



Planning and Land Use Committee Report

For Meeting of September 4, 2014

To: Planning and Land Use Committee

Date: August 21, 2014

From: Helen Cain, Senior Planner

Subject: Development Permit Application with Variances #000368 for 1014 Park Boulevard

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application with Variances for the property located at 1014 Park Boulevard. The applicant is requesting five variances for building height, setbacks, site coverage and open space that are all technical in nature.

The following points were considered in assessing this application:

- In 2013, Council approved a Rezoning Application and a Development Permit Application to construct an eight-unit, four-storey apartment building on the property located at 1014 Park Boulevard.
- During preparation of working drawings, the applicant made changes to the plans primarily to address *British Columbia Building Code* requirements. As a result, the building height, side yard and rear yard setbacks and site coverage no longer comply with the zone criteria.
- The requested variances would not affect the overall form, massing or character of architecture, urban design, or landscape design and would have minimal impact on the neighbouring properties.

Staff recommend that the Planning and Land Use Committee support the Development Permit Application with Variances advancing to a Hearing.

Recommendations

1. That Council schedule a Hearing to consider Development Permit Application with Variances # 000368 for 1014 Park Boulevard.
2. Following the Hearing, that Council consider authorizing the issuance of the Development Permit with Variances for 1014 Park Boulevard, in accordance with:
 - a. plans for Development Permit with Variances Application #0000368, stamped July 25, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - Part 3.95 – R1-72 Zone, Park Boulevard Multiple Dwelling District
 - main building height relaxed from 12.10 m to 12.70 m
 - minimum west side yard setback from main building relaxed from 1.50 m to 1.48 m
 - minimum rear yard setback for main building above 7.0 m in height relaxed from 7.20 m to 5.70 m

- minimum open space relaxed from 32% to 31%
- maximum site coverage relaxed from 61% to 68%;
- c. final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

Helen Cain

Helen Cain
Senior Planner
Development Services Division

Am

A.E. Day

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

[Signature]

Jason Johnson

Date:

August 21, 2014

HC:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application with Variances for the property located at 1014 Park Boulevard.

2.0 Background

2.1 Relevant History and Description of Proposal

Council approved a Rezoning Application and Development Permit Application for an eight-unit, four-storey apartment building on the property at 1014 Park Boulevard in 2013. As stated in the attached letter, the applicant is requesting five variances to amend the approved plans primarily to comply with *British Columbia Building Code* requirements.

2.2 Existing Site Development and Development Potential

The data table (below) compares the proposal with the R-72 Zone (Park Boulevard Multiple Dwelling District). The proposal is less stringent than zone standards for the criteria identified with an asterisk.

Zoning Criteria	Proposal	Zone Standard R-72
Site area (m ²) – minimum	544.60	544.00
Total floor area (m ²) – maximum	870.38	872.00
Density (Floor Space Ratio) – maximum	1.6:1	1.6:1
Height (m) – maximum	12.63*	12.10
Storeys – maximum	4	4
Site coverage (%) – maximum	68*	61
Open site space (%) – minimum	31*	32
Setbacks (m) – minimum		
Front	5.00	5.00
Rear for main building above 7.0 m	5.74*	7.20
Side (east) for main building	1.78	1.50
Side (west) for main building	1.48*	1.50
Vehicle parking – minimum	7	7
Visitor parking – minimum	1	1
Bicycle storage - minimum	8	8
Accessory building side yard setback from flanking street (m) - minimum	6	6

2.3 Land Use Context

The immediate adjacent land uses are:

- North: single family dwellings in the R1-B Zone (Single Family Dwelling District)
- South: Beacon Hill Park

- West: apartment building in the R3-A2 Zone (Low Profile Multiple Dwelling District)
- East: apartment building in the R3-AM-2 Zone (Mid-Rise Multiple Dwelling District).

2.4 Legal Description

Lot 3, Block 1, Fairfield Farm Estate, Victoria City, Plan 917.

2.5 Community Consultation

In accordance with Council's *Community Association Land Use Committee (CALUC) Procedures* for processing Development Permit Applications with Variances, staff have referred this proposal to the Fairfield Gonzales CALUC. No comments were received at the time of writing this report.

As per the *City of Victoria Land Use Procedure Bylaw*, this application also requires signage, public notification, and a Hearing.

3.0 Issues

The key issue related to this application is the potential impact of the variances on the design.

4.0 Analysis

4.1 Impact of Variances on Design

The applicant is requesting five variances to address technical issues. One variance, related to building height, is required to clarify wording in the newly created R-72 Zone, but it should be noted that the proposal is consistent with the Development Permit approved in 2013. The other proposed changes are all related to Building Code requirements and would not affect the overall form, massing and character of the apartment building, site plan, or landscape design.

5.0 Resource Impacts

There are no resource impacts associated with this development.

6.0. Conclusions

Staff recommend that the Planning and Land Use Committee support this application advancing to a Hearing as the technical nature of the requested variances are minor and would not change the architecture, urban design, or landscape scheme of the new development.

7.0 Recommendation

7.1 Staff Recommendations

1. That Council schedule a Hearing to consider Development Permit Application with Variances # 000368 for 1014 Park Boulevard.

2. Following the Hearing, that Council consider authorizing the issuance of the Development Permit with Variances for 1014 Park Boulevard, in accordance with:
 - a. plans for Development Permit with Variances Application #0000368, stamped July 25, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - Part 3.95 – R1-72 Zone, Park Boulevard Multiple Dwelling District
 - main building height relaxed from 12.10 m to 12.70 m
 - minimum side yard setback from main building relaxed from 1.50 m to 1.48 m
 - minimum rear yard setback for main building above 7.0 m in height relaxed from 7.20 m to 5.70 m
 - minimum open space relaxed from 32% to 31%
 - maximum site coverage relaxed from 61% to 68%;
 - c. final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

7.2 Alternate Recommendation (decline)

That Council decline Development Permit Application with Variances #000368 for the property located at 1014 Park Boulevard.

8.0 List of Attachments

- Zoning map
- Aerial photo
- Letters from Sam Ganong, Abstract Developments, stamped July 25, 2014, and May 7, 2014
- Plans for Development Permit with Variances Application #00368, stamped July 25, 2014
- Council Minutes, December 12, 2013
- Council Memo, dated December 12, 2013, with approved plans for Development Permit #000283 for 1014 Park Boulevard
- Planning and Land Use Standing Committee report, dated April 11, 2013.



1014 Park Boulevard
Development Permit #000368





July 25, 2014

City of Victoria
No. 1 Centennial Square
Victoria, BC V8W 1P7



Attn: Mayor and Members of Council

Re: Development Permit Application with Variances for 1014 Park Boulevard

Dear Mayor and Members of Council,

At the Public Hearing held on December 12, 2013, the Rezoning and Development Permit application for our four-storey, eight unit multi-family development proposal was unanimously approved. Since then, we have been working on completing the working drawings and Building Permit application to commence construction in the summer of 2014. While completing the working drawings a few items have come up causing us to pursue some minor variances through an application for a Development Permit with Variances. We feel it is important to note that the building's overall architectural form and character will not be changed as a result of these minor variances, and we look forward to seeing this project take shape and become a part of the Fairfield Neighbourhood.

Rear Yard Setback

We are requesting a variance of 1.5m to the rear yard setback for the portion of the building that is above 9.18m. The rear yard setback for the portion of the building below 9.18m, or for the first three floors, is remaining as already approved at 5.70m; however, in order to respond to the market demands we have had to revise the floorplans of the units. In doing so, the location of the balcony on the fourth floor for the north facing unit has been relocated to maintain a consistent structural design from the fourth floor to the second floor. It is important to note that the overall building is not any closer to the laneway than previously approved; it is only the fourth floor that has been moved to line up with the floors below.

Side Yard Setback (for habitable room)

After completing the working drawings for the proposed building, the building setback from the west property line ended up being 1.478m. The approved rezoning and development permit drawings showed the side yard setback (west) to be 1.50m; consequently, we are requesting a variance of 0.022m to reflect this minor change.

Building Height

Through completing the working drawings for the building, both the floor system and the roof structure being used are thicker than what was assumed when the schematic design was completed. The floor system is 0.044m thicker per floor and the roof system including the parapet is 0.398m thicker, resulting in a total variance 0.530m. The previous building height was 12.10m, and the proposed building height is 12.63m.

Site Coverage

We have had to increase the length of the exterior walkway located along the east property line in order to provide appropriate means of egress from the building to comply with the BC Building Code. We also tried to mitigate the increased site coverage by reducing the exterior landing at the front entrance. As a result, we are requesting a variance on the site coverage of 7.0%, resulting in a total site coverage of 68.0%.

Open Site Space

Lastly, we have had to marginally increase the size of the electrical room along the east property line and the mechanical room on along the west property line, as well as adding in a small room for the elevator control closet. Combined, this increases our site coverage by 1.0%, resulting in a total open site space of 31.0%.

In conclusion, we feel the requested variances will not adversely affect the building's interaction and relationship with adjacent buildings and residents, and the architectural style and design elements that have already been approved through the Development Permit process will be upheld. We are excited to start to see this development take shape, and we respectfully request your approval for the above noted variances.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Ganong', with a stylized flourish at the end.

