

REPORTS OF COMMITTEES

2. Committee of the Whole – March 23, 2017

6. Rezoning Application No. 00531 & Development Permit with Variances Application No. 000484 for 986, 988 and 990 Heywood Avenue and Associated Official Community Plan Amendment (Fairfield)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe:

Rezoning Application No. 00531

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000484

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00531, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000531 for 986, 988 and 990 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the height from 12m to 14.28m;
 - ii. Increase the site coverage from 40% to 76%;
 - iii. Reduce the open site space from 50% to 17%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.26m for the building and nil for the parkade;

- v. Reduce the minimum required rear yard setback from 7.14m to 7.0m for the building and 0.72 for the parkade;
 - vi. Reduce the north side yard setback from 7.14m to 5.46m for the building and 0.9 for the parkade;
 - vii. Reduce the south side yard setback from 7.14m to 2.46m for the building face and 0.57m for the parkade;
 - viii. Reduce the requirement for open site space adjacent to the street from 7.14m to 4.26m.
2. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
 3. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
 4. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

Councillor Lucas withdrew from the meeting at 7:39 p.m. due to a pecuniary conflict of interest with the following item, as she is employed with a retail business that utilizes plastic bags.

5. LAND USE MATTERS

5.2 Rezoning Application No. 00531 & Development Permit with Variances Application No. 000484 for 986, 988 and 990 Heywood Avenue and associated Official Community Plan Amendment (Fairfield)

Committee received reports dated March 8, 2017, from the Director of Sustainable Planning and Community Development regarding an application to increase the density and allow multi-unit residential uses at this location and construct a four-storey, multi-unit residential building containing 21 residential units.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act* and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

AND That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00531, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000531 for 986, 988 and 990 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the height from 12m to 14.28m;
 - ii. Increase the site coverage from 40% to 76%;
 - iii. Reduce the open site space from 50% to 17%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.26m for the building and nil for the parkade;
 - v. Reduce the minimum required rear yard setback from 7.14m to 7.0m for the building and 0.72 for the parkade;
 - vi. Reduce the north side yard setback from 7.14m to 5.46m for the building and 0.9 for the parkade;
 - vii. Reduce the south side yard setback from 7.14m to 2.46m for the building face and 0.57m for the parkade;
 - viii. Reduce the requirement for open site space adjacent to the street from 7.14m to 4.26m.
2. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
3. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

Councillor Lucas withdrew from the meeting at 11:42 a.m. due to a pecuniary conflict of interest as she manages a retail store that supplies plastic bags to its customers.

Councillor Coleman withdrew from the meeting at 11:41 a.m.

Councillor Isitt returned to the meeting at 11:42 a.m.

Councillor Thornton-Joe withdrew from the meeting at 11:42 a.m.

Councillor Coleman and Thornton-Joe returned to the meeting at 11:44 a.m.



Committee of the Whole Report For the Meeting of March 23, 2017

To: Committee of the Whole **Date:** March 8, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue and associated Official Community Plan Amendment

RECOMMENDATION

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act* and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for an Official Community Plan Amendment Application and Rezoning Application for the property located at 986, 988 and 990 Heywood Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District and R3-AM2 Zone, Mid-Rise Multiple Dwelling District to a modified version of the R3-AM2 Zone in order to increase the density and allow multi-unit residential uses at this location.

The following points were considered in assessing this application:

- the application is consistent with the *Official Community Plan (OCP)* Urban Residential, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations for the advancement of plan objectives
- the application meets the objectives of the Placemaking policies and Density Bonus policy in the OCP which supports density towards the upper end of the scale in areas designated Urban Residential that significantly advance the plan objectives and are within 200m of a Large Urban Village
- the applicant has opted for the fixed rate density bonus amenity contribution, which equates to a financial contribution of \$31,907.19.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the maximum density from 1.2:1 floor space ratio (FSR) in the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, to 1.6:1 FSR and to rezone a small portion at the rear of 986 Heywood Avenue from the R1-B Zone (Single Family Dwelling) to a modified version of the R3-AM2 Zone.

Additionally, a number of variances from the standard R3-AM-2 Zone are being proposed and will be discussed in relation to the concurrent Development Permit Application.

The request to amend the *Official Community Plan*, 2012, is necessary in order to amend a small portion (69.56m²) of the rear yard of 986 Heywood Avenue from the Traditional

Residential to the Urban Residential Urban Place Designation, consistent with the remainder of the properties.

Affordable Housing Impacts

The applicant proposes the creation of 21 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future strata bylaws could not prohibit the rental of units, or the age of occupants.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant has identified a number of measures to support active transportation, which will be reviewed in association with the concurrent Development Permit Application for this property.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by a mixture of buildings ranging from two-storey single family dwellings to four-storey multi-residential buildings. The subject site is adjacent to a three-storey building to the south (the Tweedsmuir), with a four-storey multi-residential building to the south-west fronting Park Boulevard. To the north are two-storey townhouses that front Oliphant Avenue. To the east in the rear of the property are predominantly two-storey single family dwellings.

Existing Site Development and Development Potential

The site is presently occupied by a single-family dwelling at 986 Heywood Avenue and a duplex at 988/990 Heywood Avenue. Although the property at 988/990 Heywood does have heritage character, it is not listed on the City's Heritage Register or hold Heritage Designation status. The applicant has explored opportunities to move and relocate the property, which would not be possible without impacting the boulevard trees along Heywood Avenue.

The majority of the subject site is in the R3-AM-2 Zone with only a small portion of the rear of 988 Heywood Avenue in the R1-B Zone. The properties could be developed as a four-storey multi-residential building with a density of 1.2:1 FSR. The zone allows for bonus density up to 1.6:1 FSR if parking is enclosed and 50% open site space is provided. Both parcels could also be developed as a duplex (as currently exists at 988/990 Heywood Avenue) or a single-family dwelling with secondary suite.

Data Table

The following data table compares the proposal with the existing R3-AM-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R3-AM-2
Site area (m ²) - minimum	1463.6	920
Site area per unit (m ²) - minimum	54	33
Density (Floor Space Ratio) - maximum	1.6*	1.2
Total floor area (m ²) - maximum	2334.85	N/A
Height (m) - maximum	14.28*	12
Storeys - maximum	4	4
Site coverage % - maximum	76*	40
Open site space % - minimum	17*	30
Setbacks (m) - minimum:		
Front	Nil (parkade)* 4.26 (building) *	10.50
Rear	0.72 (parkade) * 7.0 (building) *	7.14
Side (north)	0.90 (parkade) * 5.46 (building) *	7.14
Side (south)	0.57 (parkade) * 2.46 (building) *	7.14
Open site space setback from a street (m) - minimum	4.26*	7.14
Parking - minimum	29	29
Visitor parking (minimum) included in the overall units	3	3
Bicycle parking Class 1 (minimum)	22	21
Bicycle parking Class 2 (minimum)	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales Community Association CALUC at a Community Meeting held on October 20, 2016. Notes from this meeting are attached to the report.

ANALYSIS

Official Community Plan

The OCP identifies the majority of the subject property as being located in the “Urban Residential” designation which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported when the proposal significantly advances Plan objectives and are located within 200m of Large Urban Villages, which the subject sites are consistent with. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans.

The OCP encourages a range of housing types, forms and tenures across the City and the proposal would provide 21 new dwellings in a combination of one and two-bedroom units, contributing towards the housing need for the home ownership end of the housing spectrum. Although no rental units are proposed, staff are recommending a Housing Agreement to ensure that future strata bylaws could not prohibit strata owners from renting residential strata units.

The proposal is consistent with the place-character features envisioned for the Urban Residential designation through the provision of primary doorways for three ground-oriented units facing the street and provision of parking located underground.

A small portion of the rear of 986 Heywood Avenue is identified in the Traditional Residential Urban Place Designation and late in the process it was identified that to ensure the entire parcel is in the same land use designation, an OCP Amendment of a technical nature is required. The *Local Government Act* (LGA) Section 475 requires Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, given the technical nature of the OCP amendment and that it relates to a small portion (69.56m²) and given the considerable consultation that has already taken place, staff recommend for Council’s consideration that no further consultation be required.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City’s *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

Density Bonus

The applicant proposes a FSR of 1.6:1. The contribution of a public amenity may justify extra density above the base density of 1.2:1 FSR. The proposal is eligible for the fixed-rate amenity contribution under the Council-approved density bonus policy. This would result in a bonus density of 592.85m² or \$31,907.19. The applicant also has the option of conducting an

independent third-party economic analysis, but has opted for the fixed rate amount. The financial contribution would be payable at the time of building permit and would be allocated for future community amenities in the Fairfield neighbourhood.

Tree Preservation Bylaw

A number of mature trees, one of which is bylaw protected, are located on the neighbouring property to the east and the critical roots extend into the subject site. The underground parkade structure has been pulled back from the eastern boundary edge to mitigate impact to the trees. The applicant has included an arborist report that provides further details for protecting these trees including fencing during the construction phase, which would be monitored by City staff.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to low-rise multi-unit residential development within the Urban Residential areas and furthers the goals in the OCP. Staff recommend for Council's consideration that Council advance the Application to a Public Hearing, subject to the preparation of legal agreements.

ALTERNATE MOTION

That Council decline Application No. 00516 for the property located at 986, 988 and 990 Heywood Avenue.

Respectfully submitted,



Charlotte Wain
Senior Planner - Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

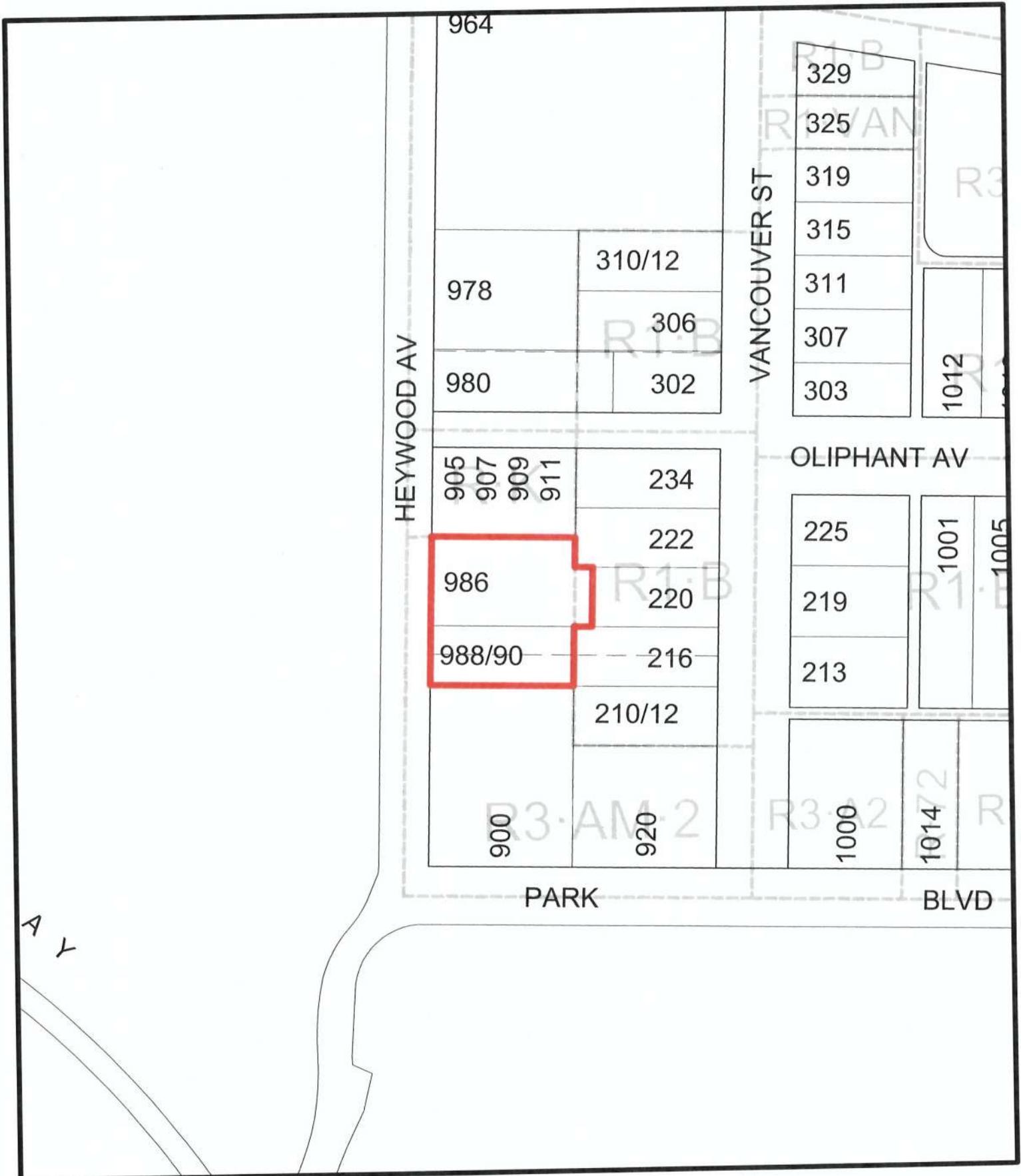


Date:

March 16, 2017

List of Attachments

- Subject Map
- Aerial Map
- Plans dated/date stamped February 27, 2017
- Tree Preservation Plan dated February 20, 2017
- Letter from applicant to Mayor and Council dated October 27, 2016
- Letter from architect dated March 6, 2017
- Staff report to Advisory Design Panel, dated January 6, 2017
- Minutes of January 25, 2017 Advisory Design Panel meeting
- Community Association Land Use Committee Comments dated October 20, 2016
- Correspondence (Letters received from residents).



