

REPORTS OF COMMITTEES

2. Committee of the Whole – September 21, 2017

6. Development Variance Permit Application No. 00184 for 1265 Vista Heights (Hillside-Quadra)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00184 for 1265 Vista Heights, in accordance with:

1. Plans date stamped August 23, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. relaxation to permit a roof deck
 - ii. reduce the front yard setback from 7.50m to 5.00m
 - iii. increase the maximum parking stall area grade from 8% to 10.50%.
3. Registration of a Section 219 Covenant on title to ensure the roof deck is used solely for the purposes pertaining to sustainable environmental initiatives, including but not limited to, solar panels and green roofs.
4. The Development Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Madoff, Thornton-Joe, and Young
Opposed: Councillor Isitt

4. LAND USE MATTERS

4.3 Development Variance Permit Application No. 00184 for 1265 Vista Heights (Hillside-Quadra)

Committee received a report dated September 7, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct a new single-family dwelling with a secondary suite.

- Table:** It was moved by Councillor Isitt, seconded by Councillor Madoff, that Council table consideration of the following motion until further information is received on the location of the existing site servicing:
That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00184 for 1265 Vista Heights, in accordance with:
1. Plans date stamped August 23, 2017.
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
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 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 9:52 a.m. and reconvened at 9:57 a.m.



Committee of the Whole Report For the Meeting of September 21, 2017

To: Committee of the Whole **Date:** September 7, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00184 for 1265 Vista Heights

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00184 for 1265 Vista Heights, in accordance with:

1. Plans date stamped August 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. relaxation to permit a roof deck
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3. Registration of a Section 219 Covenant on title to ensure the roof deck is used solely for the purposes pertaining to sustainable environmental initiatives, including but not limited to, solar panels and green roofs.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit application for the property located at 1265 Vista Heights. The proposal is to construct a single-family dwelling with a secondary suite. The variances are related to reducing the front yard setback, permitting a roof deck, and increasing the maximum parking stall area grade.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential urban place designation within the *Official Community Plan*, which envisions single-family dwellings
- the proposal is consistent with the *Hillside-Quadra Neighbourhood Plan*, which identifies the property within the "Maintain Current Zoning" designation
- the roof deck variance is supported by the immediate neighbours and its use will be controlled through a Section 219 Covenant
- the front yard setback and the parking stall area grade variances are minimal in nature and are a consequence of the sloping nature of the subject property.

BACKGROUND

Description of Proposal

The proposal is for the construction of a new single-family dwelling with secondary suite. Variances are required due to the sloping nature of the site as well as to provide access to a roof deck which accommodates a green roof and solar panels. The proposed variances are to:

- reduce the front yard setback from 7.5m to 5.0m
- increase the maximum parking stall area grade from 8% to 10.5%
- permit a roof deck.

Sustainability Features

As indicated in the applicant's letter, dated June 5, 2017, the following sustainability features are associated with this application:

- rain harvest and storm water retention through green roofs, decks and other drainage troughs. Rain harvest will be stored in four 1500 gallon tanks located underground in the rear yard. The rain harvest will be connected to an automated irrigation system to water fruits, vegetables, herbs and flowers. Electric pumps, powered by solar panels, will provide power for the irrigation system
- green roofs with drought resistant, pollinating sedums and other low growing, low maintenance plants
- high-capacity solar panels and Tesla storage batteries to decrease power consumption
- envelope design that meets Passive House and Net Zero performance targets
- low-maintenance, highly-durable long lifecycle exterior materials
- high-performance triple-paned windows
- passive heating and cooling through the placement of windows
- non-venting condensing clothes dryer and non-venting kitchen exhaust will preserve the integrity of the passive envelope.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit Application.

Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District the property could be developed as a single-family dwelling with no more than one of the following:

- secondary suite
- garden suite
- roomers and/or boarders up to a maximum of four

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard (R1-B)
Site area (m ²) - minimum	625.30	460.00
1 st & 2 nd storey floor area (m ²) - maximum	214.00	280.00
Lot width (m) - minimum	18.29	15.00
Height (m) - maximum	7.60	7.60
Storeys - maximum	2.00	2.00
Site coverage % - maximum	36.93	40.00
Basement	Yes	Permitted
Roof deck	Yes*	Not permitted
Setbacks (m) – minimum:		
Front	5.00*	7.50
Rear	11.79	8.56
Side (east)	1.83	1.83
Side (west)	3.05	3.00
Combined side yards	4.88	4.50
Parking - minimum	1	1
Driveway/parking slope (%) - maximum	10.50*	8.00

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 8, 2017 the application was referred for a 30-day comment period to the Hillside-Quadra CALUC. A letter dated February 20, 2017 is attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* identifies the property within the "Maintain Current Zoning" designation. The proposal is consistent with this designation.

Tree Preservation Bylaw and Urban Forest Management

There is an existing protected Garry Oak on the subject property. Staff requested further investigation of the tree's roots by the consulting arborist, and it was determined that the tree had poor root structure that would not withstand the amount of excavation work required for the proposed landscape plan and underground servicing, and as such, the tree will be removed. As per the bylaw, two replacement trees will be planted by the applicant on their property.

There is an existing boulevard tree that will be removed and replaced as a result of the proposed driveway.

Regulatory Considerations

There are three variances that affect this application. The maximum parking stall area grade is proposed to be increased from 8% to 10.5% due to the natural slope of the property. Similarly, the front yard setback is proposed to be reduced from 7.5m to 5.0m. While this setback is closer to the street than the immediately adjacent properties, it is consistent with properties on the same block face to the west. To further reduce the impact of the reduced setback, the applicant is opening up sightlines between the entry and the street through a wide staircase and providing a seating area at the front door to promote connections with the public sidewalk.

Finally, the applicant proposes to install a green roof with maintenance access by a permanent staircase. By adding the staircase the green roof is technically considered a roof deck, which requires a variance. The applicant has obtained letters of support from the immediate neighbours and is willing to register a Section 219 Covenant on title, which will restrict the use of the roof deck. The purpose will be to minimize privacy concerns, as it would prevent future owners from removing the environmentally sustainable initiatives and instead use the roof deck for amenity space.

CONCLUSIONS

This proposed variances to the setback and parking stall area grade are a result of the sloping nature of the site and measures are being taken to mitigate the impacts. The roof deck variance has the support of the adjacent neighbours and a Section 219 Covenant will be registered on title stating the deck can only be used for environmental sustainability initiatives. Staff recommend for Council's consideration supporting this application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00184 for the property located at 1265 Vista Heights.

Respectfully submitted,

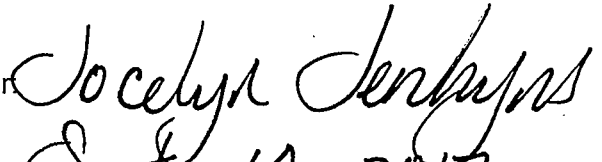


Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

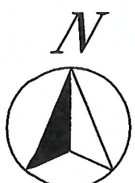


Date:

Sept. 14, 2017

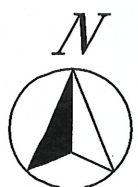
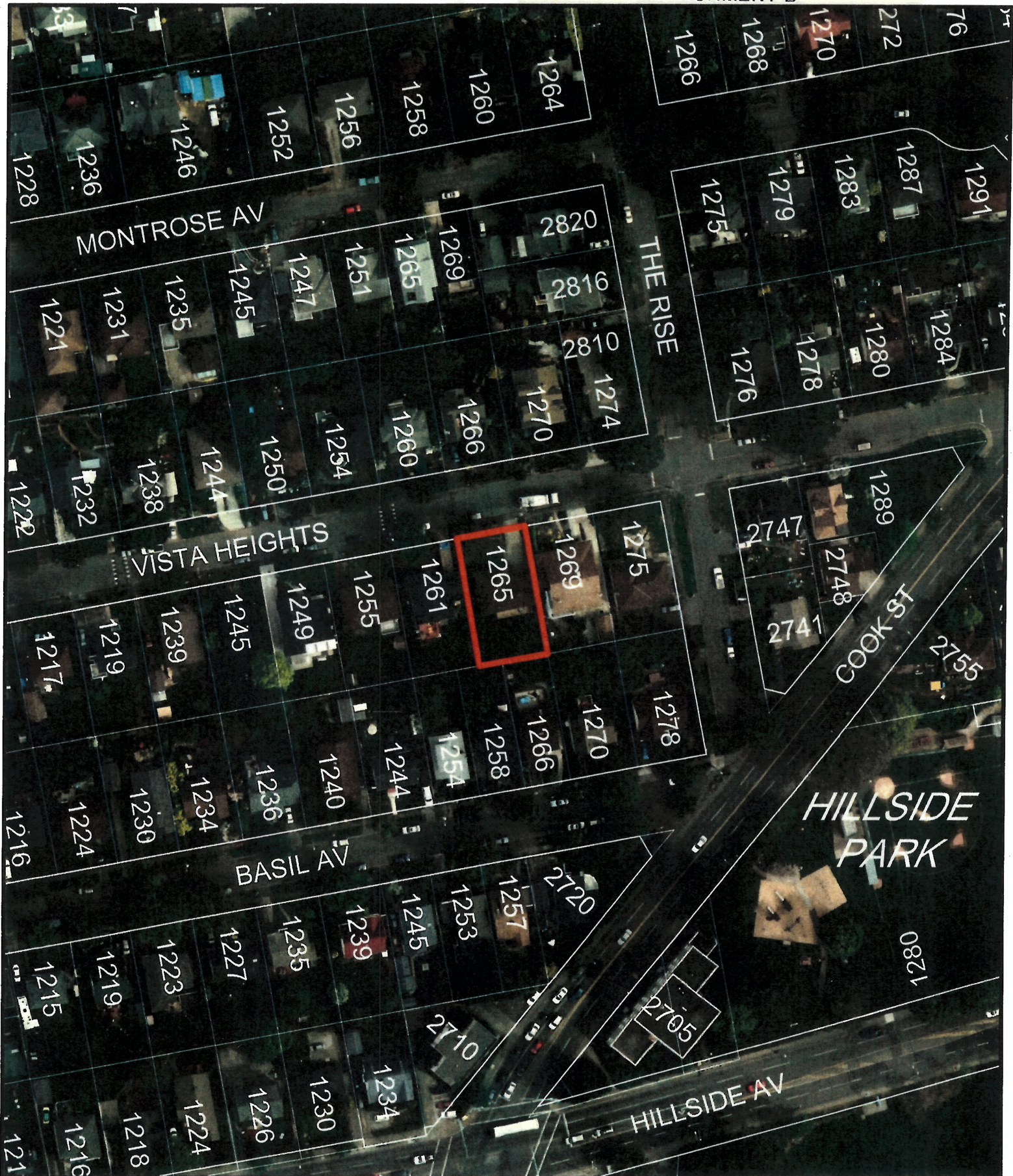
List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped August 23, 2017
- Attachment D – Letter from applicant to Mayor and Council dated August 22, 2017
- Attachment E – Community Association Land Use Committee Comments dated February 20, 2017
- Attachment F – Arborist report dated April 13, 2017
- Attachment G – Arborist report addendum dated May 31, 2017
- Attachment H – Arborist report addendum dated August 9, 2017
- Attachment I – Correspondence



1265 Vista Heights
 Development Variance Permit #00184





1265 Vista Heights
Development Variance Permit #00184





**SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.**

**PASSIVE,
NET ZERO HOUSE**

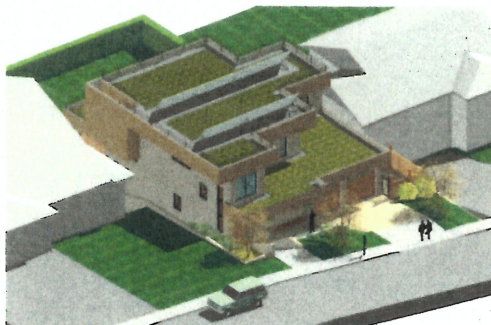
**ISSUED FOR
DEVELOPMENT VARIANCE
PERMIT #00184
AMENDMENT #3
AUG 22, 2017**



BACK ISO VIEW NTS ③



FRONT ISO VIEW WEST NTS ②



FRONT ISO VIEW EAST NTS ①

STREET VIEW NTS ④

DRAWING LIST

- A-0.0 - NOTES, LEGENDS, 3D MODEL
- A-0.1 - CONTEXT PLAN, PHOTOS
- A-1.1 - SITE PLANS & PHOTOS
- A-1.2 - EXISTING SITE PLAN, PROPOSED SITE
- A-2.0 - BASEMENT PLAN, MAIN FLOOR PLAN
- A-2.1 - UPPER FLOOR PLAN, ROOF PLAN
- A-2.2 - ELEVATIONS
- A-2.3 - ELEVATIONS
- A-4.0 - SECTION, DETAILS
- L-1 - LANDSCAPE PLAN

GENERAL NOTES

GUIDELINES ARE AT FACE OF CONC.
FOUNDATION WALLS
DIMENSIONS TO GROUNDS AND CENTER
OF STUD UNLESS OTHERWISE NOTED
ALL WORK TO B.C.C. 2012
REFER TO STRUCTURAL FOR FRAMING &
CONCRETE DIMENSIONS AND
CONNECTIONS
INTERIOR PARTITIONS 2x4 STUDS UNLESS
OTHERWISE NOTED
CONFORM ALL DIMENSIONS ON SITE

ABBREVIATIONS

- AB - AIR BARRIER
- AP - AT FINISHED FLOOR
- B.U. - BUILT UP BEAM (REFER TO STRUCTURAL)
- CONC - CONCRETE
- CLR - CLEAR DIMENSION DRYPWALL TO DRYPWALL
- CTR - CENTER ON WALL OR OPENING
- DN - COMPLETE WITH
- ENG. - ENGINEER (REFER TO STRUCTURAL)
- EXTD - EXISTING
- EQ - EQUAL
- F.L. - FLOOR JOIST (REFER TO STRUCTURAL)
- OSB - OSBUM WALL BOARD
- MC - MOISTURE BARRIER
- NET - NET CONTRACT
- O.C. - ON CENTRE
- OSB - OSBUM SUPPLIED CONTRACTOR INSTALLED
- P.T. - PRESSURE TREATED
- PLY - PLYWOOD
- R.J. - ROOF JOIST (REFER TO STRUCTURAL)
- RWL - RAIN WATER LEADER
- S.M. - SIMILAR DETAIL
- S.M. - SELF ADHERED MEMBRANE
- T&G - TONGUE & GROOVE
- TYP. - TYPICAL
- LAND - UNLESS OTHERWISE NOTED
- V.B. - VAPOUR BARRIER
- 3/8" - 3/8" WIDE X 4" X 4" NET - MINIMUM R.O. SIDE OR
REFER TO MANUFACTURER'S SHOP DRAWINGS
- 2x4S - 2x4" WIDE X 4" X 4" HT. - DOOR LEAF SIZE ALLOW
3/4" JOIST FOR R.O.

