

Rockland Neighbourhood Association  
Land Use Committee  
c/o PO Box 5276 Station B  
1625 Fort Street  
Victoria BC V8R 6N4

April 16, 2014

Helen Cain, Senior Planner  
Development Services  
City of Victoria

re: Rezoning Development Permit Application  
Revised Submission: 03/10/2014  
1082 Richmond Avenue, Victoria, BC

Dear Helen:

In reviewing Abstract Developments letter of March 10, 2014 to Mayor and Council', several issues arise.

The letter states that the revised proposal has the support of staff. The RNA LUC understanding is that staff neither explicitly supports nor rejects proposals during development.

The letter frequently references the new Official Community Plan (OCP) The OCP is clear that new projects are to reference the Oak Bay Avenue Design Guidelines (2001) – 3 storeys, (OBDG2001)

This application is requesting a density of 2.0:1 FSR at the extreme upper end envisaged in the OCP. The OCP states total FSR in Urban Residential generally up to 1.2:1. and *toward* the upper end along arterial roads in strategic locations. Small Urban Villages and Large Urban Villages are generally up to 1.5:1. The property does not fall within the 200 meter Town Center/Urban Villages criteria. It is 500 meters from the Fort/Oak Bay intersection and 300 meters from the Fort/Richmond intersection. It does not seem a strategic location. Accepting a 2.0:1 FSR would establish an unfortunate precedent.

It is incorrect to say that in speaking with the Rockland Community Association the four storey option was preferred. The RNA LUC was presented with two options; architects renderings only, of four and five storey with no supporting plans. Because of the lack of supporting documentation and a reasonable opportunity to review the plans beforehand we declined to partake in any discussion.

Multi Family dwellings are not rare in the Rockland neighbourhood. The RNA understands that 70% of our area population are renters and almost all in multi family Down sizing is not an objective outlined in the OCP. Further, the Rockland neighbourhood already absorbs increased density in the form of new attached, semi attached housing, condominimized housing and garden suites.

The proposal does not address the concerns outlined in the August 26, 2013 Planning and Land Use Standing Committee Report, Rezoning Application #00388.

The plan exceeds the density of 1.2:1 FSR envisioned in Urban Residential area and the justification remains the same. The plan greatly exceeds the previous 1.59:1 FSR which was previously turned down and no new justification for density lift is given. Nor is the requirement for justification acknowledged.

The southerly exposure remains the same and complies with neither DPA 7A objectives for a transition to lower-scale residential areas and relevant guidelines nor the issue consistently reiterated in the Committee Report.

There is no land lift analysis to justify any increase in density that exceeds the R3-A2 zone – 3 storey limitation.

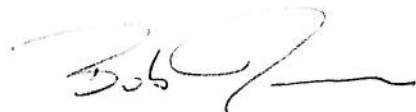
There is no provision of a community amenity contribution in the new proposal.

In conjunction with the (OBDG2001) it should be noted that the City initiated rezoning of this property to the R3-A2 Zone – 3 storey - in response to the Rockland Neighbourhood Plan (RNP). The proposed plan is still inconsistent with the OCP and the RNP and the previous PLUC recommendations.

In addition the RNA LUC would note that with the minimal 4.287m. setback there is a significant impact in privacy and shading to residents of the condo immediately to the west or adjacent to the rear yard. Further there is now a parkade exhaust fan adjacent to the neighbours.

The 57.7% site coverage is far in excess of the current 33.33% zoned site coverage and is totally inconsistent with the RNP for retaining green space and the recent City Integrated Waste Water initiative for on site storm water retention.

Regards;

A handwritten signature in black ink, appearing to read 'Bob June', followed by a horizontal line.

Bob June, Chair  
RNA LUC



## ROCKLAND NEIGHBOURHOOD ASSOCIATION

November 22, 2013

Ms. Helen Cain, Senior Planner  
Development Services  
City of Victoria

Dear Helen:

The RNA wishes to be on record as opposed to any proposal to 1082 Richmond Avenue that is in excess of 1.2:1 FSR and 40% site coverage.

While located on arterial roads, 1082 Richmond is an exceptionally small lot of 1067 sq. m., only slightly above the 920 sq. m. minimum lot size required by R3-A2 zoning.

Any building larger than 1.2:1 FSR will conflict with the OCP DPA 7A stated goal "to ensure corridors are compatible with adjacent and nearby lower density neighbourhoods through human scaled urban design and a sensitive transition in building form and place character."

The preliminary project we have been presented with references a 2:1 FSR and four or five storeys. This is in direct conflict with the 3-storey guideline of the Oak Bay Avenue Land Use and Design Guidelines (2001) and the R3-A2 Low Profile Multiple Dwelling District, to which the OCP directs special attention.

The RNA requests that this rezoning proposal be halted until an agreement can be reached on suitable FSR and that an amenities package for any uplift over the current zoned density be determined.

Sincerely,

Janet Simpson, President  
Rockland Neighbourhood Association

c.c. Ben Isitt





## Planning and Land Use Standing Committee Report

---

**Date:** August 26, 2013    **From:** Helen Cain, Senior Planner, Development Services  
**Subject:** Rezoning Application #00388 and Development Permit Application #000298 for 1082 Richmond Avenue - Application to rezone from the R3-A2 Zone to a new zone to increase the density and height and permit the construction of a new four-storey apartment building

---

### 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 located at 1082 Richmond Avenue. The property is located in the R3-A2 Zone (Low Profile Multiple Dwelling District) which permits a maximum density of 1:1 floor space ratio (FSR) for a multiple dwelling without underground parking. The applicant proposes to rezone the land to increase the density to 1:59:1 FSR and to construct a four-storey apartment building with surface parking.

The following points were considered in assessing these applications:

- 1082 Richmond Avenue is a corner lot at the intersection of Richmond Avenue and Oak Bay Avenue, where the latter is a secondary arterial road.
  - The *Official Community Plan 2012 (OCP)* designates the property as Urban Residential where the envisioned density is generally up to 1.2:1 floor space ratio (FSR), but sites along arterial or secondary arterial roads are eligible for additional density up to 2:1 FSR for new development that "significantly advances plan objectives".
  - The proposed development exceeds the density of 1.2:1 FSR envisioned in Urban Residential areas and the applicant has not provided an adequate justification for additional density of 0.39:1 FSR.
- Development and construction of the apartment building is subject to Development Permit 7A - Corridors objectives and the *Oak Bay Avenue Design Guidelines 1987*.
  - The proposed design does not adequately comply with DPA 7A objectives for a transition to lower-scale residential areas and relevant guidelines.
- The proposal includes a driveway across Oak Bay Avenue. This is contrary to the *Highway Access Bylaw, 1991*, requirement to locate a driveway on a corner lot on the lesser street classification. For the subject site, the latter is Richmond Avenue.
- A previous Development Permit issued in 2009 for the subject property expired in 2011.

Staff recommend that these applications be declined as presented. Should Council wish to postpone the consideration of the proposal, the plans must relocate the driveway on Oak Bay Avenue to Richmond Avenue to legally comply with the *Highway Access Bylaw, 1991*. However, the applicant has advised staff this is not feasible with the current density and design. The applicant should also provide a land lift analysis to justify any increase in density that exceeds the R3-A2 Zone entitlements and that exceeds the maximum of 1.2:1 FSR in the OCP for Urban Residential areas, in addition to providing overall changes to site planning and design.

Should Council wish to consider a proposal with significant changes, the applicant is willing to reconsider and revise the Rezoning Application and Development Permit Application.



**Recommendation**

That Council decline this Rezoning Application and Development Permit Application.

Respectfully submitted,

Helen Cain

Helen Cain  
Senior Planner  
Development Services

Deb Day

Deb Day  
Director  
Planning and Development

Report accepted and recommended by the City Manager:

Jocelyn Jenkyns  
per Jocelyn Jenkyns

HC:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00388\PLUSC REPORT\_RICHMOND AVENUE\_AUGUST  
15\_2013.DOC

## **1. Purpose**

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 located at 1082 Richmond Avenue. These applications involve an increase in density and height and the design of a new, four-storey apartment building.

## **2. Background**

### **2.1 Relevant History**

In September 2009, Council authorized the issuance of a Development Permit with Variances for the subject site to construct a 21-unit apartment building. This proposal complied with the R1-A2 Zone (Low Profile Multiple Dwelling District) standards except for height, site coverage, front, rear and side setbacks and location of a vehicle parking space. To facilitate the site redevelopment, an existing house at 1082 Richmond Avenue was relocated to 1004-1022 Pemberton Road. However, the applicant, Abstract Developments Inc., did not substantially start any new construction. In accordance with the *Local Government Act* Section 926(1), this previous Development Permit expired after a two-year period of inactivity in September 2011. It should be further noted that the expired Development Permit included a site plan where the full movement driveway was located on Oak Bay Avenue. At the time of the 2009 application, a mature tree on Richmond Avenue impeded the siting of a driveway across that road. The tree has since been removed from the property.

### **2.2 Description of Proposal**

The applicant proposes to rezone the property at 1082 Richmond Avenue to permit increased density from the maximum of 1:1 FSR in the R3-A2 Zone (Low Profile Multiple Dwelling) to 1.59:1 FSR and to develop a four-storey, 21-unit apartment building that will be strata titled.

The site plan, architecture and landscape of the proposal include the following features and details:

- full movement driveway (i.e. vehicle access and egress) across Oak Bay Avenue
- reduced parking standard from 29 to 19 vehicle parking spaces
- cantilevered building form, over surface parking, on front elevation
- siding and trim: alternating mix of hardiepanel (horizontal) and board and batten (vertical), with wooden, built-up barge board and pre-finished wooden finial
- windows, doors and balconies: wood trim around windows and doorways, metal doors and wooden balcony hand rail system
- perimeter fence: rock wall with wrought iron detail
- hardscape: mix of permeable and non-permeable, textures and colours and include paving stone paths to private patios on Oak Bay Avenue elevation
- trees and plantings: new street trees and mix of shrubs and lawns.

### **2.2 Land Use Context**

The property is located at the corner of Richmond Avenue and Oak Bay Avenue where the latter is a secondary arterial road. Richmond Avenue to the south is low density with primarily one-to-two storey houses. The Oak Bay Avenue corridor has primarily low-rise apartment forms and clusters of commercial and public-facility uses in Stadacona Centre and along Oak Bay Avenue,



within walking distance of the subject site. Land use density and housing forms that respond to the context of low-rise apartments on Oak Bay Avenue, and that provide visual transition to the surrounding single-family dwellings on Richmond Avenue, are well-suited to this location.

The immediate land use context is low-density residential uses, specifically:

- parcels to the north, west and east are R3-2 Zone (Multiple Dwelling District).
- parcels to the south are R1-B Zone (Single Family Dwelling District).

### 2.3 Community Consultation

The applicant consulted with the Rockland Community Association on November 7, 2012. Letters from the Land Use Committee are attached to this report.

### 2.4 Existing Site Development and Development Potential

The data table below compares the proposal with the R3-A2 Zone (Low Profile Multiple Dwelling District). A single asterisk (\*) is used to show where the proposal is less stringent than the zoning standards.

Zoning Criteria	Proposal	Zone Standard R3-A2
Site area (m <sup>2</sup> ) – minimum	1087	920
Total floor area (m <sup>2</sup> ) – maximum	1730.37*	1087
Density (Floor Space Ratio) – maximum	1.59:1*	1:1
Lot width (m) – minimum	31.41	n/a
Height (m) – maximum	15.026*	10.7
Storeys - maximum	4*	3
Site coverage (%) – maximum	52.9*	33.3
Open site space (%) – minimum	27.99*	30
Setbacks (m) – minimum		
Front (east) – Richmond Ave	3.21* (building)	7.51
Rear (west)	4.86* (building)	10.5
Side (north) – Oak Bay Ave	4.97* (building)	7.51
Side (south)	4.90* (building)	7.51
Landscape strip (m) – minimum	Nil – West*	0.6
– surface parking	Nil – South*	
Vehicle parking	19*	29
Bicycle rack	6	6
Bicycle storage	21	21

## **2.5 Legal Description**

Lot 1, Section 74, Victoria District, Plan 2094.

## **2.6 Consistency with Policy**

### **2.6.1 Regional Growth Strategy**

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

### **2.6.2 Official Community Plan, 2012**

In the *Official Community Plan 2012* (OCP), the property at 1082 Richmond Avenue is designated Urban Residential. It is located at the corner of Richmond Avenue and Oak Bay Avenue, where this is a secondary arterial road with envisioned density of generally up to 1.2:1 FSR, and extra density up to approximately 2:1 FSR, "may be considered in strategic locations for the advancement of plan objectives" in accordance with Policy 6.23 that states:

*6.23 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:*

*6.23.1 within 200 metres of the Urban Core; or*

*6.23.2 within 200 metres of Town Centres or Large Urban Villages, or*

*6.23.3 along arterial or secondary arterial roads.*

Given that 1082 Richmond Avenue is a corner lot along a secondary arterial, a proposal for residential intensification in this location in excess of the base density of 1.2:1 FSR may be considered. However, any development that seeks a higher density should include features that will advance the OCP in a significant way such as a provision of community amenity contributions.

