.org

Mayor and Council
#1 Centennial Sq.
Victoria BC

August 18th 2014

Re: REZ00426 for 301-303 St Lawrence.

The JBNA Board has received correspondence dated August 7 wherein City Planning has provided a full set of drawings for the proposed development which deviates significantly from the plans brought forward to the JBNA General Meeting in January of this year (Letter dated January 13 forwarded to Council following the JBNA meeting).

From reading the information package, it appears that the design brought forward in January was amended at the City's request. The January schematics suggested contemporary residences. Although the January proposal was not "traditional", the design reflected elements of the nearby Reef building. Visually, the massing reflected the old (but not on heritage register) 4-sisters to the south. To the north of this property is the contemporary structure of the Church of Truth.

The structure presented in the August document is like many others found in James Bay; not heritage, not contemporary. The January proposal was respectful of the neighbouring property to the east, with the proposed structure sited to the west side of the property and had a low roof-line.

The question we must ask Council is, why was the proposed design rejected? Has the City, which requested the total redesign, notified and/or involved the immediate neighbours prior to forwarding the proposal to Council? While asking these questions, we are mindful that the owner/developer has not initiated the changes on its own accord, and hence should not bear the costs that might be associated with further review.

This significant change in design requested by the City also has implication for the overall CALUC process where one design is presented to residents who then provide comments based on the design presented but final City approval is for a different design. We expect that modifications will always be made after community meeting but a total redesign was not anticipated.

Tom Coyle, Vice Chair JBNA



James Bay Neighbourhood Association

234 Menzies St
Victoria, B.C.
V8V 2G7

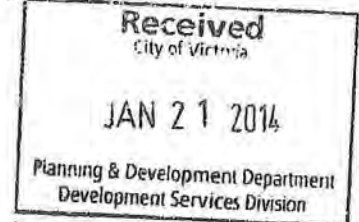
www.jbna.org

January 13th, 2014

Mayor and Council,
City of Victoria

Re: Development proposal – Rezoning – 301-303 St Lawrence St.

Dear Mayor Fortin & Council,



On January 8th, the development proposal for 301-303 St Lawrence was reviewed at the JBNA meeting, fulfilling the CALUC consultation process. The following excerpt is from the minutes of the meeting:

6. Re-zoning Proposal: 301-303 St Lawrence

Mark Imhoff: Bluewater Developments Ltd & Laura Nixon, 077631 B.C. Ltd.

The proposal is to create a 4 unit townhouse complex in place of the current duplex. The current property has 2 driveways, one on Michigan, the other on St Lawrence. The proposal is to have one access via Michigan and to have 8 parking spots and facilities for bicycle parking (8). The townhouses would be shifted to the north and west. Set-back changes are requested and the complex will be higher than the existing buildings.

Residents living near to the property were invited to comment first. None chose to and others were invited to comment. (Note: From 6:30 to 7 pm, prior to the start of the JBNA meeting, residents were able to review the schematics and discuss the project with the proponents.)

Questions:

Q: Fisherman's Wharf Park resident: Parking - there is a lot of contention for street parking on occasion. Also – regarding the roofline – I don't understand it.

A: Parking is not decreased, we've provided 2 spaces per suite on the site itself and by removing the driveway on St. Lawrence, we've added another public parking space. [The roofline was explained and clarified].

C: Pilot Street resident: I approve of this one – it's very pedestrian friendly, great to have two spaces per unit and adding street parking – it's win-win. It looks great to me and I like the contemporary design.

Q: Oswego resident: How big is your home on Dallas?

A: About 4600 sqft.

C: I applaud you for building a smaller home. This is a good design for the lot.

C: I think it would be helpful to provide the size of the lot and the zoning changes.

A: That is all covered in the chart (stepped through chart on screen).

C: Pilot Street resident: I've seen a number of your designs, and I like this one very much.