Sam Ganong
Development Manager



May 1, 2014

City of Victoria
No. 1 Centennial Square
Victoria, BC V8W 1P7

Attn: Mayor and Members of Council

Re: Development Permit Application with Variances for 1014 Park Boulevard

Dear Mayor and Members of Council,

At the Public Hearing held on December 12, 2013, the Rezoning and Development Permit application for our four-storey, eight unit multi-family development proposal was unanimously approved. Since then, we have been working on completing the working drawings and Building Permit application to commence construction in early summer 2014; and, while completing the working drawings a few items have come up causing us to pursue some minor variances through an application for a Development Permit with Variances. We feel it is important to note that the building's overall architectural form and character will not be changed as a result of these minor variances, and we look forward to seeing this project take shape and become a part of the Fairfield Neighbourhood.

Variance 1: Rear Yard Setback

The approved rezoning and development permit drawings showed a rear yard (north) setback of 5.70m for the building wall below 9.48m, and 7.20m for the building wall above 9.48m. The zoning bylaw, however, incorrectly stated the point at which the building wall height divides the setbacks as 7.0m instead of the proposed 9.48m. As a result, a variance is required to change the approved zoning bylaw to correctly reflect the approved drawings.

Variance 2: Side Yard Setback (for habitable room)

After completing the working drawings for the proposed building, the building setback from the west property line ended up being 1.478m. The approved rezoning and development permit drawings showed the side yard setback (west) to be 1.50m; consequently, we are requesting a variance of 0.022m to reflect this minor change.

Variance 3: Building Height

Through completing the working drawings for the building, both the floor system and the roof structure being used are thicker than what was assumed when the schematic design was completed. The floor system is 0.044m thicker per floor and the roof system including the parapet is 0.398m thicker, resulting in a total variance 0.530m. The previous building height was 12.10m, and the proposed building height is 12.63m.

Variance 4 & 5: Site Coverage and Open Site Space

In order for our larger than average unit offering to appeal to the appropriate demographic we feel it is necessary to offer some storage space for each unit, typical to what is offered in most new multi-family developments. Adjacent to the covered parking area we are proposing eight storage lockers (one per unit) for use by each resident. As a result, this increases our site coverage and decreases our open site space. The requested variance in site coverage is 10% resulting in site coverage of 71%, and the requested variance in open site space is 17% resulting in open site space of 15%. In order to offset and mitigate these variances we are proposing a green roof above the storage lockers and adjacent garbage and recycling facilities. This will offer a substantially improved outlook for the neighbouring multi-

family building at 1000 Park Boulevard, and will also help to further screen the surface and covered parking area from adjacent residents.

In conclusion, the form and character of the building is still in-keeping with the approved Development Permit drawings. In addition to the few technical items that are being addressed through this application, we feel these variances will contribute to an overall improved and more sensitive project, and we respectfully request your approval for the above noted variances.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Ganong', with a stylized flourish at the end.

Sam Ganong
Development Manager

3	21 JAN 2014	ENVIRONMENTAL PERMIT
2	3 JUL 2014	ENVIRONMENTAL PERMIT
1	5 JUN 2014	ENVIRONMENTAL PERMIT
1	5 JUN 2014	VARIANCE APPLICATION
NO	DATE	ISSUE
PROJECT TITLE		

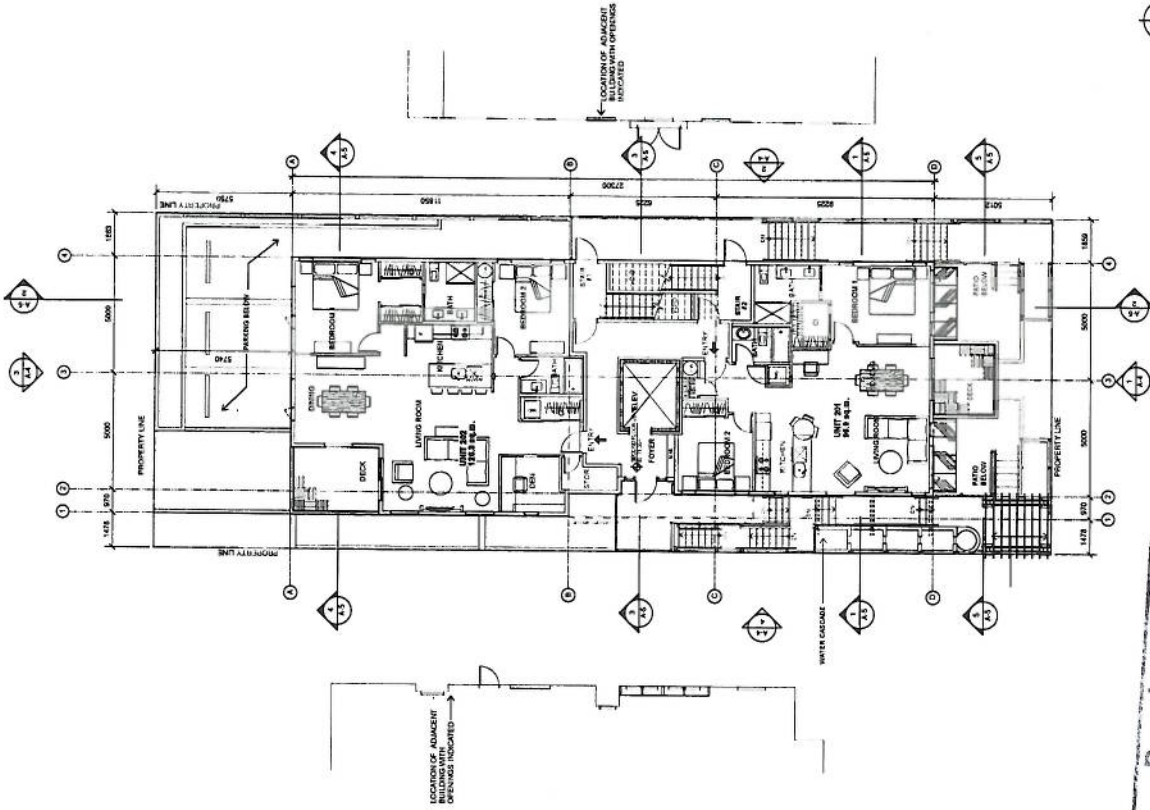
1014 PARK BOULEVARD

VICTORIA, B.C.

SEAL

DRAWING TITLE
**LOWER & SECOND
FLOOR PLANS**

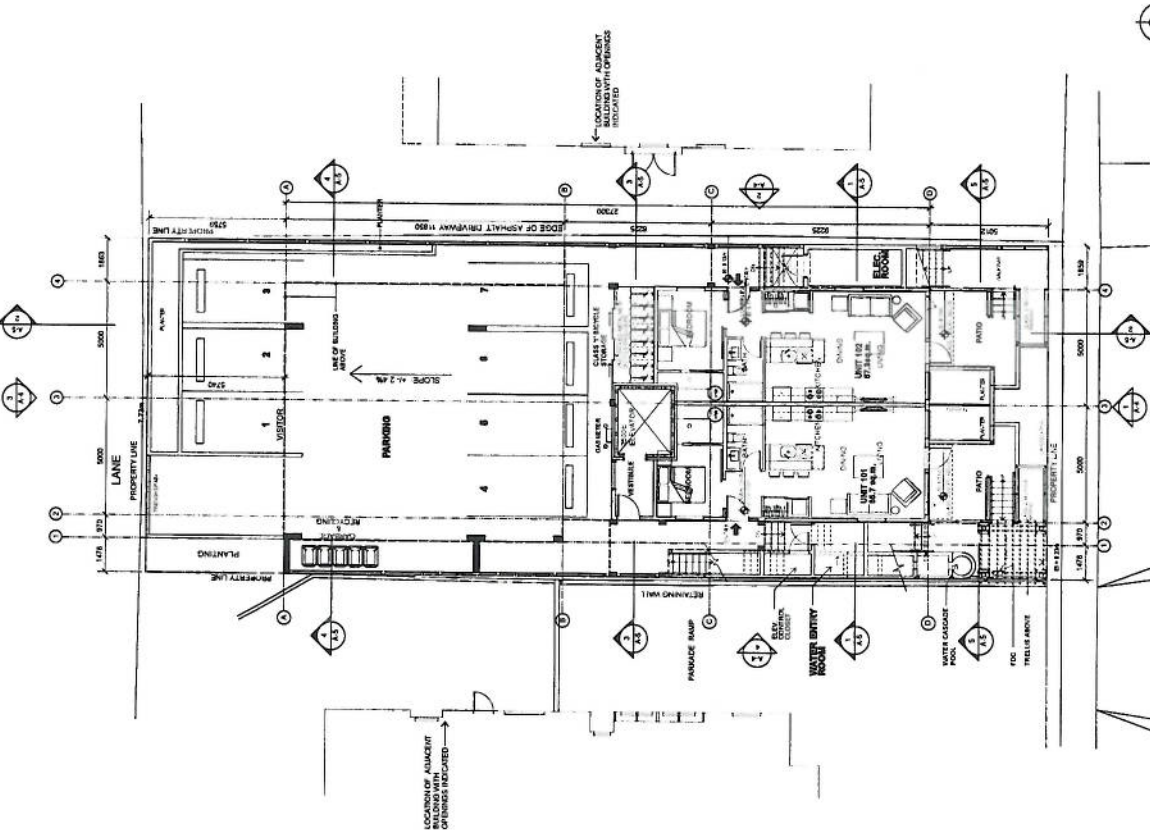
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DRAFTER: N/A
CHECKED: T.J.
SCALE: AS NOTED
PRINT DATE: 5 JUN 2014
DRAWING #: A-2