In accordance with the OCP, the construction of the four-storey apartment building is subject to DPA 7A Corridors, where the objectives include:

- 4 (d) *To ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.*

The proposed development for 1082 Richmond Avenue does not adequately address DPA 7A objectives for human-scale design and transition to a lower-density residential context.

### **2.6.3 Rockland Neighbourhood Plan, 1987**

Policies in the *Rockland Neighbourhood Plan*, 1987, apply to the subject property and include:

- 2.1.10 *The scale of the next generation of apartments along Fort Street and Oak Bay Avenue should be related to the residential properties to the south.*



*3.2.2 Rezone from R3-2, Multiple Dwelling District to R3-A2, Low Profile Multiple Dwelling District properties on Oak Bay Avenue between Oak Bay Junction and Richmond Avenue to reduce size and height of future development (3 storeys).*

It should be noted that, in the past, the City initiated the rezoning of this property to the R3-A2 Zone (Low Profile Multiple Dwelling District) in response to Policy 3.2.2 of the *Rockland Neighbourhood Plan*.

Although the proposal to rezone to a four-storey building at 1082 Richmond Avenue would result in a higher building than envisioned in the local area plan, the property is located on a secondary arterial road, which the OCP identifies as a strategic location for population growth. However, the proposed design is inconsistent with the OCP and *Rockland Neighbourhood Plan* policies with respect to providing a sensitive transition to the residential properties on Richmond Avenue.

**2.6.4 Highway Access Bylaw, 1991**

All applicants must comply with the *Highway Access Bylaw, 1991*, which specifies requirements for the development of land parcels that are located at the corner of two roadways:

12. *The driveway crossings for all corner lots shall be*
- (a) located at least 8.0 m from the point of intersection of those street boundaries of the lot which are adjacent to the intersection; and*
  - (b) sited on the highway having the more minor street classification*

In the case of the subject site, Richmond Avenue is the lesser street. For legal compliance with the *Highway Access Bylaw*, any development at 1082 Richmond Avenue must have a driveway that crosses Richmond Avenue and not Oak Bay Avenue.

**2.7 Consistency with Design Guidelines**

Given the proposal is subject to review under DPA 7A Corridors, the apartment form, massing, character, exterior materials and landscaping details of the proposed development are reviewed and regulated in relation to the *Oak Bay Avenue Land Use and Design Guidelines 1983*. These include guidance for building height, materials, features and setbacks, as well as signage.

The proposed design of the apartment building has some architectural features, such as roof gables, and some "traditional" exterior materials, such as the barge and board siding, that are consistent with the relevant Guidelines. However, the large rectangular form with a street face that is not set back from the street on an upper storey will create a massing that lacks human-scale. Furthermore, the resulting bulkiness will not provide a sensitive transition to the single-family dwellings to the south on Richmond Avenue.

**3. Issues**

The main outstanding issues related to these applications are:

- increased density within Urban Residential areas
- driveway across Oak Bay Avenue
- option for revised applications.



#### **4. Analysis**

##### **4.1 Increased Density within Urban Residential Areas**

The OCP states that new development along secondary arterial roads may exceed the maximum density of 1.2:1 FSR prescribed for Urban Residential areas with extra density up to 2.0:1 FSR where a proposal includes features that "significantly advance" the OCP objectives. For instance, the contribution of a public amenity may justify extra density above 1.2:1 FSR. The proposed development for 1082 Richmond Avenue has a density of 1.59:1 FSR. It includes some support for sustainable transportation objectives, through parking for electric bicycles and scooters, and the applicant has identified an intention to provide high-quality design that will contribute to placemaking. However, the proposed design does not adequately comply with DPA 7A objectives and guidelines and requires significant changes. Given the applicant for 1082 Richmond Avenue has not provided adequate justification for increased density, based on OCP policy, this proposal is not supportable as currently presented.

Should Council wish to approve these applications, the applicant should justify the proposed land lift from the base density ceiling of 1.2:1 FSR envisioned in the OCP for Urban Residential areas to permit a new development with surface parking with increased density of 1.59:1 FSR. Also, a Section 219 Covenant for sewage attenuation is required for infrastructure improvements to support the increased density.

##### **4.2 Driveway across Oak Bay Avenue**

The *Highway Access Bylaw, 1991*, requires a driveway crossing to be located on the lesser classified roadway (i.e. Richmond Avenue) where a corner lot has multiple frontages. At the time of the previously issued Development Permit in 2009, the mature tree on Richmond Avenue prevented the location of a driveway across this frontage. Given the mature tree has since been removed, there are no extenuating circumstances that would support allowing a proposed driveway on Oak Bay Avenue.

In order to meet Engineering standards and comply with the *Highway Access Bylaw, 1991*, legal requirements, the proposal must be revised to have a driveway across Richmond Avenue. However, the applicant has noted that this is not feasible with this current design.

##### **4.3 Option for Revised Applications**

As stated in a letter attached to this report, should Council wish to postpone the consideration of the proposed development subject to overall changes, the applicant is willing to reconsider and revise the Rezoning Application and Development Permit Application.

A different design may be supportable with a new site plan and design that creates a positive street presence on Oak Bay Avenue and Richmond Avenue through comprehensive revisions to form, massing and character including the exterior materials.

Potential changes to the design should include achievement of the following outcomes:

- required relocation of the driveway from Oak Bay Avenue to Richmond Avenue
- positive street presence along the two frontages through
  - overall architectural composition with particular attention to the lower levels of the street faces and architectural openings (e.g. entrances to each street)



- remove the cantilevered form and surface parking visible from Oak Bay Avenue and provide underground parking
- sensitive transition to lower-scale residential buildings through massing proportions
- high-quality design through choice of exterior finishes.

The applicant has provided a letter dated August 22, 2013, that outlines the potential revisions to the Rezoning Application and Development Permit Application that could be made to the proposal. A motion for Council to postpone consideration of these applications, subject to a redesigned site plan and apartment building, is identified in "Section 6 - Options" of this report.

## **5. Resource Impacts**

There are no resource impacts that are anticipated to be associated with this proposal.

## **6. Options**

### Option 1 (Staff Recommendation)

That Council decline these applications.

### Option 2

That Council table the consideration of Rezoning Application #00388, subject to the City receiving revised plans for the proposal, addressing:

1. Provision of a land lift analysis that justifies any increase in density that exceeds the 1.2:1 floor space ratio.
2. Relocation of the driveway from Oak Bay Avenue to Richmond Avenue.
3. A new site plan and architectural, landscape and urban design that create a positive street presence on Oak Bay Avenue and Richmond Avenue and sensitive transition to low-scale buildings along Richmond Avenue.

## **7. Conclusions**

The rezoning proposal for a new, low-rise apartment with a density of 1.59:1 FSR at 1082 Richmond Avenue exceeds the maximum density of 1.2:1 FSR that the OCP prescribes for new development on secondary arterials in Urban Residential areas. For extra density up to 2:1 FSR, the proposal should include features that will significantly advance OCP objectives. The applicant has not provided an adequate justification for the proposed density lift of 0.39:1 FSR based on planning policy and the design does not adequately comply with OCP objectives for DPA 7A Corridors and the relevant guidelines. In addition, the proposed development is contrary to the *Highway Access Bylaw, 1991* with respect to the location of a driveway across Oak Bay Avenue. The driveway must be moved to Richmond Avenue for legal compliance and this revision will have significant implications for the site plan and overall architectural program.

Staff recommend that these applications be declined as presented. However, the applicant is willing to revise the Rezoning Application and Development Permit Application to better respond to staff concerns with respect to relocation of the driveway and to create a positive street presence on both frontages and a transition to houses on Richmond Avenue.

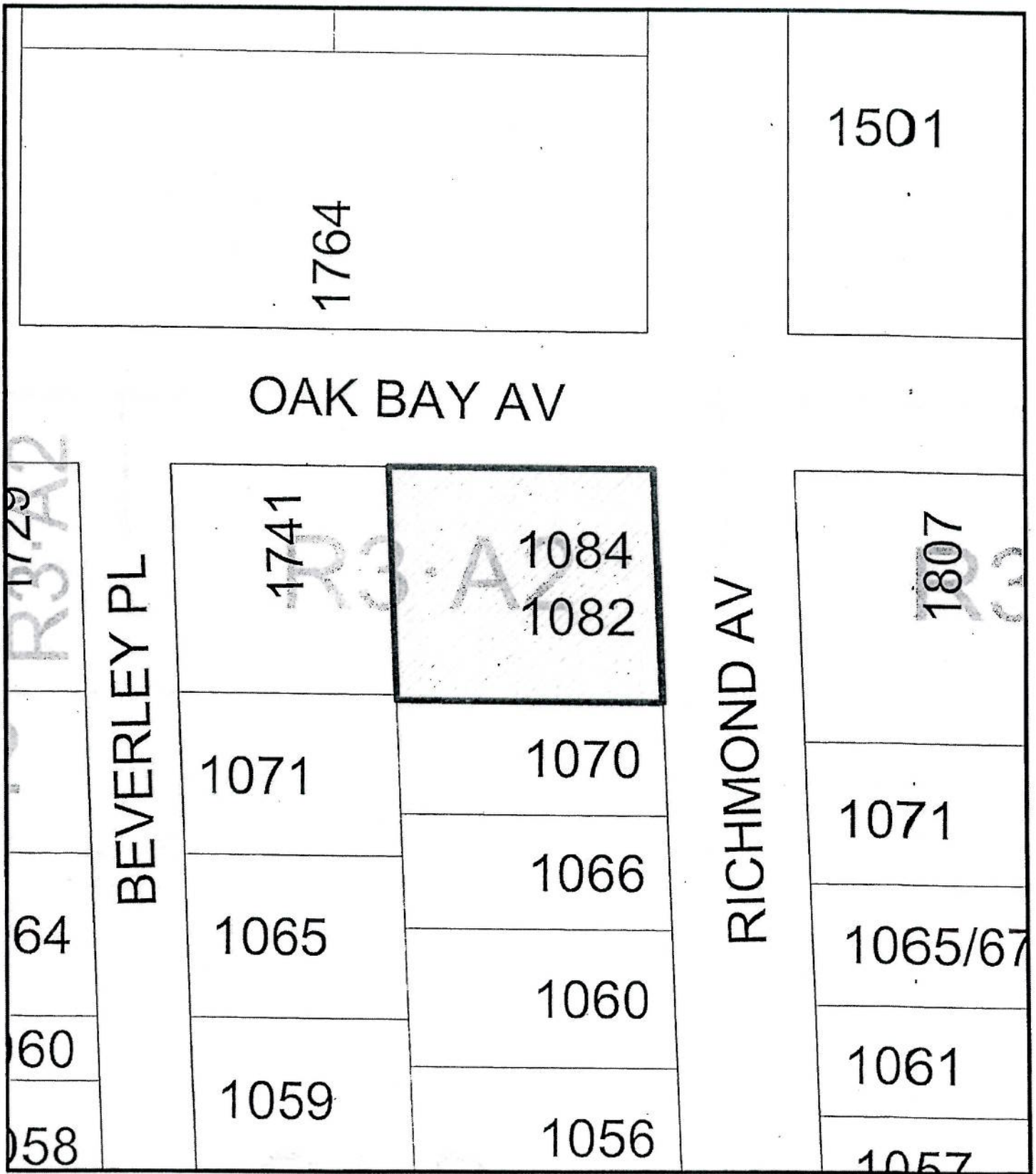
**8. Recommendation**

That Council decline this Rezoning Application and Development Permit Application.

**9. List of Attachments**

- Zoning map
- Aerial photo
- Letters from Abstract Development Inc., stamped August 22, 2013, May 13, 2013 and January 11, 2013
- Revised plans for Rezoning Application #00388 and Development Permit Application #00298, stamped May 13, 2013
- Letters from Rockland Community Association, dated December 13, 2012, and January 28, 2013.

