



Planning & Land Use Committee Report

For the Meeting of October 16, 2014

To: Planning and Land Use Committee **Date:** October 2, 2014
From: Leanne Taylor, Planner
Subject: **Development Permit Application #000378 for 403, 405 and 411 Kingston Street**
Application for a Development Permit to allow six townhouse units.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the properties located at 403, 405 and 411 Kingston Street to allow six townhouse units.

The following points were considered in analyzing this Application:

- The proposal is consistent with the *Official Community Plan 2012* (OCP) and the design guidelines contained in Development Permit Area 16.
- No variances are requested from the *Zoning Regulation Bylaw* regulations.
- The applicant has made modifications to the building design along the Kingston Street and Oswego Street frontages, enhancing the visual interest at this prominent corner.

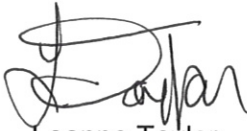
A Hearing is not required for this application. Staff recommend that Council approve this Application.

Recommendation:

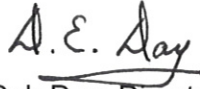
1. That Council consider authorizing the issuance of Development Permit #000378 for 403, 405 and 411 Kingston Street, in accordance with:
 - a. plans stamped Development Permit #000378 dated August 20, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements;
 - c. final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

2. That Council authorize staff to discharge the Design Covenant associated with these properties.

Respectfully submitted,

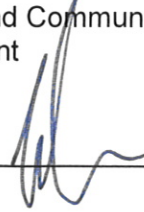


Leanne Taylor
Planner
Development Services



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

October 8, 2014

LT:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000378\PLUC REPORT-403,405,411 KINGSTON ST.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the properties located at 403, 405 and 411 Kingston Street.

2.0 Background

2.1 Description of Proposal

The proposal is to construct six townhouse units with three units oriented towards Kingston Street and three units oriented towards Oswego Street.

Exterior building materials include:

- dark stained vertical cedar siding
- fibre cement panel (white)
- cast in place concrete
- edge grain Douglas Fir wood doors
- corten steel entry canopies.

Landscaping materials include:

- pavers and grasscrete
- green wall cable system
- various tree and shrub species (noted on planting plan)
- decorative fencing.

Eight parking spaces would be provided behind the buildings with access off Kingston Street. Twelve bicycle parking spaces would also be provided in enclosed storage and a six-space bicycle rack for visitors would be provided.

2.2 Green Building 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
- resources-efficient and local materials.

2.3 Land Use Context

The immediate neighbourhood is characterized by a mix of single family dwelling units, duplexes, multi-unit residential buildings and hotels. The properties to the east and west are occupied by townhouses, the property to the north is occupied by a multi-unit residential building and the property to the south is occupied by a single family dwelling.

2.4 Existing Site Development and Development Potential

The subject properties are currently occupied by single family dwelling units. Lot consolidation will be required to develop the site. The zoning for this site would permit a single family dwelling unit or attached housing, including townhouses.

2.5 Data Table

The following data table compares the proposal with the RK-24 Zone (Kingston Street Multiple Dwelling District). There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard RK-24
Site area (m ²) - minimum	963.3	555
Average lot width (m)	36.7	18
Floor space ratio (FSR)	0.59	0.6
Height (m) - maximum <ul style="list-style-type: none">• Building facing Oswego• Building facing Kingston	7.67 7.65	8.5 8.5
Storeys - maximum	2 plus basement	2.5
Site coverage (%) - maximum	34	35
Open site space (%) - minimum	45	45
Number of attached dwellings per building - maximum	3	4
Setbacks (m) – minimum <ul style="list-style-type: none">Front – Kingston StreetRearSide – Oswego StreetSide - Interior	2.79 2.5 2.5 4.1	2.5 2.5 2.5 3.5
Separation setback between attached dwellings (m) - minimum	5	2.4
Parking - minimum	8	8
Surface parking landscape area - minimum	30 cm wide landscape area 1.5 m landscape screen	30 cm wide landscape area 1.5 m landscape screen
Bicycle storage (1 per unit)	6	6
Bicycle rack	1 x 6 space rack	1 x 6 space rack

2.5 Legal Descriptions

- Lot A of Lots 1902 and 1903, Victoria City, Plan 8181
- Lot B of Lot 1902, Victoria City, Plan 8181.

2.6 Consistency with Design Guidelines

The *Official Community Plan 2012* includes these properties in Development Permit Area (DPA) 16, General Form and Character where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)* are applicable. The proposal complies with the Guidelines as follows:

- The proposed contemporary-looking buildings respect the character of the established area and the diversity of building types through modern form and massing.
- Green walls are proposed on the Kingston Street elevation and an interior west elevation to break up the massing and provide some greenery.
- Entrances to the units are oriented to the street. Each entryway includes a step and distinctive corten steel entry canopy, which provides a transition from the public realm of the street and sidewalk to the private realm of the residences.
- Substantial landscaping would be planted along the street frontages to enhance the residential presence.

3.0 Issues

The only issue associated with this application is the need to remove the registered Design Covenant.