Sincerely,

Marg Gardiner
President, JBNA
for Tom Coyle
Chair, JBNA CALUC

Cc: Murray Miller, Planning

Green Building Features

301/303 St Lawrence St

Applicants: Michael Reid, Laura Nixon, Mark Imhoff

Category	Feature
Site Selection and Design	<ul style="list-style-type: none"> • Our design moves the building closer to the northwest corner of the property so as to create the least amount of shadowing for those residents affected. • This large corner lot allows green space for each unit. • In addition our building location is designed to minimize noise for the neighbours • The design has only 1 driveway on to Michigan St. which eliminates the driveway on St. Lawrence allowing more greenery. We believe this is safer for residents and public vehicles using St. Lawrence.
Transportation	<ul style="list-style-type: none"> • Our design includes onsite bike parking. • Our 4 townhomes will have a total of 8 parking stalls on the site. • The removal of one driveway crossing on St Lawrence removes the hazard of backing onto a busy road and may allow additional on street residential parking spots with this proposal • The driveway we intend to create is water permeable
Energy Efficiency	<ul style="list-style-type: none"> • Install high efficiency appliances • Install many windows that open to allow natural ventilation in the homes. The windows will be low E thermo windows with openers • Individually controlled room heat • Open concept living allowing excellent natural light. • Motion detectors on all exterior lighting • Building includes large overhangs at the north and south porch as well as roof overhang at the interior units to shield the building from direct sunlight and thereby moderate interior temperatures
Renewable Energy	<ul style="list-style-type: none"> • Exterior maintains the existing trees and adds a new large tree to help with heat on the building • This home will be electrically heated which is Canada's largest renewable energy source, • The main floor is open concept to make use of natural sunlight to light and warm the entire floor. • We will also use an energy efficient natural gas fireplace to provide heating needs for each home

	<ul style="list-style-type: none"> • Our design makes use of electric baseboard heater in upper and lower floor rooms so that owners can monitor and reduce energy in rooms not used all the time • Interior floors will be hardwood eliminating the need for synthetic carpet. Hardwood is a more sustainable solution • Our interior countertops will be granite to provide a more sustainable interior finish
Water	<ul style="list-style-type: none"> • Install Faucets and shower heads with flow rate of 8L/min. or less • Install dual flush toilets with ultra-low flow (4.5L/flush) • Install water permeable patios and driveways • Direct eaves trough drainage downspout pipes to grassed areas so as to use stormwater to water lawn
Landscaping and Site Permeability	<ul style="list-style-type: none"> • Our design maintains the existing trees on the property and adds one additional large tree • Our exterior landscaping will make use of stormwater to reduce city water system and storm system needs where possible • We will introduce hedging instead of fencing around the property in keeping with and inviting, sustainable, natural beauty at the sidewalk • Our design incorporates a water permeable driveway to work within the new stormwater guidelines • We included the use of various greenery along the concrete retaining wall adjacent to the driveway so as to give it a more natural look. • Our plan includes retaining the grass along the Michigan Street side and incorporating a new large tree. • Our 2 side patios at the north and south with water permeable landscaping



SUBJECT PROPERTY FROM ST. LAWRENCE STREET



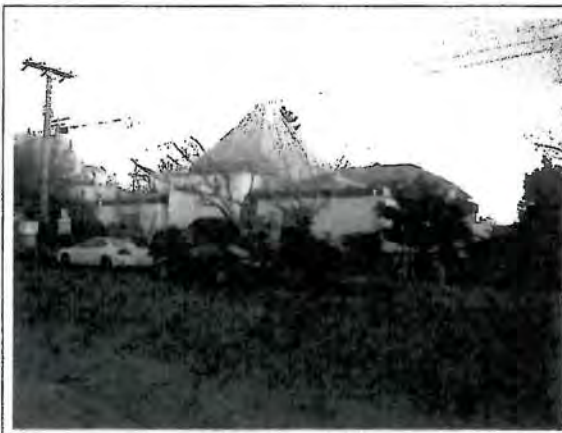
SUBJECT PROPERTY FROM MICHIGAN STREET



ADJACENT TOWNHOUSES ON MICHIGAN STREET



SUBJECT PROPERTY FROM ST. LAWRENCE STREET



ADJACENT CHURCH ON ST. LAWRENCE STREET



HOUSES ON ST. LAWRENCE STREET

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772631 BC Ltd.