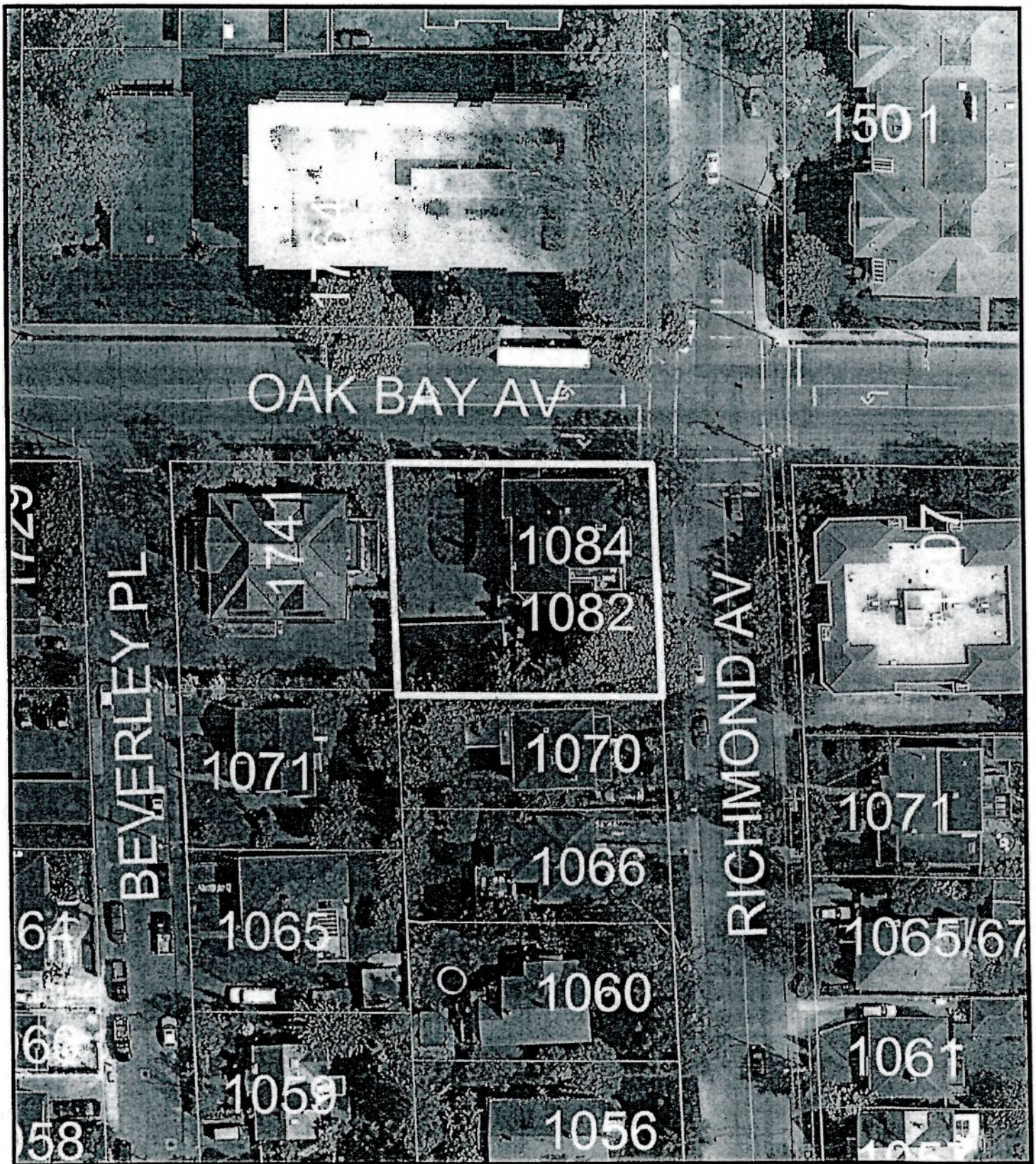




1082/1084 Richmond Avenue  
 Rezoning #00388  
 Bylaw #







1082/1084 Richmond Avenue

Rezoning #00388

Bylaw #







August 22, 2013

City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: Revised Rezoning and Development Permit Application  
1082 Richmond Avenue, Victoria, BC

Dear Mayor and Members of Council,

Abstract Developments Inc. is pleased to be submitting a Rezoning and Development Permit Application for the property located at 1082 Richmond Avenue. Further to the initial Rezoning and Development Permit Application submitted on January 11, 2013 and the first Application Review Summary received on February 13, 2013, this revised application responds to all departments' comments made within the Application Review Summary dated June 12, 2013. Included in this revised letter, and for simplicity, is an appendix outlining how each specific comment has been addressed.

#### **ALTERNATIVE APPLICATION**

As an alternative to the current Rezoning and Development Permit Application outlined herein, and as per recommendations from planning staff, we would be willing to proceed with a completely revised Rezoning and Development Permit Application as a result of unforeseen circumstances. These unforeseen circumstances arose nine (9) months after the current the Rezoning and DP Application was submitted; consequently, it is not feasible to revise the application as per staff's comments without compromising the integrity of the design and how the building interacts with the streetscape.

In order to accommodate the completely revised application, we are requesting that the revised application proceed on an expedited basis and without the provision for an economic land lift analysis. In turn, the revised application will present a completely redesigned proposal with a maximum density of 2.0:1 FSR while maintaining the height at the currently proposed 4 storeys, both of which are in keeping with the policies of the Official Community Plan. The building will also be design to be at grade, consistent with the existing application. All comments provided from staff to date will be incorporated into the revised application, including:

- Design the proposal to allow for the driveway access to come off of Richmond Avenue to comply with the Highway Access Bylaw;
- A more sensitive transition from our proposal into the Traditional Residential neighbourhood to the south;
- Design the corner element of the proposal to present a softer interaction with the streetscape;
- Design a more prominent entrance to the building;
- Reconsider the architectural approach through a complete redesign of the project to incorporate more traditional elements on the building's exterior such as brick and stucco;
- Provide underground parking for the building; and,
- Build the project to a BuiltGreen® designation.

We feel this option is appropriate because trying to revise the existing proposal to accommodate each of the above stated items is not feasible without adversely affecting the proposal's design. The revised proposed maximum density of 2.0:1 FSR and a height of 4 storeys will still be in keeping with the policies of the Official

Community Plan for the subject site. Furthermore, we feel an economic land lift analysis should not be a provision for the revised application for the following reasons:

- We voluntarily moved the existing character building on the site to another location within the same neighbourhood in order to preserve the building as well as the rental units. We feel that this is a valuable community amenity that has been provided in conjunction with the redevelopment of the subject property.
- Since we have already moved the existing character building, there will be additional unforeseen loss of rental revenue as a result of a longer process due to the complete redesign for a revised application.
- In addition to the lost rental revenue, redesigning the proposal will be expensive within itself and the majority of the costs incurred to date will need to be treated as sunk costs. Consultants will have to be re-engaged, including a new architect, landscape architect, and civil and structural consultants.
- The revised proposal option is primarily to do with an oversight within the Highway Access Bylaw. Our proposed driveway access is currently on Oak Bay Avenue, which is consistent with a previously approved Development Permit for the property; however, due to the Highway Access Bylaw, the driveway access is required to come off of Richmond Avenue since it is the highway having the more minor street classification.
- The additional costs incurred by us for proceeding with a completely redesigned building and revised application, as well as the costs involved in building an underground parkade, will be offset through achieving a density of 2.0:1 FSR.

Overall, we feel that through offering a complete redesign of our proposal as outlined above, coupled with the voluntary amenity of preserving the previously existing character building and rental units, we are supporting the objectives of the Official Community Plan in a significant way that should be recognized through permitting an increase in the density from the currently proposed 1.59:1 FSR up to a maximum of 2.0:1 FSR. We would also like to request, since this would be a revised Rezoning and DP Application rather than a new application, that any fees paid in conjunction with the existing application be applied to the revised application.

#### **PREAMBLE**

The site was initially acquired in early 2008, and was the previous location of a circa 1900's building which was converted several years ago into five rental units. A Development Permit was issued for this site in September, 2009; however, the market conditions at that time proved to be unaccommodating for a new project and the desire to retain the existing character building further delayed the project. As a result, the Development Permit expired in September 2011, and in January 2012 we applied to renew the Development Permit based on the previously approved application. At this time, and in speaking with the area planner, the draft of the new Official Community Plan had been released and the area planner encouraged us to review the land use policies and objectives as it would relate to our proposal. In doing so, we ended up revising our proposal to reflect the policies and objectives of the new draft Official Community Plan, cancelling our application to renew the Development Permit, and making a new Rezoning and Development Permit Application.

Since then, the rental building that was previously on the subject property has been relocated on a voluntary basis to another location within Rockland. Abstract Developments was pleased to team up with another local real estate investor to move the house to a location within the same neighbourhood in order to restore and retain the rental units.

Most recently, the City of Victoria has adopted a new Official Community Plan (OCP) providing direction for growth and change in Victoria over the next 30 years. We feel that our proposal is consistent with the objectives set out within the new OCP as well as all referenced planning guidelines. We have also consulted with the members of the Rockland Community Association Land Use Committee, held a formal Community Meeting on November 7, 2012, and have visited with individual neighbours on several occasions to ensure our proposal meets the needs and expectations of the community as a whole.



The proposed four-storey multi-unit residential building will be registered Built Green®. The building has been traditionally designed with subtle influences reflective of Tudor Revival architecture, providing a visually appealing and contextual fit into the built form and sense of place of Oak Bay Avenue and the neighbourhood of Rockland. The proposal is also situated within walking distance of the Royal Jubilee Hospital, two Large Urban Villages and a Small Urban Village, and fronts a designated Frequent Transit Corridor offering a great opportunity to encourage a walkable and livable community.

#### **DESCRIPTION OF PROPOSAL**

This Rezoning Application is requesting to rezone the property from the current R3-A2 (Low Profile Multiple Dwelling) zone to a site specific zone in order to support the land use policies and objectives established within the new Official Community Plan. The subject site is situated on the southwest corner of the Oak Bay Avenue and Richmond Avenue intersection, both of which are classified as 'Secondary Arterial' roads. Each of the other three corners of this intersection are developed with four-storey multi-unit residential buildings, which is consistent with our proposed built form of four storeys. Also, the overall siting of the proposed building, including the setbacks along Oak Bay Avenue and Richmond Avenue, is reflective of the previously approved Development Permit.

In contrast to the buildings on the adjacent corners, tending to be non-descript buildings set back from the street with sunken main floors diminishing their relationship with the street, our proposal presents a more traditional siting and design detailing. Specifically, we have focussed on the traditional character and sense of place within the neighbourhood of Rockland: elements reflective of Tudor Revival architecture such as panelled bay windows, gabled rooflines, and design details incorporated into the northeast corner of the building have all been incorporated. Accentuated by the choice of mullioned windows, finishing materials and colours, and landscape design features such as traditional rock walls with wrought iron inspired fencing fronting Oak Bay Avenue and Richmond Avenue, the design stands out on this prominent corner while effectively transitioning into the residential neighbourhood to the south and complimenting Rockland's sense of place.

Furthermore, this proposal offers 21 residential units ranging in type and size from a 565 square foot one-bedroom unit, up to a 970 square foot two-bedroom unit. With the specific design features and unit types, this proposal will be targeting a segment of the market that is currently underserved within Rockland and Oak Bay neighbourhoods: individuals and couples looking to downsize from their current single-family homes and wanting to age in place.

We have also ensured the building has a positive interaction with the street by locating the residential entrance on Oak Bay Avenue and incorporating three ground oriented residential units with direct access to the sidewalk along Richmond Avenue. Under the direction of planning staff, we have further revised our proposal to ensure the main entrance stands out from the adjacent residential units: an attractive arbour has been designed to be located over the main entrance to create a visual connection between the building and the public right-of-way. To further distinguish the main residential entrance, a 4'-0" wide custom door will be used instead of the typical 3'-6" door. In order to promote a more cohesive design along the ground floor we have removed the natural BC stone façade detailing surrounding the main entrance and on either side of the parking entrance. This area is now finished with board-and-batten detailing reflective of the rest of the building's ground floor finishing materials, and has been accented with wood panelling to soften the main entrance area.

Access to the residential parking area will be provided off of Oak Bay Avenue, reflective of the previously approved Development Permit, and will offer nineteen parking stalls on a partially covered surface parking area. The parking will be well-screened from the street by incorporating a "false-wall" with a window, which also creates a more appealing streetscape along Oak Bay Avenue. Additional fencing and landscaping will further screen the parking area from the street and from adjacent residential uses. A secure bicycle room will also be available to residents providing one bicycle space per unit, and will also provide a secure area to park electric mobility scooters.



## GOVERNMENT POLICIES

While undergoing the planning and design of this proposal, we have ensured consistency with the guidelines established within the recently adopted Official Community Plan, as well as the objectives of Development Permit Area 7A and the relevant Design Guidelines.

### *Official Community Plan (OCP)*

The Official Community Plan designates the subject site as 'Urban Residential'. Under this designation, and with the subject site being along a 'Secondary Arterial' road, the Urban Place Guidelines establish a built form of low-rise and mid-rise multi-unit buildings up to approximately six storeys, with densities up to a total of approximately 2.0:1. Taking into consideration the established built form of the surrounding neighbourhood, our proposal is for a four-storey building with an FSR of 1.59:1.

**TABLE 1: ZONING COMPARISON**

TYPE	CURRENT ZONE	OCP	PROPOSED
Zoning	R3-A2	Urban Residential*	New Zone
Density (FSR)	1.2 : 1	2.0 : 1	1.59 : 1
Height (storeys)	3 storeys	6 storeys	4 storeys

\* see Policy 6.23

The subject site is the last site to be developed at the intersection of Richmond Avenue and Oak Bay Avenue, and each of the other corners are improved with four-storey residential buildings, two of which are recently built '90s condominium developments. While our density of 1.59:1 is below the OCP guidelines of approximately 2.0:1, we feel the proposed four-storeys responds well to the established built form of the neighbourhood while still advancing the objectives within the OCP.

This proposal also borders two 'Large Urban Villages' and a 'Small Urban Village', being Stadacona Village, Jubilee Village, and Oak Bay Avenue Village, respectively. This offers residents the opportunity to walk to do their daily shopping and chores. Furthermore, with Oak Bay Avenue being a designated 'Frequent Transit' corridor, and both Oak Bay Avenue and Richmond Avenue being classified as 'Proposed Bikeways' within the Cycling Network of the OCP, the potential for a reduced dependence on cars is further encouraged in this location.