3.1 Removal of a Design Covenant

The properties were rezoned to the RK-24 Zone in 2012. At the time of rezoning, DPA 16 did not exist and, therefore, a Design Covenant was registered on the title to control the form and character of the building. Since then, DPA 16 has been established and this development proposal is now subject to the OCP Development Permit Guidelines. It is appropriate that this Covenant be removed from the property's title.

4.0 Resources Impacts

There are no resource impacts anticipated.

5.0 Conclusions

The building form, character, finishes and landscaping of the proposed development enhance the established character of adjacent buildings, streetscapes and surrounding areas, and is generally designed in accordance with the objectives of DPA 16 and the design guidelines for multi-family residential development. Staff recommend that the Planning and Land Use Committee approve this application.

6.0 Recommendations

6.1.1 Staff Recommendations

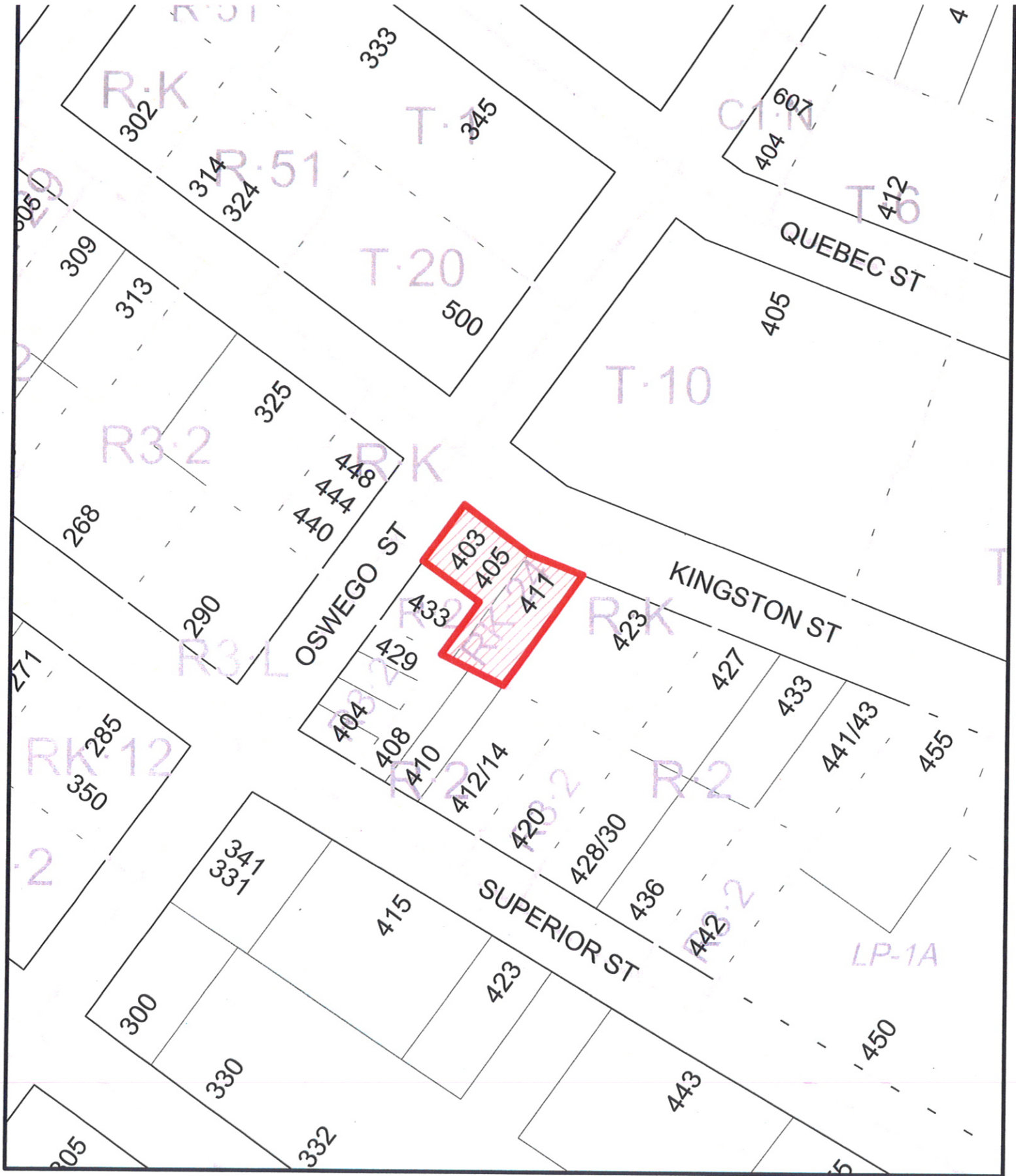
1. That Council consider authorizing the issuance of Development Permit #000378 for 403, 405 and 411 Kingston Street, in accordance with:
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 - c. final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council authorize staff to work with the applicant to discharge Covenant #CA2622168 and #CA2622170 as the Development Permit will replace the registered Design Covenant.