LEGAL ADDRESS

LOT 210, BLOCK 11, SECTION 4,
VICTORIA, PLAN 229

STREET ADDRESS

1265 VISTA HEIGHTS, VICTORIA, B.C.

ZONING REVIEW

ZONING: RS-1 DPA 16

SITE AREA:

526.45 SQM (5742.8 SQFT)

LOT SIZE:

18.29 X 34.25M = 628.43sqm (67 X 112.35)

SITE COVERAGE

ALLOWED: 40% = 250.572 sqm (2697.13 SQFT)
PROPOSED: 225 SQM (2421.9 SQFT)

FLOOR AREA:

ALLOWED: 330 SQM (3529 SQFT)
125QM PARKING, DECKS, CRAWLSPACES
WALL THICKNESS EXCLUDED

PROPOSED: 300 SQM

GROSS FLOOR AREA - 305 SQM (4144 SQFT)
DECKS - 95 SQM (1024 SQFT)

HEIGHT:

7.5M (24.6 FT)

SETBACKS:

FRONT YARD 7.5M (24.6 FT) VARIANCE 1.5M

STEPS LESS THAN 1.5M HT 1.5M (5.24 FT)

PORCH 1.5M (5.25)

REAR YARD 7.5M OR 25% LOT DEPTH(28 FT)

INTERIOR SIDE YARD 1.5M (4.9 FT) OR 10% LOT WIDTH (6.7)

ONE SIDE YARD 3.0M (10 FT)

COMBINED SIDE YARDS 4.5M (14.8 FT) MIN

ROOF CONSTRUCTION SCHEDULE

ROOF TYPE #1 VEGETATED ROOF ASSEMBLY - RT1

- 1. 100MM INSULATED ROOF SYSTEM
- 2. 100MM POLYURETHANE INSULATION
- 3. 75MM POLYURETHANE INSULATION
- 4. 25MM POLYURETHANE INSULATION
- 5. 25MM POLYURETHANE INSULATION
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ROOF TYPE #2 ROOF DECK ASSEMBLY OVER LIVING SPACE - RT2

- 1. 100MM POLYURETHANE INSULATION
- 2. 100MM POLYURETHANE INSULATION
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WALL CONSTRUCTION SCHEDULE

TYPICAL EXTERIOR WALL ASSEMBLY - E20

- 1. SUPER PANDA 100MM POLYURETHANE INSULATION
- 2. 100MM POLYURETHANE INSULATION
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TYPICAL INTERIOR WALL ASSEMBLY - I20

- 1. SUPER PANDA 100MM POLYURETHANE INSULATION
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FLOOR CONSTRUCTION SCHEDULE

TYPICAL UPPER FLOOR ASSEMBLY - U20

- 1. 100MM POLYURETHANE INSULATION
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TYPICAL FLOOR ASSEMBLY OVER CRAWLSPACE - F20

- 1. 100MM POLYURETHANE INSULATION
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FLOOR ASSEMBLY - BASEMENT - B20

- 1. 100MM POLYURETHANE INSULATION
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LIGHTDANCE DESIGN

2100 North Esquimalt Rd. Esquimalt, BC V8L 2K1
Tel: 250-855-1111 Fax: 250-855-1112
www.lightdance.ca

The design and drawings were prepared by LightDance Design Inc. in accordance with the provisions of the British Columbia Building Code. The drawings are issued for the purpose of the development variance permit. The drawings are not to be used for any other purpose without the written consent of LightDance Design Inc.

LIDA HOMES

SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3

Drawing Title:

**LEGENDS
NOTES**

1.	DATE	DESCRIPTION
1.	08.21.17	ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
2.	09.09.17	ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
3.	12.20.18	ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3

Scale: AS NOTED
Sheet 1 OF 10 Rev: mm.djy

Received
City of Victoria

AUG 23 2017

Planning & Development Department
Development Services Division

Received
City of Victoria
AUG 23 2017
Planning & Development Department
Development Services Division

LIGHTDANCE
DESIGN
ARCHITECTURE
2150 North St. Victoria B.C. V8M 2B2
Tel: 250 363 8888 Fax: 250 363 8888
www.lightdance.com
The design and drawings prepared by Lightdance Design Inc. are intended to be used for the construction of the project as shown. Lightdance Design Inc. does not accept any liability for errors or omissions in the drawings or for any consequences arising therefrom. The user of these drawings shall be responsible for obtaining all necessary permits and for any consequences arising therefrom. The user of these drawings shall be responsible for obtaining all necessary permits and for any consequences arising therefrom.

LIDA HOMES



STREET VIEW FROM BLACKWOOD ST 7



1269 VISTA HEIGHTS 3



1265 VISTA HEIGHTS 2



1281 VISTA HEIGHTS 1



STREET VIEW FROM THE RISE ST 8



LOOKING NORTH EAST 6



LOOKING SOUTH EAST 5



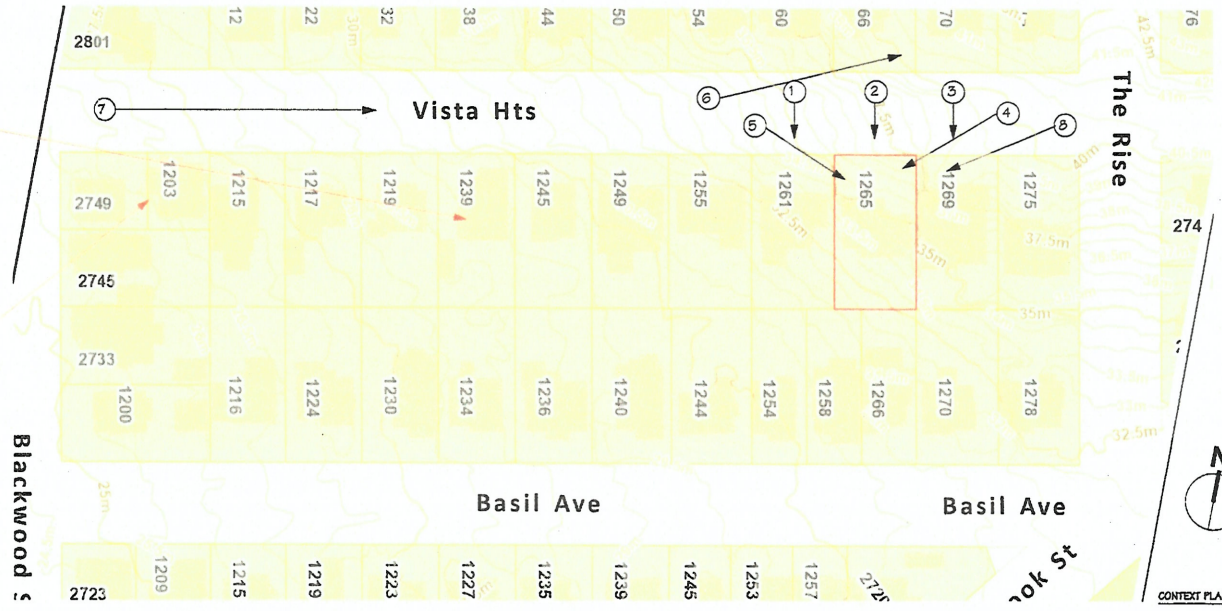
LOOKING SOUTH WEST 4



NON CONFORMING FRONT YARD SETBACK
1239 VISTA HEIGHTS 9



NON CONFORMING FRONT YARD SETBACK
1203 VISTA HEIGHTS 10



ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

Drawing Title:
CONTEXT PLAN
PHOTOS

1. DVP prepared by	08.21.17
2. DVP prepared by	09.09.17
3. DVP prepared by	09.19.17
4. Issue for City panel	12.20.16
Rev:	Issue: mm.dd.yy

Date: AUG 22 2017 Scale: AS NOTED
Sheet 2 OF 10 Rev:

Drawing No.: A-1.0

Received
City of Victoria

AUG 23 2017

Planning & Development Department
Development Services Division



BACK YARD LOOKING SOUTH WEST ③



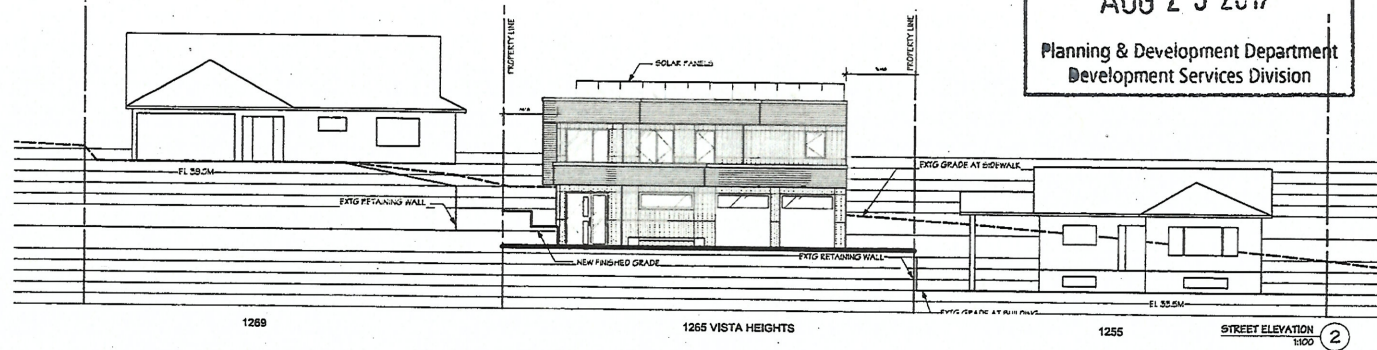
BACK YARD LOOKING SOUTH ④



BACK YARD LOOKING EAST ⑤



BACK YARD LOOKING WEST ⑥



LIGHTFRAME DESIGN
2100 Parkside Court, Suite 200
Victoria, BC V8S 1K7
Tel: 250.473.4888
Fax: 250.473.4888
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LIDAR HOMES

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

Drawing Title:

SITE INFO
STREET
ELEVATION

1	DATE APPROVED BY	03.21.17
2	DATE APPROVED BY	03.05.17
3	DATE APPROVED BY	04.18.17
4	DATE APPROVED BY	12.20.15
Rev:	Issue:	mm.dj.jy

Date: AUG 22 2017 Scale: AS NOTED
Sheet 3 OF 10 Rev:

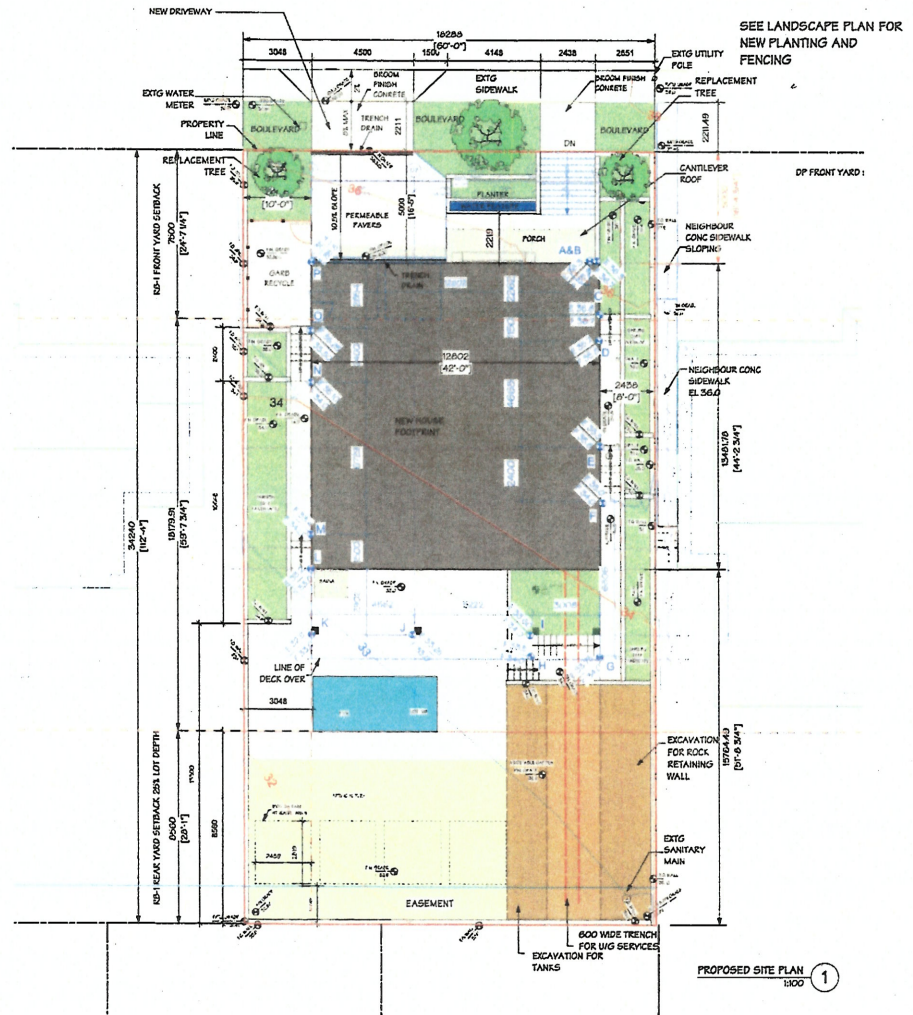
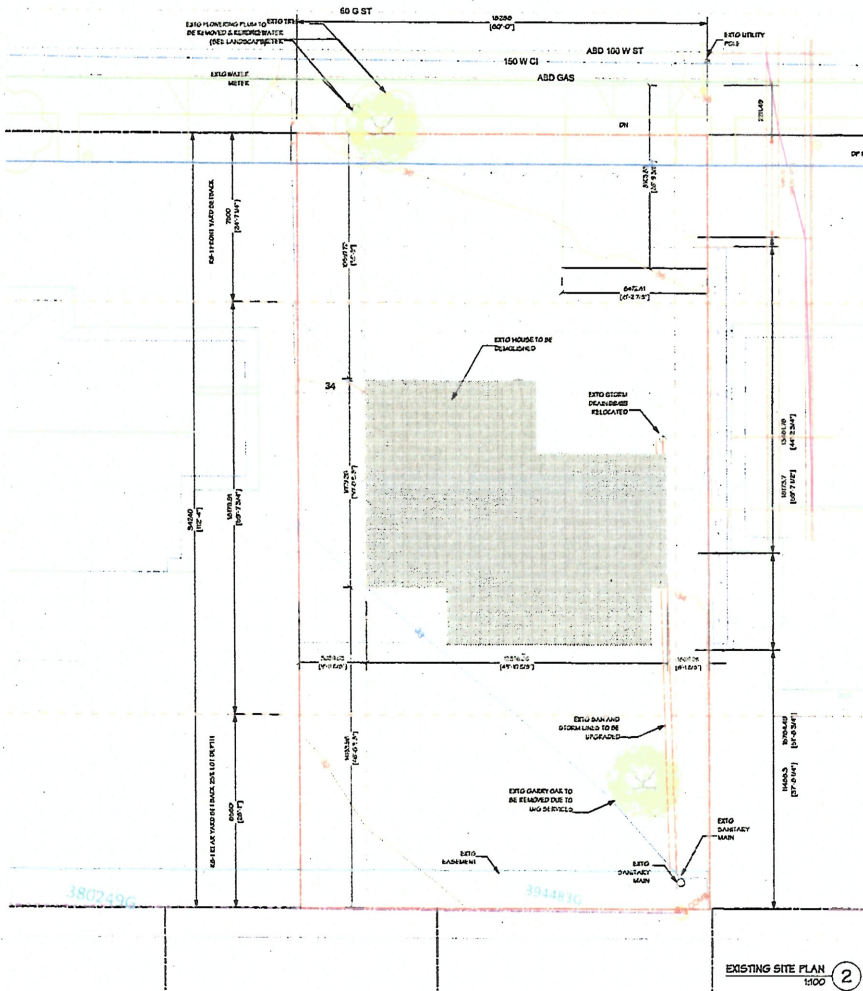
Drawing No.: A-1.1



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 Development Services Division

1265 VISTA HTS AVERAGE GRADE									
CORNER	GRADE	ELEV		SUM	AVG ELEV	LENGTH	LENGTH X	AVG ELEV	
A	FINISH	34.85							
B	EXTG	36.30	A+B	72.10	36.05	L1	0.000	0.00	
C	EXTG	35.80	B+C	72.10	36.05	L1	2.282	81.55	
D	EXTG	35.70	C+D	71.50	35.75	L1	1.150	41.11	
E	EXTG	35.30	D+E	71.60	35.50	L2	4.668	167.11	
F	FINISH	34.65	E+F	69.30	34.65	L3	2.400	83.18	
G	EXTG	33.75	F+G	67.75	33.88	L4	6.806	230.53	
H	EXTG	33.50	G+H	67.25	33.63	L5	3.008	101.14	
I	EXTG	33.60	H+I	67.10	33.55	L6	0.914	30.63	
J	FINISH	33.00	I+J	66.60	33.30	L7	5.220	173.83	
K	EXTG	32.90	J+K	65.90	32.95	L8	4.562	150.32	
L	FINISH	33.00	K+L	65.90	32.95	L9	2.902	95.62	
M	EXTG	33.50	L+M	66.40	33.20	L10	1.500	48.80	
N	FINISH	34.85	M+N	67.40	33.70	L10	6.729	226.77	
O	EXTG	35.25	N+O	68.65	34.33	L11	2.400	82.38	
P	EXTG	35.45	O+P	70.70	35.35	L12	2.584	81.34	
TOTALS			N+A	71.25	35.63	L13	12.802	456.07	
							59.51	2061.42	34.410



LIGHTHOUSE DESIGN
 2750 South Esplanade
 Victoria, BC V8S 2S5
 Tel: 250-383-1111
 Fax: 250-383-1112



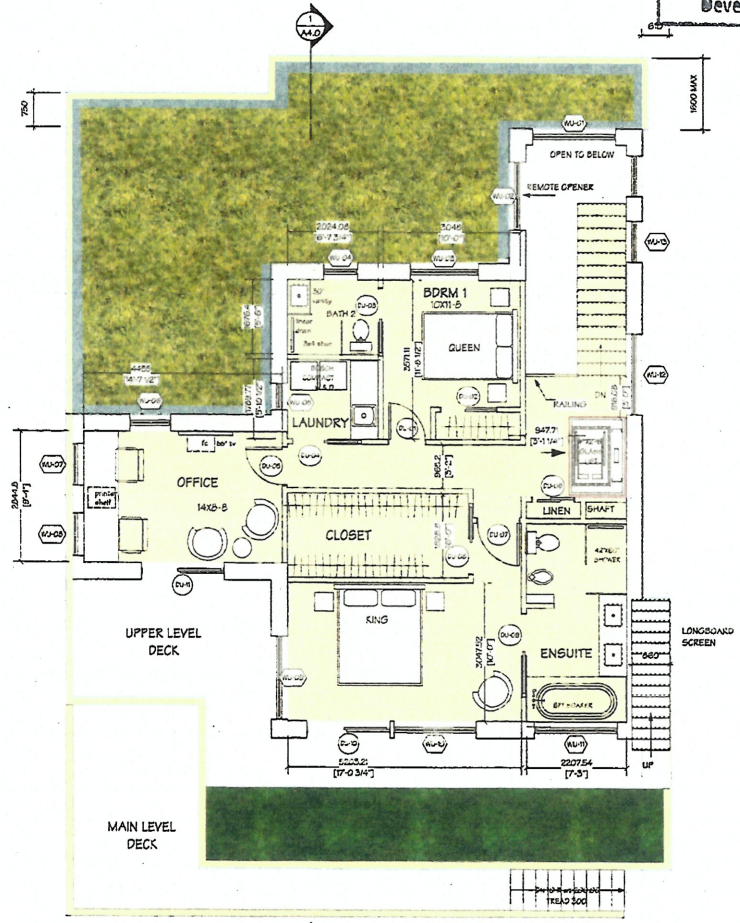
ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
 SHORTT RESIDENCE
 1265 VISTA HEIGHTS
 VICTORIA, B.C.

Drawing Title:
**EXISTING SITE PLAN
 PROPOSED SITE PLAN**

Date: AUG 22 2017
 Scale: AS NOTED
 Sheet: 4 OF 10
 Rev: Issue: mm.dj.yy

Drawing No.: **A-1.2**

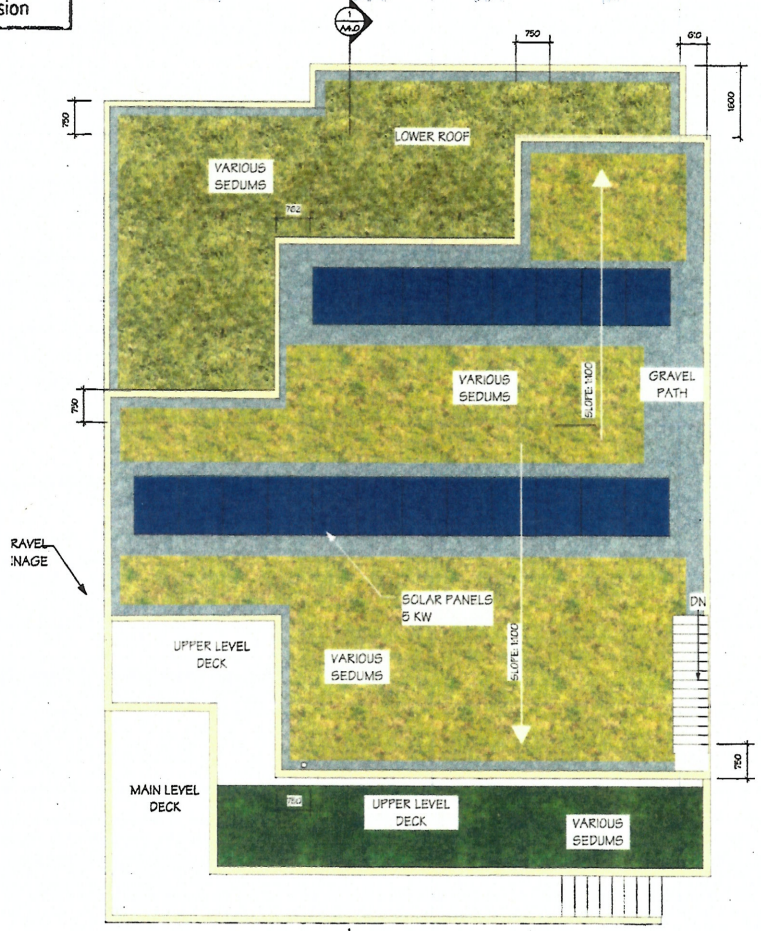
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Planning & Development Department
Development Services Division



UPPER FLOOR PLAN
150 2

TONE = FLOOR AREA
DWELLING UNIT = 226.3 SQM
83.5 SQM (898.76 SQFT)
ZONING AREA

TONE = FLOOR AREA
SECONDARY SUITE = 73.7 SQM
TOTAL ALL FLOOR AREAS = 300 SQM MAX



ROOF PLAN
150 1

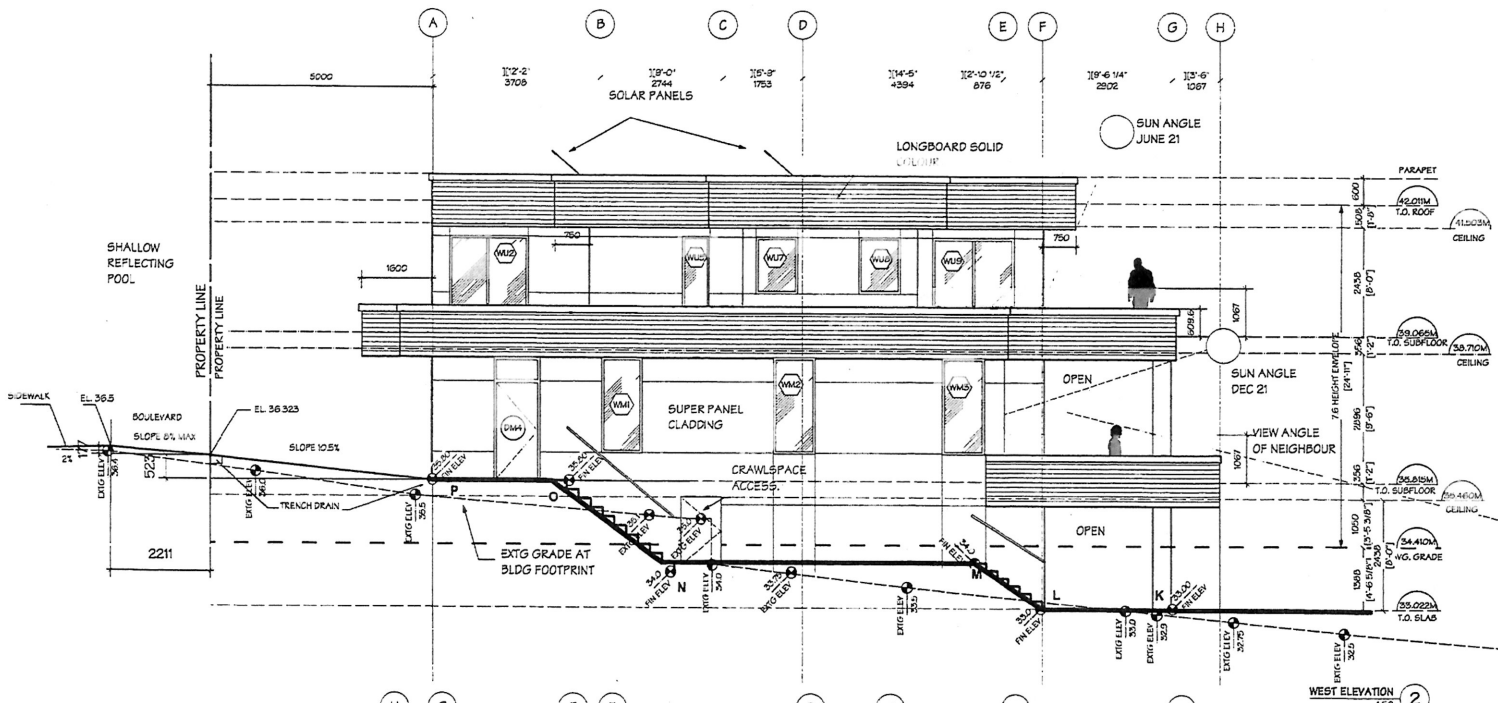
ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.