### **Development Permit Area 7A: Corridors**

The subject site is captured within the 'Oak Bay Avenue Corridor' of Development Permit Area 7A (DPA 7A). There are several objectives established within DPA 7A; however, and as it relates to our proposal, the primary objective is "to ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character." To make sure our proposal supports and furthers the objectives within DPA 7A, we have consulted the Advisory Design Guidelines (2006) and the Oak Bay Avenue Land Use and Design Guidelines (2001).

We feel the nodes of Tudor Revival influence apparent in the building's detailing represent a relevant expression for the Rockland Neighbourhood. In addition, a strong street relationship has been achieved through the use of distinguished entry features and landscape detailing. The main entrance is set apart from the rest of the building through the use of columns with panelling and an arbour feature framing the entrance. Special attention has also been given to the design surrounding the entrance to the parking area which is primarily located underneath a cantilevered portion of the building: a "false-wall" has been designed to fully screen the eastern half of the covered parking area. This wall will be finished in board-and-batten detailing and will incorporate a window similar to the entire ground floor of the proposal. We feel this achieves a more effective relationship to the street along Oak Bay Avenue.



In addition to consulting the Advisory Design Guidelines, DPA 7A refers to the Oak Bay Avenue Design Guidelines for applicants to review and consider when applying for Development Permits. Several of the Design Guidelines outlined within this document are reflected in our proposal: the roofline incorporates traditional pitches and gables with the main ridge line running parallel to the street, and the use of articulated bay windows on each face of the building provide visual interest. The bay windows are finished with panelling, leading up to the gabled roofline where additional cornice mouldings and knee braces are used to enhance visual interest.

Overall, we feel these traditional architectural and design details help transition the multi-family built form along Oak Bay Avenue into the more traditional residential character of the Rockland Neighbourhood.

#### ***Rockland Neighbourhood Plan***

The Rockland Neighbourhood Plan (adopted September 10, 1987) was also reviewed while undergoing the planning and design of this proposal.

Of the most relevant 'Housing Objectives' within this plan is to ensure "the scale of the next generation of apartments along Oak Bay Avenue should be related to the residential properties to the south." We have paid particular attention to the house located to the subject property's immediate south, being 1070 Richmond Avenue, and have consulted with the owner on several occasions (*see attached support letter from the owner*). 1070 Richmond Avenue is a tall 2.5 storey house with a strong sense of character. Our proposal incorporates attractive horizontal cornice lines, breaking up the massing into human scale proportions, and architectural detailing reflective of the neighbouring house and Rockland as a whole. The resulting scale and detailing not only effectively transitions into the immediately adjacent single-family dwelling, but is also reflective of the character houses continuing further down Richmond Avenue.

The Rockland Neighbourhood Plan also outlines objectives and policies for 'Heritage Buildings and Other Neighbourhood Features', and 'Architecture'. While our proposal is not in the immediate vicinity of either Heritage Designated or Registered buildings, our comprehensive design approach is nonetheless reflective of Rockland's historic character, sense of place, and uniqueness. Most notably, panelled bay and mullioned windows and gabled roofline are incorporated into each side of the building, attractive materials including board and batten detailing along the ground floor and strong balcony railings add further traditional character, and enhanced design elements on the building's northeast corner such as an exposed frame gable detailing with additional design elements located under the window sills reflect and strengthen Rockland's unique architectural character.

Our landscaping has also been thoughtfully designed and is complimentary to that within Rockland; specifically, traditional wrought iron detailing is set amongst stone rock walls built with real British Columbia rock. These rock walls are incorporated along both the Oak Bay Avenue and Richmond Avenue frontages.

#### ***CPTED Guidelines***

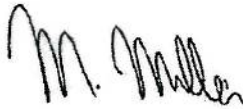
The building and landscape design incorporate CPTED principles of natural surveillance, lighting, and territoriality. A variety of windows and doors at the ground level surrounding the building in addition to clear sight lines to building entrances and through and around the parking areas provide for a high level of natural surveillance and reduce the areas of possible enclosure and concealment. Natural surveillance is further enhanced through the provision of lighting at the entrances, around the building, and throughout the parking area. The landscape features including gates, rock walls, fences, hedges, and a variety of hardscape surfaces and patterns helps to extend a sense of ownership from private spaces into sem-private and even adjacent public spaces.

## CONCLUSION

While undergoing the planning and design of this project, careful consideration has been given towards not only the adjacent properties, but also the neighbourhood as a whole.

We feel this proposal offers a high-quality and well-designed project in a location that will support the economic and social vibrancy of Stadacona Village, Jubilee Village, and Oak Bay Avenue Village. We are dedicated to building homes with uncompromising standards, and this project will be no different. The result will be a positive addition to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Miller', with a stylized, cursive script.

Mike Miller  
President



## APPENDIX A

The following provides a summary of the Application Review issued by the City of Victoria on February 13, 2013, and the comments stated in red outline how we have addressed each comment with our revised application.

### APPLICATION REVIEW SUMMARY

For: 1082 Richmond Avenue  
Date: June 12, 2013  
Rezoning Application # 000298  
Development Permit # 00388

#### Development Services Division Comments:

Area Planner: Helen Cain, Phone: (250) 361-0282

- Proposal does not meet the OCP Urban Place Guidelines and Policy 6.23 with respect to providing "something extra or special" that "significantly advance" objectives in the OCP to justify the increase in density above the threshold of 1.2 : 1.

As outlined within the above letter, we feel our proposal is supportive of the guidelines established within the new OCP. In particular, and on a voluntary basis, we were able to retain the existing character building which was located on the subject site and move it to another location within the same neighbourhood. This character building was converted into rental suites several years ago, and through voluntarily moving the building, we were also able to retain the rental units. We feel this is an important part of our proposal and should not be overlooked as an amenity to the community.

In addition, we feel our proposal is not targeting a density towards the "upper-end of the density range specified within Figure 8" of the OCP, which supports densities up to approximately 2.0:1 in this location. Our proposed density of 1.59:1 provides an effective balance between the base density of 1.2:1 and the upper-most allowable density of approximately 2.0:1 while still advancing the objectives of the OCP.

- The site plan and architectural expression need refinement to:
  - Alter the building's siting and form and massing in ways that provide a more sensitive transition to the Traditional Residential area to the south.  
We have reduced the "bulk" from the building's south east corner by eliminating the wrap-around balcony (shown on the east elevation). This revision also helps to centre the building's massing on the corner element where the surrounding context is of other multi-family developments, and increases the east side yard setback to 3.20m from the previous 2.667m. In addition, the window bays have been extended by about 6 inches to create a greater sense of articulation amongst the building's façade. This helps separate the façade into more distinguished vertical portions, breaking up the massing and assisting in a more relevant scale in relation to the Traditional Residential area to the south.
  - Mitigate the visual impact of the four-storey height along Oak Bay Avenue.  
We have changed the entire roof pitch, including the pitch of the gables, from a 12 and 12 pitch to a 10 and 12 pitch. This revision will reduce the visual scale of the proposal's roofline from a pedestrian's viewpoint, and in turn will reduce the impact of the 4 storey height not only along Oak Bay Avenue but also along each of the building's elevations. This also supports a more sensitive transition into the Traditional Residential area to the south.

- o Soften the treatment of the corner element.  
The bay window at the corner of Oak Bay Avenue and Richmond Avenue has been extended by 6 inches. And while sitting at a 45 degree angle, this will help relate the corner detail more effectively to the north and east facades softening its impact through a more cohesive design. The softening of the corner element is also achieved through revising the pitch of the gable to a 10 and 12 pitch.

- o Strengthen the relationship of the ground floor to the street including more visual prominence of the main entrance.

We have designed an arbour to make a visual and physical connection from the public sidewalk to the building's main entrance along Oak Bay Avenue. The main entry door has now been design to be an oversized 4'-0" door, making it more prominent than the adjacent patio doors. We have also revised the design of the patio and balcony doors to include upper mullions to further distinguish them from the main entrance door.

We have redesigned most of the ground floor fronting Oak Bay Avenue to strengthen the overall relationship of the ground floor to the street. The main residential entry is now finished in board and batten detailing reflective of the entire ground floor, and we have removed the natural rock finishing by incorporating more traditional wood paneling to add some warmth to the main entrance. We have also carried this wood paneling onto the base of the columns fronting Oak Bay Avenue. Lastly, a "false wall" now separates and screens the eastern half of the surface parking area which is also finished with board and batten detailing to create a more effective relationship between the building and the street.

- o Reconsider the mix of exterior finishes. Faux Tudor detailing on upper storeys are incongruent with art deco influenced geometric details on lower level.  
See description of proposed revised Rezoning and Development Permit Application.

- o Consider providing underground parking.  
The viability of providing underground parking for this proposal is economically prohibitive. Also, see description of proposed revised Rezoning and Development Permit Application on the first page of this letter.

- Ensure the Landscape and Site Plans are consistent.  
The Landscape Plan has been revised to fully reflect the Site Plan.
- Identify SRW dimensions on the Site Plan and the Landscape Plan.  
The SRW dimensions are now shown on the Site Plans and the Landscape Plan.

#### **Engineering and Public Works Department Comments:**

Contact: Craig Standberg, Phone (250) 361-0296

The Engineering review for the above application is complete and we offer the following review comments:

#### **Required Prior to Planning and Land Use Standing Committee:**

- Revisions Required: Access to be located on Richmond Avenue to comply with Highway Access Bylaw  
See description of proposed revised Rezoning and Development Permit Application on the first page of this letter.

#### **Parks Division Comments:**

Contact: Brooke Daitl, Phone (250) 361-0614

- No objection to rezoning.



**Permits and Inspections Division Comments:**

Contact: Darrell Saby, Phone (250) 361-0340

- Approval is subject to full code compliance. There is some missing stair information on the drawings.  
A full code compliance review will be conducted at Building Permit stage.

**Fire Department Comments:**

Contact: Stephen Smith, Phone (250) 920-3361

- Completed.



May 13, 2013

City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: Revised Rezoning and Development Permit Application for 1082 Richmond Avenue, Victoria, BC

---

Dear Mayor and Members of Council,

Abstract Developments Inc. is pleased to be submitting a Rezoning and Development Permit Application for the property located at 1082 Richmond Avenue. Further to the initial Rezoning and Development Permit Application submitted on January 11, 2013, this revised application responds to all departments' comments made within the Application Review Summary dated February 13, 2013. Included in this revised letter, and for simplicity, is an appendix outlining how each specific comment has been addressed.

#### **PREAMBLE**

The site was initially acquired in early 2008, and was the previous location of a circa 1900's building which was converted several years ago into five rental units. A Development Permit was issued for this site in September, 2009; however, the market conditions at that time proved to be unaccommodating for a new project and the desire to retain the existing character building further delayed the project. As a result, the Development Permit expired in September 2011, and in January 2012 we applied to renew the Development Permit based on the previously approved application. At this time, and in speaking with the area planner, the draft of the new Official Community Plan had been released and the area planner encouraged us to review the land use policies and objectives as it would relate to our proposal. In doing so, we ended up revising our proposal to reflect the policies and objectives of the new draft Official Community Plan, cancelling our application to renew the Development Permit, and making a new Rezoning and Development Permit Application.

Since then, the rental building that was previously on the subject property has been relocated on a voluntary basis to another location within Rockland. Abstract Developments was pleased to team up with another local real estate investor to move the house to a location within the same neighbourhood in order to restore and retain the rental units.

Most recently, the City of Victoria has adopted a new Official Community Plan (OCP) providing direction for growth and change in Victoria over the next 30 years. We feel that our proposal is consistent with the objectives set out within the new OCP as well as all referenced planning guidelines. We have also consulted with the members of the Rockland Community Association Land Use Committee, held a formal Community



Meeting on November 7, 2012, and have visited with individual neighbours on several occasions to ensure our proposal meets the needs and expectations of the community as a whole.

The proposed four-storey multi-unit residential building will be registered Built Green®. The building has been traditionally designed with subtle influences reflective of Tudor Revival architecture, providing a visually appealing and contextual fit into the built form and sense of place of Oak Bay Avenue and the neighbourhood of Rockland. The proposal is also situated within walking distance of the Royal Jubilee Hospital, two Large Urban Villages and a Small Urban Village, and fronts a designated Frequent Transit Corridor offering a great opportunity to encourage a walkable and livable community.

### **DESCRIPTION OF PROPOSAL**

This Rezoning Application is requesting to rezone the property from the current R3-A2 (Low Profile Multiple Dwelling) zone to a site specific zone in order to support the land use policies and objectives established within the new Official Community Plan. The subject site is situated on the southwest corner of the Oak Bay Avenue and Richmond Avenue intersection, both of which are classified as 'Secondary Arterial' roads. Each of the other three corners of this intersection are developed with four-storey multi-unit residential buildings, which is consistent with our proposed built form of four storeys. Also, the overall siting of the proposed building, including the setbacks along Oak Bay Avenue and Richmond Avenue, is reflective of the previously approved Development Permit.