6.2 Alternate Recommendation

That Council decline Development Permit #000378 for 403, 405 and 411 Kingston Street.

7.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated August 20, 2014
- Sustainability initiatives
- Plans dated August 20, 2014
- Letter from James Bay Neighbourhood Association dated August 18, 2014.



403 - 411 Kingston Street
Development Permit #000378





403 - 411 Kingston Street
Development Permit #000378





LOW
HAMMOND
ROWE
ARCHITECTS

19 August 2014

Mayor and Council
City of Victoria



re: 403, 405, 411 Kingston Street

Dear Mayor and Council,

We are seeking your support and approval for a development permit for a six unit townhouse development at 403, 405, & 411 Kingston Street, led by our client Aryze Developments.

The development is located in the lively and densely populated, mixed-use neighbourhood of James Bay. It is located at the corner of Kingston Street and Oswego Street at the current site of two older rental homes, which are in disrepair and in need of redevelopment. The property has undergone rezoning in the past year by another owner and design team, and has been rezoned to RK-24 "Kingston Street Multiple Dwelling District". Please note there is an existing Design Covenant registered on title that needs to be removed.

The project includes six street facing townhouses, each at approximately 1500 square feet with an open living-dining-kitchen area, and two bedrooms on the upper floor. The three units off Kingston Street have private garages accessed off the back (via a driveway); the units off Oswego Street enjoy the amenity of a lower level courtyard patio in lieu of the private parking garages. An additional five parking stalls are included at the back of the property, accessed off Kingston Street. The parking has been located in such a way as to allow for a green landscaped amenity area at the south which the inhabitants of the townhouses can make use of. A green trellis covers part of the parking area, providing additional greenery to look onto, for the townhouses and neighbours. The project meets the RK-24 zone and is not requesting any variances.

The townhouses at Kingston + Oswego are an urban response to in-fill housing. The units are small and efficiently designed, and are geared to a range of potential age groups.

The design has focused on creating beautifully detailed buildings in a timeless contemporary design.

One of the goals of our design is to bring life to the street. The entry ways all face the street, and have been individualized with decorative canopies, to

bring a human scale to the project. A semi-private entry court creates a nice buffer between the public and private realms along Kingston and Oswego.

The design seeks to create a more "livable environment" (OCP) through its scale and materiality. The exterior materials are primarily wood and glass, with white accent panels positioned to create an interesting, well composed facade. The size and location of windows have been carefully chosen to address minimizing sightlines to neighbours while maximizing glass in other areas, where we can take advantage of natural light and natural cross ventilation.

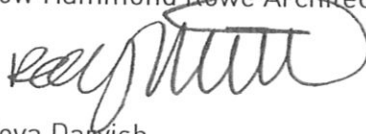
The separation between the two buildings in our proposal has been maximized to create three individual interior courtyards at the lowest level, and a 'green wall' has been designed for the facing side wall to provide interest for the habitants of the building at the west.

The townhouses respond to their varied context appropriately. They form a nice transition between the larger developments to the north (the "Oswego Hotel" and the "Polo Pacific Condos") and the smaller single family houses to the south. The simple design is reminiscent of the history of James Bay as a light industrial working community. The design is also appropriate in terms of its scale, proportions, and materiality. Wood siding has been long used as a predominant material for the homes of James Bay and this project celebrates the use of wood in a contemporary application. The design is also respectful of its immediate neighbours in the way the two buildings are oriented, maintaining privacy and avoiding overlook.

In conclusion, we strongly feel this development will contribute positively to the lively, colourful neighbourhood of James Bay. We hope you will agree with the projects merits and support its development permit approval.

sincerely

Low Hammond Rowe Architects Inc



Roya Darvish
Architect AIBC



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TOWNHOUSES @ KINGSTON + OSWEGO: SUSTAINABILITY INITIATIVES

The following sustainability features will be incorporated into the project:

Site:

Urban Redevelopment:

- Redevelopment of a previously built-up site

Building Orientation:

- Optimize orientation for natural daylighting

Storm water management

- Reduce Site runoff

Transportation:

- Universal access that encourages all modes of transportation
- Location is ideal for community infrastructure, proximity to local paths, parks, bus routes, bike trails
- Provide secure bike lockup

Water:

Reduce use of potable water

- High efficiency irrigation system
- Drought tolerant landscape species
- Low flow fixtures
- Faucet aerators

Energy:

Lighting

- High efficient lighting and occupancy sensors can contribute to a significant reduction in energy consumption
- Light pollution reduction

Envelope Insulation:

- Meet Part 10 of BCBC to wall and roof insulation (overall performing U-value) for reduced energy requirements to heat and cool spaces
- Reduce thermal bridging of structural elements through the building envelope

High Performance Glazing

- Reduce heat loss and gains, reduce energy requirements to condition space, increase day lighting and views
- Increased performance of thermally broken spacers, double glazed, argon filled, 'low e' coating on west facing windows, tint glazing to reduce solar gains

Materials:

On-Site Recycling Collection and Storage Area:

- Provide an area, storage bins and loading access for glass, plastic, paper, cardboard, metal for recycling