Received
City of Victoria

JUL 25 2014
2 SECOND FLOOR PLAN
1:100

Planning & Development Department
Development Services Division



1 LOWER FLOOR PLAN
1:100

1014 PARK BOULEVARD

DRAWING TITLE:
**THIRD & FOURTH
FLOOR PLANS**

WJA JOB #:	14-02
DRAWN:	H.M.
CHECKED:	T.J.
SCALE:	AS NOTED
PRINT DATE:	5 JUNE 2014

08/11/2010 9: A-3



JUL 25 2014

2 FOURTH FLOOR PLAN
Planning & Development Department
Development Services Division



1
THIRD FLOOR PLAN
1:100

EXTERIOR FINISHES:

- 1 BRICK VENEER CLADDING
- 2 BRICK VENEER CLADDING
- 3 PRE-FINISHED DOUBLE GLAZED ALUMINUM WINDOW AND DOOR SYSTEM WITH GLAZED PANELS
- 4 PRE-FINISHED METAL FLASHING
- 5 WOOD FENCE SCREEN - STAIN FINISH
- 6 PAW CEDAR TRELLIS - STAIN FINISH
- 7 PAW CEDAR POST - STAIN FINISH
- 8 CONCRETE COLUMNS - BACK PAINTED
- 9 METAL SCREEN WITH 2" FRAME
- 10 ALUMINUM CLADDING SYSTEM WITH GLAZED PANELS
- 11 ALUMINUM CLADDING SYSTEM WITH GLAZED PANELS
- 12 ALUMINUM CLADDING SYSTEM WITH GLAZED PANELS
- 13 ALUMINUM CLADDING SYSTEM WITH GLAZED PANELS
- 14 PRE-FINISHED METAL URBAN BIKES
- 15 METAL CLADDING - PAINT FINISH
- 16 CORNICE

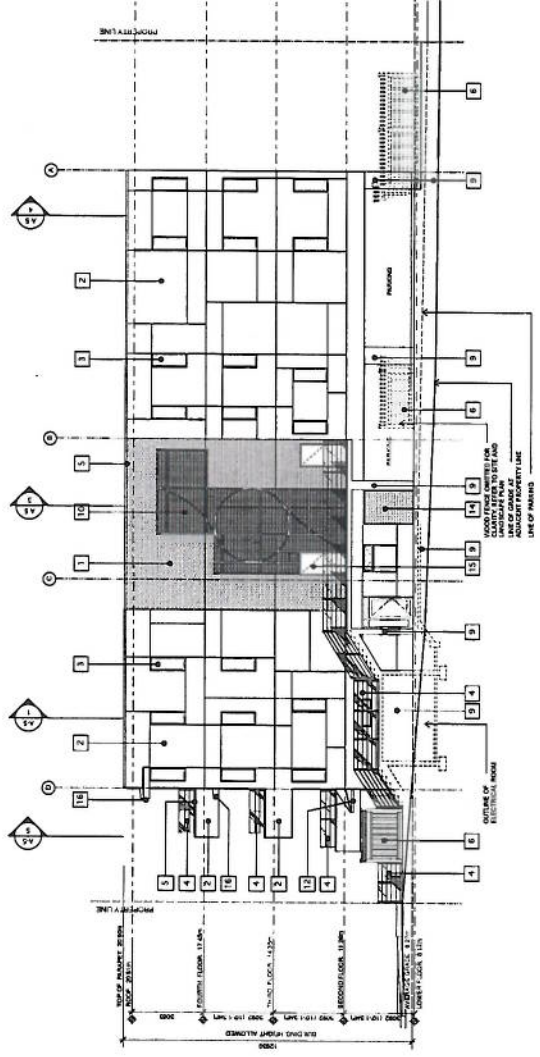
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2	20 APR 2014	DEVELOPMENT PERMIT WITH VARIANCE
3	14 JUL 2014	DEVELOPMENT PERMIT WITH VARIANCE
4	14 JUL 2014	DEVELOPMENT PERMIT WITH VARIANCE
5	14 JUL 2014	DEVELOPMENT PERMIT WITH VARIANCE

1014 PARK BOULEVARD

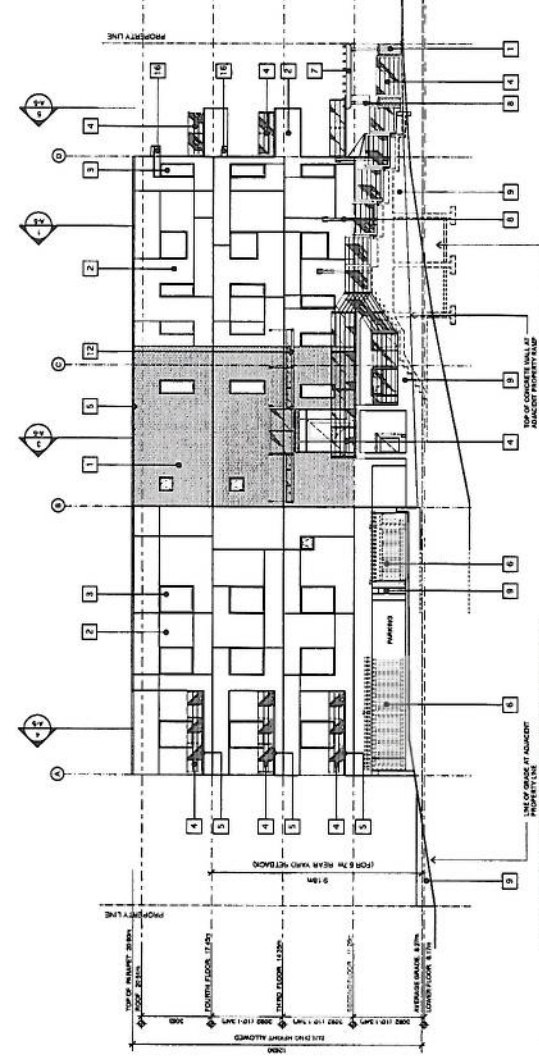
VICTORIA, B.C.
SEAL

ELEVATIONS

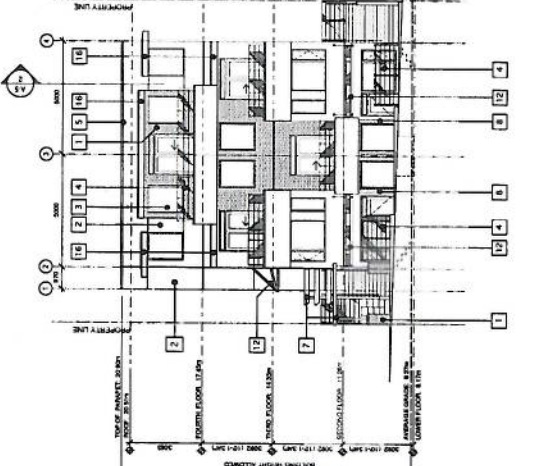
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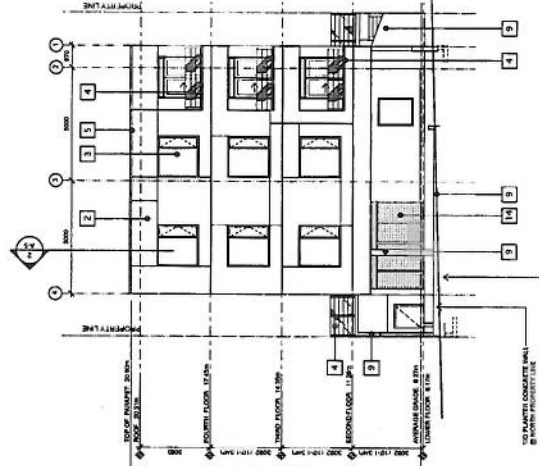
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2 EAST ELEVATION
1:100