986 & 988 Heywood Avenue
Rezoning No.00531



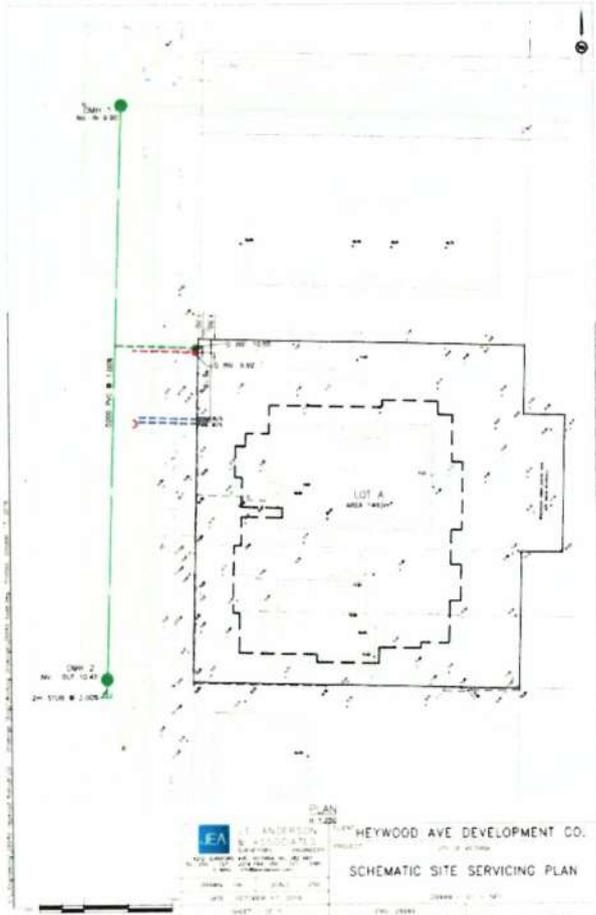


986 & 988 Heywood Avenue
Rezoning No.00531



- SHEET LIST -

- A000 COVER
- A001 PROJECT DETAILS
- A100 SITE PLAN
- A200 PARKING LEVEL FLOOR PLAN
- A201 MAIN LEVEL FLOOR PLAN
- A202 2/3 LEVEL FLOOR PLANS
- A203 PENTHOUSE LEVEL FLOOR PLAN
- A204 ROOF PLAN
- A300 W & N ELEVATIONS
- A301 E & S ELEVATIONS
- A400 SECTIONS
- A401 SECTIONS
- A500 PERSPECTIVE VIEWS
- A501 SHADOW STUDY



View of North West



View of South West



Project Location (Not to Scale)

ARCHITECT

CASCADIA ARCHITECTS
 1080 MEARES STREET
 VICTORIA BC
 V8V 3J6
 250.590.3223
 250.590.3226

Contact:
 Peter Johannknecht MAIBC LEED AP
 peter@cascadiaarchitects.ca

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTS
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 250.598.0105

Contact:
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 1815 BLANCHARD STREET
 VICTORIA
 V8T 5A4

Contact:
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 Bal.Klear@aesengr.com

STRUCTURAL ENGINEER

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Contact:
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M3 MECHANICAL CONSULTANTS
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 V8W 1K8

Contact:
 Mark Williams
 markwilliams@m3mech.ca

Heywood Avenue Development Company
986-990 Heywood Avenue
 ISSUED FOR REZONING & DP - 2017.02.24

PROJECT NO.: 27620017.03.0115 PM SHEET NO.: 1614 DATE: 01/11/17	2
A000	



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Revisions

Received Date:
February 27/17

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PROJECT DATA	
CIVIC ADDRESS	986, 990, 992 Heywood Ave., Victoria, BC VVV 2Y6, VVV 4V4
LEGAL DESCRIPTION	FD 009-333-708 PLAN 24 VICTORIA PARCEL A (DD-42947) OF LOTS 3333-48-49 OF LOT 1494 FD 009-334-437 LOT 4950 PLAN 24 VICTORIA S PT 149 & PT OF L20
ZONE	R3-AM-2, R1-B
PROJECT DESCRIPTION	MID-RISE MULTIPLE DWELLING NEW BUILD

CODE ANALYSIS

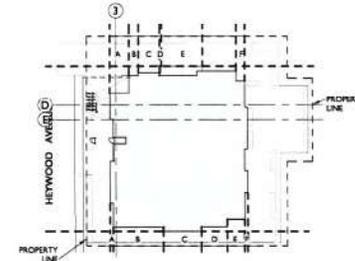
Building Area = 35m x 35m = 1225m²
 Thresholds over 500m² = BCLL
 3.1.1.1 - Occupancy C - Residential - 4 stories
 3.1.1.2 - Storage garage permitted at a separate building
 3.1.1.3 - GROUP C as a storage, sprinklered
 3.1.1.3.1 - permitted to be combustible or non-combustible
 Stairs, Railing - I
 FRM - 1hr for Beams

FLOOR	CLASSIFICATION	CONSTRUCTION TYPE	FRM
Parking Level	3.3.3.0	Non-Combustible	40min
Level 1	3.3.3.0	Combustible	1hr
Level 2	3.3.3.0	Combustible	1hr
Level 3	3.3.3.0	Combustible	1hr
Level 4	3.3.3.0	Combustible	1hr

FLOOR	AMA	AMA PER PERSON	OCCUPANT LOAD	EXIT WIDTH Table 3.3.3.1.4
Parking Level	390m ²	46 sqm/ps	30	1100mm
Level 1	4 Units	7 per unit	13	1100mm
Level 2	4 Units	7 per unit	13	1100mm
Level 3	4 Units	7 per unit	13	1100mm
Level 4	4 Units	7 per unit	13	1100mm

3.3.4.1 - Fire alarm req'd (sprinklered)
 3.1.1.3.1 - Smoke alarm req'd (13 stories)
 3.1.7.4 - Emergency power - 100% for lighting
 3.1.7.4.3 & 4.3.0 - Emergency power - 100% & 5.3h

# Storages	R3-AM-2 Zone Allowable Req'd		Proposed Bldg.		Victoria Req'd	
	m ²	% B	m ²	% B	m ²	% B
Site Area	-	-	1,462.80	100.00	1,320.00	-
Site Coverage	40% max.	-	1,108.23	75.74	1,108.23	75.74
Open Site Space	30% min.	-	374.48	25.63	241.77	16.53
Open Site Space Per Fire Yard	100%	-	-	-	-	-
Roof Area (See Note, Minimum)	-	-	11,248	770.37	11,248	770.37
Parking Level	-	-	600.27	41.03	600.27	41.03
Level 1	-	-	614.08	41.94	614.08	41.94
Level 2	-	-	614.08	41.94	614.08	41.94
Level 3	-	-	614.08	41.94	614.08	41.94
Level 4	-	-	614.08	41.94	614.08	41.94
Total Floor Area (Excl. Parking Level)	-	-	2,456.56	167.76	2,456.56	167.76
Total Floor Area (Incl. Parking Level)	-	-	3,561.11	243.70	3,561.11	243.70
Roof Area (See Note)	-	-	11,248	770.37	11,248	770.37
Units	-	-	16	1.06	16	1.06
No. of 1 Bed Units	-	-	16	1.06	16	1.06
No. of 2 Bed Units	-	-	0	0.00	0	0.00
No. of 3 Bed Units	-	-	0	0.00	0	0.00
Minimum Area of 1 Bed Unit	22.00	33.33%	24.00	1.64	24.00	1.64
Minimum Area of 2 Bed Unit	-	-	31.20	2.13	31.20	2.13
Total Residential Floor Area	-	-	1,974.80	134.79	1,974.80	134.79
Staircases	-	-	3	0.21	3	0.21
Power (Overhead) on line (Building Base)	15.00	54.00	4.35	13.96	Yes	-
Power (Overhead) on line (Storage garage)	15.00	54.00	2.76	11.24	Yes	-
Power (Overhead) on line (Parkable Base)	15.00	54.00	4.35	13.96	Yes	-
Power (Overhead) on line (Parkable Base)	15.00	54.00	0.00	0.00	-	-
Long Riser (Stair) on line (Building Base)	7.14	33.42	1.87	38.34	Yes	-
Long Riser (Stair) on line (Stair of Pit)	7.14	33.42	0.71	38.40	Yes	-
Long Riser (Stair) on line (Parkable Base)	7.14	33.42	0.71	3.36	Yes	-
Short Riser (Stair) on line (Building Base)	7.14	33.42	7.29	33.91	Yes	-
Short Riser (Stair) on line (Stair of Pit)	7.14	33.42	1.14	33.41	Yes	-
Short Riser (Stair) on line (Parkable Base)	7.14	33.42	1.13	4.00	Yes	-
Escalator (Stair) (Stair)	7.14	33.42	5.46	17.91	Yes	-
Escalator (Stair) (Stair)	7.14	33.42	0.00	2.91	Yes	-
Escalator (Stair) (Stair)	7.14	33.42	3.16	8.07	Yes	-
Escalator (Stair) (Stair)	7.14	33.42	5.17	1.87	Yes	-
Linear Property Line to Street Centre Line	-	-	9.38	29.77	-	-
Trails (Unsprinkled)	-	-	17.88	33.88	-	-
Average Grade (Combustible)	15.00	54.00	14.30	48.00	Yes	-
Roof to ceiling heights	-	-	3.91	9.48	-	-
Main Floor	-	-	3.74	9.00	-	-
Second Floor	-	-	3.74	9.00	-	-
Third Floor	-	-	3.74	9.00	-	-
Fourth Floor	-	-	3.74	9.00	-	-
Parking	-	-	-	-	-	-
Regular Deck	-	-	3	3.0	-	-
Vehicle Deck	-	-	1	1	-	-
Clear Deck (Clear 1.4 x 4 units)	-	-	2	2	-	-
Roof Deck (Clear 1.4 x 4 units)	-	-	2	2	-	-
Roof Deck (Clear 1.4 x 4 units)	-	-	2	2	-	-
Site Storage - Class 1 (100% per unit)	6	1	22 (12 Max. horizontal)	-	-	-
Site Storage - Class 2 (5% per unit)	2	1	4	-	-	-

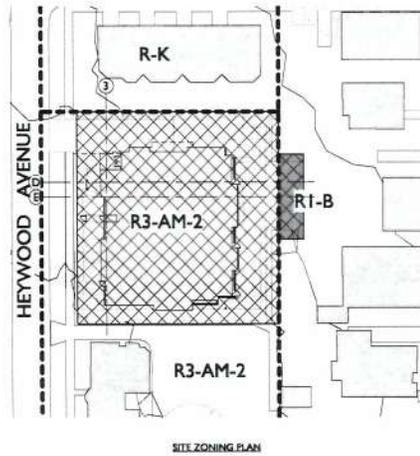


LIMITING DISTANCE PLAN

LIMITING DISTANCE CALCULATION

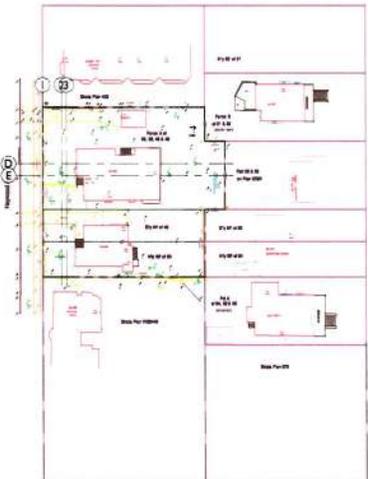
Table 3.3.3.1.3 - Unsprinkled Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout

SEPARATION	DEPTH TO PROTECT LINE	DEPTH TO OPENING	MINIMUM CLEARANCE	ACTUAL CLEARANCE
Roof	1.13	-	0.00	1.13
Level 1	2.27	-	0.00	2.27
Level 2	3.40	-	0.00	3.40
Level 3	4.54	-	0.00	4.54
Level 4	5.67	-	0.00	5.67
Site	1.00	-	1.00	1.00
Roof	1.13	-	0.00	1.13
Level 1	2.27	-	0.00	2.27
Level 2	3.40	-	0.00	3.40
Level 3	4.54	-	0.00	4.54
Level 4	5.67	-	0.00	5.67
Site	1.00	-	1.00	1.00