In contrast to the buildings on the adjacent corners, tending to be non-descript buildings set back from the street with sunken main floors diminishing their relationship with the street, our proposal presents a more traditional siting and design detailing. Specifically, we have focussed on the traditional character and sense of place within the neighbourhood of Rockland: elements reflective of Tudor Revival architecture such as panelled bay windows, gabled rooflines, and design details incorporated into the northeast corner of the building have all been incorporated. Accentuated by the choice of mullioned windows, finishing materials and colours, and landscape design features such as traditional rock walls with wrought iron inspired fencing fronting Oak Bay Avenue and Richmond Avenue, the design stands out on this prominent corner while effectively transitioning into the residential neighbourhood to the south and complimenting Rockland's sense of place.

Furthermore, this proposal offers 21 residential units ranging in type and size from a 565 square foot one-bedroom unit, up to a 970 square foot two-bedroom unit. With the specific design features and unit types, this proposal will be targeting a segment of the market that is currently underserved within Rockland and Oak Bay neighbourhoods: individuals and couples looking to downsize from their current single-family homes and wanting to age in place.

We have also ensured the building has a positive interaction with the street by locating the residential entrance on Oak Bay Avenue and incorporating three ground oriented residential units with direct access to the sidewalk along Richmond Avenue. Under the direction of planning staff, we have further revised our proposal to ensure the main entrance stands out from the adjacent residential units: an attractive arbour has been designed to be located over the main entrance to create a visual connection between the building and the public right-of-way. To further distinguish the main residential entrance, a 4'-0" wide custom door will be used instead of the typical 3'-6" door. In order to promote a more cohesive design along the ground floor we have removed the natural BC stone façade detailing surrounding the main entrance and on either side of the parking entrance. This area is now finished with board-and-batten detailing reflective of the rest

of the building's ground floor finishing materials, and has been accented with wood panelling to soften the main entrance area.

Access to the residential parking area will be provided off of Oak Bay Avenue, reflective of the previously approved Development Permit, and will offer nineteen parking stalls on a partially covered surface parking area. The parking will be well-screened from the street by incorporating a "false-wall" with a window, which also creates a more appealing streetscape along Oak Bay Avenue. Additional fencing and landscaping will further screen the parking area from the street and from adjacent residential uses. A secure bicycle room will also be available to residents providing one bicycle space per unit, and will also provide a secure area to park electric mobility scooters.

### **GOVERNMENT POLICIES**

While undergoing the planning and design of this proposal, we have ensured consistency with the guidelines established within the recently adopted Official Community Plan, as well as the objectives of Development Permit Area 7A and the relevant Design Guidelines.

#### ***Official Community Plan (OCP)***

The Official Community Plan designates the subject site as 'Urban Residential'. Under this designation, and with the subject site being along a 'Secondary Arterial' road, the Urban Place Guidelines establish a built form of low-rise and mid-rise multi-unit buildings up to approximately six storeys, with densities up to a total of approximately 2.0:1. Taking into consideration the established built form of the surrounding neighbourhood, our proposal is for a four-storey building with an FSR of 1.59:1.

**TABLE 1: ZONING COMPARISON**

TYPE	CURRENT ZONE	OCP	PROPOSED
Zoning	R3-A2	Urban Residential*	New Zone
Density (FSR)	1.2 : 1	2.0 : 1	1.59 : 1
Height (storeys)	3 storeys	6 storeys	4 storeys

\* see Policy 6.23

The subject site is the last site to be developed at the intersection of Richmond Avenue and Oak Bay Avenue, and each of the other corners are improved with four-storey residential buildings, two of which are recently built '90s condominium developments. While our density of 1.59:1 is below the OCP guidelines of approximately 2.0:1, we feel the proposed four-storeys responds well to the established built form of the neighbourhood while still advancing the objectives within the OCP.

This proposal also borders two 'Large Urban Villages' and a 'Small Urban Village', being Stadacona Village, Jubilee Village, and Oak Bay Avenue Village, respectively. This offers residents the opportunity to walk to do their daily shopping and chores. Furthermore, with Oak Bay Avenue being a designated 'Frequent Transit' corridor, and both Oak Bay Avenue and Richmond Avenue being classified as 'Proposed Bikeways' within the Cycling Network of the OCP, the potential for a reduced dependence on cars is further encouraged in this location.



### *Development Permit Area 7A: Corridors*

The subject site is captured within the 'Oak Bay Avenue Corridor' of Development Permit Area 7A (DPA 7A). There are several objectives established within DPA 7A; however, and as it relates to our proposal, the primary objective is "to ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character." To make sure our proposal supports and furthers the objectives within DPA 7A, we have consulted the Advisory Design Guidelines (2006) and the Oak Bay Avenue Land Use and Design Guidelines (2001).

We feel the nodes of Tudor Revival influence apparent in the building's detailing represent a relevant expression for the Rockland Neighbourhood. In addition, a strong street relationship has been achieved through the use of distinguished entry features and landscape detailing. The main entrance is set apart from the rest of the building through the use of columns with panelling and an arbour feature framing the entrance. Special attention has also been given to the design surrounding the entrance to the parking area which is primarily located underneath a cantilevered portion of the building: a "false-wall" has been designed to fully screen the eastern half of the covered parking area. This wall will be finished in board-and-batten detailing and will incorporate a window similar to the entire ground floor of the proposal. We feel this achieves a more effective relationship to the street along Oak Bay Avenue.

In addition to consulting the Advisory Design Guidelines, DPA 7A refers to the Oak Bay Avenue Design Guidelines for applicants to review and consider when applying for Development Permits. Several of the Design Guidelines outlined within this document are reflected in our proposal: the roofline incorporates traditional pitches and gables with the main ridge line running parallel to the street, and the use of articulated bay windows on each face of the building provide visual interest. The bay windows are finished with panelling, leading up to the gabled roofline where additional cornice mouldings and knee braces are used to enhance visual interest.

Overall, we feel these traditional architectural and design details help transition the multi-family built form along Oak Bay Avenue into the more traditional residential character of the Rockland Neighbourhood.

### *Rockland Neighbourhood Plan*

The Rockland Neighbourhood Plan (adopted September 10, 1987) was also reviewed while undergoing the planning and design of this proposal.

Of the most relevant 'Housing Objectives' within this plan is to ensure "the scale of the next generation of apartments along Oak Bay Avenue should be related to the residential properties to the south." We have paid particular attention to the house located to the subject property's immediate south, being 1070 Richmond Avenue, and have consulted with the owner on several occasions (*see attached support letter from the owner*). 1070 Richmond Avenue is a tall 2.5 storey house with a strong sense of character. Our proposal incorporates attractive horizontal cornice lines, breaking up the massing into human scale proportions, and architectural detailing reflective of the neighbouring house and Rockland as a whole. The resulting scale and detailing not only effectively transitions into the immediately adjacent single-family dwelling, but is also reflective of the character houses continuing further down Richmond Avenue.

The Rockland Neighbourhood Plan also outlines objectives and policies for 'Heritage Buildings and Other Neighbourhood Features', and 'Architecture'. While our proposal is not in the immediate vicinity of either

Heritage Designated or Registered buildings, our comprehensive design approach is nonetheless reflective of Rockland's historic character, sense of place, and uniqueness. Most notably, panelled bay and mullioned windows and gabled roofline are incorporated into each side of the building, attractive materials including board and batten detailing along the ground floor and strong balcony railings add further traditional character, and enhanced design elements on the building's northeast corner such as an exposed frame gable detailing with additional design elements located under the window sills reflect and strengthen Rockland's unique architectural character.

Our landscaping has also been thoughtfully designed and is complimentary to that within Rockland; specifically, traditional wrought iron detailing is set amongst stone rock walls built with real British Columbia rock. These rock walls are incorporated along both the Oak Bay Avenue and Richmond Avenue frontages.

#### ***CPTED Guidelines***

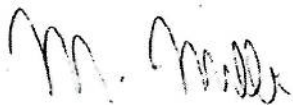
The building and landscape design incorporate CPTED principles of natural surveillance, lighting, and territoriality. A variety of windows and doors at the ground level surrounding the building in addition to clear sight lines to building entrances and through and around the parking areas provide for a high level of natural surveillance and reduce the areas of possible enclosure and concealment. Natural surveillance is further enhanced through the provision of lighting at the entrances, around the building, and throughout the parking area. The landscape features including gates, rock walls, fences, hedges, and a variety of hardscape surfaces and patterns helps to extend a sense of ownership from private spaces into sem-private and even adjacent public spaces.

#### **CONCLUSION**

While undergoing the planning and design of this project, careful consideration has been given towards not only the adjacent properties, but also the neighbourhood as a whole.

We feel this proposal offers a high-quality and well-designed project in a location that will support the economic and social vibrancy of Stadacona Village, Jubilee Village, and Oak Bay Avenue Village. We are dedicated to building homes with uncompromising standards, and this project will be no different. The result will be a positive addition to the community.

Sincerely,



Mike Miller  
President



## APPENDIX A

The following provides a summary of the Application Review issued by the City of Victoria on February 13, 2013, and the comments stated in red outline how we have addressed each comment with our revised application.

### APPLICATION REVIEW SUMMARY

For: 1082 Richmond Avenue

Date: February 13, 2013

Rezoning Application # 000298

Development Permit # 00388

#### Development Services Division Comments:

Area Planner: Helen Cain, Phone: (250) 361-0282

- Proposal does not meet the OCP Urban Place Guidelines and Policy 6.23 with respect to providing "something extra or special" that "significantly advance" objectives in the OCP to justify the increase in density above the threshold of 1.2 : 1.

As outlined within the above letter, we feel our proposal is supportive of the guidelines established within the new OCP. In particular, and on a voluntary basis, we were able to retain the existing character building which was located on the subject site and move it to another location within the same neighbourhood. This character building was converted into rental suites several years ago, and through voluntarily moving the building, we were also able to retain the rental units. We feel this is an important part of our proposal and should not be overlooked as an amenity to the community.

In addition, we feel our proposal is not targeting a density towards the "upper-end of the density range specified within Figure 8" of the OCP, which supports densities up to approximately 2.0:1 in this location. Our proposed density of 1.59:1 provides an effective balance between the base density of 1.2:1 and the upper-most allowable density of approximately 2.0:1 while still advancing the objectives of the OCP.

- The site plan and architectural expression need refinement to:
    - Alter the building's siting and form and massing in ways that provide a more sensitive transition to the Traditional Residential area to the south.
- We have reduced the "bulk" from the building's south east corner by eliminating the wrap-around balcony (shown on the east elevation). This revision also helps to centre the building's massing on the corner element where the surrounding context is of other multi-family developments, and increases the east side yard setback to 3.20m from the previous 2.667m. In addition, the window bays have been extended by about 6 inches to create a greater sense of articulation amongst the building's façade. This helps separate the façade into more distinguished vertical portions, breaking up the massing and assisting in a more relevant scale in relation to the Traditional Residential area to the south.

- Mitigate the visual impact of the four-storey height along Oak Bay Avenue.

We have changed the entire roof pitch, including the pitch of the gables, from a 12 and 12 pitch to a 10 and 12 pitch. This revision will reduce the visual scale of the proposal's roofline from a pedestrian's viewpoint, and in turn will reduce the impact of the 4 storey height not only along Oak Bay Avenue but also along each of the building's elevations. This also supports a more sensitive transition into the Traditional Residential area to the south.

- Soften the treatment of the corner element.

The bay window at the corner of Oak Bay Avenue and Richmond Avenue has been extended by 6 inches. And while sitting at a 45 degree angle, this will help relate the corner detail more effectively to the north and east facades softening its impact through a more cohesive design. The softening of the corner element is also achieved through revising the pitch of the gable to a 10 and 12 pitch.

- Strengthen the relationship of the ground floor to the street including more visual prominence of the main entrance.

We have designed an arbour to make a visual and physical connection from the public sidewalk to the building's main entrance along Oak Bay Avenue. The main entry door has now been design to be an oversized 4'-0" door, making it more prominent than the adjacent patio doors. We have also revised the design of the patio and balcony doors to include upper mullions to further distinguish them from the main entrance door.

We have redesigned most of the ground floor fronting Oak Bay Avenue to strengthen the overall relationship of the ground floor to the street. The main residential entry is now finished in board and batten detailing reflective of the entire ground floor, and we have removed the natural rock finishing by incorporating more traditional wood paneling to add some warmth to the main entrance. We have also carried this wood paneling onto the base of the columns fronting Oak Bay Avenue. Lastly, a "false wall" now separates and screens the eastern half of the surface parking area which is also finished with board and batten detailing to create a more effective relationship between the building and the street.

- Consider providing underground parking.

The viability of providing underground parking for this proposal is economically prohibitive.

- Ensure the Landscape and Site Plans are consistent.

The Landscape Plan has been revised to fully reflect the Site Plan.

- Identify SRW dimensions on the Site Plan and the Landscape Plan.

The SRW dimensions are now shown on the Site Plans and the Landscape Plan.