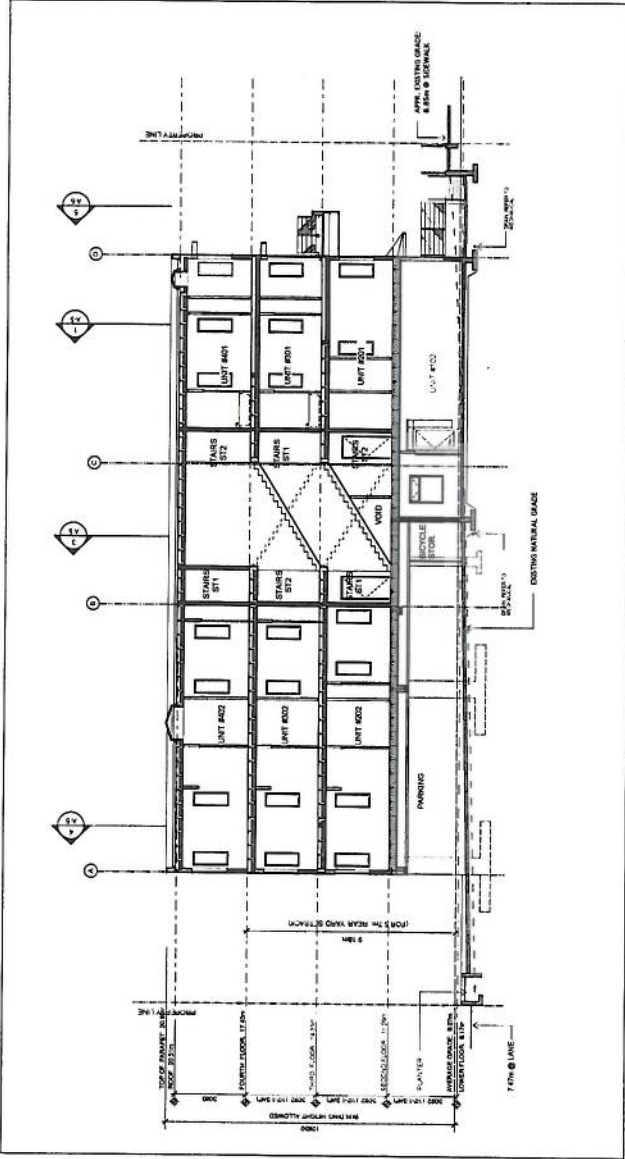
3 NORTH ELEVATION
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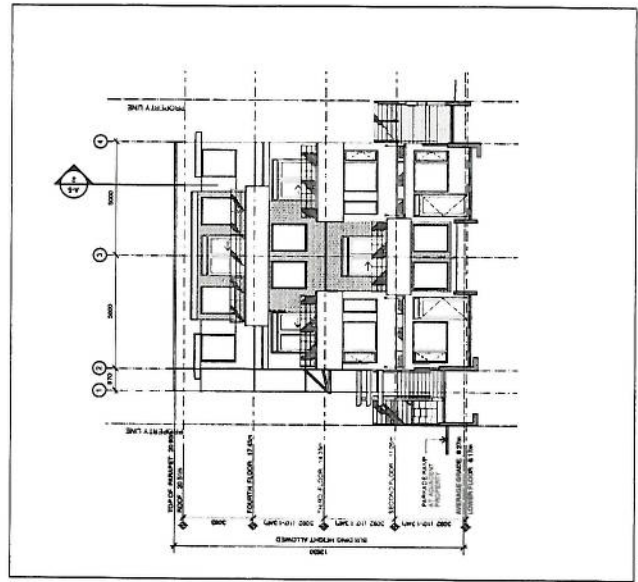
4 WEST ELEVATION
1:100

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City of Victoria
JUL 25 2014
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Development Services Division

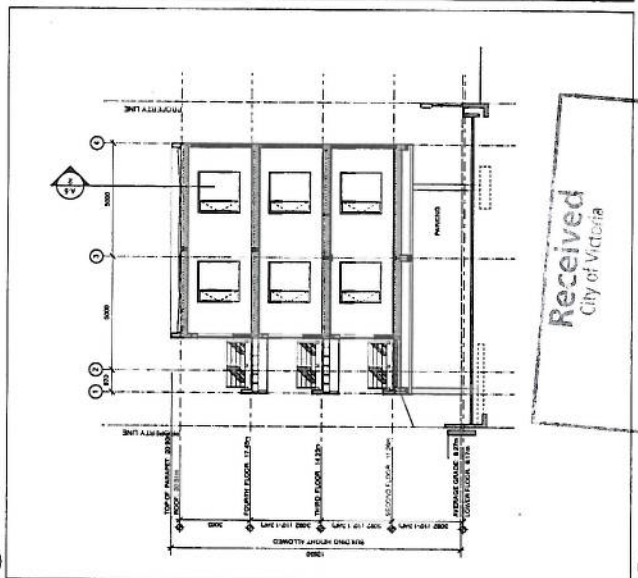
3	12 JULY 2014	DEVELOPMENT PERMITS WITH VARIANCE
2	30 APR 2014	INTERIM DEVELOPMENT PERMIT
1	14 JUNE 2013	DEVELOPMENT PERMITS APPLICATION
NO.	DATE	ISSUE



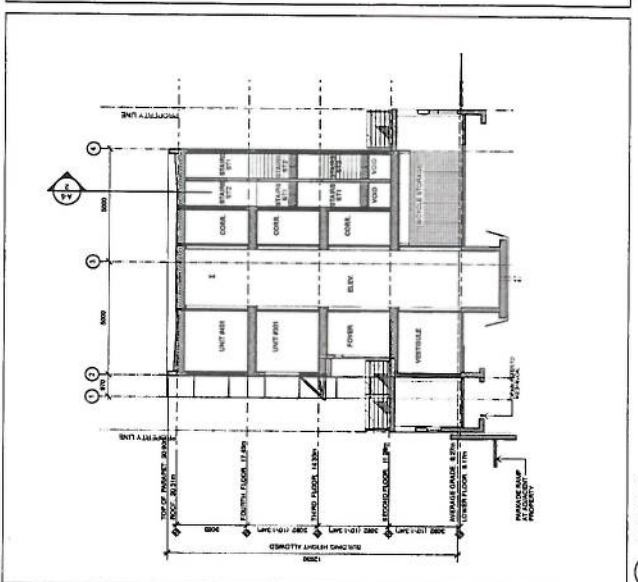
1 SECTION
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2 SECTION
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3 SECTION
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4 SECTION
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5 SECTION
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JUL 25 2014
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REZONING APPLICATION PUBLIC HEARING

1. Rezoning Application No. 00395 for property known as 1014 Park Boulevard

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 969) – No. 13-059

To amend the Zoning Regulation Bylaw:

- (a) to create a R-72 Zone, Park Boulevard Multiple Dwelling District that permits the land to be used for single family dwelling, two family dwelling, multiple dwelling, rest home Class A and Class B, accessory buildings, private garage, garage sales, and home occupations
- (b) to rezone land known as 1014 Park Boulevard to a new R-72 Zone, Park Boulevard Multiple Dwelling District, to increase the permitted density for a multiple dwelling

New Zone: R-72 Zone, Park Boulevard Multiple Dwelling District
Legal Description: Lot 3, Block 1, Fairfield Farm Estate, Victoria, Plan 917
Existing Zone: R3-A2 Zone, Low Profile Multiple Dwelling District

Mayor Fortin opened the public hearing at 7:36 p.m.

Mike Miller (President, Abstract Developments): The property is between Cook and Vancouver and is ideally situated to take advantage of the surrounding amenities of Cook Street Village, Beacon Hill Park and Dallas Road. The proposal is to rezone the property from low profile multi-family residential to a site specific zone that will permit a four storey multi-family dwelling. They have worked with planning staff and the Fairfield Gonzales Community Association and surrounding neighbours so their proposal responds to the existing character of the neighbourhood. They have also made presentations to the strata council and several residents to the immediate west and met with the owner of the apartment building to the east and several neighbours on Oliphant, whose backyards share the laneway. Park Boulevard is a short street south of Cook Street Village and across from Beacon Hill Park. The subject site is the only single family dwelling on the street. All the other properties on the street have been developed with three or four storey dwellings. In the OCP the property has been designated as urban residential within 200 meters of a large urban village, this is Cook Street Village. This designation allows multi-family dwellings up to six storeys; their proposal is four storeys and fits within the guidelines. The main residential access will be on the west property line, with two residential units having direct access to Park Boulevard. There will be interaction between the private realm of residences and the public streetscape. The entrance also features arbours as well as a waterfall element leading up the front steps to the main residential entrance on west side. There will be a total of seven surface parking stalls provided for the residents with four of the parking stalls and driveway being underneath the cantilevered portion of the building. The parking will be accessed by the laneway at the rear of the property with three egress points; two on Oliphant and one on Vancouver. Each unit will be provided with secure bicycle storage lockers as well as six stall bicycle rack provided in the front yard for visitor use. They will also provide a one-year transit pass for each unit. The building will offer affordable one bedroom garden suites on the ground floor, two bedroom suites on the main floor and two-level loft design units on the second and third floors. The design is classic contemporary art deco. Windows have been arranged to mitigate privacy issues on the east and west. The landscape plan features a waterfall on the west property line leading to the main residential entrance. The patio areas on the ground floor unit are separated from each other as well as the sidewalk with shrubs and groundcovers. New trees will be planted in the rear yard which will help screen the covered parking area from the laneway and a new cedar fence will be built along the northeast and west property lines.

Councillor Madoff asked if the project has support of all or some of the surrounding neighbours.

Mike Miller: They went door to door and have support from all those contacted. One neighbour submitted a letter early and they have met with them several times and think they addressed their concerns.

Neil Douglas-Tubb (Vancouver Street): He lives on the corner of Pendergast and Cook Street. He heard about this project and that something was going to happen in the neighbourhood. He purchased property in 2004 on Moss Street, which was built by Mike Miller and Abstract and it was quality. Adding this will bring up property values. This development presents an opportunity for this neighbourhood to recover. He is in favour of this; the developer knows what he is doing.

Marilyn Underhill (Strata Council 1762): Mr. Miller met with the entire ownership of the building and presented the plans to them, and adjusted the windows so there would be the most possible privacy. He is a quality builder and she has visited other buildings they have done and she is very impressed with them. The entire building is totally in favour of this and hopes that it goes through quickly.