R1-B SINGLE FAMILY DWELLING
 R-K MEDIUM DENSITY ATTACHED DWELLING
 R3 - AM - 2 MID-RISE MULTIPLE DWELLING
 LOT AREA - 1,462.80 m² / 15,754.74 sqft
 PROPOSED AREA FOR REZONING (R1-B to R3-AM-2) - 69.54 m² / 748.74 sqft

5 SITE SURVEY
 1:500



5 SITE SURVEY
 1:500

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NO.	DESCRIPTION	DATE
1	Site Plan	2017.02.24
2	Site Survey	2017.02.24
3	Site Plan	2017.02.24
4	Site Plan	2017.02.24
5	Site Plan	2017.02.24
6	Site Plan	2017.02.24
7	Site Plan	2017.02.24
8	Site Plan	2017.02.24
9	Site Plan	2017.02.24
10	Site Plan	2017.02.24
11	Site Plan	2017.02.24
12	Site Plan	2017.02.24
13	Site Plan	2017.02.24
14	Site Plan	2017.02.24
15	Site Plan	2017.02.24
16	Site Plan	2017.02.24
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42	Site Plan	2017.02.24
43	Site Plan	2017.02.24
44	Site Plan	2017.02.24
45	Site Plan	2017.02.24
46	Site Plan	2017.02.24
47	Site Plan	2017.02.24
48	Site Plan	2017.02.24
49	Site Plan	2017.02.24
50	Site Plan	2017.02.24

PROJECT DETAILS

986-990 Heywood Avenue
 Heywood Avenue Development Company

986-990 Heywood Avenue
 Victoria, BC

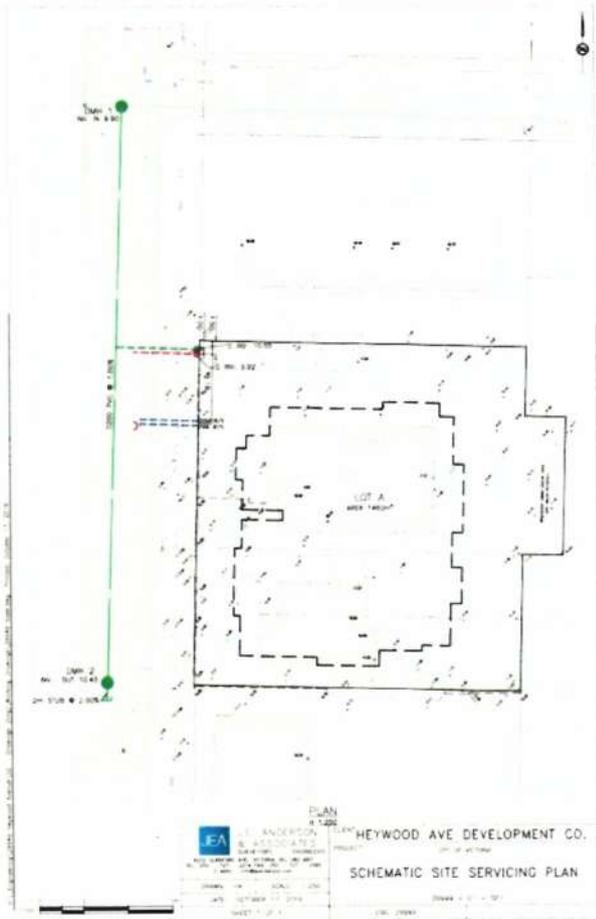
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SCALE: As Indicated

PROJECT NUMBER: 1614 Date: 2017.02.24
 DRAWING FILE: GD / PJ CHECKED BY: JBH
 1614-990 Heywood Ave. DRAWN BY: JBH
 REV: 2017.02.24
 DWG NO: A001

- SHEET LIST -

- A000 COVER
- A001 PROJECT DETAILS
- A100 SITE PLAN
- A200 PARKING LEVEL FLOOR PLAN
- A201 MAIN LEVEL FLOOR PLAN
- A202 2/3 LEVEL FLOOR PLANS
- A203 PENTHOUSE LEVEL FLOOR PLAN
- A204 ROOF PLAN
- A300 W & N ELEVATIONS
- A301 E & S ELEVATIONS
- A400 SECTIONS
- A401 SECTIONS
- A500 PERSPECTIVE VIEWS
- A501 SHADOW STUDY



View of North West



View of South West



Project Location (Not to Scale)

ARCHITECT

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 rtuck@jeanderson.com

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Contact:
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 cmclean@seng.ca

MECHANICAL ENGINEER

M3 MECHANICAL CONSULTANTS
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Contact:
 Mark Williams
 markwilliams@m3mech.ca

Heywood Avenue Development Company
986-990 Heywood Avenue
 ISSUED FOR REZONING & DP - 2017.02.24

PROJECT NUMBER	1814	DATE	2/27/2017
DRAWN BY	3/24/2017 2:19:13 PM	A000	2



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Revisions

Received Date:
February 27/17

PROJECT DATA	
CIVIC ADDRESS	986, 988, 990 Heywood Ave., Victoria, BC REV 276, REV 404
LEGAL DESCRIPTION	PD 009-224-708 PLAN 24 VICTORIA PARCEL A (GD143767) OF LOTS 2233&24 OF LOT 1684
	PD 009-224-417 LOT 4950 PLAN 24 VICTORIA 3 PT L49 & PT OF L50
ZONE	R3-AM-2, R1-B
PROJECT DESCRIPTION	MID-RISE MULTIPLE DWELLING NEW BUILD

CODE ANALYSIS

Building Area = 31m x 31m = 972m²
 Therefore area 8000' sq (232.3)

2.2.1 - Occupied C - maximum 4 stories
 2.2.2 - Storage garage permitted in a separate building
 2.2.3B - CADUP C up to 6 stories sprinklered
 2.2.3.2.2 - permitted in its combustible or non-combustible

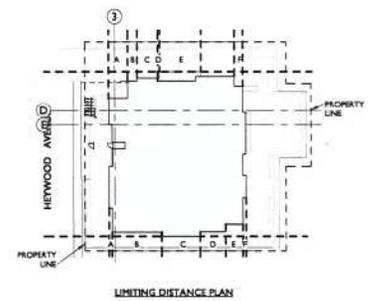
Stairs, being: - I
 F.A. - for fire floors

STORY	CLASSIFICATION	CONSTRUCTION TYPE	FR
Parking Level	3.2.2.2	Non-Combustible	60min
Level 1	3.2.2.2	Combustible	1hr
Level 2	3.2.2.2	Combustible	1hr
Level 3	3.2.2.2	Combustible	1hr
Level 4	3.2.2.2	Combustible	1hr

FLOOR	AMA	AMA FR (REQD)	OCCUPANT (REQD)	EXIT WIDTH (MIN. L.A.L.L.A)
Parking Level	1980m ²	48 sqm/100	30	1000mm
Level 1	4.50m ²	3.0m ² unit	12	1000mm
Level 2	4.50m ²	3.0m ² unit	12	1000mm
Level 3	4.50m ²	3.0m ² unit	12	1000mm
Level 4	4.50m ²	3.0m ² unit	12	1000mm

2.2.4.1 - Fire alarm req'd (sprinklered)
 2.2.4.2 - Smoke alarm req'd (1) stories
 2.2.7 - Emergency power - 2 stories for lighting
 2.2.7.3.2 & 2.2.7.4 - Emergency power - 240 + 6.5kV

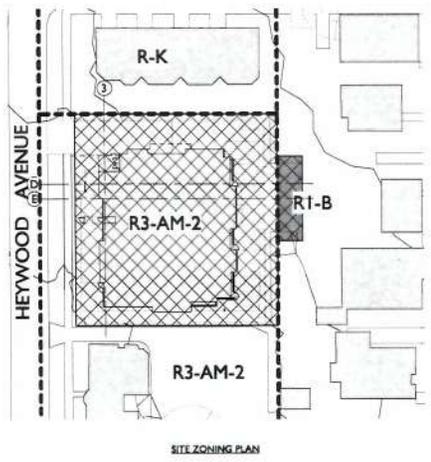
# Storero	R3-AM-2 Zone Allowed Req'd		Proposed Mtg.		Victoria Req'd	
	#	m ²	#	m ²	#	m ²
Site Area	972	97.2	972	97.2	-	-
Lot Area	-	-	1463.80	1574.24	-	-
Site Coverage	40% max.	-	1,189.33	1,176.78	75%	Yes
Open Site Space	30% min.	-	347.48	343.83	17%	Yes
Open Site Space From Yard	100%	-	-	-	100%	Yes
Floor Area (see not. below)	m ²	m ²	m ²	m ²		
Parking Level	-	1976.34	-	1976.34	-	-
Level 1	-	4500.00	-	4500.00	-	-
Level 2	-	4500.00	-	4500.00	-	-
Level 3	-	4500.00	-	4500.00	-	-
Level 4	-	4500.00	-	4500.00	-	-
Total Floor Area	-	18466.34	-	18466.34	-	-
Total Floor Area (incl. Parking Level)	-	20442.68	-	20442.68	-	-
Floor Space Ratio (FSR)	1.6	21.16	1.6	21.16	-	-
Units						
Total No. of Units	-	31	-	31	-	-
No. of 1 Bed Units	-	3	-	3	-	-
No. of 2 Bed Units	-	18	-	18	-	-
No. of Grandchild Units	-	6	-	6	-	-
Maximum Area of 1 Bed Unit	33.00	293.21	34.00	374.89	-	-
Maximum Area of 2 Bed Unit	-	-	9.00	979.33	-	-
Total Maximum Floor Area	-	1760.00	-	20259.74	-	-
Setbacks	m	m	m	m	Yes	Yes
Front (W/rd) Set. (Building Foot)	15.25	34.43	0.34	13.96	Yes	Yes
Front (W/rd) Set. (Edge of Plot)	15.25	34.43	3.76	13.24	Yes	Yes
Front (W/rd) Set. (Setback requirement)	6.1	23.99	4.36	13.96	Yes	Yes
Front (W/rd) Set. (Permitted Area)	15.25	34.43	0.00	0.00	-	-
Long Side (Set) Set. (Building Foot)	7.14	23.43	1.07	38.94	Yes	Yes
Long Side (Set) Set. (Edge of Plot)	7.14	23.43	11.71	38.42	Yes	Yes
Long Side (Set) Set. (Permitted Area)	7.14	23.43	0.72	3.38	Yes	Yes
Short Side (Set) Set. (Building Foot)	7.14	23.43	7.19	33.91	Yes	Yes
Short Side (Set) Set. (Edge of Plot)	7.14	23.43	7.14	32.43	Yes	Yes
Short Side (Set) Set. (Permitted Area)	7.14	23.43	1.22	4.02	Yes	Yes
Maximum Setpoint (North)	7.14	23.43	0.46	17.91	Yes	Yes
Maximum Setpoint (South)	7.14	23.43	0.50	7.95	Yes	Yes
Minimum Setpoint (North)	7.14	23.43	0.46	8.07	Yes	Yes
Minimum Setpoint (South)	7.14	23.43	0.57	1.87	Yes	Yes
Minimum Floor-to-Floor to Street Surface Line	-	-	0.00	29.73	-	-
Tallies (Minimum)	m	m	m	m	Yes	Yes
Average Grade (Minimum)	11.00	21.37	11.38	38.58	Yes	Yes
Building Height	-	-	14.25	44.83	-	-
Floor-to-floors heights	Partic. Storage	-	2.91	8.48	-	-
	Main Floor	-	3.24	9.00	-	-
	Second Floor	-	3.24	9.00	-	-
	Third Floor	-	3.24	9.00	-	-
	Partic. Storage	-	3.00	9.00	-	-
Parking						
Regular Spots	-	3	-	3	-	-
Disabled Spots	-	1	-	1	-	-
Truck Spots (1.4 x 4 m unit)	-	2	-	2	-	-
Truck Spots (1.4 x 4 m unit)	-	2	-	2	-	-
Site Storage - Class 1 (100% per unit)	-	31	-	23 (12 No. horizontal)	-	-
Site Storage - Class 2 (8 spots req'd)	-	6	-	6	-	-



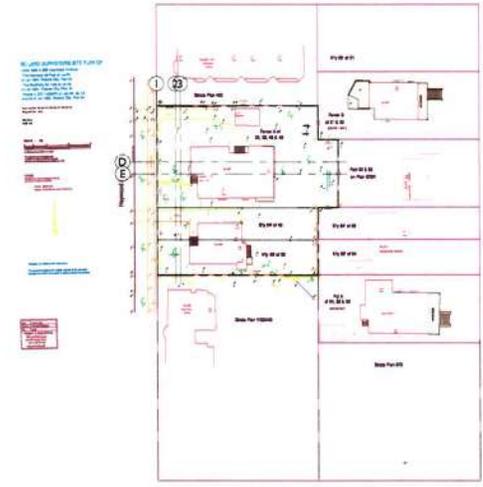
LISTING DISTANCE CALCULATION

Table 2.2.3.1.D - Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout

EXPOSITION	DEFLECTED TO PROTECTED AREA	DEFLECTED TO UNPROTECTED AREA	DEFLECTED TO UNPROTECTED AREA OF ADJACENT BUILDING	ACTUAL AREA OF EXPOSURE (m ²)
North	11.11	-	4.0	14.11
South	11.11	-	4.0	15.11
East	11.11	-	4.0	15.11
West	11.11	-	4.0	15.11
Total	44.44	-	16.0	65.54