Drawing Title:
PLANS

1	2017	2017	2017
2	2017	2017	2017
3	2017	2017	2017
4	2017	2017	2017
5	2017	2017	2017
6	2017	2017	2017

Date: AUG 23 2017
Sheet: AS NOTED
Sheet 6 OF 10

Drawing No.: A-2.1



WEST EXPOSED BLDG FACE #1
 LIMITING DISTANCE 3.048M (10'-0")
 65.0 SQM X 17.74% = 11.53 SQM
 PROPOSED 10.28 SQM

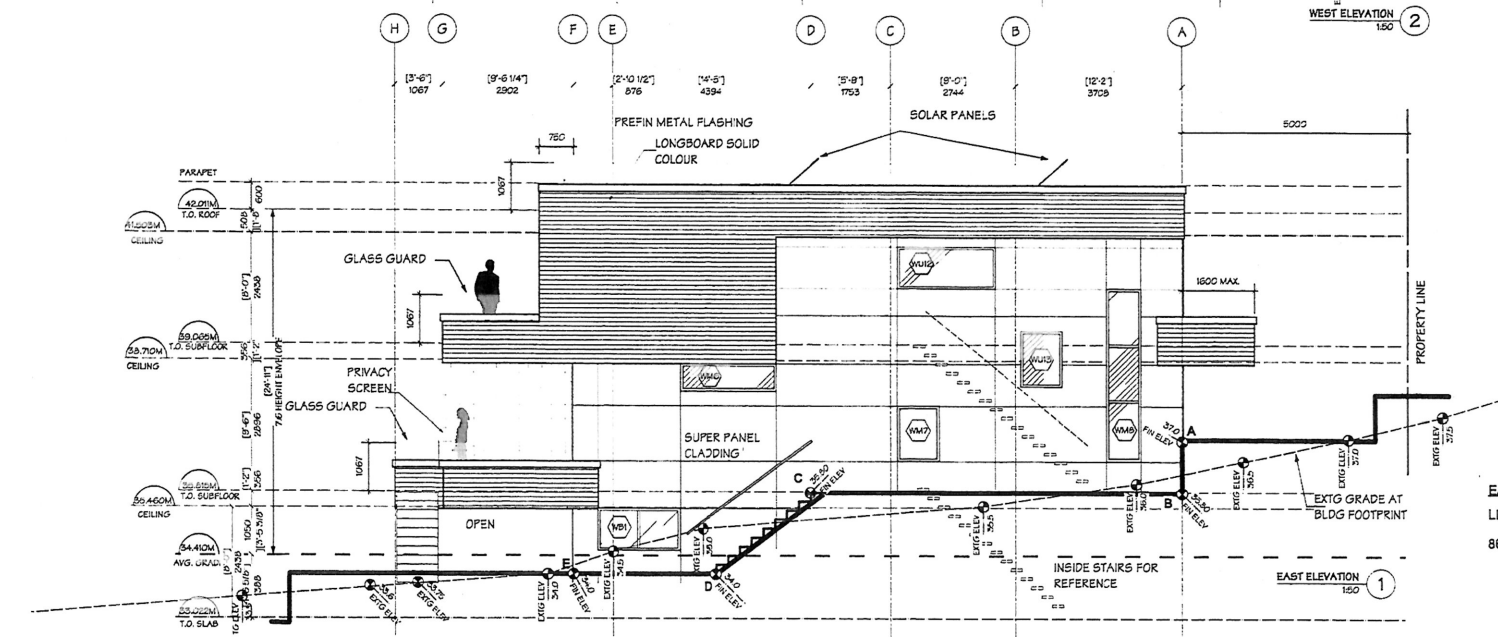
	2m	3.048m	4m
50m2	10%	19.43%	28%
65.0m2		17.74%	
100m2	9%	13.71%	18%

WEST EXPOSED BLDG FACE #2
 LIMITING DISTANCE 7.49M
 16.0 SQM X 96.4% = 15.42 SQM
 PROPOSED 3.82 SQM

	6m	7.49m	8m
30m2	88%	96.4%	100%

WEST EXPOSED BLDG FACE #3
 LIMITING DISTANCE 12.8M
 9.48 SQM X 100% = 9.48 SQM
 PROPOSED 3.28 SQM

	12m	12.8m	16m
30m2	100%	100%	100%



EAST EXPOSED BLDG FACE
 LIMITING DISTANCE 2.438M (8'-0")
 86.0sqm X 11.75% = 10.1 SQM
 PROPOSED 9.78 SQM

	2m	2.43m	4m
50m2	10%	13.87%	28%
86.0m2		11.75%	
100m2	9%	10.93%	18%

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LIGHTSPACE DESIGN
 2100 Howe Street, Ste 2000
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 Tel: 250 478 7788
 Fax: 250 478 3881

LIDA HOMES

ISSUED FOR DEVELOPMENT VARIANCE PERMIT AMENDMENT #3
 SHORTT RESIDENCE
 1265 VISTA HEIGHTS
 VICTORIA, B.C.

Drawing Title:

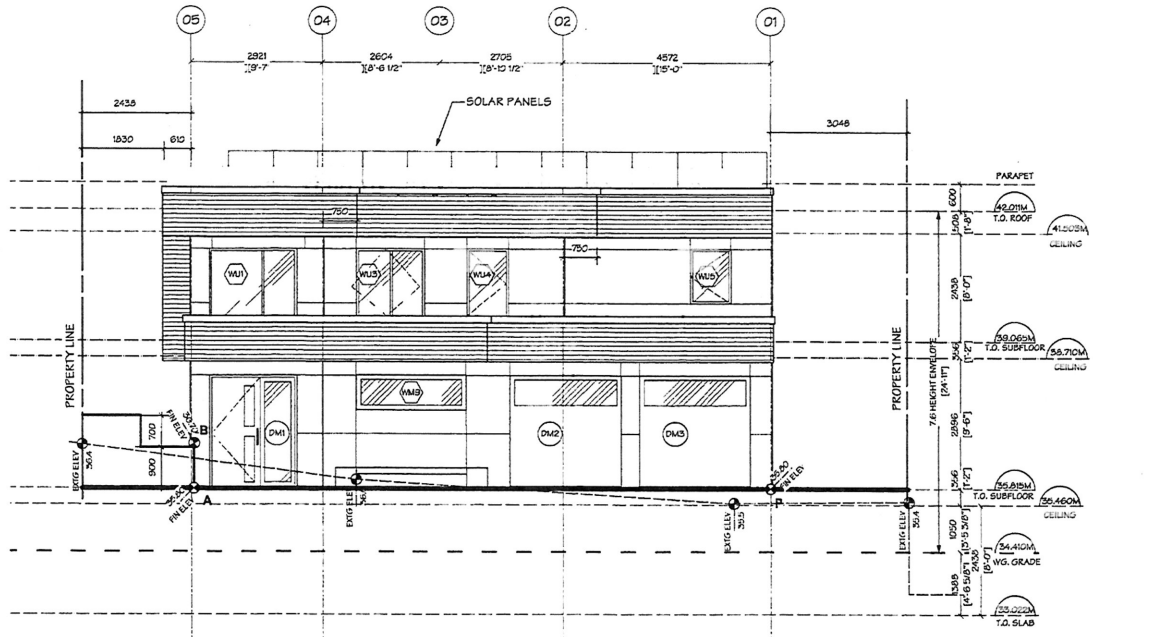
ELEVATIONS

Rev	Issue	Date	By
1	SWP Attachment #1	08.21.17	
2	SWP Attachment #2	08.26.17	
3	SWP Attachment #3	04.18.17	
4	Issue for City Council	12.22.16	

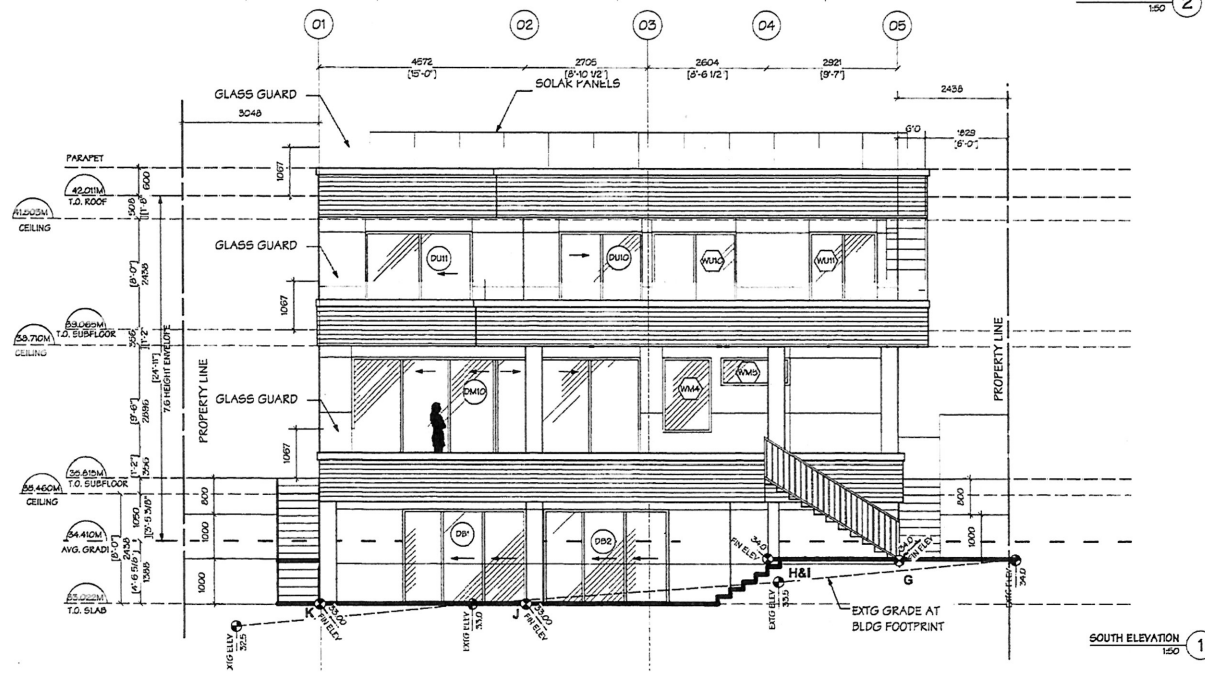
Date: AUG 23 2017 Scale: AS NOTED

Sheet 7 of 10 Rev

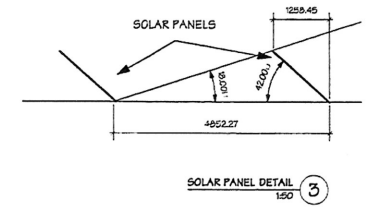
Drawing No.: **A-3.0**



NORTH ELEVATION 150 ②



SOUTH ELEVATION 150 ①



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Development Services Division

Drawing Title:

ELEVATIONS

1	2017 amendment #3	08.21.17
2	2017 amendment #4	08.28.17
3	2017 amendment #5	04.19.17
4	Issue for City permit	12.20.16
Rev:	Issue:	mm,ds,yy

Date: AUG 22 2017 Scale: AS NOTED

Sheet 6 of 10 Rev:

Drawing No.: **A-3.1**

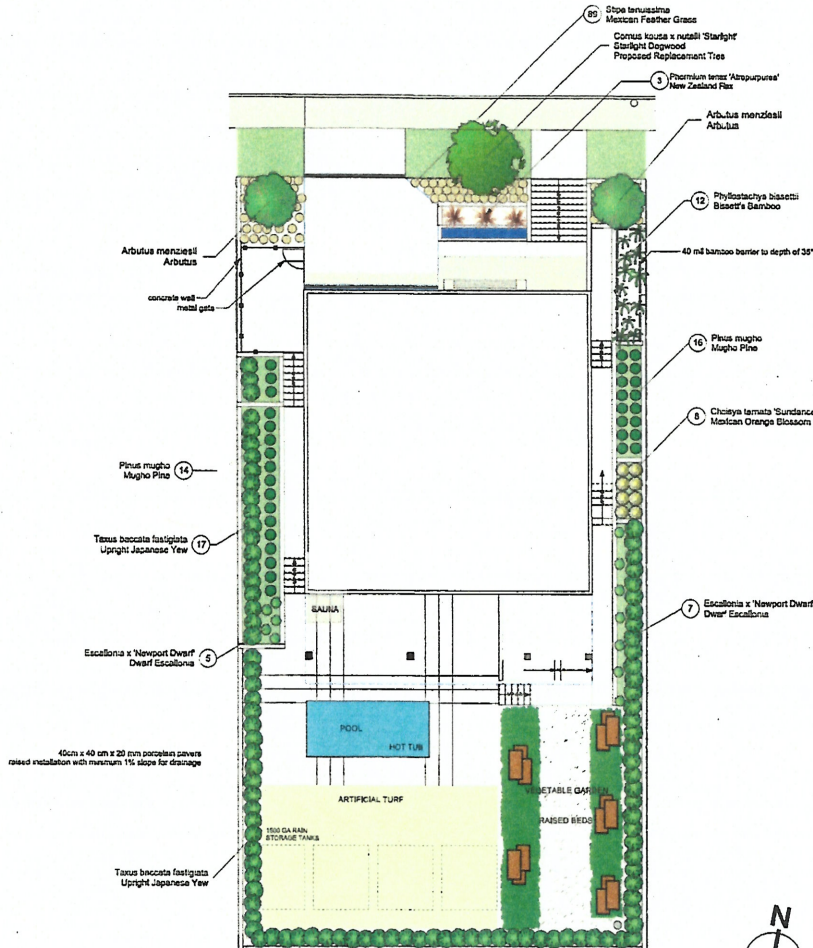
Received
City of Victoria

AUG 23 2017

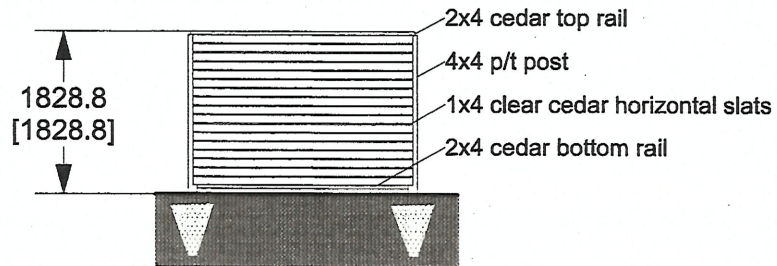
Planning & Development Department
Development Services Division

terrauma
design

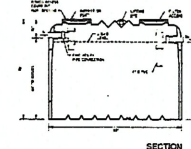
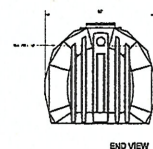
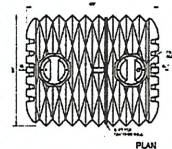
ID	Qty	Latin Name	Common Name	Scheduled Size
AM-1	2	Arbutus menziesii	Arbutus	#7
CKXNS	1	Cornus kousa x rubra 'Starlight'	Starlight Dogwood	2m
CTB	23	Choisya terrata 'Sundance'	Mexican Orange Blossom	#2
EXND	12	Escallonia x Newport Dwarf	Dwarf Escallonia	#2
PB	12	Phyllostachya bissetti	Bissett's Bamboo	#5
PM	33	Pinus mugo	Mugo Pine	#3
ST	89	Stipa tenuissima	Mexican Feather Grass	#1
TBF	100	Taxus baccata fastigiata	Upright Japanese Yew	2m



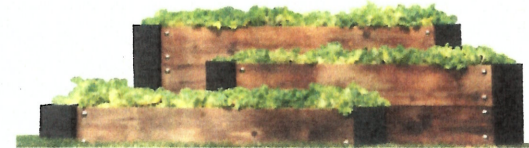
LANDSCAPE PLAN 1:100



2 FENCE ELEVATION 1:25



3 WATER STORAGE TANK NOT TO SCALE



4 TYPICAL RAISED BED FOR EDIBLES NOT TO SCALE

SHORTT RESIDENCE
1265 VISTA HEIGHTS
VICTORIA, B.C.
ISSUED FOR DEVELOPMENT VARIANCE PERMIT
AMENDMENT #3

Drawing Title:
LANDSCAPE PLAN

NO.	REVISION	DATE
1	ISSUED	04.11.17
2	REVISED	11.22.16

Rev: Issue: mm.04.yy

Revised AUG 21 2017 Scale: AS NOTED
Sheet 10 of 10 Revs

Drawing No.: L-1



City of Victoria
1 Centennial Square,
Victoria BC
V8W 1P6

Aug 22, 2017

Attn: Mayor Lisa Helps and Council

Re: 1265 Vista Heights, Development Variance Permit – DVP00841 – Resubmission #2

We are pleased to submit this summary of the Development Permit with Variance application for a new single family dwelling at 1265 Vista Heights on behalf of the Owners Dr. Stan Shortt and Rosalind Shortt. Since our initial application on December 20, 2016 we have:

- Met with the Planning, Parks and Engineering departments to clarify the requirements related to this application.
- Met with numerous neighbours adjacent to the site and obtained letters in support of the application from the immediately adjacent neighbours.
- Received comments from the CALUC.
- Obtained 3 arborist reports for the Garry Oak in the rear yard.
- Submitted amendment #1 to the DVP with revisions requested by Staff via email on January 30 2017
- Submitted amendment #2 to the DVP with revisions requested by Staff via email on May 17, 2017.
- Made a commitment to staff to submit a BC Land Title Act, Section 219 Covenant which agrees to the decommissioning of the roof deck should the roof no longer be used for sustainable initiatives as requested by staff.
- Upon submission of the 3rd Arborist report, received approval from the Parks Dept to remove the existing Garry Oak during the building permit stage.
- Submitted amendment #3 to the DVP with revisions to site plans showing extent of rear yard excavations for new underground rain harvest tanks and new retaining walls and proposed location of 2 replacement trees.

Existing Site Characteristics and Zoning:

The parcel is located in the Hillside /Quadra Neighbourhood and is zoned RB-1. The site area is 625.3sq meters and site width is 18.29m. The site is located on the South side of Vista Heights and slopes steeply to the South. The slope falls 6.59m from Elev. 38m at the North East corner to Elev 31.41 at the South West corner. Views are primarily to the South West. The parcel is in the Traditional Residential area of the Neighbourhood and the street consists of single family dwellings.

Description of Proposal

In support of the green initiatives noted below we are:

- Applying for a variance to reduce the front yard setback from 7.5m to 5m in order mitigate the new driveway slope and to allow for a larger food growing area in the South facing back yard.
- Applying for a variance to allow a roof deck. This will allow access solely for the purpose of maintaining the solar panels and vegetated roof for storm water retention and rain harvest. An interior access with a roof hatch would seriously compromise the Passive House envelope. Therefore, we propose an exterior roof access stair from the back deck. The Owners intend to age in place, therefore a ladder will not be a suitable long term solution for roof access. The Owner agrees to provide a BC Land Title Act, Section 219 Covenant which agrees to the decommissioning of the roof deck should the roof no longer be used for sustainable initiatives.
- Applying for a variance to Schedule C to allow the driveway grade from 8% to 10.5%. The steep grade of the slope presents a hardship as the farther back the building is located the lower the elevation of the average grade thus resulting in an increasingly steeper driveway. The driveway is relocated to the East side where the existing grade is lower than on the West side thus further reducing the driveway grade.
- We propose to remove and replace with a new tree, a flowering plumb on the city lands adjacent to the street. The tree is to be removed in order to allow for a new driveway.
- Remove a Garry Oak in the rear yard due to conflicts with underground services. Refer to attached amended Arborist Report dated May 31 2017.

Streetscape / Relation to the Street

The proposed reduction in the front yard setback will be in keeping with the existing street fabric as two other houses on the south side of Vista Heights are also located within the front yard setbacks. Refer to the Context Plan A1.0.

The design will contribute to the quality of the public realm by enhancing the boulevard and opening up sightlines between the entry and the street. We propose the following front yard improvements:

- Widen the boulevard into the property with similar grading and ground cover. This will create viscosity for pedestrians using the sidewalk.
- Locate the new tree in the center of the boulevard to create a feature in front of the house.
- Provide a wide stair (2438mm) from the street to the entry to increase site lines and decrease the feeling of a well at the steepest part of the site.
- Provide a bench and water feature at the front of the house to allow habitation of the front yard and promote connection with pedestrians on the public sidewalk.

Transportation & infrastructure

- The neighbourhood is bounded by arterial routes and is served by 3 bus routes.
- Vista Heights has speed bumps to reduce short cutting by vehicles and preserve it as a pedestrian street.

- The topography slopes from the East to the West and the existing driveway is located on the East side of the property. We propose locating the new driveway on the West side of the property to allow a shallower driveway slope

Project benefits and Amenities

- The green roof will provide an attractive view for the homes on the opposite (North) side of the street which are set considerably higher than the proposed new building.
- Views are primarily to the South West hence locating the new structure further to the North will preserve the South West views of the neighbouring house on the West side.
- A water feature in the front yard will muffle traffic noise.
- Extensive landscaping and green roofs will promote habitat for local birds and insects.

Safety and Security

- A resident population is the primary factor in creating a safe pedestrian street. The proximity of the house to the street along with windows that overlook the street will provide "eyes on the street"
- Landscaping will reinforce the sense of the street and boulevard as active shared space.
- Site lighting will illuminate the pathways and building with ambient light to promote safety and visibility of landscape areas and sidewalk. The lighting will be shielded and kept at a lower mounting height to avoid glare and light pollution.

Green Building Features

- Rain harvest and storm water retention through vegetated roofs, decks and other drainage troughs. Rain harvest will be stored in four 1500 ga. tanks located underground in the rear yard. Rain harvest will be connected to an automated irrigation system to water fruits, vegetables, herbs and flowers. Electric pumps, powered by solar panels will provide power for the irrigation system
- To aide in the rain water collection, the design includes vegetated roofs with drought-resistant, pollinating sedums and other low growing, low maintenance plants which will not only filter the water, but also absorb carbon dioxide discharged into the air from the busy roads surrounding the property.
- High capacity solar panels and Tesla storage batteries to decrease power consumption.
- Envelope design to meet Passive House and Net Zero performance targets will reduce the carbon footprint of the building.
- Low maintenance, highly durable long lifecycle exterior materials.
- High performance triple paned windows.
- Passive heating and cooling through the placement of windows.
- Non venting condensing clothes dryer and non venting kitchen exhaust will preserve the integrity of the passive envelope

We enthusiastically endorse the City of Victoria's Climate Leadership Strategy and feel that the proposed design will dovetail well with this new Strategy. We believe the project will add to the strength and character of the neighbourhood and we look forward to presenting the project to council. If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

Lightdance Design Inc.

Gail Jaeger – Intern Architect.AIBC, MRAIC

By email to: councillors@victoria.ca

20 February 2017

To: Mayor and Council

Re: 1265 Vista Heights

With respect to the proposed development variance permit for the property above, which the proponents brought to our attention on 23 January 2017, we would like to offer the following observations.

At monthly NAC meetings and at community meetings related to other proposed developments, the residents of Hillside-Quadra have expressed time and again their love for the family-friendly and community look and feel of the neighborhood.

A reduced front yard setback has the potential to add to or subtract from the sense of community, depending on design. We would argue that when buildings connect to the street, and provide opportunities for social interaction between those on the sidewalk and those in the building, design adds to the sense of community. Under such circumstances, a reduced setback can be an asset.

It is not clear that the reduced setback proposed for 1265 Vista Heights would help to connect the building more closely to the street. The retaining wall and planter would appear to screen the front entrance from the street, creating additional privacy for the residents. They also appear to enclose a private landscaped garden. The portion of the building closest to the street consists of three garage style doors, which act as a barrier between the residence and the street, despite the closer proximity.

In addition, the retaining wall, planter, and driveway appear to encroach upon public space. With the reduced front setback and the three garage doors, the proposed driveway would be shorter and wider than usual, eliminating at least one existing on-street parking spaces. This represents a private enclosure of a public amenity.

The Hillside Quadra Neighbourhood Action Committee (NAC) does not typically take a position for or against a proposed development, rezoning, or variance, but strives to represent the perspectives of the members of the community who engage with NAC. The NAC Executive neither opposes nor endorses this specific variance.

We bring forward these observations with the recommendation that – rather than proceed on a property by property basis – the City more clearly identify conditions

under which it will and will not approved reduced front yard setbacks in residential neighbourhoods.

Sincerely,

Jenny Fraser
CALUC Chair, Hillside Quadra NAC
On behalf of the NAC Executive

c.c. Gail Jaegar, Lightdance Design Inc. (gail@lightdancedesign.com)
Rosalind Shortt (lindyshortt@gmail.com)
Stan Shortt (stan.shortt@gmail.com)



Talbot Mackenzie & Associates
Consulting Arborists

ARBORIST REPORT

FOR

1265 VISTA HEIGHTS, VICTORIA, BC

28 CM D.B.H. GARRY OAK TREE
(*QUERCUS GARRYANA*)

PREPARED FOR: STAN AND ROSALIND SHORTT
205 - 2910 COOK STREET
VICTORIA, BC V8T 3S7

PREPARED BY: TALBOT MACKENZIE & ASSOCIATES
TOM TALBOT - CONSULTING ARBORIST
CERTIFICATION # PN0211A
TRAQ - QUALIFIED

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: treehelp@telus.net

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DISCLOSURE STATEMENT	PAGES 1



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO Uptown

Victoria, BC V8Z 7H6

Ph: (250) 479-8733 ~ Fax: (250) 479-7050

Email: treehelp@telus.net

April 13, 2017

Attention: Gail Jaeger,

Email: gail@lightdancedesign.com

Agent for Stan and Rosalind Shortt

Email: stanshortt@gmail.com

Jobsite Property: 1265 Vista Heights

Date of Site Visit: March 29, 2017 Time: 11:00 AM

Weather Conditions: Partly sunny, 10° Celsius with calm winds

Site Conditions: Gently sloping residential lawn area surrounds the tree. There were no obvious concerns with drainage or soil compaction.

Summary: The 28 cm d.b.h. Garry oak tree *Quercus garryana* that was examined is a young specimen that is healthy, and, in our opinion, does not currently pose a risk of failure. The one structural defect that was observed can be corrected through judicious pruning over several years to encourage the growth of one dominant stem and to correct the canopy asymmetry. We defined a 4-metre critical rooting area surrounding the trunk on all sides. The options for this site are to either remove the tree to provide the optimum area for urban food production or retain the tree and mitigate the impacts of the site development as much as possible.