Mary-Jo Duncan (Park Boulevard): They have lived there for a couple of years and they are in favour of Abstract. The development will help the area and to bring in more people in. She has seen many buildings done by Abstract and they are consistently aware of the aesthetic and quality and are consistent with attention to detail. What is there now is not aesthetically pleasing. The Abstract crews are very respectful and are clean during their builds

Betty Gibbens (Convent Place): This property occupies land opposite Beacon Hill Park and is special and worthy special treatment to avoid destruction. The house represents Victoria's past architecture. Approving this ad-hoc precedent setting rezoning request will lead other developers to request the same which will change the character of the Street, including those on Vancouver. This negates the Community Plan. This two-storey house is the only one of its kind on Park Boulevard. There are examples around downtown that have been preserved by heritage designation. This house could be restructured inside to provide more units instead of changing the zoning to increase density. The house should be preserved. What is the point of the Community Plan if it is not followed?

Kevin (Cook Street): He is excited about what is happening here and we need community on Cook Street. This is the best thing to happen and we need more people and we need to build for people. Abstract are good and their buildings look great. He is in full agreement with the proposal.

Terry (Oliphant Street): The project is a very good one. He has been living there for 12 years and very little has happened in terms of development, this fits well and we need residential with growing commercial and the FSR is very low.

Mayor Fortin closed the public hearing at 7:59 p.m.

Councillor Isitt said he has read the written remarks and heard the verbal presentation from Ms. Gibbens with respect to the OCP not being followed. Is this development consistent with the OCP?

Helen Cain (Senior Planner): Yes, it fits within the urban place designation and is within 200 meters of Cook Street Village where we want growth.

1. **Bylaw Motion - Consideration of Third Reading**

It was moved by Councillor Gudgeon, seconded by Councillor Helps, that the following bylaw be given third reading:

Zoning Regulation Bylaw, Amendment Bylaw (No. 969) 13-059

Councillor Gudgeon said that she will support and thanked Mr. Miller for working with the community.

Councillor Helps said that it is thrilling to see the OCP come to life as Council envisioned. It was a good process and a good product

Councillor Isitt said that there is a lot of density, height and massing to squeeze on to a single family dwelling lot, but it is supportable as Mr. Miller has done his homework. The adjacent strata council and apartment owner who expressed concerns are supportive and the residents around the immediate area are supportive of this. He does not think it is incompatible with the Park or with the block with multi-unit and multi-storey buildings.

Councillor Madoff said that she will support for the reasons stated. The zoning is already in place to allow this, so it is not actually a rezoning. This house is in poor condition, as perhaps it was held in anticipation of development and it becomes target of the community for concern. She does have some regret about the lack of variety of housing types as the community is enriched when there is a mixture of forms of housing.

Carried Unanimously

2. **Bylaw Motion - Adoption**

It was moved by Councillor Helps, seconded by Councillor Coleman, that the following bylaws be adopted:

Zoning Regulation Bylaw, Amendment Bylaw (No. 969) 13-059

Housing Agreement (1014 Park Boulevard) Bylaw 13-062

Carried Unanimously

3. **Motion - Approve Development Permit**

It was moved by Councillor Helps, seconded by Councillor Madoff, that Council authorize the issuance of a Development Permit for 1014 Park Boulevard in accordance with:

1. Plans stamped Development Permit #000283, dated February 19, 2013;
2. Development meeting all Zoning Regulation Bylaw requirements;
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.

Carried Unanimously



MEMO TO COUNCIL

DATE: December 12, 2013

PREPARED BY: Helen Cain, Senior Planner

ENDORSED BY: Deb Day, Director, Sustainable Planning and Community Development

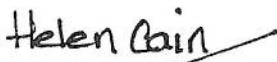
SUBJECT: **Rezoning Application #00395 and Development Permit #00283 for 1014 Park Boulevard**
Final plans and letter from applicant

The purpose of this memo is to provide Council with an updated applicant letter and final plans associated with Rezoning Application #000395 and Development Permit #00283 for the property at 1014 Park Boulevard. Despite the Advisory Design Panel recommendation for support for the proposal as presented at the meeting of May 22, 2013, the applicant decided to change certain technical aspects of the proposal related to density and building massing, but did not alter their proposed design in any other way. Specifically, the following details are revised in the attached final plans:

- Total floor area is reduced from 963.22 m² to 870.38 m²
- Floor space ratio is reduced from 1.77:1 to 1.59:1
- Site coverage is increased from 59.3% to 61%
- Open site space is reduced from 32.5% to 32.3%
- East side setback from main building is reduced from 1.82 m to 1.78 m
- West side setback from main building is increased from 1.46 m to 1.5 m.

All the above dimensions are captured in Zoning Regulation Bylaw Amendment Bylaw No. 13-059 for "Part 3.95, R-72 (Park Boulevard Multiple Dwelling District)".

Respectfully submitted,



Helen Cain
Senior Planner
Development Services Division





Deb Day, Director
Sustainable Planning and Community
Development Department

HC:aw

Attachments

- Letter from Abstract Developments, stamped June 26, 2013
- Final plans, stamped June 26, 2013

1014 Park Boulevard
Victoria, BC



REZONING & DEVELOPMENT PERMIT APPLICATION

Original Submission: 11/23/2012
1st Revised Submission: 02/20/2013
2nd Revised Submission: 06/27/2013

DRAWING LIST

- A 1 Site Plan and Data
- A 2 Lower and Main Level Floor Plan
- A 3 Second and Third Level Floor Plan
- A 4 Elevations and Section
- A 5 Streetscape
- A 6 Renderings – South and North Views
- A 7 Renderings – Additional Views
- A 8 Adjacent Buildings and Windows
- L 1 Landscape Plan

APPLICANT

Abstract Developments Inc.
1869 Oak Bay Avenue
Victoria, BC V8S 1E3
P: 250.863.5579

ARCHITECT

MJM Architect Inc.
10-509 Vancouver Street
Victoria, BC V8V 3V6
P: 250.661.5432

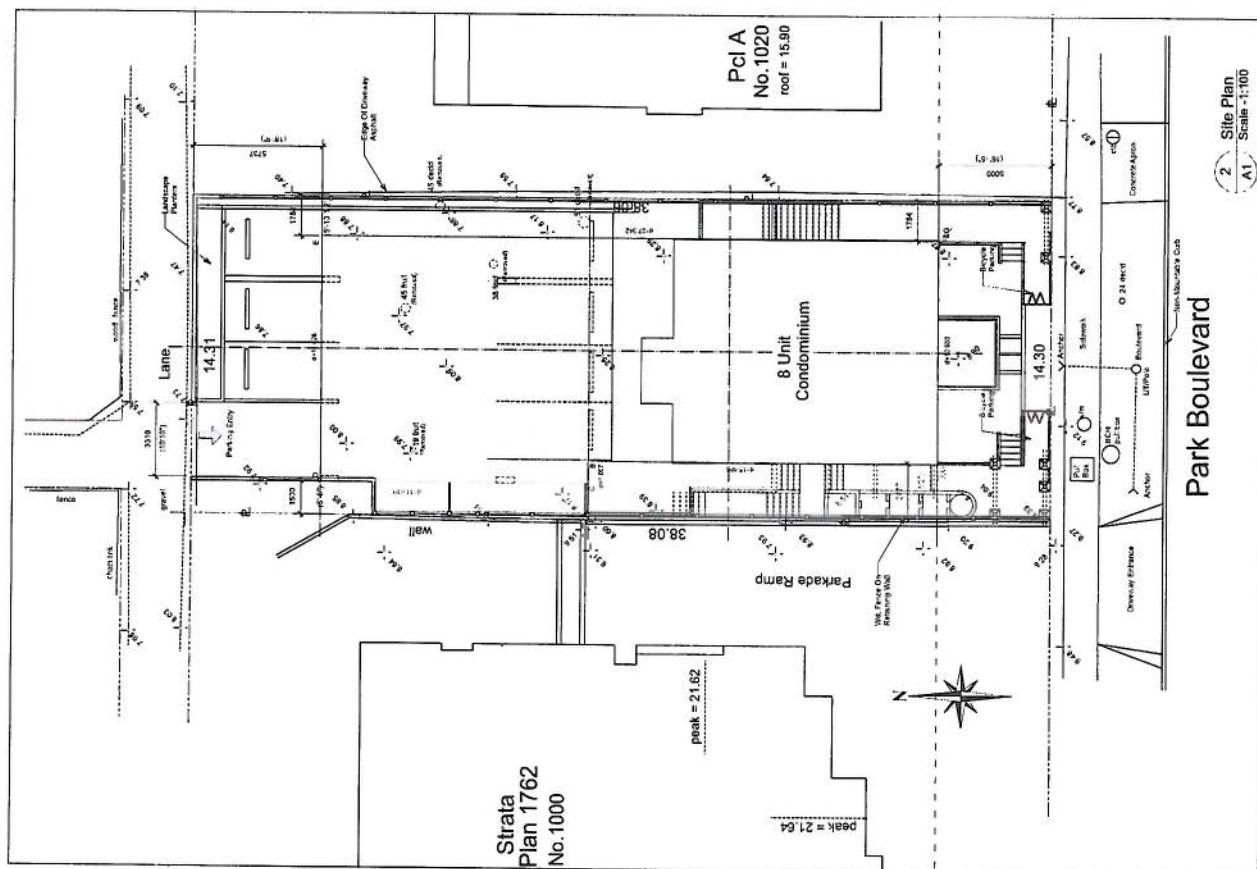
LANDSCAPE DESIGNER

Duane Ensing Landscape Design
103-891 Altree Road
Victoria, BC V8S 0A6
P: 250.881.0706