- R1-B SINGLE FAMILY DWELLING
- R-K MEDIUM DENSITY ATTACHED DWELLING
- R3-AM-2 MID-RISE MULTIPLE DWELLING
- LOT AREA - 1,463.80 m² / 15,754.24 sqft
- PROPOSED AREA FOR RE-ZONING (R1-B to R3-AM-2) - 6926 m² / 74,674 sqft



5 SITE SURVEY
1:500

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NO.	DESCRIPTION	DATE
1	CP Review Revision	2017.02.24
2	CP Review Revision	2018.1.106

PROJECT DETAILS

PROJECT
 986-990 Heywood Avenue
 Heywood Avenue Development Company

986-990 Heywood Avenue
 Victoria, BC

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SCALE: As Indicated

PROJECT NUMBER: 614 Date: 2017.02.24

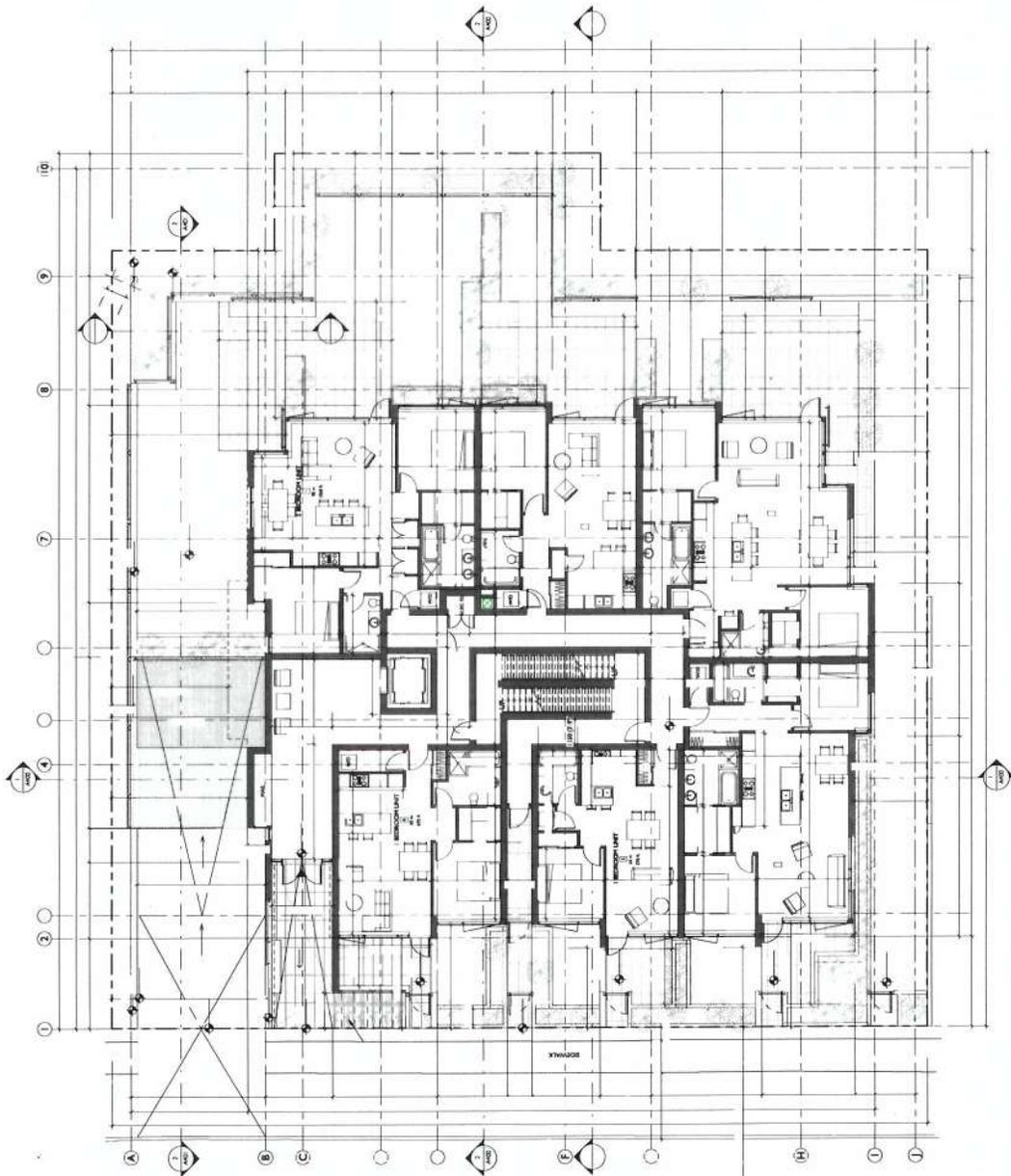
DRAWING SET: 1814 986 Heywood Ave CHECKED BY: GD / PJ DRAWN BY: JBH

REV: 10178234 2

DWG NO: A001

This title block contains several key architectural symbols and a table. On the left is a north arrow pointing towards the top-left. To its right is a circle with a crosshair. Further right is a vertical grid of lines. On the far right is a table with two columns and two rows. The top-left cell of the table contains a circle, and the top-right cell contains a triangle. The bottom two cells are empty.

○	△





1 WEST ELEVATION

1:100



2 NORTH ELEVATION

1:100



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MATERIAL KEY

- 1 STONE CLADDING (10%)
- 2 METAL & STONE CLADDING (10%)
- 3 CLADDING CLADDING (10%)
- 4 CLADDING CLADDING (10%)
- 5 CLADDING CLADDING (10%)
- 6 CLADDING CLADDING (10%)
- 7 CLADDING CLADDING (10%)

NO.	DESCRIPTION	DATE
-----	-------------	------

W & N ELEVATIONS

986-990 Heywood Avenue

Heywood Avenue Development Company

986-990 Heywood Avenue
 Victoria, BC

As indicated
 1614 20-7-2024

GD: PS JBR

2

A300



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MATERIAL KEY

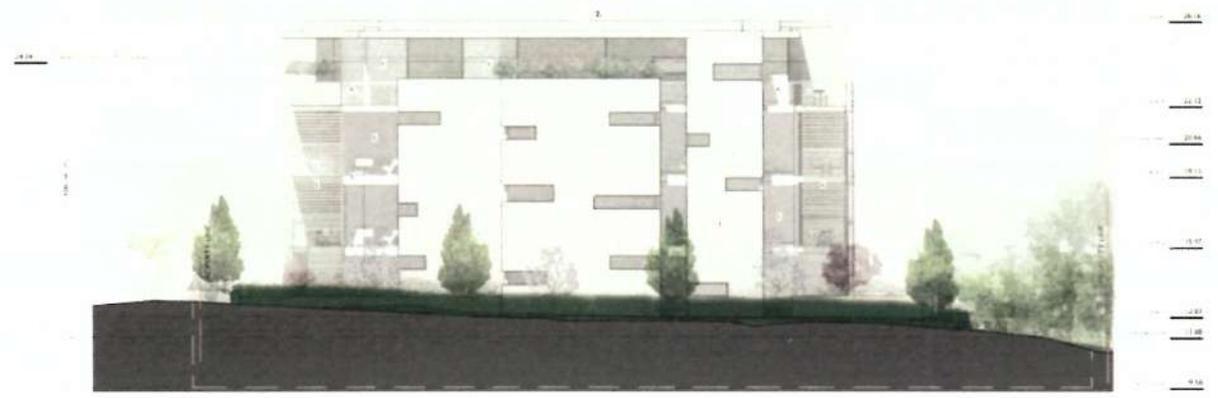
- STONE CLADDING
- METAL & FINISH CLADDING SYSTEMS
- LIGHT ALUMINUM FINISH CLADDING SYSTEMS
- STAINLESS STEEL FINISH
- POLYURETHANE FINISH CLADDING SYSTEM
- POLYURETHANE FINISH CLADDING SYSTEM



EAST ELEVATION



East elevation illustrating planting on neighbors side of property line



SOUTH ELEVATION

NO	DESCRIPTION	DATE
----	-------------	------

E & S ELEVATIONS

986-990 Heywood Avenue
 Heywood Avenue Development Company

986-990 Heywood Avenue
 Victoria, BC

NO	DESCRIPTION	DATE
1814	As indicated	2017-02-24
1815	CD / R	JBH
1816		2

A301



① VIEW OF SOUTH WEST
1:100



② VIEW OF NORTH WEST
1:100



③ VIEW OF NORTH EAST
1:100

MATERIALS



T&G NATURAL FINISH CEDAR



STONE CERAMIC TILE



METAL & STONE CERAMIC SCREEN



GLASS GUARD WITH METAL HANDRAIL



CONCRETE LANDSCAPE PAVING



⑤ HEYWOOD STREET ELEVATION
1:200

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NO.	DESCRIPTION	DATE
1	CDP Number Revised	2017.03.24
2	CDP Number Revised	2018.1.28

PERSPECTIVE VIEWS

PROJECT
986-990 Heywood Avenue
 Heywood Avenue Development Company
 986-990 Heywood Avenue
 Victoria, BC

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SCALE: As Indicated

PROJECT NUMBER	1614	Date	2017.02.24
DRAWING FILE	1614-986 Heywood Ave	CHECKED BY	GD / PJ
		DESIGNED BY	JBH
		REV	2017.02.24
			2
		DWG NO	A500



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

October 27th, 2016

Attn: Mayor and Council

RE: 986 988 Heywood Avenue Rezoning and Development Permit Application

Jawl Residential Ltd. and Tri Eagle Development Corporation are pleased to submit the rezoning and development permit application for the properties located at 986-988 Heywood Avenue. The purpose of this application is to construct a 4-storey multi residential building overtop one level of secure underground bike and vehicle parking.

Reflecting upon the details contained within the City of Victoria Official Community Plan and Multi Unit Residential Design Guidelines, the application was further refined through months of community, immediate neighbour and municipal staff consultation.

Feedback gleaned from the consultation and review process, balanced with the applicant's vision has informed the overall 4-storey form through which the proposal takes shape. Additionally, it was identified early in the consultation process that building siting and architecture were key to minimizing shading and maximizing privacy for existing neighbours and future residents.

Contained within this application and further to this covering letter, project architect Cascadia Architects have provided a supplemental report that details key elements of the proposal.

Both Jawl Residential and Tri Eagle are excited for the opportunity to submit this application and look forward to continuing a working dialogue with City staff and presenting to council in the near future.

Sincerely,

David Jawl

djawl@jawlresidential.com

Jawl Residential Ltd.

Travis Lee

travis@trieagle.ca

Tri Eagle Development Corporation

March 6, 2017

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

Attn.: Mayor & Council

Re: 986-988 Heywood Avenue Rezoning and Development Permit Application

We are pleased to submit this summary of the Rezoning and Development Permit application for 986, 988 Heywood Avenue on behalf of Jawl Residential Limited and Tri-Eagle Development Corporation (collectively the 'Applicant'). The rezoning and development permit are required to construct a four-storey multi residential building. The details contained within this application have been carefully crafted to respect the neighborhood, the park setting and the spirit/intent of the existing R3-AM2 zone that applies to the majority of the properties.

Prior to commencement of any design work, the Applicant immediately began a consultation process with the owners of neighboring properties as well as City of Victoria planning staff. The consultation and review process continued throughout the Schematic and Design Development stages and included but was not limited to the following meetings:

- ✓ Pre-Planning Meeting City of Victoria – July 6th, 2016
- ✓ Numerous Individual Meetings – July 2016 – October 2016
- ✓ 905-911 Oliphant Townhome Strata Meeting – July 12th, 2016
- ✓ 900 Park Strata Meeting – September 7th, 2016
- ✓ Public Community Meeting – September 13th, 2016
- ✓ Pre-CALUC Meeting - September 26th, 2016
- ✓ Formal CALUC Meeting at FGCA - October 20th, 2016

As the building design development progressed, follow up meetings were held where information was shared and refinements made based on the feedback received. Additional feedback from City Staff has been incorporated and the Advisory Design Panel has recommended approval of the project.

Existing Site Characteristics, Official Community Plan and Zoning:

The two parcels encompassed by the proposal are 1,463 sq.m. in total area, and are currently occupied by two detached houses that are not registered heritage. While efforts have been made to relocate the structures, the tree canopy along Heywood Avenue and Park Boulevard make any relocation impossible.



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A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

The site is sloped, falling 2m from the SW corner (at Heywood) to the NE corner and is relatively flat in terms of tree canopy, with no bylaw protected trees.

The current zoning is R3-AM-2 – up to 4 storeys and 1.6:1 FSR, except the notch at the east property line of 986 Heywood, totaling 63 sq.m. is zoned RB-1. *The split zoning on the site is the primary reason that this proposal involves a re-zoning.* The site is designated Urban Residential by the OCP, meaning it is intended for multi-unit residential, as reflected by the existing R3-AM2 zone allowances.