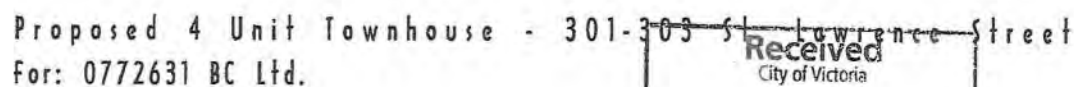


Revised - October 15, 2014
Date - June 30, 2014
Sheet 1 of 6

Gerry Troesch
Residential Design
3716 Alga Road Drive, Victoria BC V8C 4M6
Phone - 250-591-8402 Email - gtroesch@telusnet.bc.ca

[illegible]

NOTE: ALL DIMENSIONS MUST BE CONFORM WITH DIN 41 AND DIN 41 STANDARD SPECIFICATION.



Date - June 30, 2014
Sheet 3 of 6

Gerry Troesch
Residential Design
2715 Ridge Pond Drive, Victoria BC V9C 4J2
Phone - 250-395-6422 Email - gtroesch@telus.net Website

Received
City of Victoria

SEP 22 2014

Planning & Development Department
Development Services Division



ST. LAWRENCE STREET ELEVATION



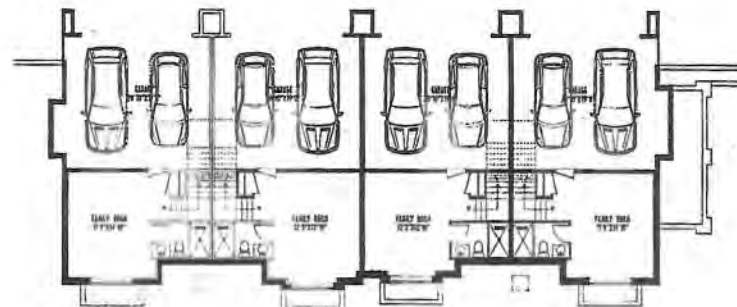
MICHIGAN STREET ELEVATION
Scale - 1/8" = 1'-0"

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772631 BC Ltd.



Revised: September 4, 2014
Date: June 30, 2014
Sheet 4 of 6

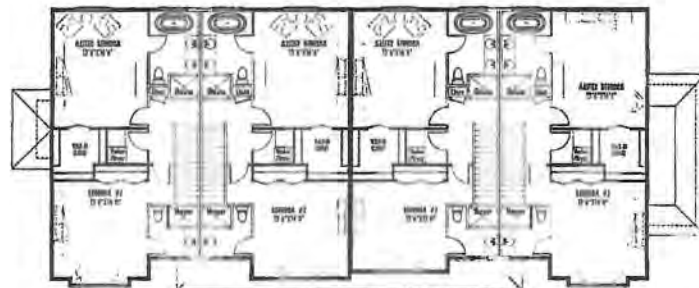
Gerry Troesch
Residential Design
3719 Ridge Point Drive, Victoria BC V8C 4G8
Phone: 779-991-8422 Email: gtroesch@shawnet.net



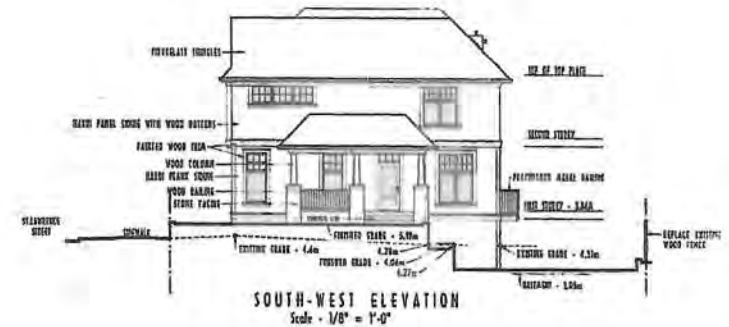
BASEMENT FLOOR PLAN
FLOOR AREA - 1071.4 sq.ft. (100.00 sq.m)
GARAGES - 847.3 sq.ft. (78.33 sq.m)
Scale - 1/8" = 1'-0"