Assignment: Provide arborist services to conduct a health and risk assessment of one Garry oak tree located at 1245 Vista Heights. Further to this assessment, we were requested to review the proposal to demolish the existing house and construct a replacement house on the property, and review the potential impacts on this single bylaw-protected tree.

During our March 29, 2017 site visit, we examined the health and structural characteristics of the above ground portions of the Garry oak *Quercus garryana* tree located within the rear garden at this address. This tree measures 28 cm d.b.h. and has a canopy spread of 8 metres in diameter. We defined a critical root zone area that extends a radial distance of 4 metres out from the centre of the tree trunk, as the area that would have to be protected from the construction activities to have a reasonable expectation that it can be retained and will survive in future years.

Our examination found this young tree to be healthy, having buds of normal size, colour and density along the limbs and twigs, and an average elongation of the annual shoots and growth leaders for a tree of this age and species. The canopy has a somewhat asymmetric form; however, there were no indications of root instability that would be exhibited by an unnatural trunk lean, or soil cracking, heaving and root plate lifting. We also did not observe any fruiting bodies or indicators of the presence of wood or root decay pathogens on the trunk, root collar or on the ground surrounding this tree.

The tree has been allowed to develop with co-dominant stems within its canopy. The union between the stems is narrow with some bark included at this stem union. The defect that was observed can be corrected while the tree is still young by pruning cyclically over several years to gradually reduce one of the stems and allowing the remaining stem to become dominant.

Construction Impacts

Following our examination of the tree and review of the construction proposal, it is our opinion that this tree could potentially be impacted by the following construction related activities:

Demolition: The house was being demolished during a follow-up site inspection: the equipment was working from the front of the house and had not encroached into or disturbed the rooting area of this tree.

Building Footprint: The footprint for the new house was not outlined on the plans that were reviewed; however, it is our understanding the footprint is to be located as close to the frontage as possible to permit more growing space in the rear garden and therefore its location is unlikely to impact this tree significantly.

Servicing: The sanitary and storm services are to connect to the easement that runs along the rear of the property. A manhole located in the south-east corner of the rear garden, approximately 4 metres from the base of the tree, will make it difficult to run service trenches for two services between it and the house footprint without encroaching within the critical root zone of this tree.

Landscape Changes: It is our understanding that your plan is to install retaining walls in order to raise and level the grade to make the area more suitable for urban food production. A raised grade over the entire rear garden could potentially impact the Garry oak tree and the ability to retain this tree.

Options

The options for this site are to:

1. Remove the tree to provide the optimum area for urban food production and replant a replacement tree in another location on the property or on another site.
2. Retain the tree and mitigate the impacts as much as possible.

Mitigation Measures

If the tree is retained, we recommend implementing the following procedures to mitigate the impacts on this Garry oak tree.

Barrier Fencing: The fencing should be erected at a distance of 4 metres out from the base of the trunk on all sides. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram).

The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, and construction), and remain in place through completion of the project. Signs must be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Servicing: The services should be located as far from the tree trunk as possible. The project arborist should supervise the excavation for the installation of these services. Hand digging or the use of an Airspade or Hydro excavation equipment may be required to expose the root structures without severing any critical roots. Alternately, if the site grade is to be raised, it may be possible to run the services above the existing grade and cover them to the required depth with the fill soils.

Landscape Grade: Raising the landscape grade could potentially smother the roots of the oak tree. The depth of the soils will dictate how the fill area around the tree must be treated. A fill of up to 30 cm of good quality, well drained soils should not have a detrimental impact on the tree, provided that the soils taper to the original grade at the root collar. Deeper soil fill may require a retaining wall (tree well) to be constructed at the perimeter of the canopy drip line to retain the soil layer. (see attached).

Clients responsibility: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the arborist reports and retention plans with the project foreman or site supervisor
- Locating work zones, where required, Supervising excavation, blasting and other construction activities where they encroach within critical root zones of the bylaw-protected, municipal and other trees that are to be retained.

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor to review where arborist involvement and supervision is required before any tree removal, excavation or other construction activity occurs.





Basic Tree Risk Assessment Form

Client Lightdance Design Inc - Gail Yaeger Date March 29, 2017 Time 11:0090 AM
 Address/Tree location 1265 Vista Heights Tree no. 1 Sheet 1 of 2
 Tree species Garry oak - Quercus garryana dbh 28 cm Height n/a Crown spread dia. 8 metres
 Assessor(s) Tom Talbot - Cert # PN0211A. TRAQ - Qualified Time frame 5 years Tools used none

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Lawn area	<input checked="" type="checkbox"/>			2	no	no
2							
3							
4							

Site Factors

History of failures none Topography Flat Slope 3 % Aspect sol+
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction S/E Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests None observed Abiotic _____
 Species failure profile Branches Trunk Roots Describe Susceptible to sudden limb failure and Armillaria infection when mature

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or planned change in load factors Unknown

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 70 % Cracks Lightning damage
 Dead twigs/branches 5 % overall Max. dia. 2 cm Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Main stem union Cavity/Nest hole _____% circ.
 Over-extended branches Previous branch failures Similar branches present
 Pruning history Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay
 Flush cuts Other _____ Response growth _____

Main concern(s) Union of Co-dominant stems

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Main concern(s) None

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) None

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization

Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)								
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	Stems	Co-dominant union	10 +	2 M	1	none	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Low
2							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

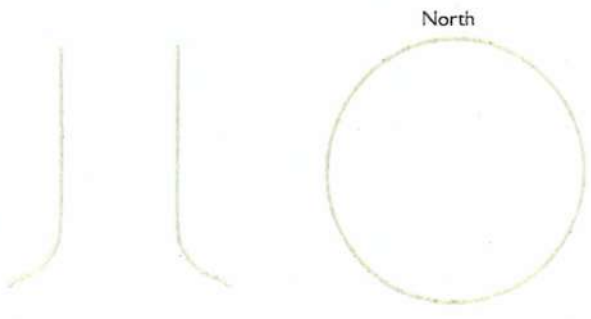
Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions Young tree with an unbalanced canopy and some weakness and bark included at union
Failure potential low within the 5-year inspection time-frame

Mitigation options Prune to subordinate one of the co-dominant stems to alleviate stress on the stem union **Residual risk** low
 _____ **Residual risk** _____
 _____ **Residual risk** _____
 _____ **Residual risk** _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval 5 years
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____



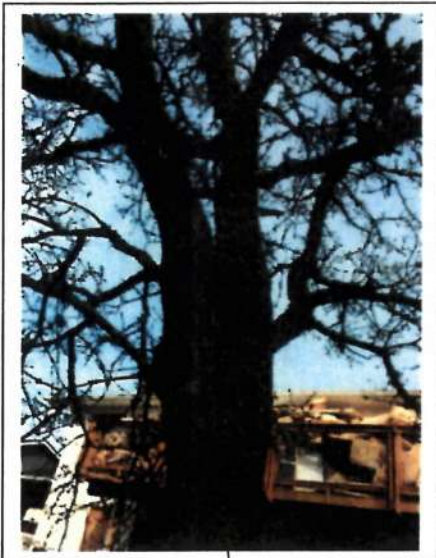
1265 Vista Heights



28 cm Garry oak



Canopy asymmetry



Narrow union between co-dominant stems



Weakness at stem union

**SITE PLAN OF LOT 210, BLOCK 11,
SECTION 4, VICTORIA CITY, PLAN 299.**

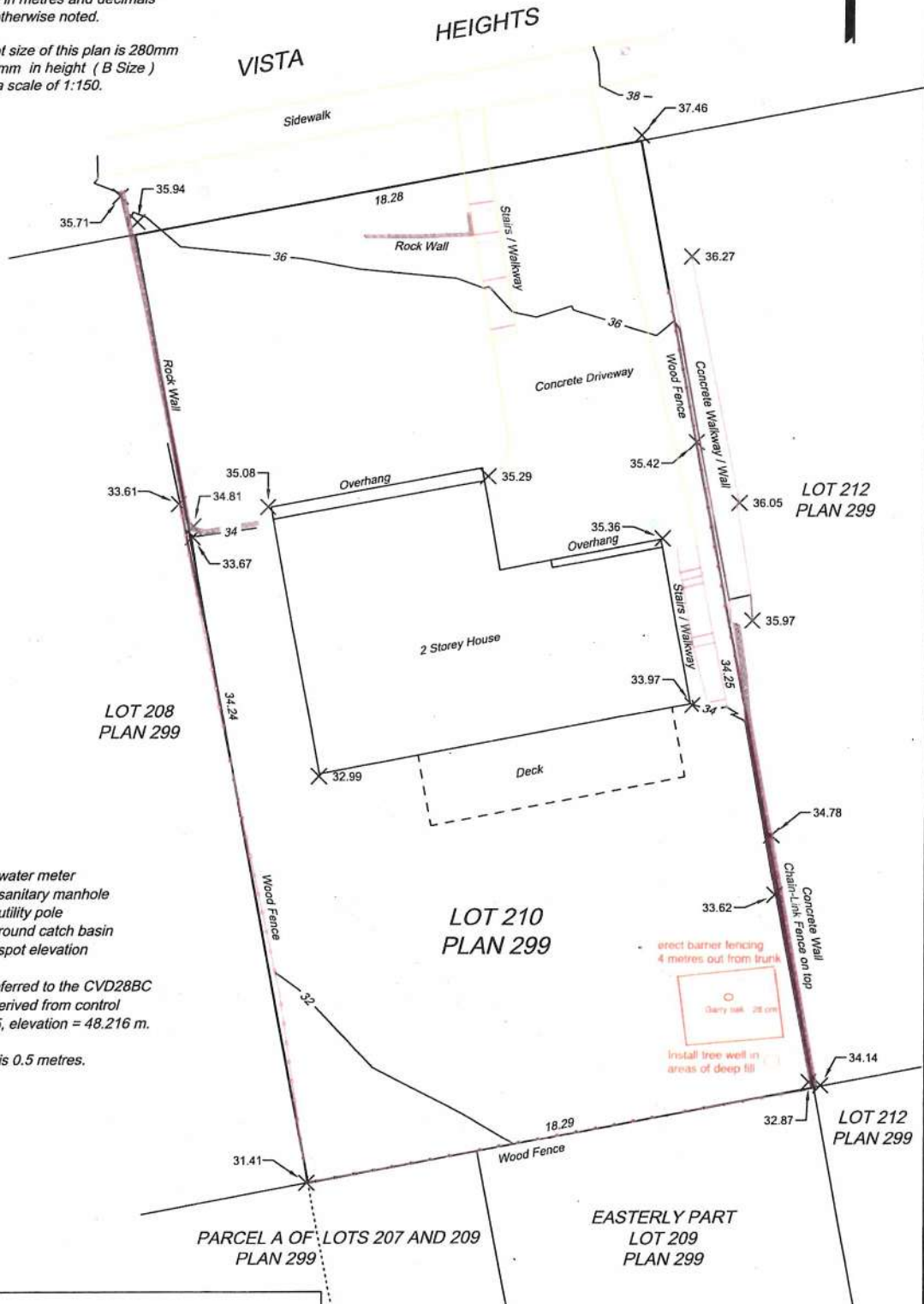
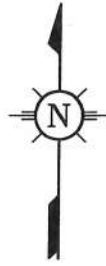
CIVIC ADDRESS : 1265 VISTA HEIGHTS

Scale 1:150



All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 280mm in width by 432mm in height (B Size) when plotted at a scale of 1:150.



LEGEND

- denotes water meter
- denotes sanitary manhole
- denotes utility pole
- denotes round catch basin
- denotes spot elevation

Elevations are referred to the CVD28BC datum and are derived from control monument 25-35, elevation = 48.216 m.

Contour interval is 0.5 metres.

