



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: Development Permit Application #000389 for 301 and 303 St. Lawrence Street.

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application #00436, if it is approved:

"That Council authorize the issuance of Development Permit Application #000389 for 301 and 303 St. Lawrence Street, in accordance with:

1. Plans date stamped December 18, 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 Assistant Director, Development Services, Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with section 920(2) of the Local Government Act, Council may issue a Development Permit in accordance with the applicable guidelines specified in the Official Community Plan. A Development Permit may vary or supplement the rezoning regulation bylaw but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to sections 920(8) and (9), where the purpose of designation is the establishment of objectives for the form and character of a commercial, industrial and multi-family development, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures but may not include requirements regarding the particulars of the landscaping or of the exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

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

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan 2012* (OCP) and the design guidelines contained in Development Permit Area 16.
- The proposed design is consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012).
- The proposed modern design, density, height and massing are considered acceptable in the neighbourhood context.

BACKGROUND

Description of Proposal

The proposal is for four townhouse units. Specific details include:

- the proposed building complements the architectural diversity of the building types and character of the neighbourhood
- the main entrances to the units would be accessed off 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 exterior building materials include HardiePanel and cedar siding, painted wood fascia and trim, and fibreglass shingles
- new hard and soft landscaping will be introduced and the private patios will face away from the adjacent residential properties
- the driveway access would be located off Michigan Street and each unit would have two parking spaces located in a double-car garage at the rear of the building.

Sustainability Features

As indicated in the applicant's letter dated January 8, 2015, the following sustainability features are associated with this Application:

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

Existing Site Development and Development Potential

The site is presently a duplex.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this property within Development Permit Area 16: General Form and Character.

The revised proposal is consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012) and responds to the concerns raised by the immediate neighbours with respect to the original design presented to the Planning and Land Use Committee on November 6, 2014. The significant changes include:

- The traditional, pitched roofline has been replaced with a modern, sloped roofline and the building height has been reduced.
- The windows are maximized on the St. Lawrence Street elevation. Two windows on the rear elevation were removed.
- The patios for the two middle units are now located on the front side of the building facing St. Lawrence Street. The rear balconies have been removed.
- Roof elements above the entryways have been added. 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 is also being proposed to enhance the residential presence.

The proposed building design accentuates the corner site by applying distinctive massing, building articulation and architectural treatments. The modern building design fits in with the general character and streetscape of the broader neighbourhood.

CONCLUSIONS

The proposal to construct four townhouse units is consistent with DPA 16 and the multi-family design guidelines with respect to building form, character, finishes and landscaping details. Given the changes summarized, staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

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

Respectfully submitted,



Leanne Taylor, Planner
Development Services Division

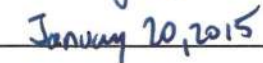


Alison Meyer, Assistant Director
Development Services Division

Report accepted and recommended by the City Manager:


Jason Johnson

Date:

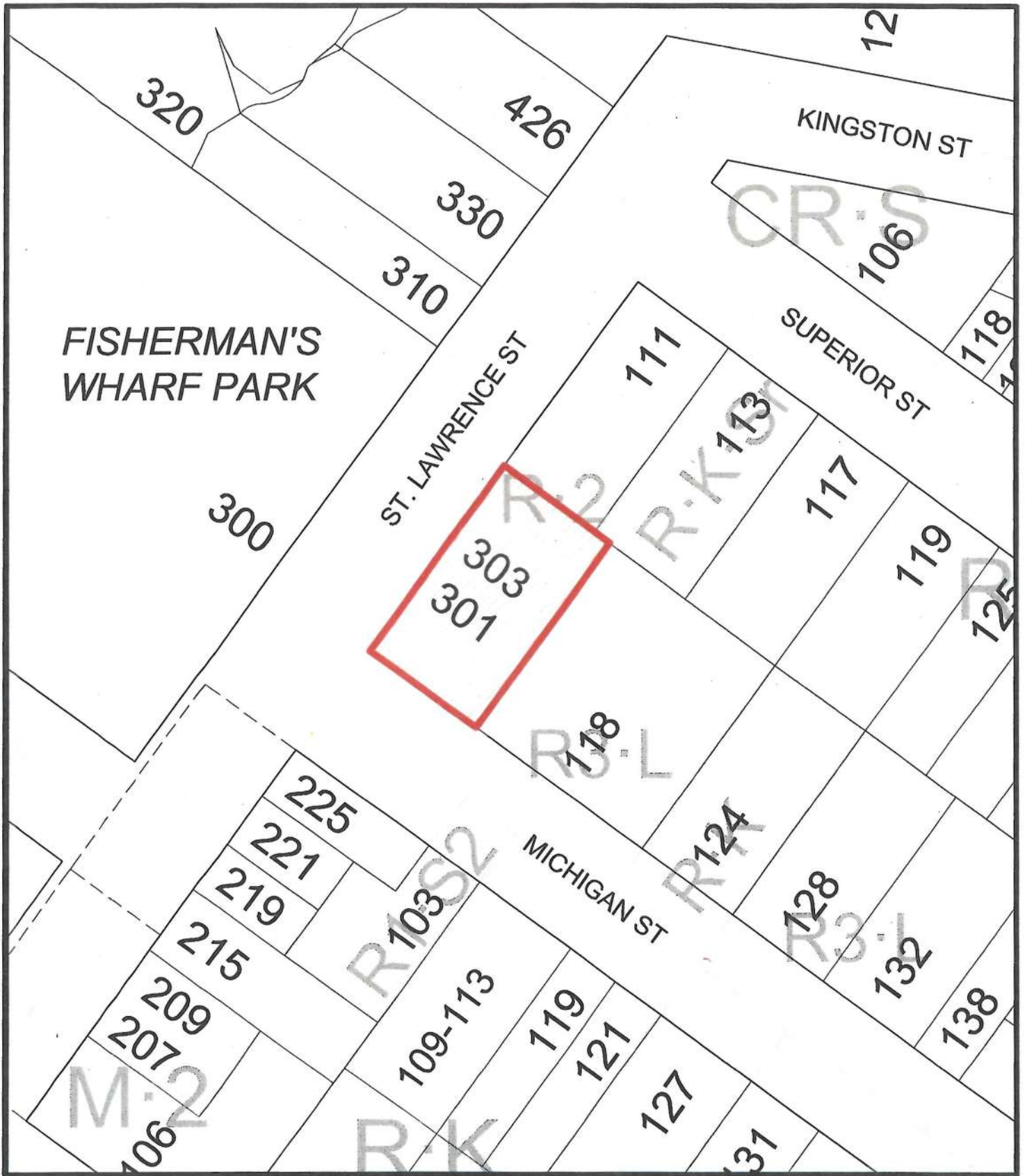

January 20, 2015

LT:aw

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

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant January 8, 2014
- Green Building Features Summary
- Neighbourhood Petition January 9, 2014
- Plans dated December 18, 2014 and January 8, 2015.



FISHERMAN'S
WHARF PARK

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:

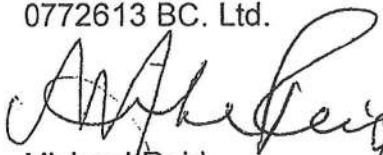
1. Removed rear decks
2. Patio for middle units are fronting St. Lawrence Street
3. Reduced building height
4. Removed some windows on the rear elevation.


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.

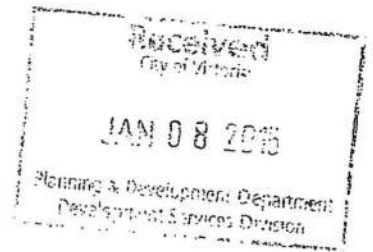
This structure is almost identical to the structure reviewed at The James Bay Neighbourhood Association meeting in January of 2014. Attached is the petition that we circulated to our immediate neighbours living in the strata development at 118 Michigan Street and around our block.