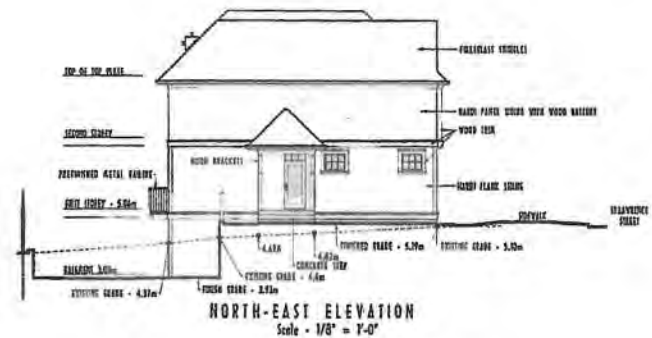
FIRST STOREY FLOOR PLAN
FLOOR AREA - 2104.5 sq.ft. (194.81 sq.m)
Scale - 1/8" = 1'-0"



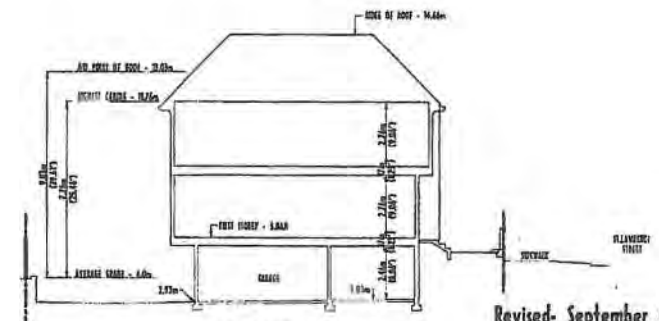
SECOND STOREY FLOOR PLAN
FLOOR AREA - 1406.5 sq.ft. (130.00 sq.m)
Scale - 1/8" = 1'-0"



SOUTH-WEST ELEVATION
Scale - 1/8" = 1'-0"



NORTH-EAST ELEVATION
Scale - 1/8" = 1'-0"



BUILDING SECTION
Scale - 1/8" = 1'-0"

Proposed 4 Unit Townhouse - 301-303 S.F. Received
For: 0772631 BC Ltd.

SEP 22 2014

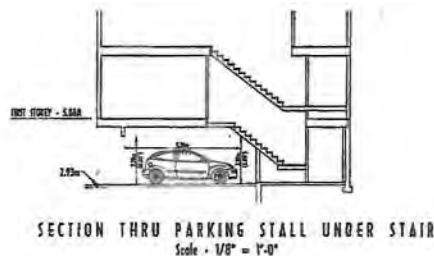
Planning & Development Department
Development Services Division

Revised- September 4, 2014
Date - June 30, 2014
Sheet 5 of 6

Gerry Troesch
Residential Design
3710 Ridge Road Drive, Victoria BC V8C 4G6
Phone - 255-885-5402 Email - gtroesch@telus.net Website



ST LAWRENCE STREET (NORTH-WEST) ELEVATION
Scale - 1/4" = 1'-0"



SECTION THRU PARKING STALL UNDER STAIR
Scale - 1/8" = 1'-0"



SOUTH-EAST ELEVATION
Scale - 1/8" = 1'-0"

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772631 BC Ltd.

Received
City of Victoria
SEP 22 2014
Planning & Development Department
Development Services Division

Revised- October 15, 2014
Date - June 30, 2014
Sheet 6 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria BC V8C 4M8
Phone - 250-667-6402 Email - gtroesch@telusnet.wabits



James Bay Neighbourhood Association

234 Menzies St
Victoria, B.C.
V8V 2G7

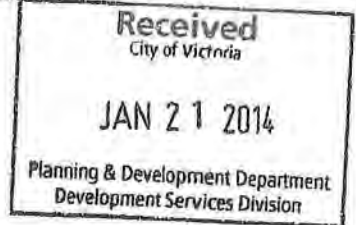
www.jbna.org

January 13th, 2014

Mayor and Council,
City of Victoria

Re: Development proposal – Rezoning – 301-303 St Lawrence St.