Construction Waste Management

- divert 75% of new construction and demolition of the existing building waste from the landfill
- Contractor to source local recycling facilities (glass, plastic), return waste to manufacturers (steel, carpet, gypsum board, insulation), salvaging materials for reuse (wood, formwork, asphalt)

Recycled Content

- Use of materials with recycled content (ie. concrete, drywall); reuse of reclaimed materials for interiors (ie. wood flooring)

Local Materials

- Reduce transportation emissions by choosing locally harvested and/or manufactured materials and products where practical and/or possible
- Concrete
- Wood
- Millwork

Durability

- Design Construction details to protect exterior materials, to prevent premature failure of the building and it's components
- Detailing to allow for replacement of materials with shorter life span, eg. Flashings
- choose durable, quality materials for a long building performance life

Wood

- Source local wood (within 800 km) for general wood framing, exterior siding, flooring, sub-flooring, wood doors, finished carpentry, millwork

Indoor Environmental Quality

Low Volatile Organic Compounds in Materials, Paints, Adhesives and Sealants

- To reduce occupants exposure to harmful carcinogenic off gassing found in manufactured materials
- Low VOC flooring such as ceramic tile, hardwoods

Increased Ventilation:

- Improve the indoor air quality for the health of the occupants, and will reduce humidity
- Operable windows can increase the amount of natural air supplied, and may reduce the heating and cooling requirements

Flush-out Building prior to Occupancy

- After construction and prior to occupancy, move a high volume of air through the building to remove airborne contaminants from construction (dust, formaldehyde, VOC's, carbon monoxide)

Christine Havelka

Subject: FW: 403, 405, 411 Kingston Street

From: Luke
Sent: Friday, Oct 3, 2014 9:17 AM
To: Christine Havelka
Subject: 403, 405, 411 Kingston Street

TO:
Mayor and Council
City of Victoria
re: 403, 405, 411 Kingston Street

Hello,

I wanted to reach out to you in regards to the proposed development at the corner of Kingston Street and Oswego. In our view, Aryze developments has gone above and beyond to ensure that the proposed development is a good fit with the character of the community. Kingston street has mix of both heritage and modern buildings. Aryze worked on our own Teague designed 1892 heritage home at 301 Kingston Street. We selected Aryze for the work because they were willing to work with and salvage original materials of the home to complete structural improvements and restore visual elements as closely as possible to what they would have been in the early 1900s. Aryze was willing to research and learn what was needed to restore elements of the home.

In regards to the proposed development, Aryze has selected the architect who designed the Oswego Hotel and has introduced design concepts that we feel strike a balance between those on the street who are doing heritage restorations (like us) and West Coast modern architecture like the Oswego Hotel. We feel that the proposed look and feel would not only be a vast improvement over what is currently in that location but also a good match with existing Kingston Street buildings. It also sets a good standard for any future developments to strive for.

We're happy to provide any additional input as needed.

Best,

Luke Ronsse
301 Kingston Street

Christine Havelka

Subject: FW: 403, 405, 411 Kingston Street Development

From: Theresa & Kevin
Sent: Thursday, Oct 2, 2014 12:46 PM
To: Christine Havelka
Subject: 403, 405, 411 Kingston Street Development

Mayor and Council
City of Victoria

403, 405, 411 Kingston Street Proposal

We live at 5-423 Kingston Street, adjacent to the proposed new development, our townhouse overlooks the above properties.

We approve of the new development that is being proposed, we like the design being put forward.

Our neighbourhood is a diverse one of old, character and contemporary housing options. The Oswego Hotel is a beautiful contemporary hotel and the proposed design will fit in with it and our neighbourhood.

The redevelopment will add to the diversity of our neighbourhood and will also clean up the existing properties which may be old, character properties, but have been in disrepair for far too long.

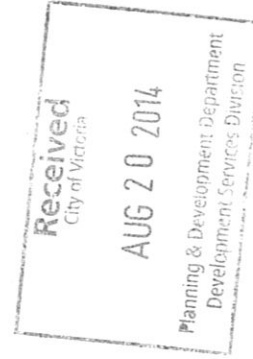
Theresa Richard
5-423 Kingston Street

TOWNHOUSES @ KINGSTON + OSWEGO
403, 405, 411 Kingston Street, Victoria, BC

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DRAWING LIST

A1	LOCATION MAP AND CONTEXT PHOTOS
A2	SURVEY AND PROJECT DATA
A3	SITE PLANS
A4	FLOOR PLANS
A5	ELEVATIONS
A6	ELEVATIONS
A7a	SECTIONS
A7b	CONTEXT ELEVATIONS
A8	RENDERING - KINGSTON + OSWEGO
A9	RENDERING - KINGSTON ST
A10	LANDSCAPE PLAN



TOWNHOUSES @ KINGSTON + OSWEGO

403, 405, 411 Kingston Street, Victoria, BC



LOCATION MAP 1:5,000



CONTEXT PLAN 1:1,500

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Planning & Development Department
Development Services Division