**Engineering and Public Works Department Comments:**

Contact: Craig Standberg, Phone (250) 361-0296

The Engineering review for the above application is complete and we offer the following review comments:

**Items Required Prior to Public Hearing:**

- The proposed rezoning and increase in density for this property may contribute to an overtaxing of the sanitary sewer system. A sewage attenuation assessment for this development may be required. This requirement is currently being reviewed by staff in consideration of the recently adopted OCP and the proposed increase in density. Once this is determined, the applicant will be notified prior to the Planning and Land Use Standing Committee Report being finalized.  
Acknowledged.

**Parks Division Comments:**

Contact: Brooke Daitl, Phone (250) 361-0614

- No objection to rezoning.

**Permits and Inspections Division Comments:**

Contact: Darrell Saby, Phone (250) 361-0340

- Approval is subject to full code compliance. There is some missing stair information on the drawings.  
A full code compliance review will be conducted at Building Permit stage.

**Fire Department Comments:**

Contact: Stephen Smith, Phone (250) 920-3361

- Completed.



January 11, 2013

City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P7

Attn: Mayor and Members of Council

Re: Rezoning & Development Permit Application  
1082 Richmond Avenue, Victoria, BC



Dear Mayor and Members of Council,

Abstract Developments Inc. is pleased to be submitting a Rezoning and Development Permit Application for the property located at 1082 Richmond Avenue. The site was initially acquired in early 2008, and was the previous location of a circa 1900s building which was converted several years ago into five rental units. A Development Permit was issued for this site in September, 2009; however, the market conditions at that time proved to be unaccommodating for a new project and the desire to retain the existing building further delayed the project. Since then, and in conjunction with the aforementioned Development Permit, the rental building on site has been relocated on a voluntary basis to another location within Rockland. Abstract Developments was pleased to team up with another real estate investor to move the house to a location within the same neighbourhood in order to restore and retain the rental units.

Most recently, the City of Victoria has adopted a new Official Community Plan (OCP) providing direction for growth and change in Victoria over the next 30 years. We feel that our proposal is consistent with the objectives set out within the new OCP as well as all referenced planning guidelines. We have also consulted with the members of the Rockland Community Association Land Use Committee, held a formal Community Meeting on November 7, 2012, and have visited with individual neighbours on several occasions to ensure our proposals meets the needs and expectations of the community as a whole.

The proposed four-storey multi-unit residential building will be registered Built Green®. The building has been traditionally designed with subtle influences reflective of Tudor Revival architecture, providing a visually appealing and contextual fit into the built form and sense of place of Oak Bay Avenue and the neighbourhood of Rockland. The proposal is also situated within walking distance of the Royal Jubilee Hospital, two Large Urban Villages and a Small Urban Village and fronts a designated Frequent Transit Corridor, offering a great opportunity to encourage a walkable and livable community.

#### DESCRIPTION OF PROPOSAL

This Rezoning Application is requesting to rezone the property from the current R3-A2 (Low Profile Multiple Dwelling) zone, to a site specific zone. The subject site is situated on the southwest corner of the Oak Bay Avenue and Richmond Avenue intersection, both of which are classified as 'Secondary Arterial' roads. Each of the other three corners are developed with four-storey multi-unit residential buildings, which is consistent with our proposed built form of four storeys. Also, the overall siting of the proposed building, including the setbacks along Oak Bay Avenue and Richmond Avenue, is reflective of the previously approved Development Permit.



In contrast to the buildings on the adjacent corners, tending to be non-descript buildings set back from the street with sunken main floors diminishing their relationship with the street, our proposal presents a more traditional siting and design detailing. Specifically, we have focussed on the traditional character and sense of place within the neighbourhood of Rockland having incorporated elements reflective of Tudor Revival architecture such as panelled bay windows, gabled rooflines, and design details incorporated into the northeast corner of the building. Accentuated by the choice of mullioned windows, finishing materials and colours, and landscape design details such as traditional rock walls with wrought iron fencing fronting Oak Bay Avenue and Richmond Avenue, the design stands out on this prominent corner while complimenting the residential neighbourhood to the south and effectively transitioning into Rockland's sense of place.

Furthermore, this proposal offers 21 residential units ranging in type and size from a 565 square foot one-bedroom unit, up to a 970 square foot two-bedroom unit. With the specific design features and unit types, this proposal will be targetting a segment of the market that is currently underserved within Rockland and Oak Bay neighbourhoods: individuals and couples looking to downsize from their current single-family homes while remaining in the neighbourhood which they already live in.

We have also ensured the building has a positive street interaction by locating the residential entrance on Oak Bay Avenue and incorporating three ground oriented units with direct access to the sidewalk along Richmond Avenue. These ground floor units will also assist in the transition from the public realm into the private realm of residences.

Access to the residential parking area will be provided off of Oak Bay Avenue, reflective of the previously approved Development Permit, and will offer nineteen parking stalls on a partially covered surface parking area. The parking will be well-screened from the street with the use of attractive rock walls, trees, and planting areas. Brand new fencing will also be built around the property line with additional landscape planting areas to soften the transition into the adjacent properties. A secure bicycle room will also be available to residents providing one bicycle space per unit, and will also provide space to store electric mobility scooters.

## GOVERNMENT POLICIES

While undergoing the planning and design of this proposal, we have ensured consistency with the guidelines established within the recently adopted Official Community Plan, as well as the objectives of Development Permit Area 7A and the relevant Design Guidelines.

### *Official Community Plan (OCP)*

The Official Community Plan designates the subject site as 'Urban Residential'. Under this designation, and with the subject site being along a 'Secondary Arterial' road, the Urban Place Guidelines establish a built form of low-rise and mid-rise multi-unit buildings up to approximately six storeys, with densities up to a total of approximately 2.0:1. Taking into consideration the established built form of the surrounding neighbourhood, our proposal is for a four-storey building with an FSR of 1.57:1.

**TABLE 1: ZONING COMPARISON**

TYPE	CURRENT ZONE	OCP	PROPOSED
Zoning	R3-A2	Urban Residential*	New Zone
Density (FSR)	1.2 : 1	2.0 : 1	1.57 : 1
Height (storeys)	3 storeys	6 storeys	4 storeys

\* see Policy 6.23



While our density of 1.57:1 is below the OCP guidelines of approximately 2.0:1, we feel the proposed four-storeys responds well to the established built form of the neighbourhood while still advancing the objectives within the OCP. The subject site is the last site to be developed at the intersection of Richmond Avenue and Oak Bay Avenue, and each of the other corners are improved with four-storey residential buildings, two of which are recently built '90s condominium developments.

Furthermore, this proposal also lies in between two 'Large Urban Villages' and a 'Small Urban Village', being Stadacona Village, Jubilee Village, and Oak Bay Avenue Village, respectively. This offers residents the option of walking to do daily shopping and chores. With Oak Bay Avenue being a designated a 'Frequent Transit' corridor, and both Oak Bay Avenue and Richmond Avenue being classified as 'Proposed Bikeways' within the Cycling Network of the OCP, the potential for a reduced dependence on cars is further encouraged in this location.

#### ***Development Permit Area 7A: Corridors***

The subject site is captured within the 'Oak Bay Avenue Corridor' of Development Permit Area 7A (DPA 7A). There are several objectives established within DPA 7A; however, and as it relates to our proposal, the primary objective is "to ensure corridors are compatible with adjacent and nearby lower density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character". To make sure our proposal supports and furthers the objectives within DPA 7A, we have consulted the Advisory Design Guidelines (2006) and the Oak Bay Avenue Land Use and Design Guidelines (2001).

We feel that the hints of Tudor Revival influence apparent in the building's detailing represent a relevant expression for the Rockland Neighbourhood. In addition, a strong street relationship has been achieved through the use of distinguished entry features and landscape detailing. The main entrance is set apart from the rest of the building through the use of rock pillars incorporating oversized knee braces leading up to a large cornice moulding detail. The front entrance pillars will be finished with natural B.C. stone, which will also be carried into the rock wall features in the landscaping. The use of authentic wrought iron fencing set within the rock walls further reflects the traditional character of Rockland.

In addition to consulting the Advisory Design Guidelines, DPA 7A refers to the Oak Bay Avenue Design Guidelines for applicants to review and consider when applying for Development Permits. Several of the Design Guidelines outlined within this document are reflected in our proposal: the roofline incorporates traditional pitches and gables, with the main ridge line running parallel to the street, and the use of articulated bay windows on each face of the building provide visual interest. Traditional colours and materials are also apparent throughout the design. The bay windows are finished in panell detailing, leading up to the gabled roofline where additional cornice mouldings and knee braces are used to enhance visual interest.

Overall, we feel these traditional architectural and design details help transition the multi-family built form along Oak Bay Avenue into the more traditional residential character of the Rockland Neighbourhood.

#### ***Rockland Neighbourhood Plan***

The Rockland Neighbourhood Plan (adopted September 10, 1987) was also reviewed while undergoing the planning and design of this proposal.

Of the most related 'Housing Objectives' within this plan to our proposal is to ensure "the scale of the next generation of apartments along Oak Bay Avenue should be related to the residential properties to the south." We have paid particular attention to the house located to the subject property's immediate south, being 1070 Richmond Avenue, and have consulted with the owner on several occasions (see attached letter from the owner). 1070 Richmond Avenue is a tall 2.5 storey house with an apparent sense of character. Our proposal incorporates attractive horizontal cornice lines, breaking up the massing into human scale proportions, and architectural detailing reflective of the neighbouring house and Rockland as a whole. The resulting scale and detailing not only effectively transitions into the immediately adjacent single-family dwelling, but is also reflective of the character houses continuing further down Richmond Avenue.



The Rockland Neighbourhood Plan also outlines objectives and policies for 'Heritage Buildings and Other Neighbourhood Features', and 'Architecture'. While our proposal is not in the immediate vicinity of either Heritage Designated or Registered buildings, our comprehensive design approach is nonetheless reflective of Rockland's historical character, sense of place, and uniqueness. Most notably, pannelled bay and mullioned windows and gabled roofline are incorporated into each side of the building, attractive materials including board and batten detailing along the ground floor and strong balcony railings add further traditional character, and enhanced design elements on the building's northeast corner such as an exposed frame gable detailing with additional design elements located under the window sills reflect and strengthen Rockland's unique architectural character.

Our landscaping has also been thoughtfully designed and is complimentary to that within Rockland; specifically, traditional wrought iron detailing is set amongst stone rock walls built with real British Columbia rock. These rock walls are incorporated along both the Oak Bay Avenue and Richmond Avenue frontages.

### CONCLUSION

While undergoing the planning and design of this project, careful consideration has been given towards not only the adjacent properties, but also the neighbourhood as a whole.

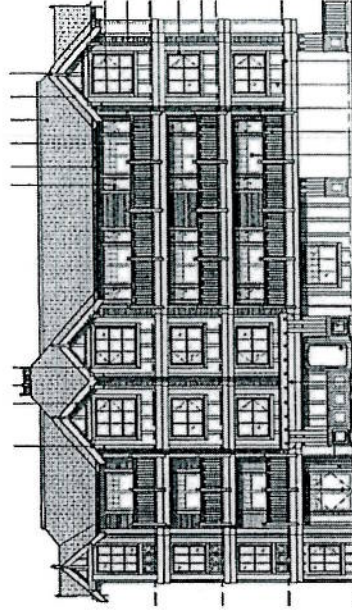
We feel this proposal offers a high-quality and well-designed project in a location that will support the economic and social vibrancy of Stadacona Village, Jubilee Village, and Oak Bay Avenue Village. We are dedicated to building homes with uncompromising standards, and this project will be no different. The result will be a positive addition to the community.