The property is characterized by both its proximity to the natural landscape of Beacon Hill Park to the west and to the Cook Street village to the east, including the eclectic mix of single-family homes, townhouses, and 3 to 4-storey apartment buildings that constitute the Cook Street community. In fact, the site is bordered by a mix of all three building types. To the north is a 4-unit townhouse development. To the east, detached houses, and to the south 3 and 4 storey condominium buildings. Heywood Avenue is a local road but not part of the City's greenway network and does not host any transit service.

The project is subject to the OCP Design Guidelines for Multi-Unit Residential buildings, and will be part of the Fairfield community, whose neighbourhood plan is currently under development. The analysis of the OCP, zoning and site context reinforces the initial input of neighbours that the current R3-AM2 zoning reflects an appropriate level of development density for this site, and the proposal presented here is based on that starting point.

Description of Proposal

Massing & Siting:

The building design concept is based on two imperatives – firstly to maximize daylight and views to the east and west while maintaining a sense of privacy for the neighbours to the south and particularly to the north, where the backyards of the townhouses on Oliphant would typically be overlooked by the new building. The resulting building form is a series of stepped vertical solid and screened panels that create east-west views through their spacing, while reducing visually direct connections to the north and south. This addresses the OCP context-related guideline 1.6, which suggests that buildings “be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.”

In terms of massing, the building reflects the intent of the current zoning, with a height of four storeys, underground parking, and an FSR of 1.6:1. This was an important principle for the design team to maintain, based on the site analysis and understanding of the neighbour priorities. However, the siting has been adjusted to respect the specific context, and the OCP design guidelines.

The building has been shifted south and west on the site to minimize shadowing of the smaller scale properties to the north and east. This shift results in setbacks from Heywood and the south property line that are smaller than typical, but are contextually appropriate given the precedent of the Tweedsmuir Manor building to the south, and the fact that to the west is the expanse of the park. Building setback distances to the north and east are maintained in keeping with the “one-half of building height” requirement of the current R3-AM2 zone.

Furthermore, the top-most storey has been set back, and the vertical ceramic-stone clad panels, which create "rhythm and visual interest" in the facades, are changed to screen elements at the building corners to "enable sunlight penetration to ... open space" as per items 3.3 and 3.5 of the guidelines.

Streetscape / Relation to street:

Along Heywood Avenue, three ground floor units have individual garden gates, patios, and main entrances. The building lobby features an extended canopy and all-glass front wall to clearly identify the primary building entrance. The adjacent parkade ramp is covered with a trellis structure to visually minimize the impact of the ramp and help muffle vehicle noise. These elements of the building form address the principles of the OCP Design Guidelines Section 2 that state "residential use at street level should have strong entry features and building designs that encourage interaction with the street" (2.4) and that "individual entrances with direct connections to the public sidewalk are encouraged." (2.5.1). The landscape design prepared by LADR Landscape Architects also includes continuous planter walls with trees growing to a scale appropriate to create visual interest at the public sidewalk without overwhelming the patio spaces.

The height of the building will require a variance relative to the R3-AM2 zoning limit. This height variance is the result of several factors. The R3-AM2 zone height allowance of 12m and 4 storeys equals less than 3m floor-to-floor (effectively a 2.45m or 8'-0" ceiling height) once floor assemblies and parapets etc. are considered, and without reference to the natural average grade. This is an out-of-date standard as market design is now 9'-0" clear ceiling height, and this 305mm (1') per floor accounts for 1.22 m of the variance. Additionally, as noted, this site slopes away from Heywood Avenue, with the resultant natural grade being on average just over a meter lower than the grade along Heywood. The main floor elevation is set to meet the average along Heywood to make the main entrance an accessible ramp slope at the low end, and prevent the ground floor unit being too far below grade at the high end. This grade also works with the depth of parking that is achievable due to the slope of the site. As a result, the building height as calculated for zoning, appears almost a meter higher than it actually is at Heywood Avenue, and this is the cause of almost all of the remaining height variance, except for 305mm (1') of additional ceiling height provided to the penthouse level units (10' ceilings). The design team reviewed the sun studies in determining the ceiling heights, and due to the setback of the upper floor the extra height makes no appreciable difference in terms of shade impact for adjacent properties.

Exterior Finishes

Architecturally, the solid panels that define the massing and views create a rhythm of vertical elements on the east and west elevations, separated by expansive glass walls and transparent balcony rails. This pattern responds to the rhythm of trees that line Heywood Avenue on the park side of the street – part of the site's unique setting adjacent to the park - and at the same time recalls the classical device of the colonnade as a primary structural system and expression of human place-making in the landscape.

Materially, the design expands on that image, using a minimal exterior palette of high quality, durable and traditional finishes including limestone-coloured, stacked ceramic-stone cladding and screen elements, clear glass windows, and natural wood soffits. The result is a building that draws on historical inspiration in a site-specific response to achieve an elegant, and timeless expression that also addresses the OCP guidelines for exterior finishes, which state that "exterior building materials should be high quality, durable and capable of weathering gracefully." The guidelines continue, stating that "quality materials used on the principal façade should be continued around any building corner

or edge which is visible from the public realm", and in this case the ceramic-stone cladding is used to good effect at the north and south elevations, cladding the solid faces of the panels. Windows facing north and south are mostly thinner and horizontal, set higher in the walls to give sky views rather than views into the adjacent gardens. Stepping of the panels creates a varied façade composition of light-coloured stone contrasting with shadows resulting from those steps. This effect changes with the time of day and seasons, giving variety and visual interest to those elevations while maintaining privacy.

Further, raised planters set on the parkade roof slab along the north and south edges will provide soil volume to grow fuller vegetation, such as climbing roses, which will use the screens to support their growth. These measures are intended to address guideline 4.3 which states that "exposed party walls and blank side elevations, where necessary, should incorporate features such as texture, reveals, colours, plantings or other treatments to provide visual interest."

As a further and final feature of visual interest, natural provincially sourced wood cladding of the balcony and roof soffits will create visual and tactile warmth for residents, and to "complement the palette of exterior materials used on the rest of the building." (Guideline 4.4)

Transportation & Infrastructure

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available downtown and in the Cook Street village make this site suitable for an increased population density. This population will be well serviced in terms of transportation options, including immediate proximity to major Transit routes on Cook Street and Fairfield Road as well as vehicle and bicycle parking and storage provisions.

The project will include underground parking accessed from the north side of the property along Heywood Avenue to provide the full parking requirement of Schedule C – 29 stalls for the 21 units. In doing so, the applicant has committed to addressing another primary concern of the community – that parking be fully accommodated on site so to not further burden an already congested parking environment at grade. Additionally, a secure bicycle room well located right at the bottom of the parkade ramp will accommodate the required 21 Class-1 bike racks as well as a Bicycle Work Bench and an electric bicycle charging station. The required 6 additional Class-2 racks are located at the Heywood lobby entrance.

Due to the slope of the site, the parking box is partially exposed along the east property line to a maximum of 5'8" at the northeast corner. In recognition of this less than ideal site condition, measures were taken to fully landscape the parkade box with planters and stepped exterior walls to accommodate soil depths sufficient to support substantial landscape elements. The exterior walls of the parking structure will be constructed out of board-form concrete so to be suitable as a finished backdrop to the neighboring yards, should they become exposed in the future. The parkade walls are set back from the property line (typically 1.2m+ but at a minimum 0.7m) to permit planting of screening hedges and further screen and soften the appearance of the parkade.

The partial exposure of the parkade deck is the second aspect of the proposal that triggers the technicality of the rezoning. With the roof deck of the parkade above natural grade it contributes to the site coverage area - even as a landscaped surface. As a result, the proposed site coverage is over the 40% limit of the R3-AM2 zone and apparently cannot be varied, and must be dealt with via rezoning. The design team looked carefully at the options to push the

parking area below grade but resolved that an exposed extended ramp and deeper excavation would be visually more intrusive and more damaging to neighbouring property landscaping than the design as proposed. The details of this design exploration and communication with neighbors around this aspect of the proposal are outlined in a separate illustrated letter to staff dated March 6 2016.

Project Benefits and Amenities

The project will bring 21 new residences to the Cook Street Village, in a form that is supportable relative to the goal of the draft Fairfield Community Plan to "encourage new housing design that fits in with the neighbourhood character." The applicant has encouraged the design of larger more generous suites to provide a housing option for downsizing members of the community or those who wish to 'age in place'.

The building design will contribute to the quality of the public realm along Heywood Avenue, by the quality of design, materials, and detailing. The design of ground-level entrance patios and their proximity to the boulevard will promote social interaction and improve the pedestrian experience by incorporation of the same quality materials that clad the building into the planter walls. The planters themselves will bring a colourful and pleasant landscape interface, replacing the old fence and lawns of the existing houses.

Safety and security

The creation of a resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Most importantly, the ground floor units facing Heywood Avenue have individual front doors and patios that address the street, and reinforce the sense of the street and boulevard as active and shared space. Site lighting will illuminate the areas between buildings with ambient light to promote safety and visibility of landscaped areas. It is important to note also that this lighting will be shielded and kept at a lower mounting height to avoid glare and light pollution to neighbouring properties.

Green Building Features

The Applicant has reviewed and plans to construct and develop the project in accordance with the principals and guidelines of Built Green Canada. Any decision to pursue formal certification under Built Green will be determined during construction. The following is a list of green building initiatives that will be deployed within the project through the Built Green tool:

- High efficiency heating / pressurization systems for all common area spaces.
- All ductwork to be sealed with low toxin mastic.
- Natural and recyclable building materials, and where possible materials will be sourced within 800km of the site. Exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Multiple thermostatically controlled heating zones within each residence.
- Directly metered suites.
- Solar Ready Conduit from Electrical Room to Roof
- Individual residences have private outdoor deck living space.
- All windows EnergyStar® rated.

- Interior suite layouts designed to optimize natural daylighting.
- All appliances EnergyStar® rated.
- LED lighting throughout.
- Construction waste diverted from landfill during construction through smart on-site waste management
- Low-VOC paint in all interior areas.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage at parkade level w/ Bike Work Bench
- Electric Bike Charging Locations within Bike Storage
- Rough-in electrical for future Electric Vehicle Charging Stations

In preparing this rezoning and development permit application package the team has carefully considered community concerns, the relevant OCP objectives, and the DP Area Design Guidelines. The design is respectful of the neighbouring properties and proposes an elegant and timeless architecture that responds to the unique character of the location. We believe it will add to the strength and character of the Cook Street 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,

CASCADE ARCHITECTS II IC.



Gregory Damant, Architect AIBC LEED AP
Principal



Peter Johannknecht, Architect AIBC, LEED AP
Principal



Advisory Design Panel Report

For the Meeting of January 25, 2017

To: Advisory Design Panel **Date:** January 6, 2017
From: Charlotte Wain, Senior Planner – Urban Design
Subject: **Rezoning Application No. 00531 and Development Permit No. 000484 for 986, 988 and 990 Heywood Avenue**

RECOMMENDATION

Recommend to Council that Development Permit Application No. 000484 for 986, 988 and 990 Heywood Avenue be approved with changes recommended by the Advisory Design Panel.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 986, 988 and 990 Heywood Avenue and provide advice to Council.

The purpose of this report is to present the Advisory Design Panel with information, analysis and recommendations regarding a Development Permit Application for the property located at 986, 988 and 990 Heywood Avenue. The proposal is to construct a four-storey, multi-residential building containing 21 residential units. Variances associated with the Application are related to setbacks, site coverage, open site space and height.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP), 2012*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010)*

COUNCIL DIRECTION

The Application has not yet been presented to the Committee of the Whole. The intent is to present the Application to Committee with the benefit of advice from the panel.

BACKGROUND

Project Details

Applicant: Mr. David Jawl
Jawl Residential Developments Inc.

Architect: Mr. Gregory Damant, MAIBC
Cascadia Architects Inc.

Development Permit Area: Development Permit Area 16, General Form and Character

Heritage Status: N/A

The following data table compares the proposal with the existing R3-AM2, Mid-Rise Multiple Dwelling District Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard R3-AM2
Site area (m ²) - minimum	1463.00	920.00
Density (Floor Space Ratio) - maximum	1.6:1*	1.2:1
Total floor area (m ²) - maximum	2334.85	N/A
Height (m) - maximum	14.59*	12.00
Storeys - maximum	4	4
Site coverage % - maximum	71.00*	40.00
Open site space % - minimum	22.00*	30.00
Setbacks (m) – minimum		
Front (Heywood Avenue)	4.51*	10.50
Rear (east)	6.73 (building) 4.73* (balcony)	6.73
Side (north)	3.75*	6.73
Side (south)	4.22*	6.73
Parking - minimum	32	29
Visitor parking (minimum) included in the overall units	3	3
Bicycle parking Class 1 secure storage (minimum)	22	21
Bicycle parking Class 2 publicly accessible (minimum)	6	6

Description of Proposal

The proposal is to construct a four-storey, multi-residential building containing 21 residential units. Variances associated with the Application are related to setbacks, site coverage, open site space and height. The building has a floor space ratio (FSR) of 1.6:1 and a maximum height of 14.59m.