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

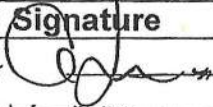
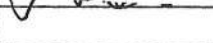
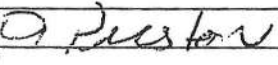
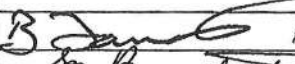
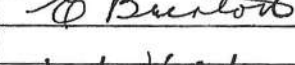
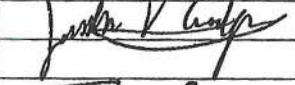
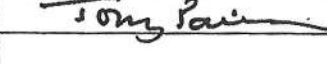
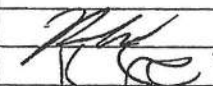
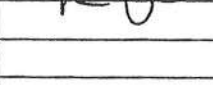
**RE: RE-ZONING AND DEVELOPMENT PERMIT REQUEST FOR
301/303 ST. LAWRENCE ST**

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	Kelli Stiller	



SUBJECT PROPERTY FROM ST. LAWRENCE STREET



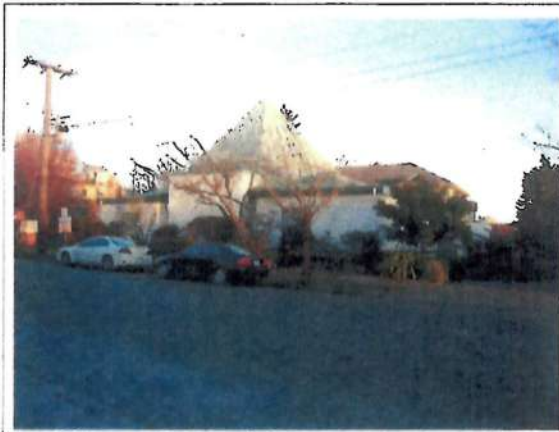
SUBJECT PROPERTY FROM MICHIGAN STREET



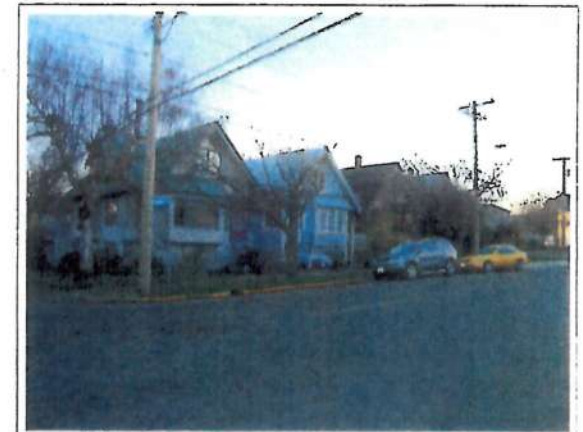
ADJACENT TOWNHOUSES ON MICHIGAN STREET



THE REEF AND SHOAL POINT ACCROSS PARK

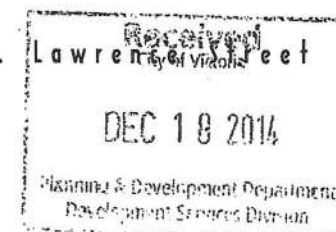


ADJACENT CHURCH ON ST. LAWRENCE STREET



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
3719 Ridge Pond Drive, Victoria BC V8C 4M8
Phone - 250-699-6402 Email - gtroesch@telusnet.net

[illegible]

Gerry Troesch
Residential Design
3710 Ridge Pond Drive, Victoria BC V8C 4M8
Phone - 250-495-8402 Email - gtroesch@telus.net Website