Sincerely,



Mike Miller  
President

1082 RICHMOND AVENUE  
Victoria, BC



REZONING & DEVELOPMENT PERMIT APPLICATION

Original Submission: 01/11/2013  
Revised Submission: 05/13/2013

DRAWING LIST

- A 0.1 Zoning and Aerial Map
- A 1.1 Site Plan and Building Data
- A 2.1 Floor Plan - Main
- A 2.2 Floor Plan - Second
- A 2.3 Floor Plan - Third
- A 2.4 Floor Plan - Fourth
- A 2.5 Basement and Roof Plan
- A 3.1 Elevations
- A 3.2 Perspectives
- A 3.3 Streetscape
- A 4.1 Section
- A 5.1 Surveyor Site Plan
- L 1.0 Landscape Plan

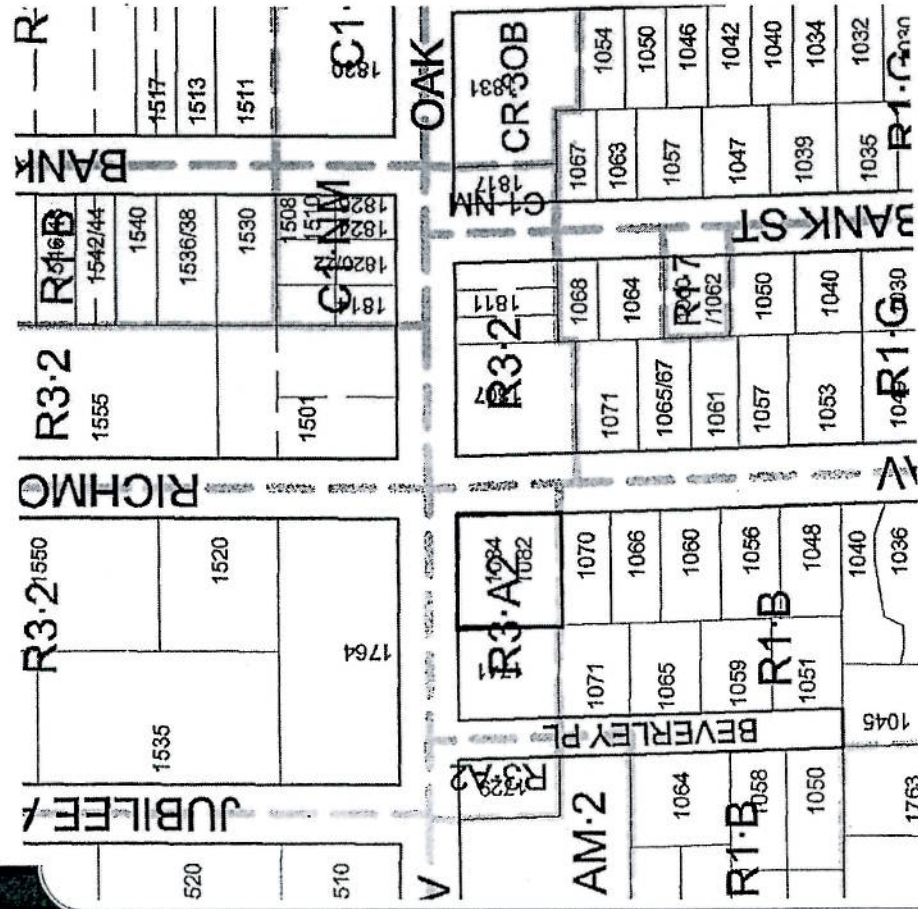
Received  
City of Victoria  
MAY 13 2013  
Planning & Development Department  
Development Services Division

APPLICANT  
Abstract Developments Inc.  
1800 Oak Bay Avenue  
Victoria, BC V8R 1E3  
P: 250.952.5575

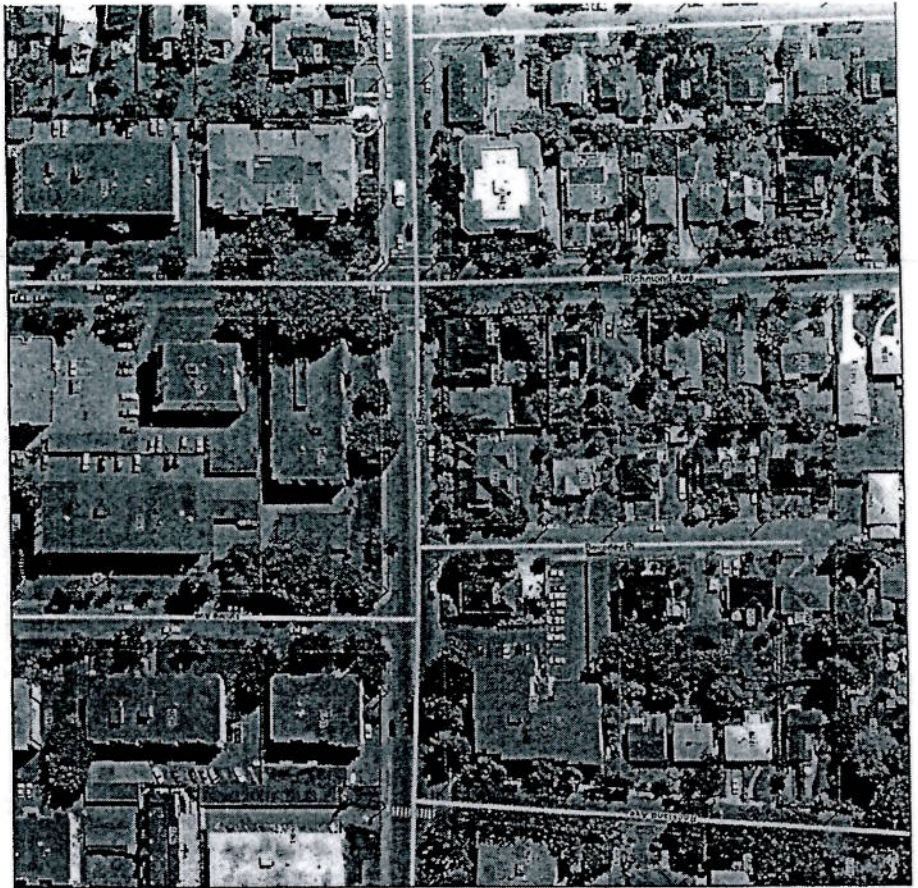
ARCHITECT  
Vic Davies Architect Ltd.  
1381 Church Avenue  
Victoria, BC V8P 2P2  
P: 250.477.4235

LANDSCAPE ARCHITECT  
Diane Ensling Landscape Design  
100-511 Jervis Road  
Victoria, BC V8B 0A6  
P: 250.861.0706





2 AERIAL MAP



**Richmond & Oak Bay Ave Residential**

**City of Victoria Planning and Development Services Division**

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Map No.** 1000-05  
**Date** 1997-05  
**Author** A.O.I.

**Received**  
City of Victoria  
**MAY 13 2013**  
Planning & Development Department  
Development Services Division











84-78 (10555)

RICHMOND AVE.

Project	RICHMOND 1 OAK BAY AVE RESIDENTIAL		
Contract	SECOND FLOOR PLAN		
Owner	Owner's Job	Owner's Ref	Drawn By
			DATE: 2006-05
		Date: 06/01/06 A2.2	Title:
<small>           VDA ARCHITECTS, INC. 10000 WILLOW CREEK DRIVE, SUITE 100, DALLAS, TEXAS 75243            TEL: 972-382-1000 FAX: 972-382-1001            WWW.VDA-ARCHITECTS.COM            VDA is a registered trademark of VDA Architects, Inc. © 2006 VDA Architects, Inc. All rights reserved.         </small>			

No	Date	Time	No	Date	Time
3					
<p>3. PLANT OF INTEREST FOR BLOOD TEST?</p> <p>1. YES/NO (PLEASE BE SPECIFIC) (YES/NO)</p>					



KEY PLAN

Received  
City of Victoria

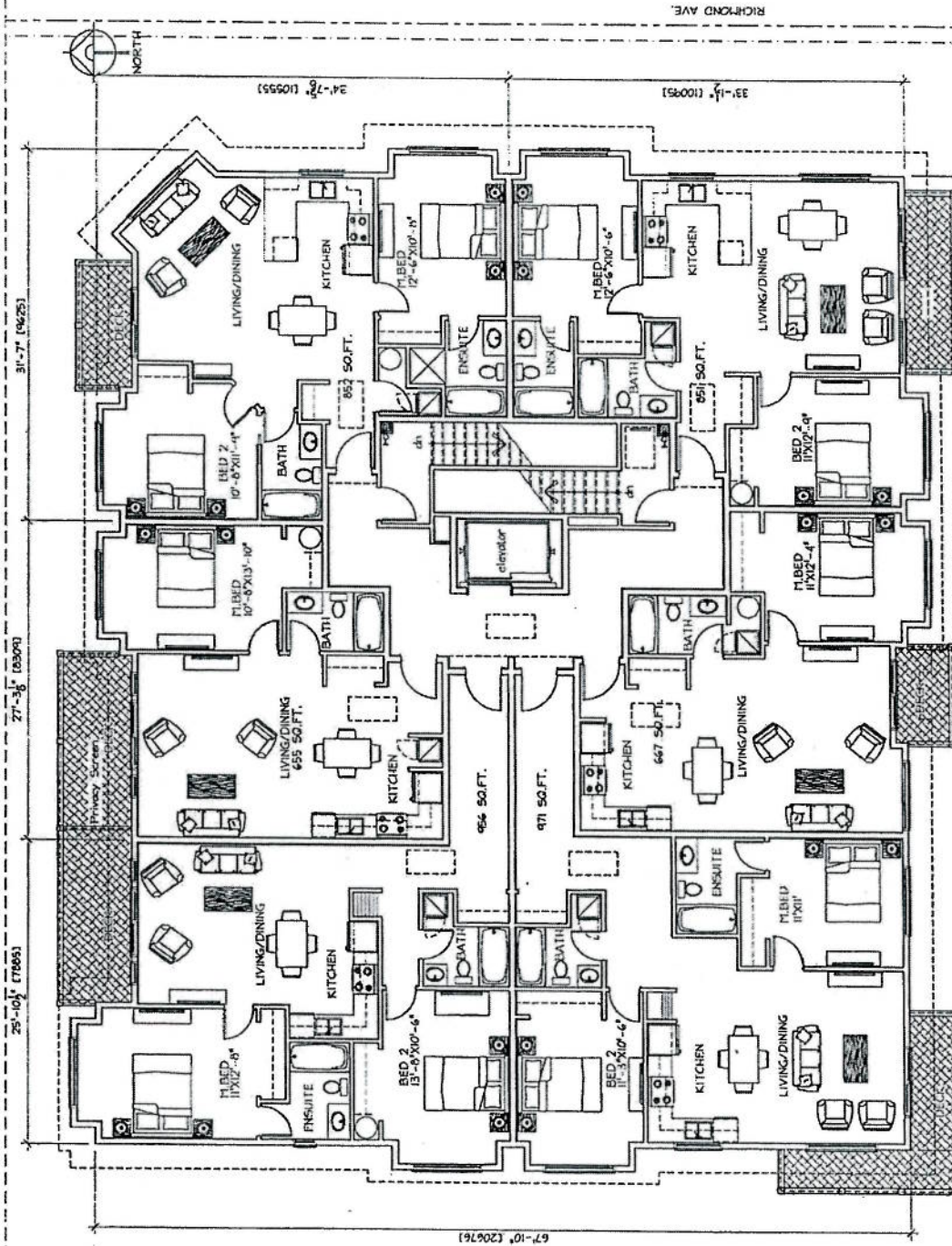
MAY 13 2012

**Received**  
City of Victoria

MAY 13 2013

Planning & Development Department  
Development Services Division





**THIRD FLOOR PLAN**

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

DATE: MAY 2013

Drawn By: A23

Check By: A23

Project: RICHMOND 1 OAK BAY AVE RESIDENTIAL

**RECEIVED**

City of Victoria

**MAY 13 2013**

Planning & Development Department  
Development Services Division

**RECEIVED**

City of Victoria

**MAY 13 2013**

Planning & Development Department  
Development Services Division

**RECEIVED**

City of Victoria

**MAY 13 2013**

Planning & Development Department  
Development Services Division

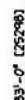

**RECEIVED**

City of Victoria

**MAY 13 2013**

Planning & Development Department  
Development Services Division

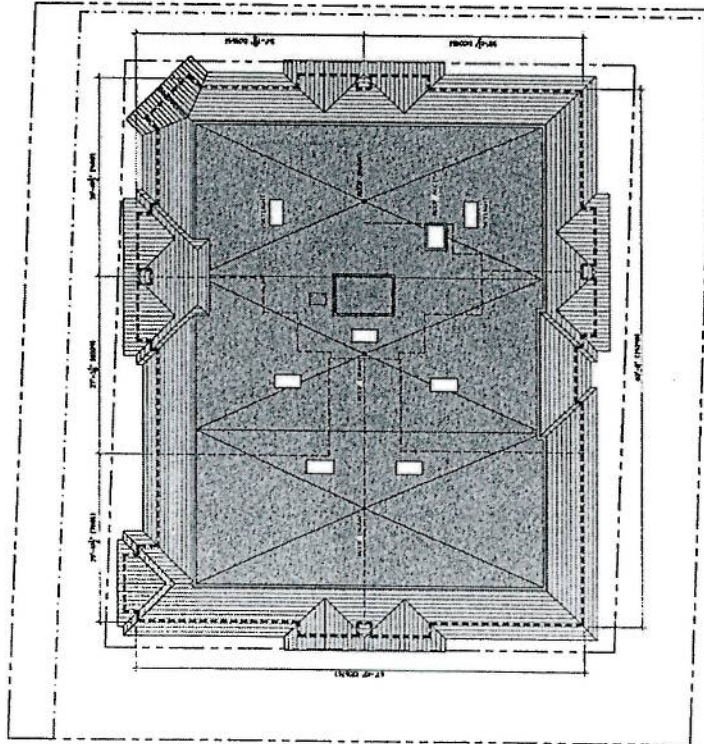


[illegible]