Legal Description

Legal Description

Lot 3, Block 1, Fairfield Farm Estate,
Victoria City Plan 917



FSR Calculation

Total Floor Area *	810.1	810.1
75 Acres *	222.5	222.5
Therefore, PRICE *	\$73.35	\$73.35

Site Coverage Calculation

Area	14.63
Cost of Building and All Other	237.33
Insurance, 80% Coverage	84%

Open Site Space Calculation

Open the Book	185.172
Close the Book	-52.172
	133

Open the Book	185.172
Close the Book	-52.172
	133

Grade Calculation

GROSS CALCULATION *				
QTY	UNIT PRICE	AMOUNT	TAX	TOTAL
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2.0000	2.0000	2.0000	0.0000	2.0000
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Open Site Space Calculation

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25.420	1674.1192
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27.4	2318.6292
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29.428	3154.2192
30.4	3718.6292
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34.420	6474.1192
35.428	7294.2192
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39.4	11488.6292
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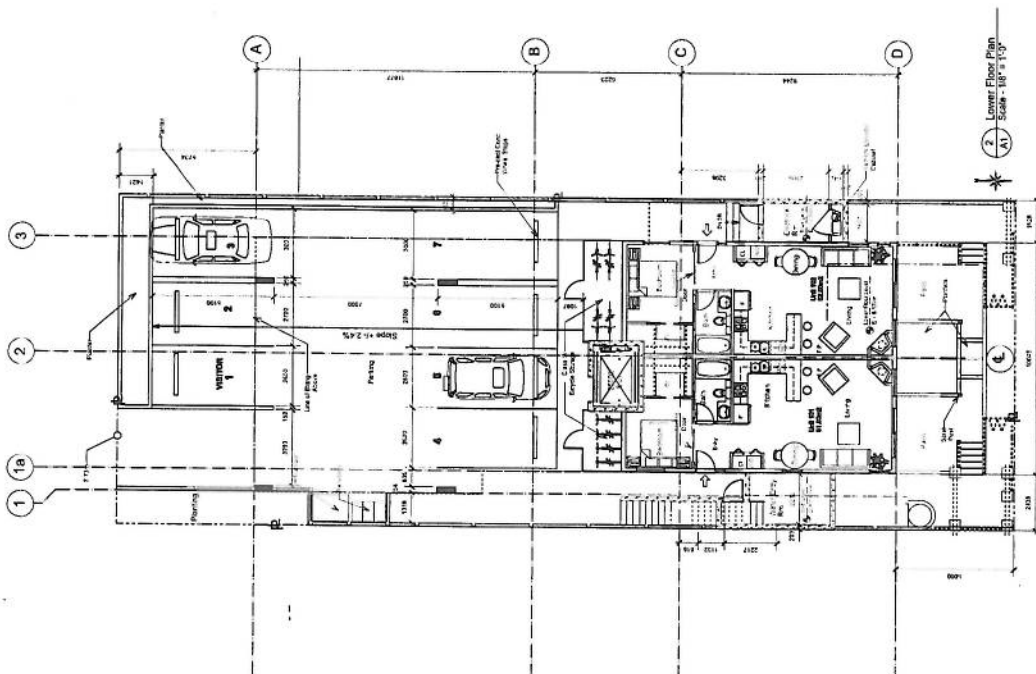
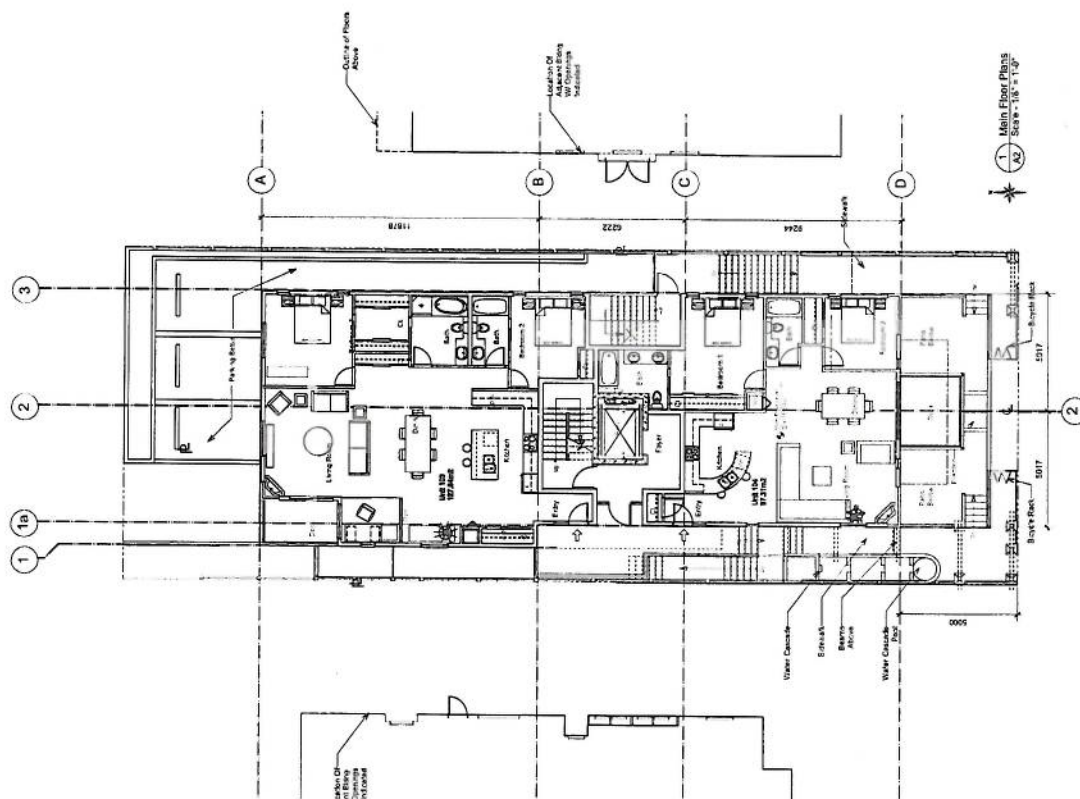
Project Information Table

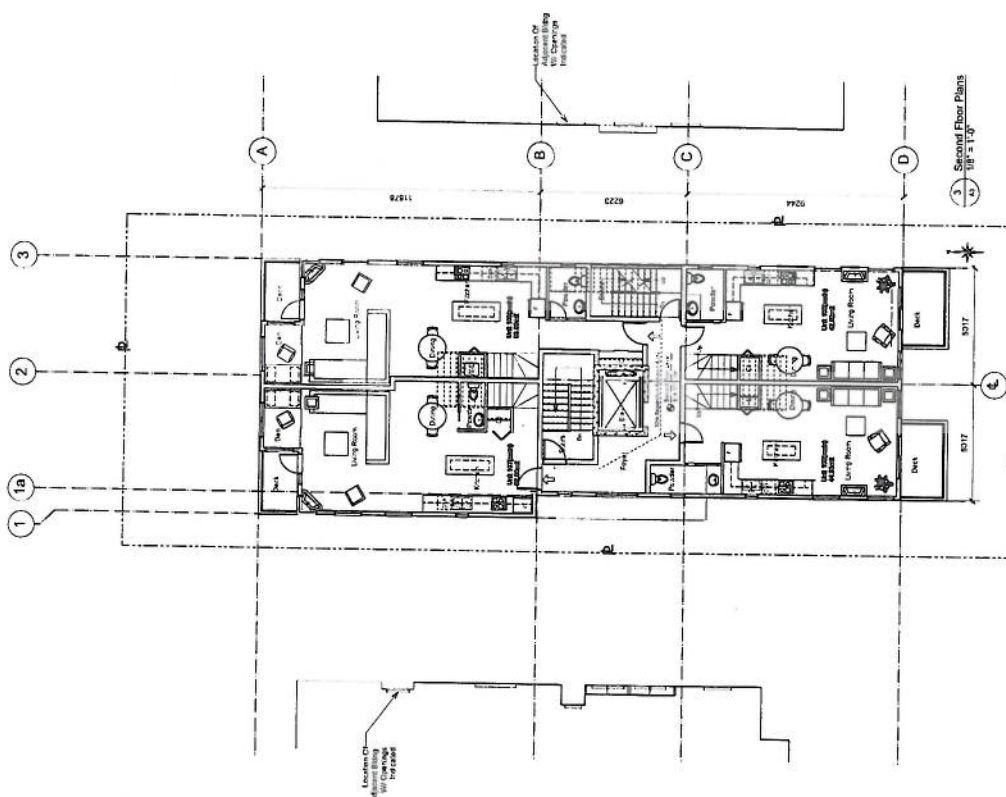
Zone Standard	New Zone
80-42	
850-2 mm	644 (m=2)
	870 (m=3)
1.1 (1st Row)	1.3 (1)
46%	61%
49%	32.5%
10.7%	10.6%
3	4
11	7
9.6	9.6
7.5%	5.0%
15 cm above P&E	\$179K / 2.5% over 10 yr
10.7% (1st Row)	10.6% (1st Row)
10.7% above 1st row	10.6% (1st Row)