1. 423 KINGSTON ST. - EAST OF SUBJECT PROPERTY
2.5 STOREY MULTI-UNIT RESIDENTIAL



2. 403 KINGSTON ST. - SUBJECT PROPERTY
DUPLIX RESIDENTIAL



3. 500 OSWEGO ST. - NW CORNER @ KINGSTON + OSWEGO
'OSWEGO HOTEL' 10 STOREY MULTI-UNIT RESIDENTIAL (TRANSIENT)



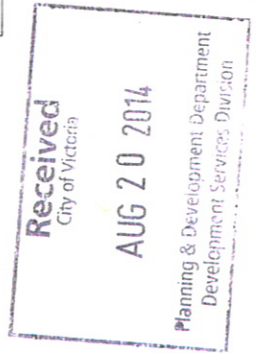
4. NE CORNER @ KINGSTON + OSWEGO
'POLO PACIFIC CONDO'S' - 3.5 STOREY MULTI-UNIT RESIDENTIAL

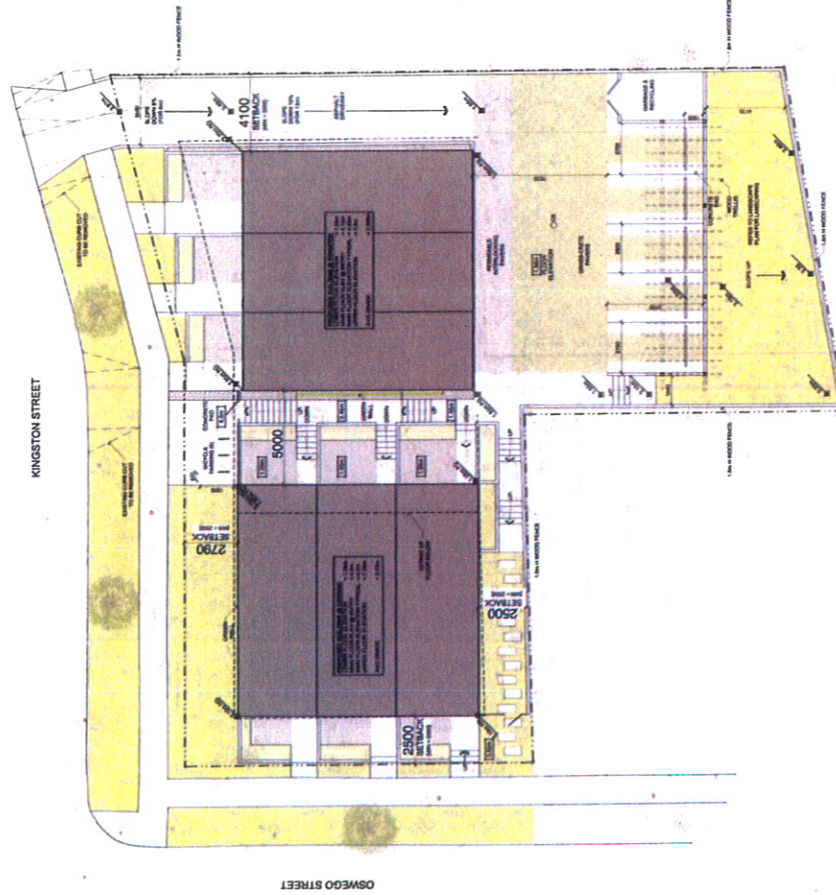


5. 426 OSWEGO ST. - SOUTH OF SUBJECT PROPERTY
2.5 STOREY SINGLE FAMILY RESIDENTIAL



6. 440, 444, 448 OSWEGO ST. - SW CORNER @ KINGSTON + OSWEGO
1 STOREY TRIPLEX RESIDENTIAL





PROJECT DATA

PROJECT CVC# ADDRESS:	403, 405, 411 KINGSTON STREET
PROJECT LEGAL ADDRESS:	LOT A OF LOTS 1902 AND 1903, VICTORIA CITY, PLAN S181
NAME OF COMPANY:	ARTYZE DEVELOPMENT AND CONSTRUCTION SERVICES INC
PROJECT DESCRIPTION:	LOT B OF LOT 1902, VICTORIA CITY, PLAN S181 6 TOWNHOUSES (2 BUILDINGS OF 3 UNITS)

PROJECT INFORMATION TABLE

[illegible]

AVERAGE GRADE CALCULATIONS - KINSTON

Points	Low (m)	Elev (m)	Avg (m)	Dist (m)	Total
A-B	3.95	3.33	3.64	12.6	45.864
B-C	3.33	1.55	2.44	12.1	29.524
C-D	1.55	1.55	1.55	12.6	19.53
D-A	1.55	3.95	2.75	12.1	33.275
				49.4	128.19
					2.505

AVERAGE GRADE CALCULATIONS - OSWEGO

Points	Elev (m)	Dist (m)	Avg (m)	Dist (m)	Total (m)
B-A	1.25	1.25	1.25	12.6	16.76
B-C	1.25	1.25	1.25	12.1	20.682
C-D	1.25	3.19	2.22	12.1	26.627
D-E	3.19	3.1	3.145	12.6	39.627
E-A	3.1	3.15	3.125	12.1	37.812
		Total		49.4	120.05
		Avg Grade (m)			2.450