Dear Mayor Fortin & Council,



On January 8th, the development proposal for 301-303 St Lawrence was reviewed at the JBNA meeting, fulfilling the CALUC consultation process. The following excerpt is from the minutes of the meeting:

6. Re-zoning Proposal: 301-303 St Lawrence

Mark Imhoff: Bluewater Developments Ltd & Laura Nixon, 077631 B.C. Ltd.

The proposal is to create a 4 unit townhouse complex in place of the current duplex. The current property has 2 driveways, one on Michigan, the other on St Lawrence. The proposal is to have one access via Michigan and to have 8 parking spots and facilities for bicycle parking (8). The townhouses would be shifted to the north and west. Set-back changes are requested and the complex will be higher than the existing buildings.

Residents living near to the property were invited to comment first. None chose to and others were invited to comment. (Note: From 6:30 to 7 pm, prior to the start of the JBNA meeting, residents were able to review the schematics and discuss the project with the proponents.)

Questions:

Q: Fisherman's Wharf Park resident: Parking - there is a lot of contention for street parking on occasion. Also – regarding the roofline – I don't understand it.

A: Parking is not decreased, we've provided 2 spaces per suite on the site itself and by removing the driveway on St. Lawrence, we've added another public parking space. [The roofline was explained and clarified].

C: Pilot Street resident: I approve of this one – it's very pedestrian friendly, great to have two spaces per unit and adding street parking – it's win-win. It looks great to me and I like the contemporary design.

Q: Oswego resident: How big is your home on Dallas?

A: About 4600 sqft.

C: I applaud you for building a smaller home. This is a good design for the lot.

C: I think it would be helpful to provide the size of the lot and the zoning changes.

A: That is all covered in the chart (stepped through chart on screen).

C: Pilot Street resident: I've seen a number of your designs, and I like this one very much.

Sincerely,

Marg Gardiner
President, JBNA

for Tom Coyle
Chair, JBNA CALUC

Cc: Murray Miller, Planning

October 20, 2014

**RE: RE-ZONING AND DEVELOPMENT PERMIT REQUEST FOR
301/303 ST. LAWRENCE ST AND LETTER DATED August 18,
2014 FROM THE JAMES BAY NEIGHBOURHOOD ASSOCIATION**

Honourable Mayor and Council:

On September 16th we received a copy of the letter from the James Bay Neighbourhood Association regarding our August 5, 2014 application for Re-zoning and Re-development of a property situated at 301/303 St Lawrence St.. We believe you have a copy of this letter in your package.

We would like to report to The Honourable Mayor and Council now our recent discussion with the neighbours based upon a walk around with the revised drawings by Mr. Mark Imhoff. Below is a summary of the houses he visited and a brief description of their comments.


- | | | |
|-----------------------|------------|---|
| 1. 225 St. Lawrence. | Christina | Likes development proposal Traditional style |
| 2. 221 St. Lawrence | Heely | Likes development proposal Traditional style |
| 3. 215 St. Lawrence | Brent | Likes development proposal Traditional style |
| 4. 219 St Lawrence | | No one home |
| 5. 113A Superior | Angie | Likes development proposal Traditional style |
| 6. 113B Superior | Christine | Likes development proposal Traditional style |
| 7. 113C Superior | Andres | Likes development proposal Traditional style |
| 8. 118 Michigan Units | 1, 3, 5, 7 | Like overall development proposal prefers 1st proposal with lower sloped roof and no balcony's on the rear of the building. |
| 9. 103 Michigan | Tony | Likes development proposal Traditional style |
| 10. 119 Michigan | Nicole | Likes development proposal Traditional style |

Our adjacent neighbours prefer the original plan presented at the JBNEA. Reasons are the combination of sloped and flat roof in the original plan allows more natural light and they also feel the two decks added to the rear of the building effect their privacy. We have positioned the building a substantial distance from the property line to limit these affects.