ST. LAWRENCE STREET ELEVATION



MICHIGAN STREET ELEVATION

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

Received
City of Victoria

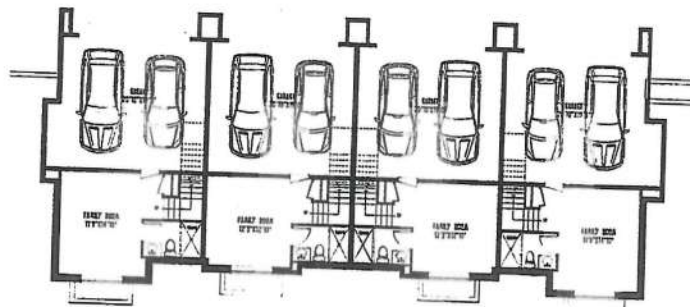
DEC 18 2015

Planning & Development Department
Development Services Division

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

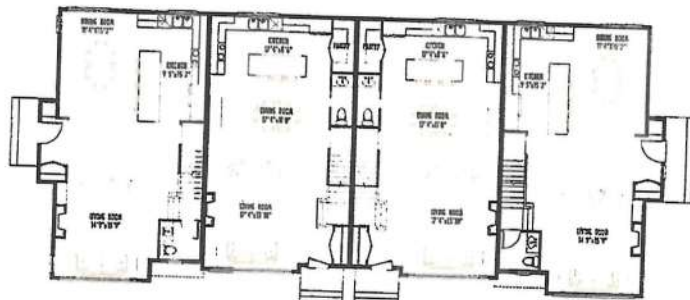
Date - December 4, 2014
Sheet 4 of 6

Gerry Troesch
Residential Design
3719 Ridge Road Drive, Victoria BC V8C 4M8
Phone - 250-955-9402 Email - gtroesch@shaw.ca Website



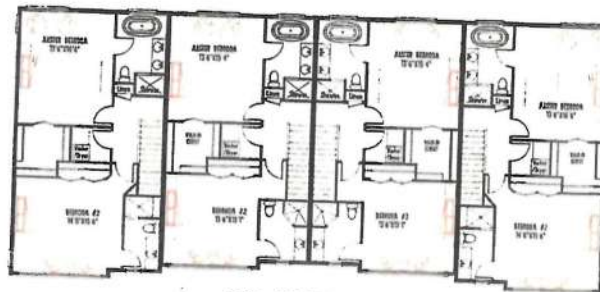
FIRST STOREY FLOOR PLAN

FLOOR AREA - 1032.7 sq.ft. (254.9 sq.m)
 EXTERIOR - 2415.5 sq.ft. (224.7 sq.m)
 Scale - 1/8" = 1'-0"



SECOND STOREY FLOOR PLAN

FLOOR AREA - 1074.5 sq.ft. (254.3 sq.m)
 Scale - 1/8" = 1'-0"



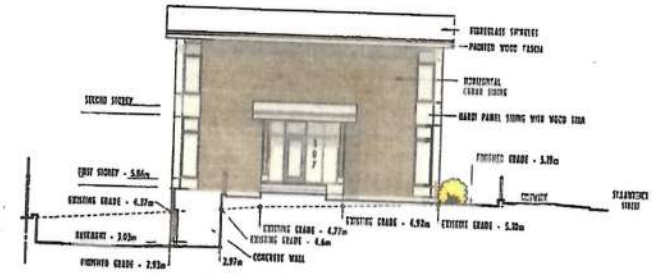
THIRD STOREY FLOOR PLAN

FLOOR AREA - 1052.8 sq.ft. (243.9 sq.m)
 Scale - 1/8" = 1'-0"



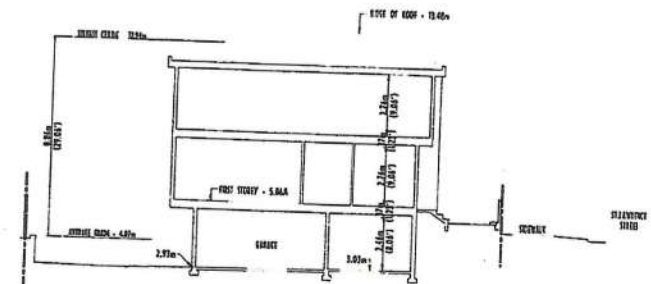
SOUTH-WEST ELEVATION

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
 3719 Ridge Road Drive, Victoria BC V8C 4M8
 Phone - 250-696-6402 Email - gtroesch@telusnet.bc.ca