Sustainability Features

The proposal includes the following components:

- multi-unit residential building form with three ground-oriented units facing Heywood Avenue and three units to the rear
- private patios with planting as shown on the landscape plan for each of the six units on the ground level; three facing Heywood Avenue and three to the rear
- one level of underground parking for 32 stalls, including three stalls for residential visitor use
- 22 class 1 bicycle storage spaces located underground
- one publicly accessible class 2 rack for six bikes located adjacent to the main entrance on Heywood Avenue
- removal and replacement of three existing street trees (Cherry) and retention and protection of one existing street tree (Cherry) on Heywood Avenue
- removal and replacement of one Monkey Puzzle tree within the private property.

Exterior building materials include:

- stone ceramic tile for the primary building with accents of metal and stone ceramic screens
- tongue and groove cedar soffits
- vertical board form exposed concrete for the parkade wall that projects above grade on the north and east elevations
- clear glazing with aluminum frames
- clear glass and metal guardrails for balconies
- mechanical penthouse (material unconfirmed).

Sustainability Features

As indicated in the applicant's letter dated October 27, 2016, the proposed sustainability features associated with this Application include the following:

- high efficiency heating
- natural and recyclable building materials, sourced within 800km of the site where possible
- solar-ready conduit from the electrical room to the roof
- EnergyStar® rated windows and appliances
- LED lighting throughout the building
- interior suite layouts designed to optimize natural daylight
- construction waste diverted from all landfill during construction through smart on-site waste management
- low flow and water efficient plumbing fixtures
- secure heated bike storage in the underground parkade
- electric bike charging locations within the bike storage room.

Consistency with Design Guidelines

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Urban Residential, which supports low-rise and mid-rise multi-unit buildings up to approximately six storeys. The site is located in a transitional area; and although Urban Residential designations front Beacon Hill Park to the west, lower scale Traditional Residential Urban Place Designations adjoin the rear of the properties to the east. The OCP identifies this property in Development Permit Area (DPA) 16 General Form and Character. The proposed development is generally consistent with the objectives of the DPA which seeks to integrate multi-unit residential buildings in a manner that is complementary to the place character of the neighbourhood including heritage character. Enhancing the character of the streetscape through high quality architecture, landscape and urban design as well as creating human-scaled design are also key objectives of this DPA. Design Guidelines that apply to DPA 16 are *Multi-Unit Residential, Commercial and Industrial Guidelines (2012)*, *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)* and *Guidelines for Fences, Gates and Shutters (2010)*.

ISSUES

The issues associated with this project are:

- massing, height and transition in relation to the context
- interface on the north and east elevations as it relates to the projecting parkade.

ANALYSIS

Massing, Height and Transition to Context

The proposed building height is 14.59m which is 2.59m above the maximum height allowance in the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District and 6.9m above the maximum height allowance in the adjacent R1-B Zone, Single Family Dwelling District, to the east of the subject property. Although the OCP envisages buildings up to approximately six storeys in the Urban Residential Place Designation, the Guidelines encourage appropriate form, massing and building articulation in relation to existing context.

The proposed building is adjacent to a three-storey building to the south (the Tweedsmuir), with a four storey condominium building to the south-west fronting Park Boulevard. To the north are two-storey townhouses that front Oliphant Avenue. To the east in rear of the property are predominantly two-storey single family dwellings. In summary, there are no predominant height characteristics within the neighbourhood block and most range from two to four-storeys. Although the policy supports taller buildings fronting Beacon Hill Park, the proposed building height is higher than the maximum allowance in the current zone and adjacent buildings. The applicant has reduced this by 0.2m (8 inches) in response to staff comments and notes that a combination of 9ft and 10ft ceiling heights are desirable for this proposal. The applicant notes that the design team conducted sun studies with a reduced penthouse ceiling height of 9ft, and there would be no appreciable difference in impact on adjacent properties. However, staff can not verify this as the comparable study as it has not been included in the submission drawings. Staff are generally supportive of the proposed height given the OCP policy direction and the minimal impact this additional height will have on the immediate context along Heywood Avenue, which predominantly consists of three and four storey multi-residential buildings. In addition, articulation of the front façade has been incorporated through changes in materials and landscaping. This serves to emphasise the ground-oriented units which help to create a human-scaled design at the street level. However, opportunities exist to improve the transition to the lower scale single family buildings at the rear, through increased setbacks at the fourth

floor. Further analysis through additional cross sections may be warranted to demonstrate this relationship. ADP is invited to comment on the proposed massing and height as it relates to the immediate context.

North and East Elevations and Projecting Parkade

The subject properties are on a sloping site, with the highest point towards the south, and the lowest at the north. The underground parkade projects above grade along the rear (east) and side (north) elevation ranging from approximately 0.3m to 1.8m in height from finished grade (not including the additional 0.6m in height which is setback by approximately 1m from this edge). The applicant has noted that lowering the parkade would result in a reduction in the parking provision due to the requirement for a longer access ramp. This in turn would trigger a variance from the minimum parking requirements under the Zoning Regulation Bylaw, which the applicant wishes to avoid. A lower parkade would also create a sunken patio and entrance for the southern-most unit facing Heywood Avenue, causing a disruption along the pedestrian route, which the Guidelines seek to avoid. An accompanying sheet has been attached to the application package for the Panel's consideration, showing the potential impact of a lower parkade on the access ramp.

Staff have raised concern with this projection and the potentially stark interface this creates with adjoining properties. The projection is setback 1.2m from the property line, which does allow for additional planting to soften this edge as noted on the landscape plan, which would supplement the existing vegetation on the adjacent properties to the east as shown on the architectural elevations. The applicant notes that the intent is to retain the existing fence on the adjacent properties to avoid impacts to existing vegetation, and to allow adjacent property owners the option to remove the fence in the future. However, this could possibly create a "trench" between the projecting parkade and the existing fence on the neighbouring properties which has the potential to create entrapment places which Crime Prevention Through Environmental Design (CPTED) standards seek to avoid. Advice from ADP is being sought on the projecting parkade and opportunities for eliminating or mitigating the impact of this wall on adjacent properties as well as any opportunities to address CPTED concerns.

OPTIONS

1. Recommend to Council that Development Permit Application No. 000484 for 986, 988 and 990 Heywood Avenue be approved as presented.
2. Recommend to Council that Development Permit Application No. 000484 for 986, 988 and 990 Heywood Avenue be approved with changes recommended by the Advisory Design Panel (**recommended**).
3. Recommend to Council that Development Permit Application No. 000484 for 986, 988 and 990 Heywood Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined.

CONCLUSION

This Application is generally consistent with the applicable design guidelines prescribed within DPA 16. The proposed four storey building does exceed the height of the maximum allowance in the current zoning although the impact on the streetscape is considered to be minimal through the use of building articulation creating a human scale along Heywood Avenue. However, the Application could benefit from further design refinement to improve the transition to the lower scale residential units at the rear (east) and mitigation or elimination of the projecting parkade wall.

ATTACHMENTS

- Aerial Map
- Zoning Map
- Applicants letter date stamped December 12, 2016
- Plans date stamped January 9, 2016
- Perspective illustration of parkade box below grade date stamped Dec 12, 2016
- Tree Management Plan dated January 19, 2017

cc: David Jawl, Rajiv Ghandi, Heywood Avenue Developments Inc.; Gregory Damant, Cascadia Architects Inc.

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JANUARY 25, 2017 AT 12 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 P.M.

Panel Members Present: Christopher Rowe; Justin Gammon; Cynthia Hildebrand; Patricia Graham; Jesse Garlick

Absent: Ann Katherine Murphy; Erica Sangster; Mike Miller; Renee Lussier

Staff Present: Charlotte Wain - Senior Planner, Urban Design
Quinn Anglin - Secretary, Advisory Design Panel

2. Minutes from the Meeting held December 21, 2016.

Action:

It was moved by Justin Gammon, seconded by Jesse Garlick, that the Minutes of the Meeting of Advisory Design Panel held December 21, 2016 be approved with changes.

- Page 6 – Jesse Garlick’s name is misspelt

CARRIED UNANIMOUSLY

3. APPLICATIONS

3.1 Development Permit #000484 and Rezoning #00531 for 986, 988, and 990 Heywood Avenue

The City is considering an application to rezone the property at 986, 988, and 990 Heywood Avenue to allow for the construction of a 4 storey multi residential building containing 21 residential units.

Applicant Meeting attendees:

DAVID JAWL	JAWL RESIDENTIAL LTD.
TRAVIS LEE	TRI-EAGLE
GREGORY DAMANT	CASCADIA ARCHITECTS INC.
PETER JOHANNKNECHT	CASCADIA ARCHITECTS
JAMES HAYTER	CASCADIA ARCHITECTS INC.
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS INC.
KEVIN SCLULEMYER	LADR LANDSCAPE ARCHITECTS INC.

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- massing, height and transition in relation to the context
- interface on the north and east elevations as it relates to the projecting parkade.

Ms. Wain also made the Panel aware of some inconsistencies with the technical data on the plans and the data table specifically related to the setbacks to the parkade, open site space and site coverage. Under the zoning regulation bylaw, the landscaping proposed on the roof of the projecting parkade cannot be counted towards open site space. It was noted that the site coverage would likely increase and the open site space would decrease. These items would be corrected prior to the application advancing to Committee of the Whole.

Mr. Peter Johannknecht then provided the panel with a detailed presentation of the site and context of the proposal

- corrected that there were 29 parking stalls, not 32, as outlined in the plans

Bev Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- the sloping site in relation to the parkade
- the access along the south side of the proposal; is for maintenance only and would be gated

Panel Members discussed:

- the decisions with respect to the design of parkade are appropriate to the elevations
- project is very neighbourly, no objections to the height or massing in relation to the context
- the level of consultation with neighbours to be a part of the discussion and decisions are commendable
- decisions for height and setback well laid out and highly developed
- development is respectable for both existing and future neighbours
- that the building may be a change from the existing condition but over time will fit with the context and neighbourhood
- building is a very handsome building

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Patricia Graham, that the Advisory Design Panel recommend to Council Development Permit Application No. 000484 for 986, 988, 990 Heywood Avenue be approved as proposed.

3.2 Development Permit #000482 for 456 Chester Avenue

The City is considering a Development Permit application to permit construction of a 3 unit multi residential townhouse.

Applicant Meeting attendees:

MIKE GALLANT	SALSBURY HOLDINGS
PAUL DIMENT	SALSBURY HOLDINGS
MICHAEL MOODY	MJM ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on.

Mike Gallant then provided the panel with a detailed presentation of the site and context of the proposal.

Renee Lussier entered the meeting at 12:58.

Questions of clarification were asked by the Panel on the following;

- material of the existing driveway?
 - cement
- reasoning for the several different styles of glazing, railings, and finishing materials?
 - driven by picking up cues from the neighbourhood and applying a contemporary take on traditional style
- do the guard rails have glass behind them?
 - they will have a clear plexi sheet behind them
- are the patio spaces used for owners?
 - yes they are
- is the topography relatively level?
 - yes, but they elected to start the first floor below grade to make height restrictions and avoid variances
- the sunken entrances to the suites at ground level
- are the patio decks considered roof decks by definition?
 - yes, but they are permitted in this zone so are not an issue.

Panel Members discussed:

- modest project that is not asking for much
- the south elevation being rather prominent due to the parking lot and could use some further development. The consideration and approach should be consistent throughout the project
- the material changing within a plane is busy, possibly some simplification or one fewer materials on the south elevation most specifically
- scale wise that the project seems to be consistent with the context

- the general form and character; feels ambiguous as it is only 3 units but it could read as 5
- insufficient outdoor space for all of the units
- that the front entrance reads like a lobby into the building when in actuality it is only 3 units with private entrances
- too many materials being applied throughout the project
- the buildings around are moderately simple, so the project could be more considerate of the adjacent buildings in approach to design
- the pavers to the front decks on the main floor possibly being cut out and additional green space added for more private space
- the open site space and the challenges with meeting zoning requirements
- the path along the south side potentially being removed, as access for the back suite is already provided at the back of the building
- the bike rack potentially being moved

Action:

MOVED / SECONDED

It was moved by Patricia Graham, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council Development Permit Application No. 000482 for 456 Chester Avenue be approved with recommendations as proposed;

- Alternate treatments to the south elevation
- Additional consideration to the material transitions and number of materials used
- Consideration to remove some of the hardscaping, specifically in relation to the paving and circulation to allow additional greenspace in the private outdoor spaces
- Possible relocation of the bike rack

CARRIED

3. ADJOURNMENT

The Advisory Design Panel meeting of January 25, 2017 adjourned at 1:17 pm.

Christopher Rowe, Chair



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

**Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road**

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones, and Susan Kainer (members of CALUC).

Approximately 33 community members were in attendance.