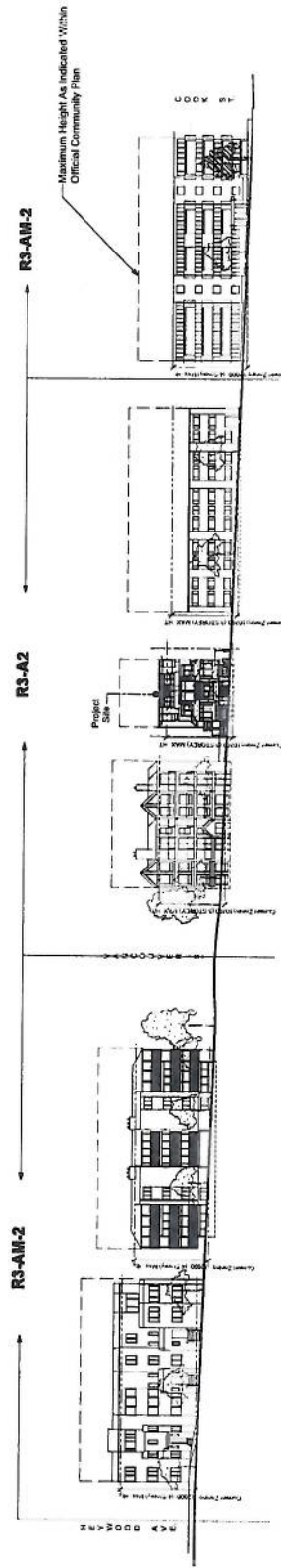
Abstract
DEVELOPMENTS INC.
"Building the World's Finest Homes"

104 PARK BOULEVARD
Victoria, BC
Site Plan/Data
Scale - As Noted
June 14th., 2013









South Elevation/Streetscape
Scale - 1" = 30'-0"



1014 PARK BOULEVARD
Victoria, BC
Streetscape
Scale - As Noted
June 14th, 2013

A5

Abstract
DEVELOPMENTS INC.
Building Standards Reimagined
1014 Park Boulevard
Victoria, BC
V8M 1A5
June 14th, 2013

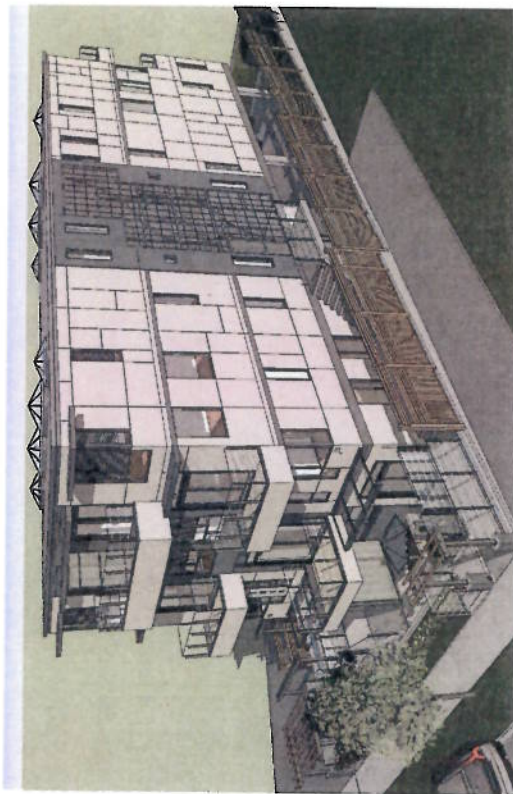


5 View of South Side from Street



6 View of North Side from Lane

 Abstract DEVELOPMENTS INC. 100-11111 160th Avenue, Surrey, BC V4N 1A1	101-7444 BOULEVARD Victoria, BC Renderings Scale - NTS June 14th, 2013		A6
	N.M.I. CONSULTING LTD. 100-11111 160th Avenue, Suite 102 Surrey, BC V4N 1A1	100-11111 160th Avenue, Suite 102 Surrey, BC V4N 1A1	

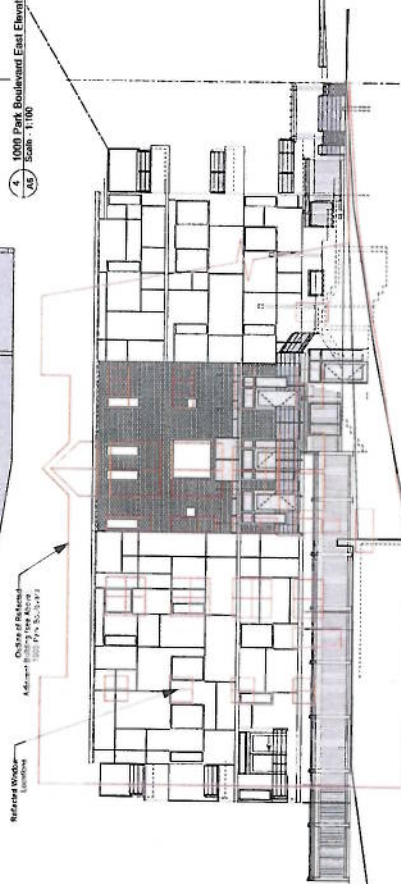


Renderings

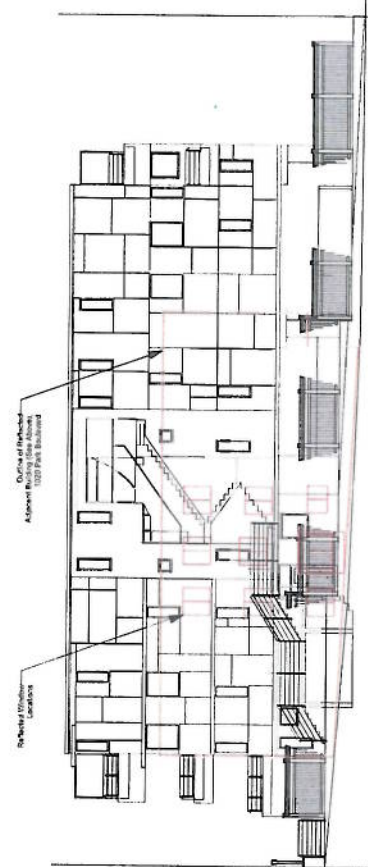
Abstract
DEVELOPMENTS INC.
"Building Tomorrow's Front Lines"

[illegible]

Reflected Window Location	Outline of Reflected Adjacent Building Foot Above 9000 Park Square



1 1020 Park Boulevard East Elevation
AS Scale - 1"=10'





Planning and Land Use Standing Committee Report

Date: April 11, 2013 **From:** Helen Cain, Senior Planner
Subject: **Rezoning Application #00395 and Development Permit Application #000283 for 1014 Park Boulevard** - Application to rezone lands from the R3-A2 Zone to increase the density and height to permit a new eight-unit apartment.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property at 1014 Park Boulevard. The applicant proposes the development of a new eight-unit apartment building. An increase from the maximum permitted density of 1.2:1 floor space ratio (FSR) to 1.77:1 FSR and increased building height from 10.7 m to 12.1 m are requested as part of these applications.

The following points were considered in assessing this application:

- The proposed rezoning and development is broadly consistent with the Urban Residential Urban Place Designation and *Fairfield Strategic Directions* in the *Official Community Plan, 2012*.
- Development and construction of the new four-storey apartment is subject to DPA 16 General Form and Character. The proposed design of this low-scale apartment is consistent with DPA 16 objectives, and the *Multi-Unit Residential, Commercial and Industrial Development Guidelines, 2012*, which apply in DPA 16.

Staff support these applications and recommend they move forward for consideration at a Public Hearing, subject to review by the Advisory Design Panel prior to proceeding to Council.

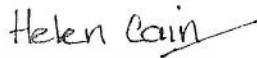
Recommendation

1. That Rezoning Application #00395 for 1014 Park Boulevard proceed for consideration at a Public Hearing, subject to:
 - (a) Preparation of a *Zoning Regulation Bylaw* amendment;
 - (b) Review by the Advisory Design Panel of Rezoning Application #00395, and Development Permit Application #00283;
 - (c) Preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Planning and Development to secure the following:
 - (i) ensuring that future strata bylaws cannot prohibit strata owners from renting residential strata units.

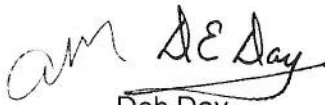
2. Following consideration of Rezoning Application #00395:

- (a) That Council authorize the issuance of a Development Permit for 1014 Park Boulevard in accordance with:
- (i) plans stamped Development Permit #000283 dated February 19, 2013;
 - (ii) development meeting all Zoning Regulation Bylaw requirements;
 - (iii) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.

Respectfully submitted,



Helen Cain
Senior Planner
Development Services



Deb Day
Director
Planning and Development



Peter Sparanese
General Manager
Operations

Report accepted and recommended by the City Manager:

Gail Stephens

HC:aw

1. Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the property at 1014 Park Boulevard. The applicant has also submitted a concurrent Development Permit Application. These applications increase in density and height and address the design for a new eight-unit apartment.