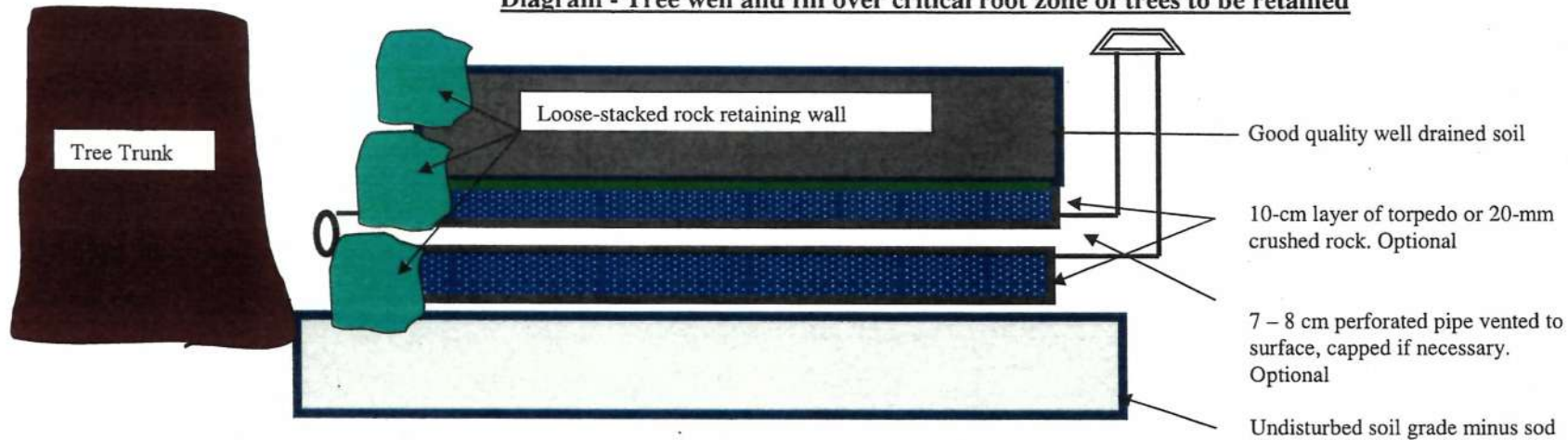


Mailing & delivery address:
Box 324, #110-174 Wilson St.,
Victoria, BC, V9A 7N7

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
Toll Free Facsimile: (888) 448 7356
info@plsi.ca
www.plsi.ca

Date: 2016-05-13
File: 0712-Lightdance
Drawing: 0712-local-C3D
Layout: Site Plan

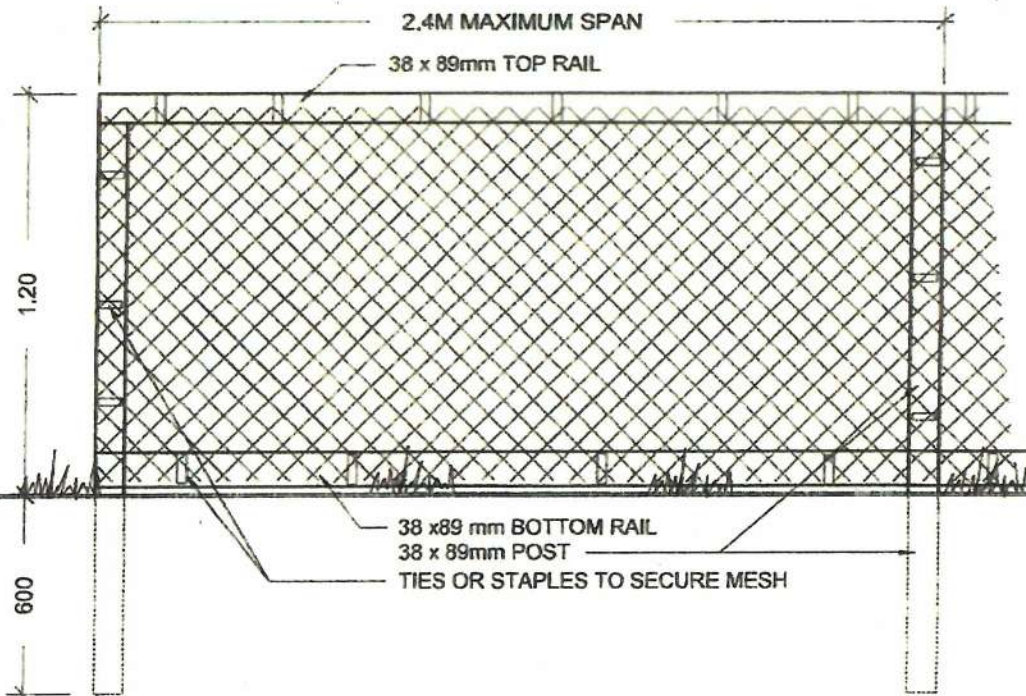
Diagram - Tree well and fill over critical root zone of trees to be retained



Specifications for Tree well and Fill Area

1. Excavation for fill area if required must remove only the sod layer, where the fill bisects the root zones of the protected trees
2. Lengths of 7 to 8 cm diameter perforated pipe must be installed across the width of the fill at 2-metre intervals. An aeration layer of 10cms of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the perforated pipe. The pipe must be vented at either end to allow air exchange within this aeration layer. **Pipes and an aeration layer required only in areas of deep fill.**
3. Suitable edging material such as a loose-stacked rock wall is required to retain the fill away from the trunks of the trees.
4. It is imperative that a drain be installed so that any water that may collect within the tree well can drain away from the trunk.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D. RR
 SCALE: N.T.S.

E105
 DRAWING

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Talbot Mackenzie & Associates

Consulting Arborists

May 31, 2017

Lightdance Design Inc. - Agent for
Stan and Rosalind Shortt
205 - 2910 Cook Street
Victoria, BC V8T 3S7

Attention: Gail Jaeger

Re: Report addendum for 1265 Vista Heights - Site Servicing

Summary: From the information compiled during our site visits, and based on our discussions and review of the plans that were supplied, in our opinion, the impacts on the root structures of the 28 cm Garry oak tree will make it difficult, if not impossible to mitigate. It may not be possible to retain and protect a sufficient portion of the critical root structures to have a reasonable expectation that it can be retained and will survive in future years.

Review and Findings: In our April 13, 2017 report, we examined the one bylaw-protected 28 cm d.b.h. Garry oak tree located in the rear garden of this property, and reviewed the potential impacts of the proposal to demolish the existing house and construct a replacement house on this property.

The 28 cm d.b.h. Garry oak tree *Quercus garryana* that was examined is a young healthy tree that has a relatively high tolerance to construction related impacts and a canopy spread of 8 metres in diameter. We defined a critical root zone area that extends a radial distance of 4 metres out from the centre of the tree trunk, as the area that would have to be protected from the construction activities to have a reasonable expectation that it can be retained and will survive in future years.

At the time this report was prepared, the servicing details were not available or reviewed; however, we did indicate that if the services were to connect at the location of an existing manhole in the southeast corner of the lot, most likely these services would encroach within the critical root zone of this tree, making it difficult to protect and retain. Since that time and during our May 25, 2017 site meeting, we reviewed the site servicing plans and the layout of these services on site.

During this site review it was confirmed that the service connections are at the manhole in the southeast corner of the lot, and both the storm and sanitary services will connect in this location. The services will extend from this location at the southeast corner of the lot to the southeast corner of the house footprint that is offset approximately 2 metres from the property boundary. In this location, the service trench will encroach within the critical root zone area as defined in our previous report.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

.../2

Given the depth and width of the excavation that will be required to accommodate both these services in one trench, the excavation will be within 1.0 metre of the base of the tree trunk and could possibly extend up to the base of the root collar. In our opinion, the servicing requirements will make it difficult, if not impossible, to successfully employ alternative excavation techniques such as hand digging or the use of an Airspade or hydro excavation equipment to expose and retain the root structures. Based on our discussions and the plans that were supplied, mitigation of these impacts is unlikely to be successful or permit the retention of this tree; therefore, we recommend it be removed prior to commencing any excavation or other construction related activity.

As this is still a relatively young tree, the replacement of its canopy function within the environment can be duplicated in a relatively short time frame by replanting replacement Garry oaks, and, if desired, an additional suitable faster growing tree species.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

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Talbot Mackenzie & Associates

Consulting Arborists

TREE PRESERVATION PLAN

PREPARED FOR: Stan & Rosalind Shortt
205-2910 Cook Street
Victoria, BC V8T 3S7
Attention: Gail Yaeger,
Agent for Stan & Rosalind Shortt
Email: gail@lightdancedesign.com
Email: stanshortt@gmail.com

PREPARED BY: TALBOT MACKENZIE & ASSOCIATES
TOM TALBOT - CONSULTING ARBORIST
CERTIFICATION # PN0211A
TRAQ - QUALIFIED

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: treehelp@telus.net



Talbot Mackenzie & Associates

Consulting Arborists

August 09, 2017

Jobsite Property: 1245 Vista Heights

Date of Site Visit: August 02, 2017 Time: 7:30 AM

Weather Conditions: Hazy, 19° Celsius, wind 11 km/hour

Site Conditions: Gently sloping residential lawn area surrounds the tree.

Summary: From the information compiled during our site visits, and based on our discussions and review of the plans that were supplied, in our opinion, the impacts on the root structures of the 28 cm Garry oak tree will be difficult, if not impossible to mitigate. It will not be possible to retain and protect a sufficient portion of the critical root structures to have a reasonable expectation that it can be retained and will remain stable or survive in future years.

Assignment: Review the plans for the installation of the underground services, pool and hot tub area, underground storage cisterns, and retaining walls as they relate to a single 28 cm Garry oak tree located in the rear garden. Conduct an exploratory excavation within the root zone of the oak tree to expose and document the major root structures.

Method: During our August 02, 2017 site visit, we conducted an exploratory excavation within the root zone of the 28 cm d.b.h. Garry oak tree located in the rear garden and 3.8 metres from the east property boundary. The excavation was by hand, shovelling to expose the lower trunk, root collar and major structural roots extending out on each side of the trunk base. The number and size of roots were measured and documented.

Field work findings: On the date of our exploratory excavation, we met onsite with the building contractor, property owner and house designer. The contractor marked out, onsite, the locations of and working room required to facilitate the installation of the retaining wall, cisterns and pool area:

- The retaining wall will be constructed along the eastern property boundary and inside the existing cement wall. The minimum distance required for excavation of the wall footprint was marked at 2.5 metres west of the existing concrete wall and 1.3 metres east of the oak tree.

- The pool area and underground cisterns are to be installed on the west side of the tree location. The minimum distance required for excavation for these features was marked at 5.0 metres west of the existing concrete wall and 1.2 metres west of the oak tree.

As a result, this will leave a maximum distance of 2.5 metres between these areas of excavation to install the underground sanitary and storm service lines. The Garry oak tree grows within this 2.5 metre service corridor.

Our excavation found that the oak tree is growing in an area of fill soil. A depth of more than 60 cm of fill material was excavated around the root collar before the root flair at the base of the trunk was exposed. Adventitious roots were found growing directly from the trunk and growing upward into the fill soil surrounding the tree. Our excavation to the depth of the root flair exposed the following root structures that are extending into the service corridor:

- One 10 cm diameter root and two 2 cm diameter roots on the east side of the root collar.
- One 5 cm diameter root on the south side of the root collar.
- One 8 cm diameter root on the west side of the root collar.

As indicated in our previous May 31, 2017 report addendum, the narrow width of the corridor available for installing the underground services, the depth and width of the excavation required for these services, and the tree location within the corridor will make it difficult, if not impossible, to successfully employ alternative excavation techniques such as hand digging or the use of an Airspade or hydro excavation equipment to expose and retain the root structures. Based on our discussions and the plans that were supplied, mitigation of these impacts is unlikely to be successful or permit the retention of this tree.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosure: Picture page

Disclosure Statement

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Cistern location - west side



Wall footprint location - east side



Exposed root - west side



Exposed roots - south and east side

City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

Attn: Mayor Lisa Helps & Council

Re: 1265 Vista Heights, Development Permit with Variance
Property Owners: Stan & Rosalind Shortt

I, the property Owner noted below, located directly adjacent to 1265 Vista Heights, sign this document in support of the proposed Development Permit with Variance application at 1265 Vista Heights.

I support a variance of the RB1 zoning to permit a roof deck, which will provide roof access solely for the purpose of maintaining the solar panels and vegetated roof for storm water retention and rain harvest.

Address: 1261 Vista Heights

Gandace L. Bates

Print Name

Gandace L. Bates

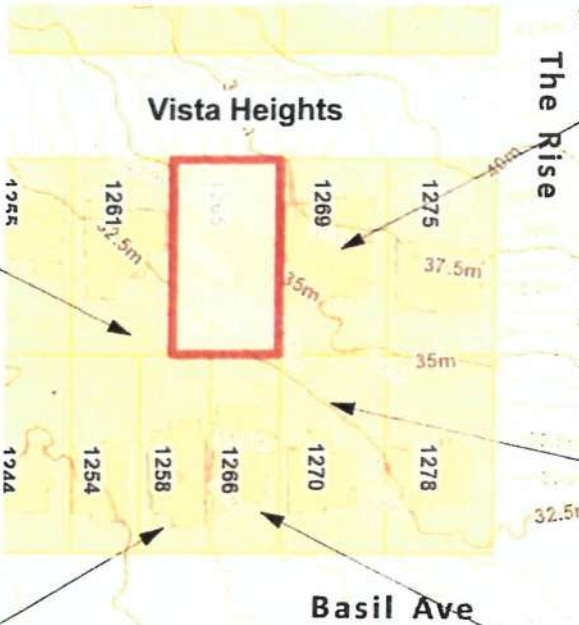
Signature

2017-04-03

Date

Tara Jefferson

T. J.



Address: 1269 Vista Heights

Print Name

Signature

Date

Address: 1270 Basil Ave

Print Name

Signature

Date

Address: 1258 Basil Ave

Print Name

Signature

Date



Address: 1266 Basil Ave

Print Name

Signature

Date

City of Victoria

1 Centennial Square,
Victoria BC V8W 1P6

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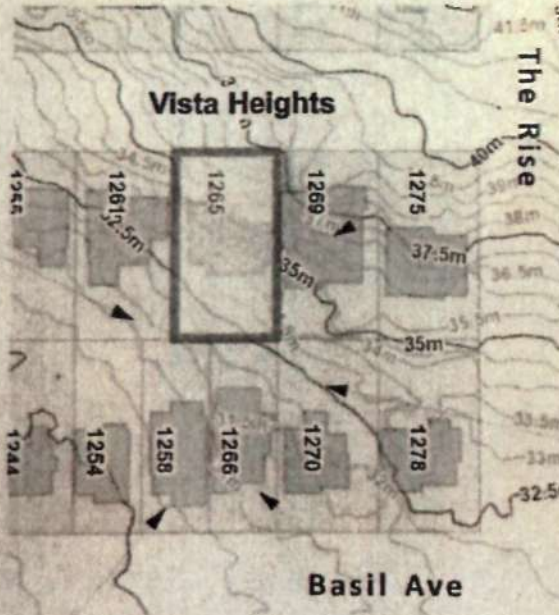
I support a variance of the RB1 zoning to permit a roof deck, which will provide roof access soley for the purpose of maintaining the vegetated roof and solar panels.