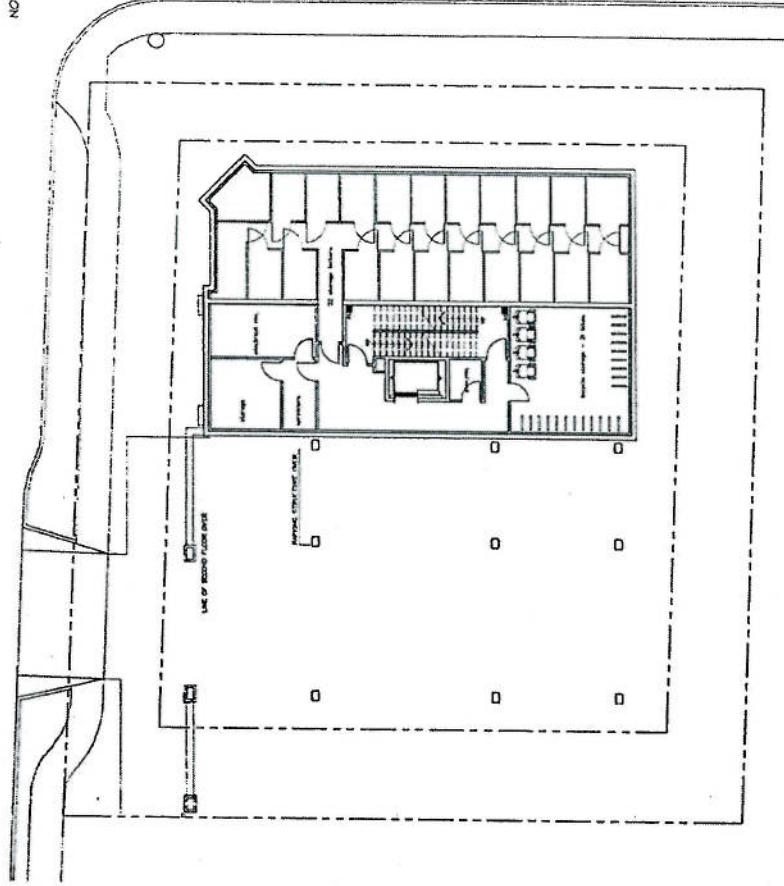
Received  
City of Victoria  
MAY 13 2013

Planning & Development Department  
Development Services Division





2 ROOF PLAN  
DATE: 05/01/13



1 BASEMENT PLAN  
DATE: 05/01/13

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013

**RECEIVED**  
CITY OF VICTORIA  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
MAY 13 2013









① EAST ELEVATION to Richmond Ave.  
PAGE 01



② NORTH ELEVATION to Osceola Ave.  
PAGE 02



③ NORTH ENTRANCE ELEVATION to Osceola Ave.  
PAGE 03

Received  
City of Victoria

MAY 13 2013

Planning & Development Department  
Development Services Division

PROJECT: RICHMOND & OAK BAY AVE RESIDENTIAL  
DESIGNER: PERSPECTIVES  
DATE: 05/13/13  
DRAWN BY: A3.2  
CHECKED BY: [Signature]  
DATE: 05/13/13

NO. 1  
DATE: 05/13/13  
BY: [Signature]

NO. 2  
DATE: 05/13/13  
BY: [Signature]

NO. 3  
DATE: 05/13/13  
BY: [Signature]

NO. 4  
DATE: 05/13/13  
BY: [Signature]

NO. 5  
DATE: 05/13/13  
BY: [Signature]

NO. 6  
DATE: 05/13/13  
BY: [Signature]

NO. 7  
DATE: 05/13/13  
BY: [Signature]

NO. 8  
DATE: 05/13/13  
BY: [Signature]

NO. 9  
DATE: 05/13/13  
BY: [Signature]

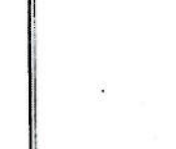
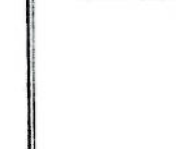
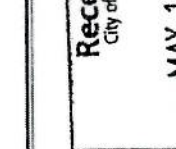
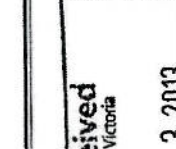
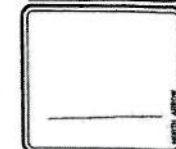
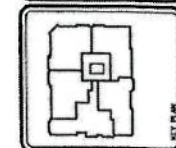
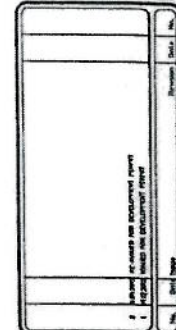
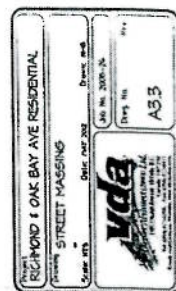
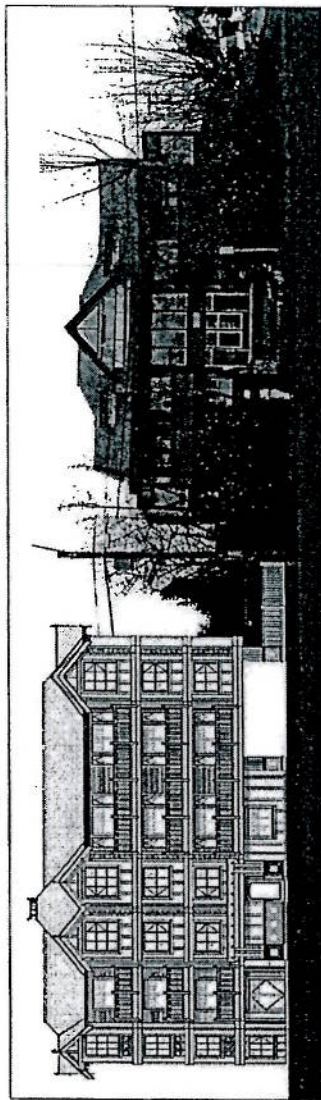
NO. 10  
DATE: 05/13/13  
BY: [Signature]

NO. 11  
DATE: 05/13/13  
BY: [Signature]

NO. 12  
DATE: 05/13/13  
BY: [Signature]

NO. 13  
DATE: 05/13/13  
BY: [Signature]





**Received**  
City of Victoria

City of Victoria

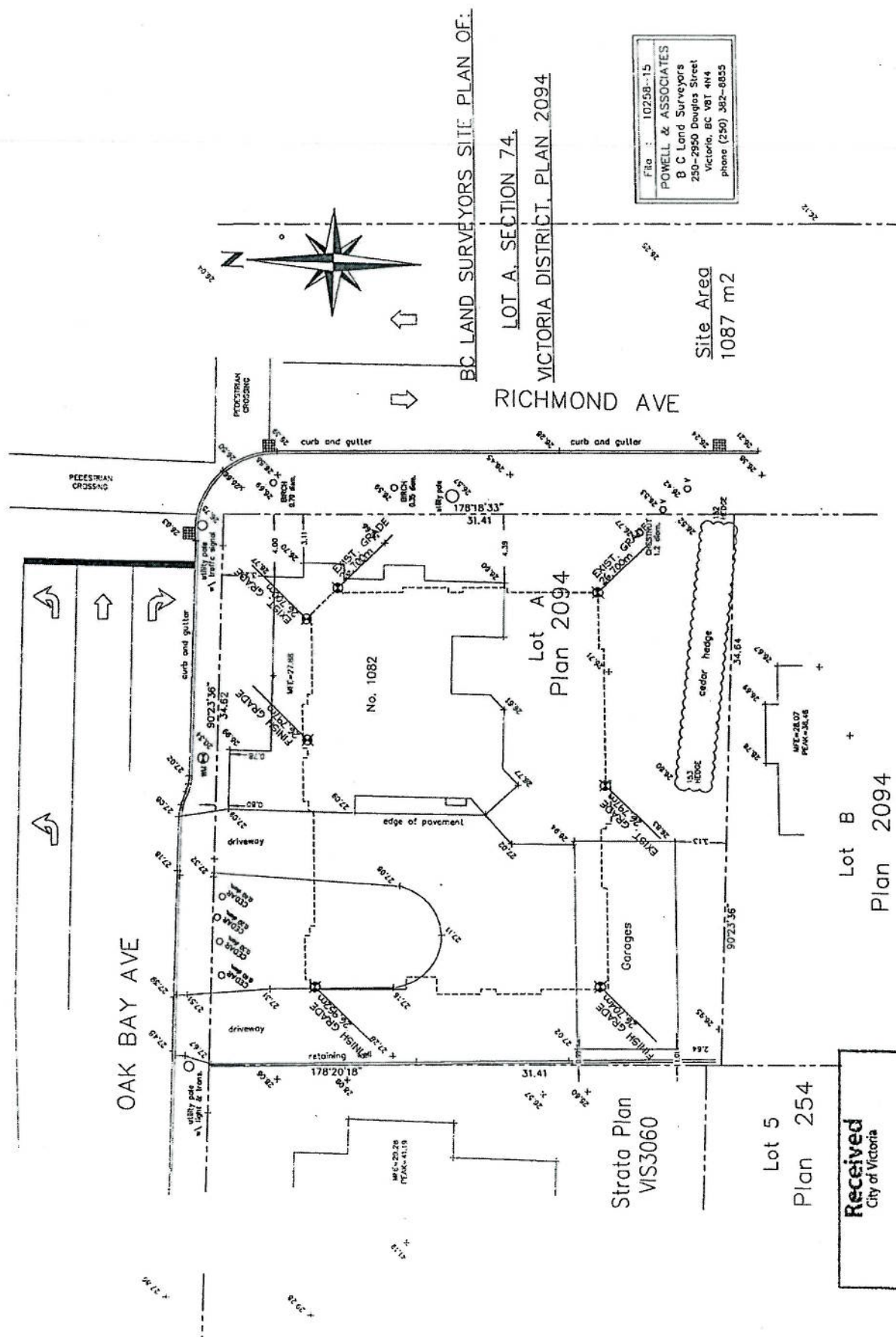
MAY 13 2013

Planning & Development Department  
Development Services Division

Development Services Division













## ROCKLAND NEIGHBOURHOOD ASSOCIATION



January 28, 2013.

Mayor and Council  
Planning & Development Department  
City of Victoria

RE: Rezoning Application #00388 for 1082 Richmond Avenue

The Rockland Neighbourhood Association has reviewed the above proposal. We do not believe there is a case for site specific zoning. The junction of Oak Bay Avenue and Richmond Avenue, two "secondary arterial" roads, is not a strategic location. Further, our letter of December 13<sup>th</sup>, 2012, reflects the concerns outlined at the community meeting with reference to density, open site space, height and shading, parking and parking access.

As stated in the Oak Bay Avenue Guidelines 2001, "the scale of buildings [from Beverly to Clare] is to be maintained at a maximum of 3 storeys."

We would like to stress that the City, in support of the Rockland Neighbourhood Plan, took the initiative to rezone from R3-2 Multiple Dwelling District to R3-A2 Low Profile the properties on Oak Bay Avenue between Oak Bay Junction and Richmond Avenue specifically "to reduce size and height of future redevelopment (3 storeys)." RNP, P. 17, Sec. 3.1.2

Approval of this project as it is proposed would set an unfortunate precedent for oversized development in this corridor and contradict the City's stated goals.

Sincerely,

Janet Simpson  
President, Rockland Neighbourhood Association

c.c. Proponent





## ROCKLAND NEIGHBOURHOOD ASSOCIATION

December 13, 2012

Mayor Fortin, Council, and Planning  
City of Victoria

Re: Rezoning Application: 1082 Richmond Avenue

At a community meeting on Nov. 7<sup>th</sup>, Abstract Development presented a redevelopment proposal for 21 strata units. Nineteen area residents and five RNA directors attended the meeting. As a result, we recommend that

- regulations of the current zoning be upheld
- parking access be off of Richmond Avenue
- trees be planted to compensate for the loss of the significant chestnut tree
- and Planning staff ensure the CALUC process is followed.

Our rationale for the recommendations is based on the following concerns:

**Density/Mass** The increase in density from 11 to 21 dwelling units is considerably larger than what is allowed under the existing low profile multiple dwelling district R3-A2 zone, which states that *The maximum permitted floor space ratio is 1.0:1*. On this relatively small lot, Abstract is proposing a building 1.57 times larger in floor area than the size of the lot. Existing regulations also state that a bonus floor space ratio of 1.2:1 may be permitted only if *at least 40% of the lot shall be landscaped as open site space*. Abstract's proposal of a 1.57:1 ratio with only 28% of the lot landscaped results in an unacceptable increase in mass and loss of green space. Policy 2.1.10 of the RNA Plan states that "The scale of the next generation of apartments along Fort Street and Oak Bay Avenue should be related to the residential properties to the south."

**Parking:** Only 18 spaces and 1 visitor space are proposed for 21 suites; however, buildings subject to strata-titled ownership are required to provide 1.4 off-street parking spaces per dwelling unit, or 29 spaces for 21 suites. Street parking is extremely limited, with no parking for service vehicles. Westbound residents attempting to enter the parking area from Oak Bay Avenue would inevitably create tie-ups at the traffic light. The proximity of the parking entrance to the intersection and the concentration of vehicles on that corner are seriously problematic.

**Shading:** The building height would significantly shade the adjacent buildings to the west.

**Process:** The proponents claim that in discussions with the Planning and Development Department they had preliminary approval for this project, and that mass and parking issues satisfied the department.

Respectfully submitted,

Janet Simpson, President  
Rockland Neighbourhood Association