SITE PLAN 1:100

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Development Services Division

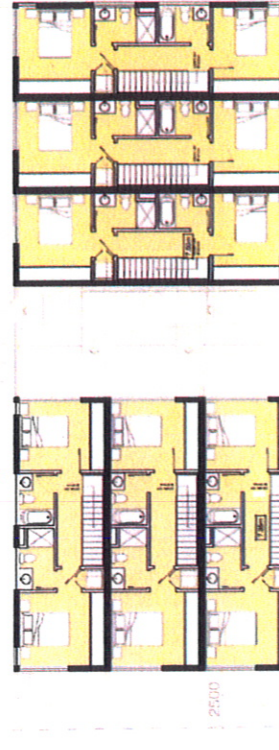
LOW HAMMONDS ROWE ARCHITECTS

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OSWEGO +

KINGSTON @

TOWNHOUSES



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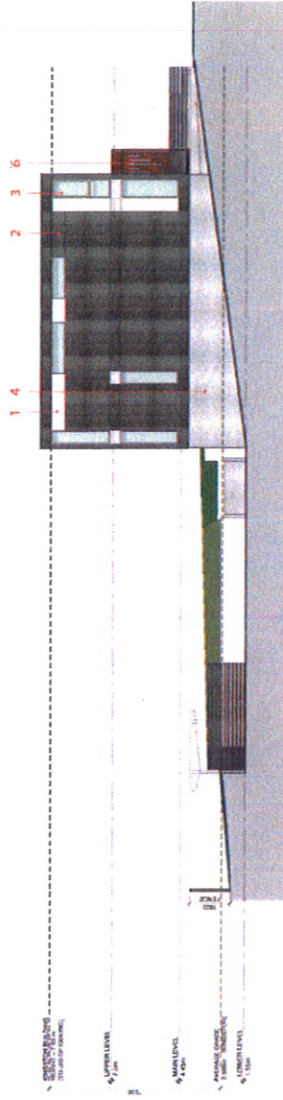
DEVELOPMENT PERMIT | JUNE 2014
REVISED 24 SEPT. 2014 (R2)
FLOOR PLANS 1:100

A4

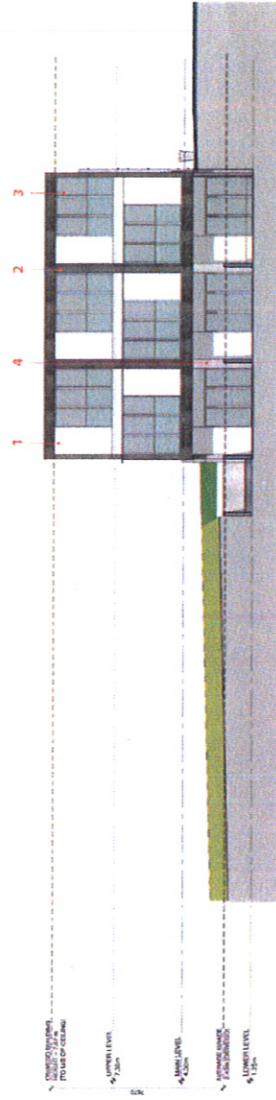
TOWNHOUSES @ KINGSTON + OSWEGO

403, 405, 411 Kingston Street, Victoria, BC

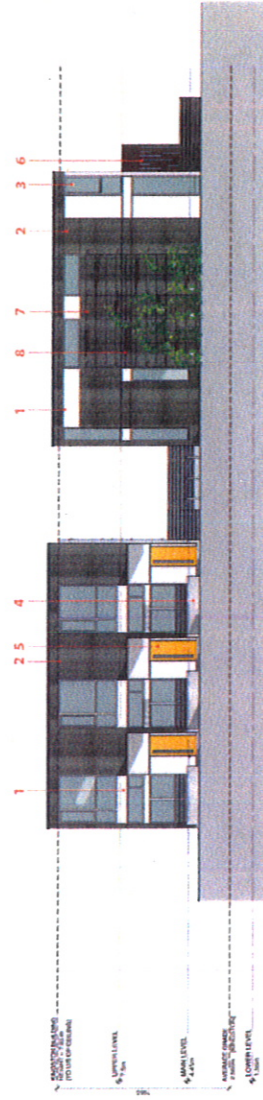
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EAST ELEVATION



EAST ELEVATION (INTERIOR)



NORTH ELEVATION



KEY PLAN

MATERIALS LEGEND

- 1- FIBRE CEMENT PANEL (WHITE)
- 2- DARK STAINED VERTICAL CEDAR SIDING
- 3- ALUMINUM WINDOWS
- 4- CAST IN PLACE CONCRETE
- 5- EDGE GRAB D FIRM WOOD DOOR
- 6- CORTEN STEEL ENTRY CANOPY
- 7- GREEN WALL CABLE SYSTEM
- 8- CORTEN STEEL ACCENT BANDS ON CABLES