986 and 988/990 Heywood Avenue

Re-zoning from R3-AM2 = R1-B to spot zone based on R3-AM2. This application is to consolidate the existing dual zoning and construct a four storey multi family residential building overtop secure underground bike and vehicle parking. The proposed number of residential homes is 21 and no parking variance is being requested.

- Proponent: Jawl Residential, Tri Eagle Developments, and Cascadia Architects presented full description of proposed development and design features.
- Discussed and proposed massing closer to the south west corner to provide more open space and therefore more light to townhouses to the north.
- Plan to use quality materials e.g. stone terra cotta finish
- Building to last 100 years.
- All parking on one level. Guest bike parking will be built.
- Trees on neighbouring property remain
- 3 ground units facing Heywood will have access to outside
- 3 penthouse units

1014 Park Boulevard

Concern re **height and light**

- 3 units in his building will be impacted by reduced sun light.
- Noted penthouse floors are up to 11'.

Response: New standard for housing is 9' ceilings.

Overall building height is 7' higher than Tweedsmuir Mansions, located at 900 Park Boulevard which is the adjacent property to the south.



1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

www.fairfieldcommunity.ca

place@fairfieldcommunity.ca

216 Vancouver Street

- Concern re **height**. Therefore, consider reducing penthouse height to 9' which would reduce 7' rise over Tweedsmuir.

Response: Can look into suggestion.

- Slope of land puts us lower than Heywood; therefore the building is quite high.

Response: Unable to push building closer to Heywood.

- Will address green space / healthy trees at property line. Will hand dig. Noted: Neighbour's shed sits near property line. We will have an arborist for the project.

978 Heywood

- How many **parking** spaces? Response: 29 parking spaces.
- Concern guests and deliveries will create more traffic on the street and need for more parking spaces.
- Does not care for **height**.
- Too close to street. Concern not enough **setback**. Wants to know in feet how far building from sidewalk. Response: Building is setback 14' from sidewalk. Current design thinking recommends housing closer to street. It works with the existing neighbourhood.
- Too close to Tweedsmuir.

Response: we have a step back on 4th floor. Will increase parking on street by 1 stall.

- Setback from street proposed 4 to 5' Response: Setback will be 14'. City bylaw 35'?

Note: Tweedsmuir has circular driveway therefore not pressing against street all the way around

- It seems too big; reducing the **height** would help.
- Concern re **street parking**. Car share suggested. Response: With limited number of suites and locked access to parking not viable to offer car share option.

900 Park Blvd.

- Request information, distance in feet? 8 or 10 feet?

Existing Tweedsmuir driveway is 10' wide therefore only 18' distance between Tweedsmuir and proposed development. Response: 20' distance between Tweedsmuir and proposed development. Front façade will be in line with Tweedsmuir zoning.

- Concern re trees along south property line between Tweedsmuir Mansions and proposed development. Suggestion: to show exactly what kind of trees will be proposed. Ensure realistic varieties will be used. Response: Cypress to saved and planted new trees which will grow to a substantial size. Monkey puzzle tree will be removed.



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#8, 900 Park Boulevard

- How much of parking box exposed?

Response: 6 to 7' then declines to 3' and then even.

- Observation: proposed landscaping between properties is not as private as in front. Would like opportunity to have discussion re **landscaping**.
- Tweedsmuir is 80 years old and never designed as a high class building. Would like to see the new development as beautiful /effective as Tweedsmuir.
- Tweedsmuir is remarkably close to sidewalk likely to provide space at back and individual entrances, therefore suggests come closer to sidewalk.

Response: the proposed development fits.

11 Park Boulevard (note this could be #11, 900 Park Boulevard?)

- Believes in density, but wants it to be done beautifully; design is really important.

Response: we want to do a beautiful building. The next step will be to review comments. We appreciate the comments. We want to enhance the neighbourhood. This project will be in the public realm for likely 8 months. We are in the early stages. There will be lots more conversations.

Address Unknown

Height

-suggest dropping property

Response: it is as low as possible to accommodate parking.

907 Oliphant

Concern re **light** does not wish to be in the shade.

Note re Zoning: Area is already zoned multifamily except for a portion of the site / notch of land at the rear, which is zoned single-family. Charlotte Wain (City of Victoria planner) explained, the proposed density is linked to open site space, which cannot be met due to the projection of the parkade structure above grade. Density cannot be varied therefore a rezoning application is triggered.

219 Vancouver

Would like to see rendering from Vancouver Street

1068 Chamberlain

Penthouse sticks out; makes building looming.



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Response: This is an architecturally bold element. Recessing would reduce valuable space. It is stepped back and corners are carved out. Designed with whole neighbourhood in mind; neighbourhood composed of 3 to 4 stories and then moves into a 1 storey section.

Address Unknown

Tree removal?

Address Unknown

How many bedrooms in penthouse?

2 and 2 plus den

Could the 2 existing houses be removed and placed elsewhere?

Removal is impractical because 35 trees would have to be removed along the street in order to accomplish this task.

Summary of Main Concerns Expressed: Height: too high, Light blocked, will increase traffic therefore need more parking, Setback of 14': some against, some for, not enough space between proposed development and Tweedsmuir, quality of landscape between Tweedsmuir and proposed development.



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Steve & Betsyn Clark

Borderline Investments Inc.

301-1640 Oak Bay Ave

Victoria BC V8R 1B2

Feb 22 2017

Re: proposed development at 986 and 988/90 Heywood Avenue

Dear Victoria Mayor and City Council

My wife and I wish to express our support for the Condo development at 986, 988 and 990 Heywood by Tri-Eagle Development Corporation.

My wife and I own two rental apartment buildings in the immediate Cook Street Village area. 1020 Park Boulevard and 1122 Mc Kenzie Street. We are very familiar with the area and the community.

The Jawl's reached out, explained and informed me regarding the project and I am very impressed. Their consideration for the area and the neighbors is very evident. There is no question the density and aesthetic décor "fits".

Importantly as owners of 5 apartment buildings in Victoria we are aware of how difficult finding residential accommodations can be. Increased inventory is clearly required to meet a variety of growing demands. Supply answers low vacancies and high cost. Further "supply" centrally located such as this, supports well known environmental and transportation concerns.

This will be a much desired and quality project and we are happy to express our support.

Sincerely,

Steve and Betsyn Clark

February 11, 2017

Samantha and Ian Beare
201-1014 Park Boulevard
Victoria, BC
V8V 2T4

Dear Mayor and Council,

This letter is in support of the Tri-Eagle Development Project on Heywood Avenue in Fairfield.

We believe that the architecture, density and construction quality of the proposed building will be an asset to Fairfield and the city. This building brings in 29 dwelling units with a secure underground. p

Consultation with the developer and neighbourhood has been ongoing. The developers have met with us and another resident in our building 3 times. Concern was expressed by us about the height of the building and we were happy to hear it has been reduced. It is our understanding that the developer has been more than willing to work with the neighbours to address any concerns they may have. Neighbourhood input has resulted in a lower height building, a building which protects the privacy of adjacent neighbours and a building that contributes to the beauty of the area with extensive landscaping. Providing parking and bicycle storage in a secure underground benefits not only the residents but the neighbourhood where parking is challenged and bike thefts are common. Encouraging bicycle travel in Victoria cannot occur without secure storage. This is becoming a significant challenge for those of us wanting to use bicycles for transportation.

We look forward to seeing this building completed and meeting our new neighbours.

Yours truly,



Samantha and Ian Beare

c.c Oliver Tennant, Tri-Eagle Development Corporation
330.4392 West Saanich Rd.
Victoria, BC
V8C 3E9

February 15, 2017

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

To Mayor and Council:

Subject: 986/988/990 Heywood Avenue

I am a resident of Hampton Court, located at 159 Cook St. Being situated close to the Cook Street Village and near this development, I wanted to provide my feedback on the proposed development.

I am in support of this redevelopment. The primary reasons are as follows:

- *The care and attention to reduce the affect to the direct neighbours.* It seems to me that the Developer has really listened to their direct neighbours and made some pretty dramatic changes to accommodate their interests including; Piano windows to increase privacy, stepped back yard to reduce massing at the property line, screening along N/S walls to increase privacy.
- *The size in respect to others close by.* It seems to me that this building will not overpower those that are nearby given the heights are very similar to the Tweetsmuir. Also, with the top floor being stepped backed (providing more deck space but less internal space), the building does not feel as big as a standard four story.
- *The number of floors.* While the developer could have opted to go higher, staying at the four floors reduces the impact of shading on their neighbours.
- *The positioning on the property.* Again related to shading, having the building located in the South West corner reduces the impact of the building on the properties directly to the North and East.
- *The mix of suites.* While Cook St Village is not really a community of families with young children, having a suite mix including larger two bedrooms goes a long way at making this accessible to families.

It is great to see a developer engaging with the community, listening to their needs and responding in a responsible and respectful manner.

Sincerely,

Steve Hutchinson
12-159 Cook St
Victoria, BC V8V 3W9
[REDACTED]

February 20, 2017

Re: Tri-Eagle Development Project at 986 & 988/990 Heywood Avenue

Dear Mayor and Council,

This is to provide a letter of support to the proposed Tri-Eagle Development project at 986 & 988/990 Heywood Avenue in Fairfield.

Based on the briefings I have attended and our discussions with the development team I am very confident that this project will benefit the immediate area for the following reasons:

- The design of the building is excellent and will both fit in with the neighborhood and add a new touch of classic modern architecture.
- The development team has conducted an extensive neighborhood communications campaign and have actively solicited and listened to residents feedback. Many design elements have been incorporated in to the building based on neighbours comments.
- The team met with us and many other neighborhood residents many times and listened to our concerns. Our primary concern was the proposed height of the building and they have now reduced the proposed height by one foot.
- The construction of a mid-size high quality condominium building on this property is consistent with the adjacent properties along this portion of Heywood and Park Boulevard.
- Design elements have included underground parking for residents and guests thereby reducing the potential pressure on parking spaces along Heywood.
- Surface and secure underground bike storage has also been included in the design. Many people use bikes as their regular mode of transportation in this area. The inclusion of secure bike storage will get more people out of their cars and on to bikes in our area.
- The way the building is situated on the property will minimize the privacy and sunlight impacts on the surrounding buildings and residents.

I cannot stress enough the degree to which this development team worked with the neighborhood to lay out the proposed plan and listened to residents ideas and concerns. Compared to other developers I have worked with and am aware of, this team has done a much better community engagement job. The result should be a building that fits in with the neighborhood and will meet the needs of residents for years to come.



Peter & Jane Durrant
302-1014 Park Boulevard, Victoria, BC

Mayor & Council
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

February 20, 2017

Jenny Marshall
1326 Richardson Street,
Victoria, BC V8S 1P7

Re: 986 and 988/90 Heywood Avenue Proposal

I am writing this letter to express my SUPPORT for the development at 986 and 988/90 Heywood Avenue.

This is one of the last building sites bordering our historic Beacon Hill Park and it is important to me that the development of it is treated with respect and sensitivity. I have seen the revised building plans and believe that the developer has proven their commitment to developing this spectacular property with the consideration it deserves.

The building design is exceptional. I believe that Cascadia Architects have designed a building that is contemporary in its overall design yet is still aesthetically pleasing AND fits visually both in its scale and proportion with the neighbouring buildings on Heywood Avenue. The extensive use of wood screening and natural substrates as well as the overall colour scheme proves that the developer has invested the time, resources and finances to get this project right.

I also believe that we need more insightful examples of quality architecture in our City and this is a project that should move ahead as it has been proposed.

Kind Regards,

A handwritten signature in black ink that reads "J Marshall". The signature is written in a cursive, flowing style with a large, sweeping initial "J".

Jenny Marshall

231 – 964 Heywood Avenue

Victoria, BC V8V 2Y5

February 21, 2017

Mayor Helps, City council

Victoria, BC

Re: 986-990 Heywood Avenue, Victoria, BC

Dear Mayor Helps,

My parents who also live in Fairfield plan to move into the proposed four-story complex at 986-990 Heywood Avenue. My wife and I live at 964 Heywood, north of the site and we feel based on what we have seen and heard about the building that it will represent an asset to the area. It will blend in well set as it will be beside a similarly-sized building but updated in design and very well constructed. We understand Tri-Eagle has a good reputation in this regard.

Yours truly,



Andrew Lang

February 27, 2017

Dear Mayor & Council:

We have called Cook Street Village home for the past 7 years and live very close by to this proposed development, just one block away. We are in complete support of Tri Eagle Development & Jawl Residential on 986,989,990 Heywood Avenue and are excited for what it will bring to the expansion/growth of Cook Street Village/Beacon Hill Park area.

We are especially pleased for the "Boutique" style of condominiums this project will bring to Heywood Avenue and the east side of Beacon Hill Park as we personally feel this area is in need of rejuvenation.

Sincerely,

Laura Corfield & Andy Rogers

Sutlej Street Owners/Residents

[REDACTED]

14 February, 2017

To Mayor and Council:

Re: 988 Heywood Avenue, Victoria.