As you have not seen the original design that the JBNEA reviewed we have enclosed a one page snapshot view of the front and back look of this design so that you have a full set of information for review.

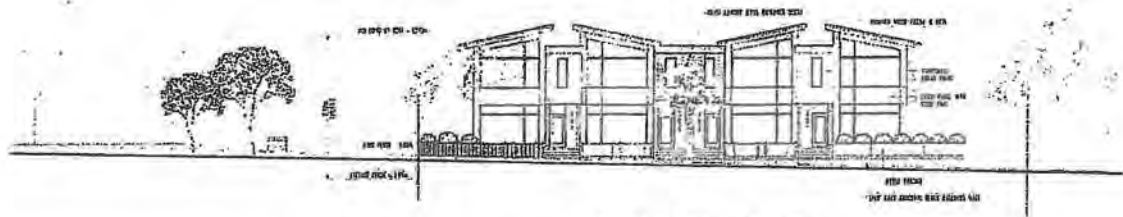
We look forward to discussing the re-zoning and development proposal for this property in the coming month.

Sincerely;
0772613 BC. Ltd.

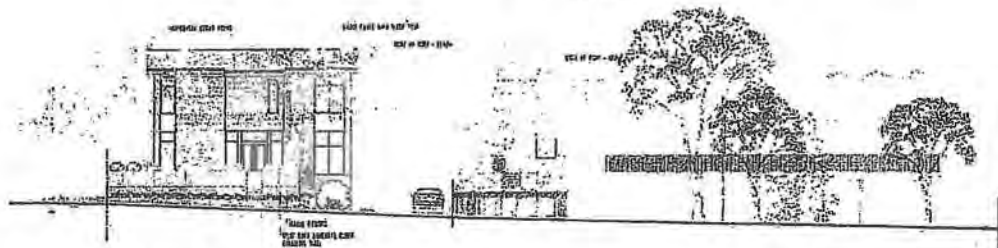
The image shows two overlapping handwritten signatures in black ink. The signature on the left is for Michael Reid, and the signature on the right is for Laura Nixon. The signatures are fluid and cursive.

Michael Reid
250 516-3399

Laura Nixon
250 415-5008



ST. LAWRENCE STREET ELEVATION
Side - 10' x 14'

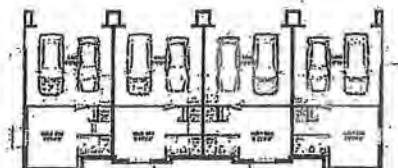


MICHIGAN STREET ELEVATION
Side - 10' x 14'

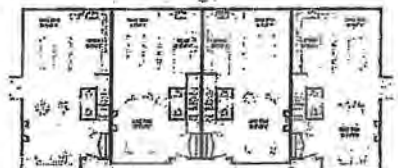
Date - January 4, 2014
Sheet 3 of 4

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772631 BC Ltd.

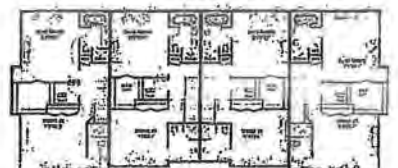
Gerry Troesch
Residential Design
2710 Howe Street, Victoria, BC V8T 1G1
Phone - 250-383-1111 Fax - 250-383-1112



SECOND FLOOR PLAN
Overall - 10' x 14'



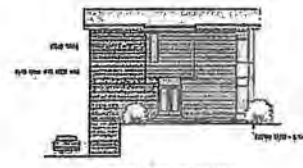
FIRST FLOOR PLAN
Overall - 10' x 14'



GROUND FLOOR PLAN
Overall - 10' x 14'



SOUTH-EAST ELEVATION
Side - 10' x 14'



NORTH-EAST ELEVATION
Side - 10' x 14'

Date - December 30, 2013
Sheet 4 of 4

Proposed 4 Unit Townhouse - 301-303 St. Lawrence Street
For: 0772631 BC Ltd.

Gerry Troesch
Residential Design
2710 Howe Street, Victoria, BC V8T 1G1
Phone - 250-383-1111 Fax - 250-383-1112