ELEVATIONS 1:100

REVISED 24 SEPT. 2014 (R2)

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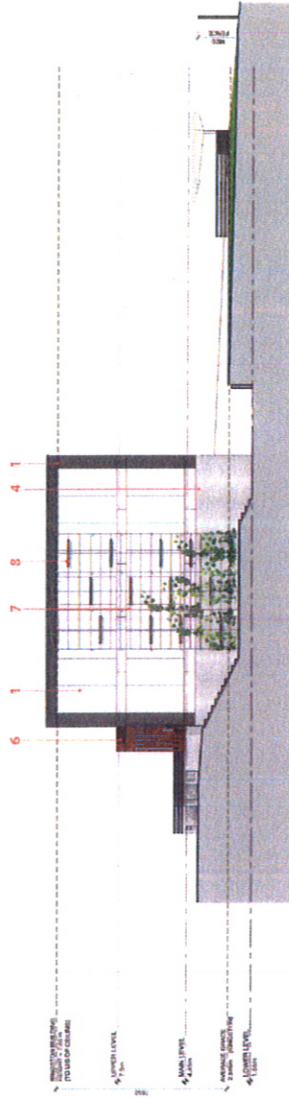
DEVELOPMENT PERMIT | JUNE 2014

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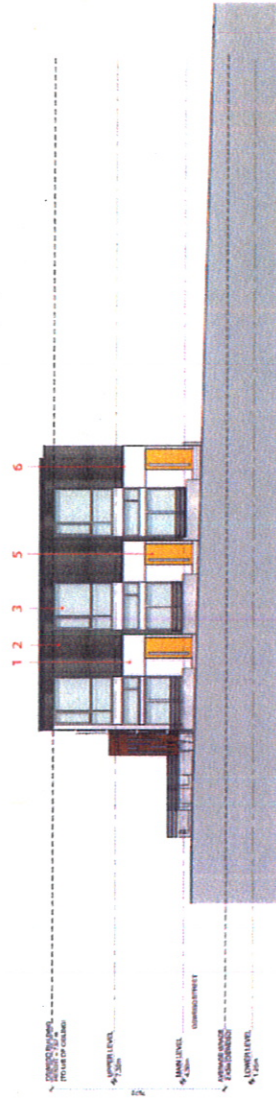
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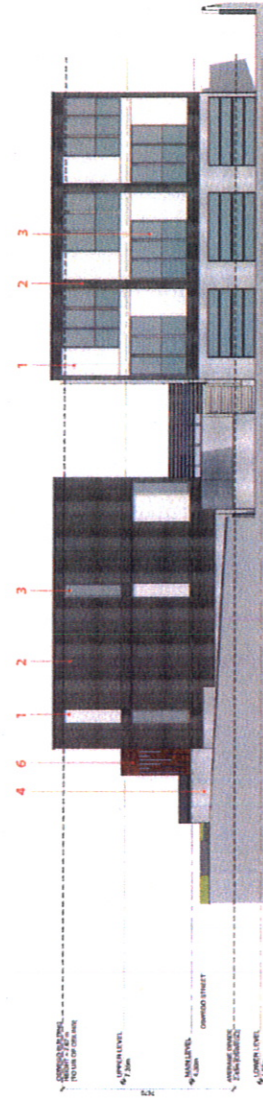
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WEST ELEVATION (INTERIOR)



WEST ELEVATION



SOUTH ELEVATION



KEY PLAN

MATERIALS LEGEND

- 1- FIBRE CEMENT PANEL (WHITE)
- 2- DARK STAINED VERTICAL CEDAR SIDING
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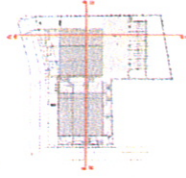
ELEVATIONS 1:100

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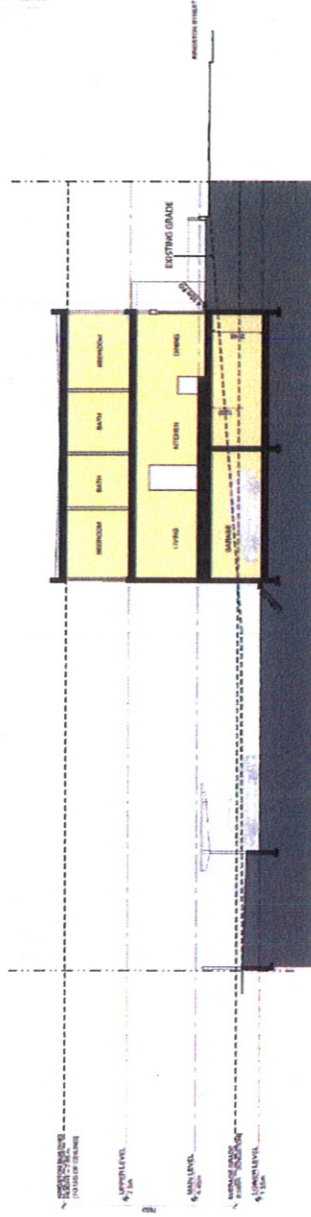
TOWNHOUSES @ KINGSTON + OSWEGO