2. Background

2.1 Description of Proposal

The applicant proposes to rezone the property at 1014 Park Boulevard to permit increased density from the maximum 1.2:1 FSR in the existing R3-A2 Zone (Low Profile Multiple Dwelling District) to 1.77:1 FSR and development of a new four-storey, eight-unit apartment that will be strata titled. The proposal also involves demolition of an existing single-family dwelling.

For consideration of the increased density and relaxation of off-street vehicular parking standards, the applicant has provided a Green Building Strategy that outlines proposed architecture and landscape features and transportation demand management measures. The latter includes the voluntary provision of a one-year bus pass for each strata owner to mitigate the impact of residential intensification on street parking.

2.2 Land Use Context

The property is located across from Beacon Hill Park and within walking distance of the Cook Street Village, in a portion of Fairfield where low-rise apartments are predominant. New residential infill that is low-to-medium density is well-suited to the north side of the 1000-block of Park Boulevard, where the character is entirely apartment forms, except for a single, two-storey, single-family dwelling on the subject site at 1014 Park Boulevard.

2.3 Community Consultation

The applicant consulted with the Fairfield Gonzales Community Association on January 21, 2013. A letter from the Land Use Committee is attached to this report.

2.4 Existing Site Development and Development Potential

The data table (below) compares the proposal with the existing R3-A2 Zone (Low Profile Multiple Dwelling District). The proposed new four-storey apartment building is less stringent than the standard zone in criteria identified with an asterisk (*) below.

Zoning Criteria	Proposal	Zone Standard R3-A2
Site area (m ²) – min.	544.6*	920
Total floor area (m ²) – max.	963.22*	544.6
Density (Floor Space Ratio) – max.	1.77*	1

Height (m) – max.	12.1*	10.7
Site coverage (%) – max.	59.3*	33.3
Open site space (%) – min.	32.5*	30
Storeys – max.	4*	3
Setbacks (m) – min.		
South (front)	5*	7.5
North (rear/lane)	5.73 (buildings under 7 m)	9.0 (buildings under 7 m)
	7.23 (buildings over 7 m)	10.5 (buildings over 7 m)
West (side)	1.46 – main building*	6.05
East (side)	1.82 – main building*	6.05
Parking – min.	7*	11
Visitor parking – min.	1	1
Bicycle storage – min.	8	8
Bicycle rack – min.	6	6

2.5 Legal Description

Lot 3, Block 1, Fairfield Farm Estate, Victoria City, Plan 917.

2.6 Consistency with City Policy

2.6.1 Regional Growth Strategy

The proposal contributes to the *Regional Growth Strategy* goal of adding to the supply of housing within the boundaries of the City.

2.6.2 Official Community Plan, 2012

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012* (OCP). The property at 1014 Park Boulevard is designated as Urban Residential in the OCP, which envisions multi-unit residential buildings up to nine storeys and density generally up to 1.2:1 FSR. Increased density up to a total of approximately 2:1 FSR may be considered in strategic locations, including walking distance from the Urban Core or a Large Urban Village. The subject site at 1014 Park Boulevard is located within 200 m of the Cook Street Village.

In accordance with the OCP, the new apartment building is subject to DPA16 General Form and Character. The objectives of DPA 16 are:

4. (a) *To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.*
- (b) *To integrate commercial, industrial and multi-unit residential developments in a manner that is complementary to established place character in a neighbourhood or other areas, including its heritage character.*
- (c) *To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.*
- (d) *To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.*

The proposed development at 1014 Park Boulevard is broadly consistent with DPA 16 objectives for infill with high-quality design that respects established character.

2.7 Consistency with Design Guidelines

The proposal is subject to review under DPA 16 General Form and Character. Building form, character and finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*. Relevant guidance includes: context and transition; streetscape and relationship to the street; human scale; exterior finishes; open spaces and landscaping; parking, access and circulation. The proposed development responds well to the design considerations as summarized below.

2.7.1 Area-wide Context and Transition between Areas

The form and massing of the new apartment is appropriate in relation to adjacent buildings and the streetscape along the 1000-block of Park Boulevard, where the proposed development is a good fit with the existing place character of low-rise apartments.

2.7.2 Streetscape, Relationship to the Street and Orientation

The new apartment will add variety to the streetscape in building height, roofline and massing. Located on a low-grade slope rising from east to west, the dwelling at 1014 Park Boulevard is located next to buildings with a different roof shape or height. This proposed four-storey apartment with a flat roof is diminutive in massing compared to adjacent buildings. The front elevation is visually and physically connected to the street through patios, an entry arbour clearly marking a path to the side main entryway and plantings to soften the interface between the private and public realm.

2.7.3 Human Scale, Massing, Height and Architectural Features

The dwelling at 1014 Park Boulevard is located on a site that is highly visible across from the north edge of Beacon Hill Park, where human scale is a particularly important design consideration. The front elevation of the proposed apartment will add pedestrian interest through building articulation, projecting balconies and patios with direct access from individual entrances to the sidewalk and street.

2.7.4 Exterior Finishes and Landscaping

Rich and varied exterior finishes, such as stucco and brick veneers and glass panels, are proposed for the principal facade. Although the open site space available for landscaping is limited, the new trees and plantings are well-placed to provide relief from paved surfaces.

2.7.5 Parking

A number of spaces for vehicles are proposed underneath the cantilevered portion at the back of the building in combination with surface parking spaces. The latter are screened from the public lane and adjacent properties by new trees within the west and rear setbacks. Visitors' bicycle racks are clearly visible, located at the front property line, which reinforces a visual and physical connection between the proposed apartment and the sidewalk and street.

3. Issues

The key issues related to the Rezoning and Development Permit applications are:

- window openings on side elevations
- transportation demand management
- increased total floor area and density.

4. Analysis

4.1 Window Openings on Side Elevations

Given the new apartment is proposed in close proximity to adjacent apartments on the west and east elevations, the location and amount of window openings are important issues. Three windows line up with bedrooms in adjacent units including an entry window on the main floor, a kitchen window on the second floor and a den on the third floor. The applicant is willing to consider design refinements to address the amount and location of window openings on the side elevations.

4.2 Transportation Demand Management

The applicant has volunteered to provide a one-year transit pass to the purchaser of each strata unit to offset the requested variance from the vehicle parking standards in the *Zoning Regulation Bylaw Schedule C*. Staff have no objection to this proposal because the variance will have a limited impact on the availability of street parking and the shortfall in parking will be partially addressed until the transit passes expire. It should be noted that a combination of transportation demand measures, such as both car-share memberships and transit passes for strata owners, would provide a longer-term solution.

4.3 Increased Total Floor Area and Density

Earlier plans for this proposal included a below-grade bottom floor with two dwelling units and sunken patios on the front elevation, facing onto Park Boulevard. Because a basement (which is sunk partially or completely below grade with a ceiling no more than 1.2 m above grade) is not calculated in floor area in the *Zoning Regulation Bylaw*, the density was approximately 1.2:1 FSR. In response to staff feedback with respect to design considerations, the applicant raised the building above grade to strengthen its relationship to the street which increased total floor area and density to 1.77:1 FSR. Although this is technically a density lift, the removal of a

basement has greatly improved the design and is supportable on that basis. Moreover, the height and massing are highly suitable to the immediate streetscape where the place character is primarily older apartment blocks with greater massing.

5. Resource Impacts

There are no resource impacts that are associated with this development.

6. Options

1. That Rezoning Application #00395 proceed for consideration at a Public Hearing, concurrent with Development Permit #00283 (recommended).
2. That Rezoning Application #00395 and Development Permit #00283 for 1014 Park Boulevard be declined.

7. Conclusions

The rezoning proposal for a new, low-rise apartment with a density of 1.77:1 FSR at 1014 Park Boulevard is appropriate to the land use context of an Urban Residential area located within 200 metres (walking distance) of the Cook Street Village. This flat-roofed, four-storey building has a form and massing that is a good fit for a streetscape that is primarily characterized by larger apartment buildings. Generally, the architectural and landscaping design is consistent with the guidelines for DPA 16 General Form and Character and may be refined to address the neighbourliness of the window openings on the side elevations in relation to bedrooms of dwelling units in the adjacent property.

8. Recommendation

1. That Rezoning Application #00395 for 1014 Park Boulevard proceed for consideration at a Public Hearing, subject to:
 - (a) Preparation of a *Zoning Regulation Bylaw* amendment;
 - (b) Review by the Advisory Design Panel of Rezoning Application #00395, and Development Permit Application #00283;
 - (c) Preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Planning and Development to secure the following:
 - (i) ensuring that future strata bylaws cannot prohibit strata owners from renting residential strata units.
2. Following consideration of Rezoning Application #00395:
 - (a) That Council authorize the issuance of a Development Permit for 1014 Park Boulevard in accordance with:
 - (i) plans stamped Development Permit #000283 dated February 19, 2013;
 - (ii) development meeting all Zoning Regulation Bylaw requirements;
 - (iii) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.

9. List of Attachments

- Zoning map
- Aerial photo
- Letters from Abstract Developments Inc. stamped dated April 5, 2013, and February 19, 2013
- Report on the applicant's Green Building Strategy from MJM Architects Inc., dated January 29, 2013
- Plans stamped dated February 19, 2013
- E-mail and letter from Fairfield and Gonzales Community Association letter dated January 23, 2013 and January 21, 2013, respectively.