Address: 1261 Vista Heights

Print Name

Signature

Date



Address: 1259 Vista Heights

Print Name

Signature

Date

Address: 1270 Basil Ave

Print Name

Signature

Date

Address: 1258 Basil Ave

ADRIANO LOZER

Print Name

[Handwritten Signature]

4 APR 2017

Date

Address: 1266 Basil Ave

Print Name

Signature

Date

City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

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Property Owners: Stan & Rosalind Shortt

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Address: 1261 Vista Heights

Print Name _____

Signature _____

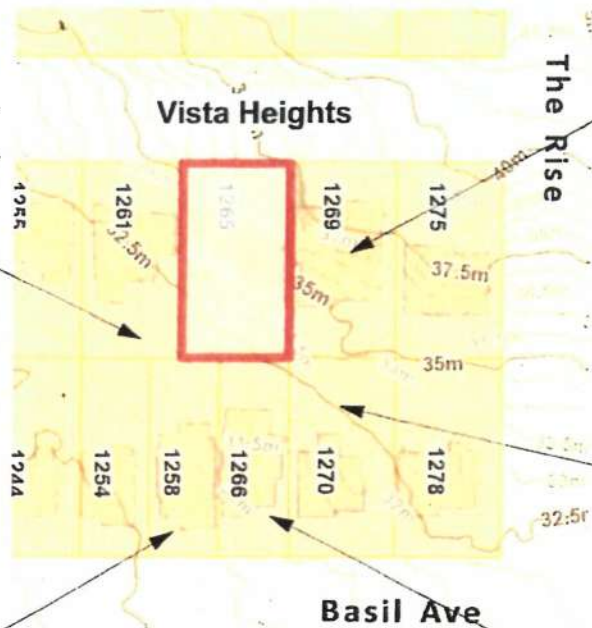
Date _____

Address: 1269 Vista Heights

Print Name _____

Signature _____

Date _____



Address: 1270 Basil Ave

Print Name _____

Signature _____

Date _____

Address: 1258 Basil Ave

Print Name _____

Signature _____

Date _____



Address: 1266 Basil Ave

Print Name SUSAN TULLOCH

Signature Susan Tulloch

Date 03-04-17

DOD TULLOCH

D. Tulloch

City of Victoria

1 Centennial Square,
Victoria BC V8W 1P6

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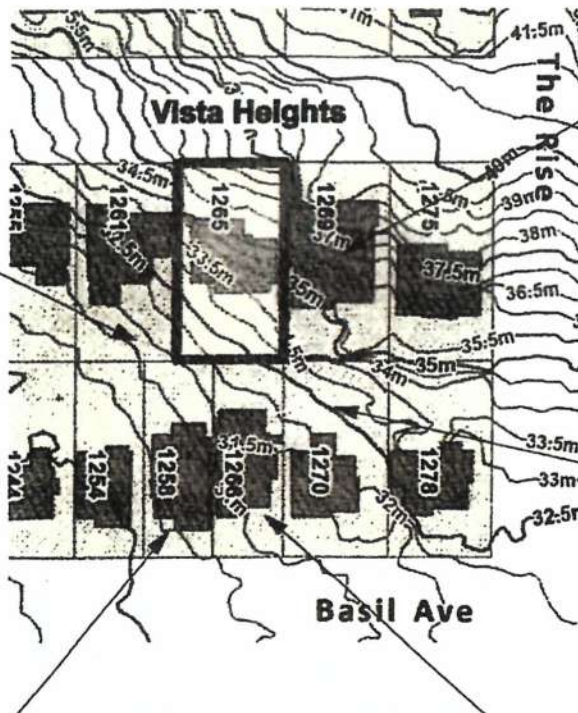
I support a variance of the RB1 zoning to permit a roof deck, which will provide roof access solely for the purpose of maintaining the vegetated roof and solar panels.

Address: 1261 Vista Heights

Print Name

Signature

Date



Address: 1269 Vista Heights

Print Name

Signature

Date

Address: 1270 Basil Ave

Print Name

Signature

Date

Don Gourlay
Don Gourlay
April 4, 2017

Address: 1258 Basil Ave

Print Name

Signature

Date

Address: 1266 Basil Ave

Print Name

Signature

Date

City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

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Property Owners: Stan & Rosalind Shortt

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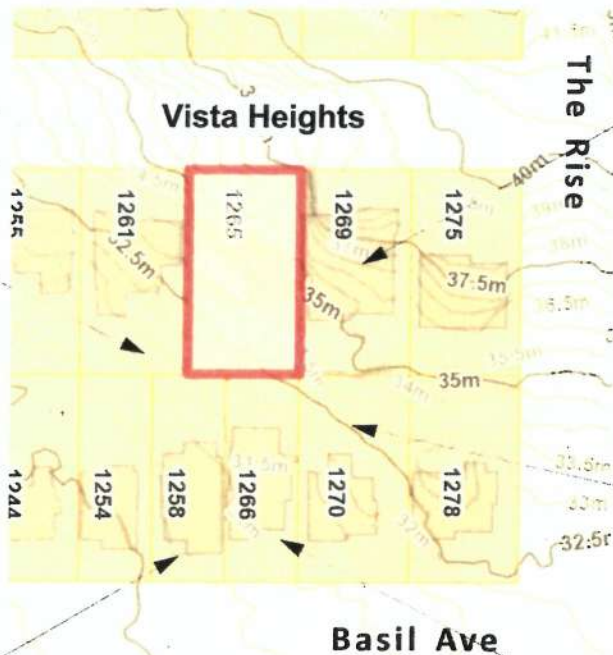
I support a variance of the RB1 zoning to permit a roof deck, which will provide roof access solely for the purpose of maintaining the solar panels and vegetated roof for storm water retention and rain harvest.

Address: 1261 Vista Heights

Print Name _____

Signature _____

Date _____



Address: 1269 Vista Heights

Print Name _____

Signature _____

Date _____

Unabel to sign due to health issues

Address: 1270 Basil Ave

Print Name _____

Signature _____

Date _____

Address: 1258 Basil Ave

Print Name _____

Signature _____

Date _____



Address: 1266 Basil Ave

Print Name _____

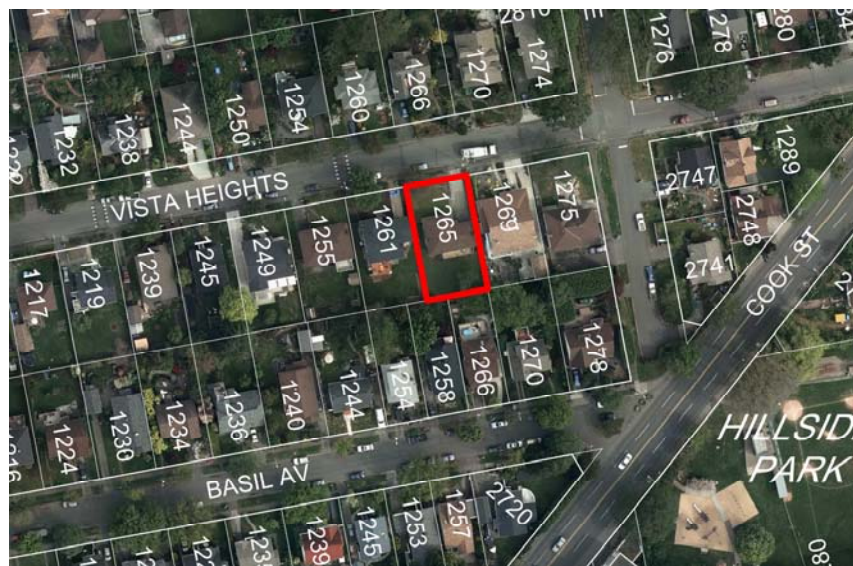
Signature _____

Date _____

Development Variance Permit
Application
for
1265 Vista Heights



Aerial Photo



Site Photos



View looking east



View looking South West

As is Site Photos



Neighbour Photos

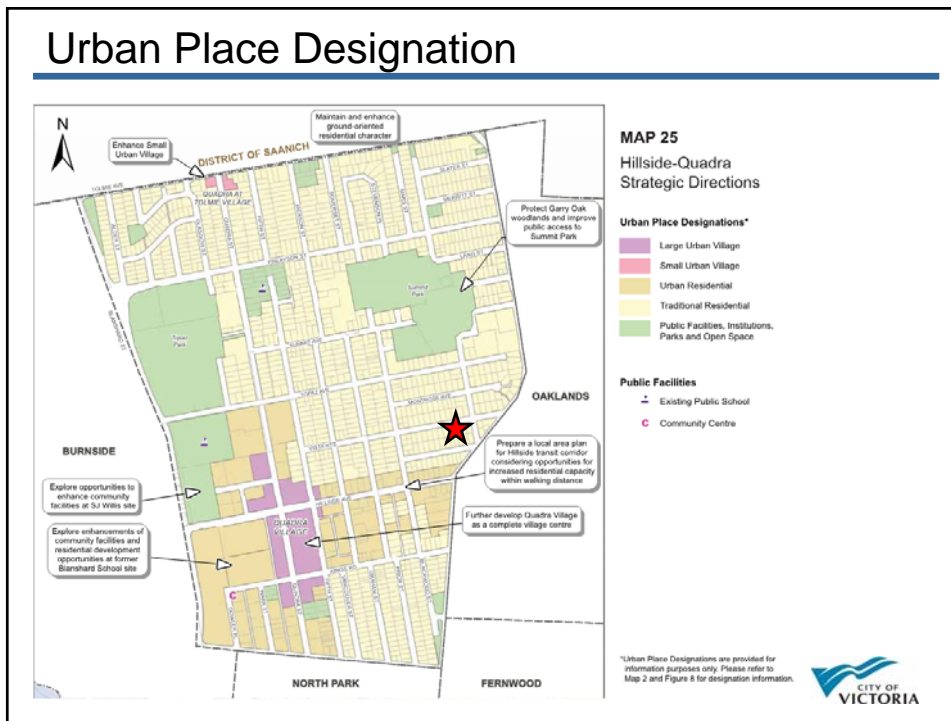


East neighbour

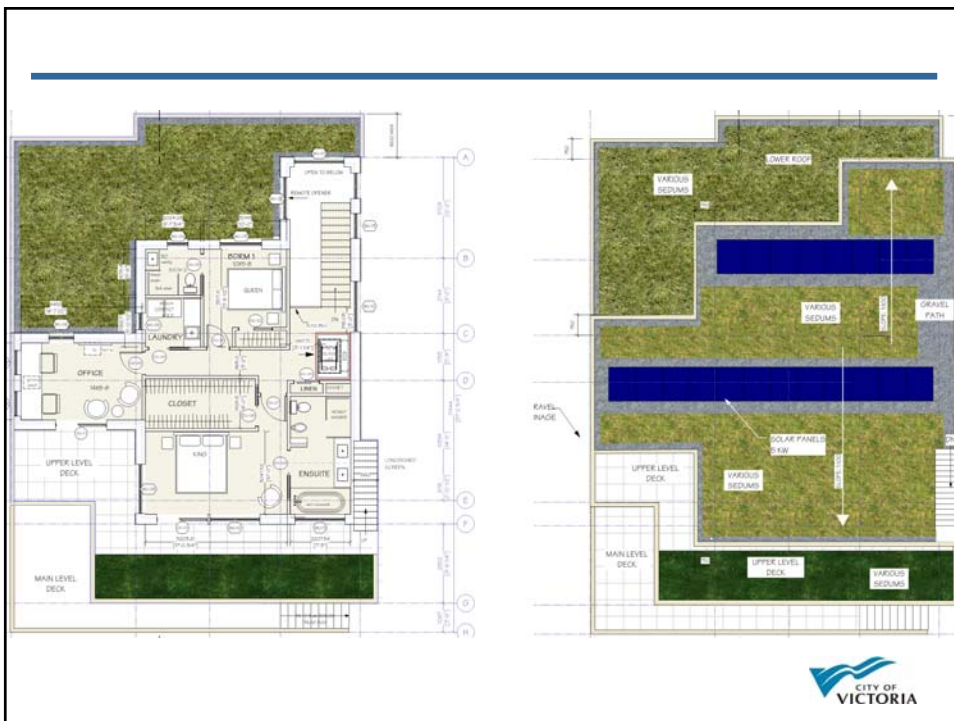
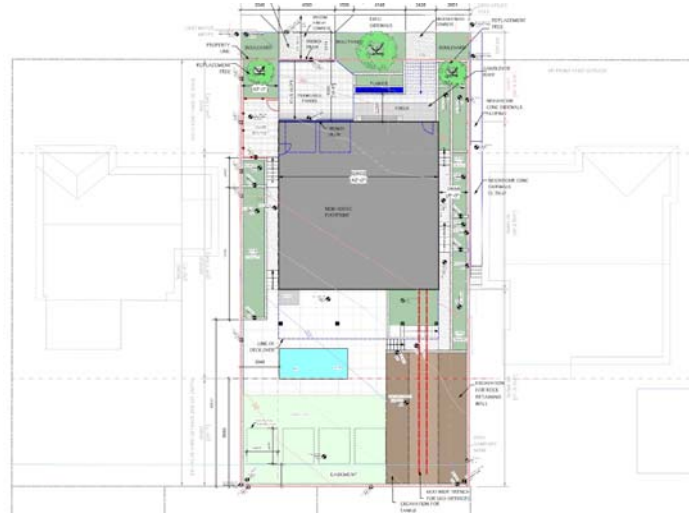


West neighbour

Urban Place Designation



Site Plan



Renderings



Street View



West Iso View



Rear Iso View



East Iso View