403, 405, 411 Kingston Street, Victoria, BC

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KEY PLAN



SECTION A - NORTH SOUTH SECTION



SECTION B - EAST WEST SECTION

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SECTIONS 1:100

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TOWNHOUSES @ KINGSTON + OSWEGO
403, 405, 411 Kingston Street, Victoria, BC

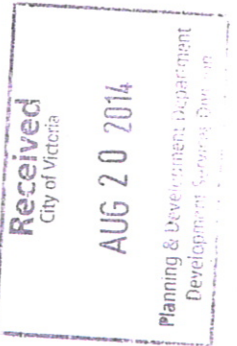
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KINGSTON STREET CONTEXT ELEVATION



OSWEGO STREET CONTEXT ELEVATION

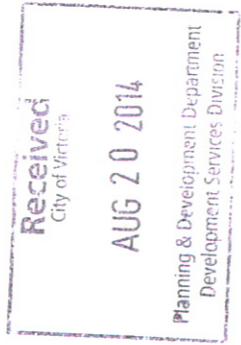


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CONTEXT ELEVATIONS 1:100
A7b

TOWNHOUSES @ KINGSTON + OSWEGO
403, 405, 411 Kingston Street, Victoria, BC

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VIEW @ KINGSTON + OSWEGO
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JUNE 2014

LOW HAMMOND ROWE ARCHITECTS

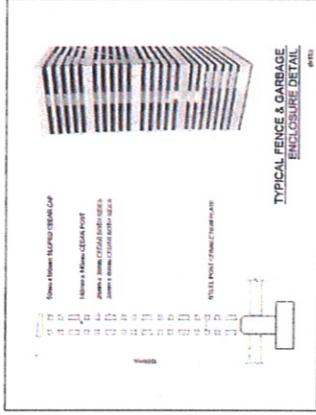
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TOWNHOUSES @ KINGSTON + OSWEGO
 403, 405, 411 Kingston Street, Victoria, BC ARYZE



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KINGSTON STREET PERSPECTIVE
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 A9



LANDSCAPING LEGEND:

- REFERENCES
- CITY TREE
 - CITY SORBUS 30CM
 - CITY BETULA 40CM
 - CITY BETULA 60CM
 - CONIFER TREE
 - CEDRUS WESTERN RED TREE
 - POPLAR
 - 1 LAWN
 - 1A LAWN
 - TAXUS BACCATA
 - CORNUS RUBRA
 - FERTIGA OXYRIA
 - WESTERN SIKKING ON FLORINDA
 - CLEMATIS MONTANA
 - RIBES
 - TRICHAETOPHYLLA T. MONTANA
 - ACER PLATANUS
 - COLUMBINE
 - PRUNUS ANGUS ON PUMPKIN
 - CLEMATIS BRACHYATA
 - OSMANTHUS HYPERICOPHYLLUS
 - ACER PALMATUS SUBECTUM
 - IMBE BIRCH
 - CEANOTHUS C. THYRSUS ORUS

Kingston-Oswego Townhomes Landscape Table

Item	Plant Name	Quantity	Notes
1	City Tree	1	For street planting
2	City Sorbus 30cm	1	For street planting
3	City Betula 40cm	1	For street planting
4	City Betula 60cm	1	For street planting
5	Conifer Tree	1	For street planting
6	Cedrus Western Red Tree	1	For street planting
7	Poplar	1	For street planting
8	1 Lawn	1	For street planting
9	1A Lawn	1	For street planting
10	Taxus Baccata	1	For street planting
11	Cornus Rubra	1	For street planting
12	Fertiga Oxyria	1	For street planting
13	Western Sikking On Florinda	1	For street planting
14	Clematis Montana	1	For street planting
15	Ribes	1	For street planting
16	Trichetophylla T. Montana	1	For street planting
17	Acer Platanus	1	For street planting
18	Columbine	1	For street planting
19	Prunus Angus On Pumpkin	1	For street planting
20	Clematis Brachyata	1	For street planting
21	Osmantus Hypericophyllus	1	For street planting
22	Acer Palmatus Subectum	1	For street planting
23	Imbe Birch	1	For street planting
24	Ceanothus C. Thyrsus Orus	1	For street planting

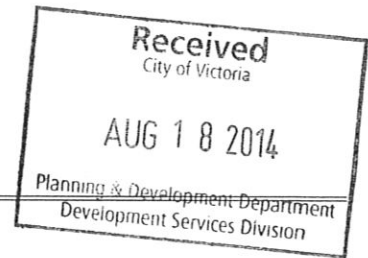


JBNA

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: 403-405-411 Kingston (at Oswego) Concept Design & Revision

At the July 9th JBNA General Meeting, Ryan Goodman & Mathew Jardine presented concept design revision for the above property which they have recently purchased. This is not part of CALUC process as no variances are being applied for as they will build within current zoning. This presentation was done as a courtesy to the community. The design concept was well received by those in attendance.

Tom Coyle, Vice Chair JBNA