With regard to the development above, we have reviewed the plans with the developer's representative. We are appreciative of the changes made to the original plan particularly that the building has been slightly lowered. This will help somewhat with the loss of light to our home.

We expressed concern for a large cedar and other shrubs situated on our property very close to the property line. They provide us with privacy and a sanctuary for wild birds. We hope that consideration will be given to the roots of these plants when the site is being excavated.

Maureen and Robin Applewhite
907 Oliphant Ave.
Victoria, B.C.

David Jawl

From: Gus Albuca [REDACTED]
Sent: Friday, October 7, 2016 10:48 AM
To: David Jawl; Kelly Albuca
Subject: 986,988/990 Heywood Avenue Updates

Good morning David,

Thank you for the updates regarding the Heywood project. Since the construction backs onto my mother's property at 220 Vancouver it has a direct impact on her environment. As per our discussions you know the importance of the proposed footprint and associated setbacks of the building given its proximity to our house. From what I have seen to date, I am delighted with the dimensions, setbacks and the attention given to landscaping considerations to create townhouse style living on the first floor.

I would also like to add that the amount of effort you and your team has exhibited to keep us informed is beyond anything I had expected. My mother is 87 years old and the concept of a development team displaying a "good neighbor..... good will" attitude is foreign to her. I have explained it to her and she is now comfortable with the eventual outcome and how you are proceeding.

We have known for years that the Heywood properties were going to be developed and are relieved to see detailing with respect to finish, windows and landscaping. We support the Heywood project and look forward to more updates as you work through the process.

Sincerely,

Gus Albuca

Mayor Helps and Council

Oct 20, 2016

Re: Development Application for the property located at 986.988/990
Heywood Avenue from Jawl Residential, Tri-Eagle Development Corp,
Cascadia Architects and LADR Landscape Architects

To Whom it May Concern,

As the Strata (#463) that will share the north property line with the new development, we initially had many questions and concerns. The development and design teams right away reached out to introduce themselves and share their initial thoughts on the project. Each unit was visited separately to determine and record shadow and privacy impacts. Joint follow up meetings were arranged with our group to review options. Eliminating balconies directly on their north side and setting back the top floor have minimized our concerns. They have put all the parking underground to minimize noise and enhance the back yard appearance. The SW positioning of the building on the lot will help with a reduction in shadow.

We have been pleased with the collaborative approach to date and look forward to continued discussions regarding privacy and landscaping options for the treatment of our joint property line.

Please let this letter serve as support from the 4 Unit Townhouse Strata #463 (905-911 Oliphant Ave) situated on the north side of the property to be developed.

Sincerely,



Linda Heneault,
Acting President, Strata #463
911 Oliphant Ave.

The Mayor and Council City of Victoria,

Feb 15, 2017

Good day,

We are neighbours to the proposed development 986 and 988/90 Heywood Avenue.

Our address 905 Oliphant Ave. V8V 4V4.

We are pleased to report that from the start of the project the developers have been very attentive to our input and our concerns re location and design. We are affected by the proposed building as we will be losing some view and sunlight.

All in all the developers have done their best to mitigate the impact of the new building on our property and have made at least six + visits to consult with us.

Dealing with Jawl Residential and Tri-Eagle Development has been a very pleasant and professional experience.

Ann and Ian MacMillan
905 Oliphant Avenue
Victoria B.C. V8V 4V4



OT

Oliver Tennant [REDACTED] 'Maryan Meek'
RE: Oliver Tennant re: Heywood Ave.

2/23/2017

 You replied to this message on 3/6/2017 1:48 PM.

>> On Feb 21, 2017, at 7:50 PM, Maryan Meek <[REDACTED]> wrote:

>>

>>

>>

>> To : City of Victoria, Mayor and Council

>>

>>

>> Regarding the proposed project at 986 & 988/90 Heywood Avenue

>>

>>

>> My husband and I are long time owners of 980 Heywood avenue. I have also lived in the immediate neighbourhood

>>

>> on Sulej Street for almost 60 years. I've remained part of this community, starting with the virtually all single family

>>

>> dwellings to the inclusive, higher density apartment/condos dwellings it is today.

>>

>> I support growth and greater community involvement, and I support this project.

>>

>> Thoughtful & tasteful change is welcome. I am impressed with the design, which considers not only aesthetic and

>>

>> privacy matters, but also quality building materials.

>>

>> We're excited to see this project go through.

>>

>>

>> Sincerely & honestly yours,

>> Maryan & Eric Meek

Connected



100%

Rezoning & Development
Permit Application
for
986-990 Heywood Avenue



Existing Site



986 Heywood Avenue



988/990 Heywood Avenue



Context



Buildings to the north



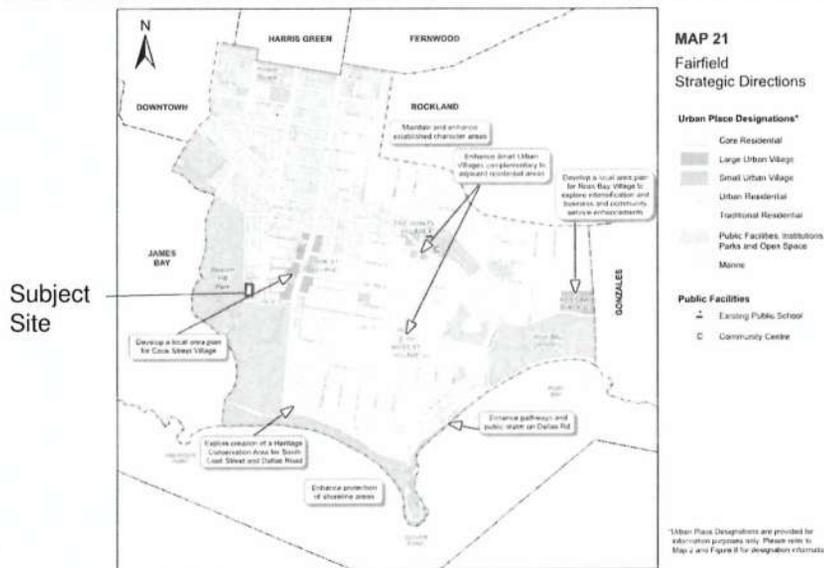
Buildings to the south



Context - Birdseye View



Official Community Plan

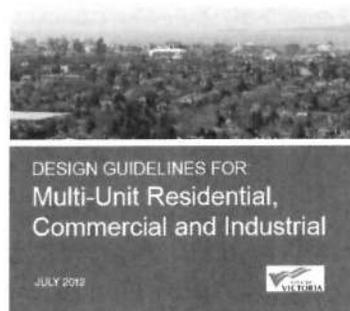




Development Permit Area (DPA) 16 – General Form and Character

Objectives

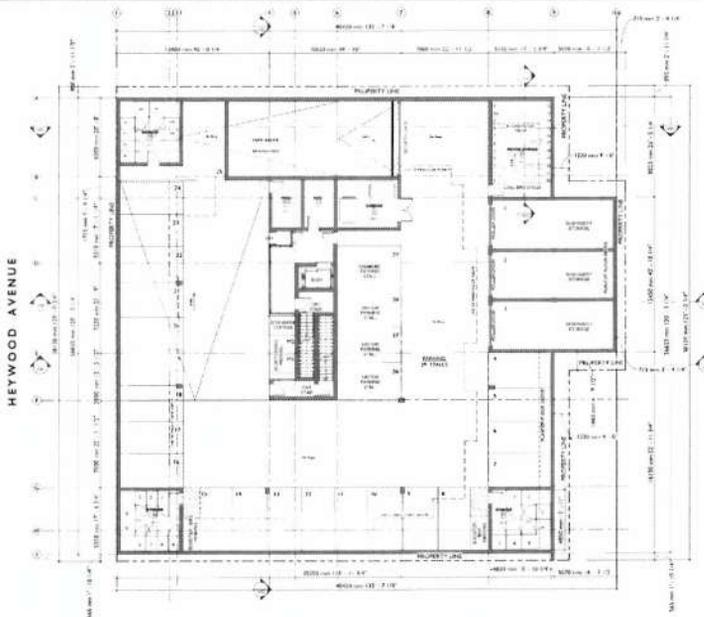
- Support multi-residential that provides a sensitive transition
- The enhance the place character through high quality architecture, landscape architecture and urban design
- To achieve more livable environments through human-scaled design



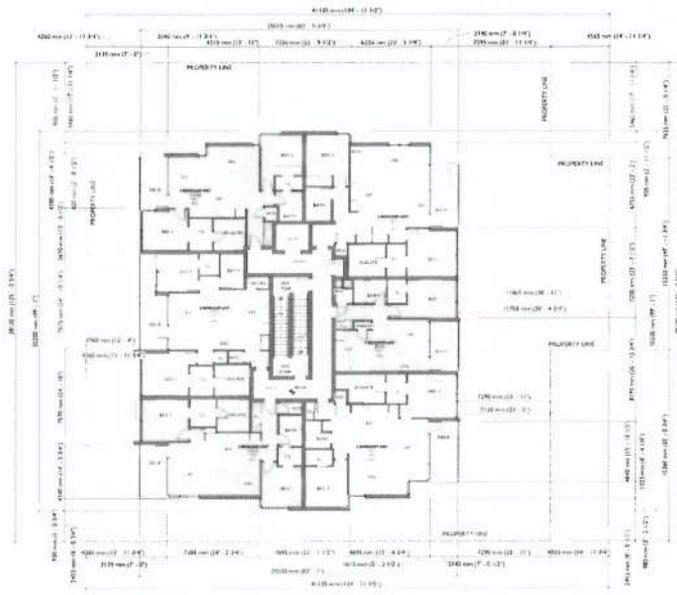
Site Plan



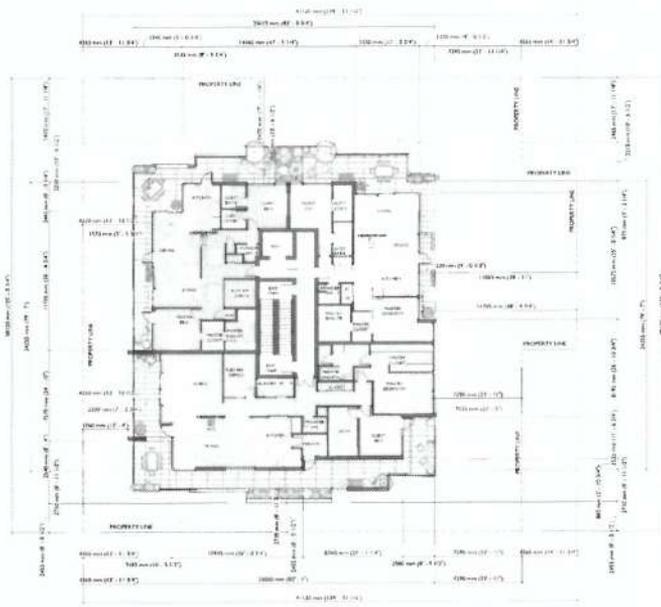
Underground Parking Layout



Level 2 & 3



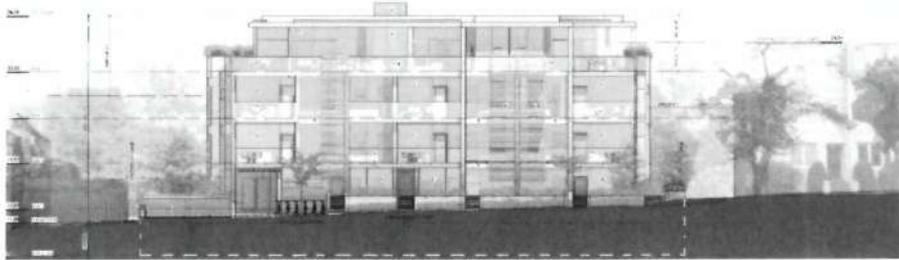
Level 4



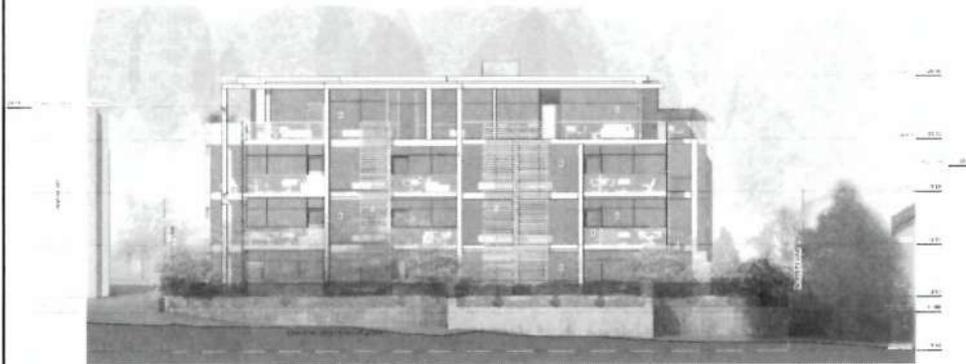
Level4



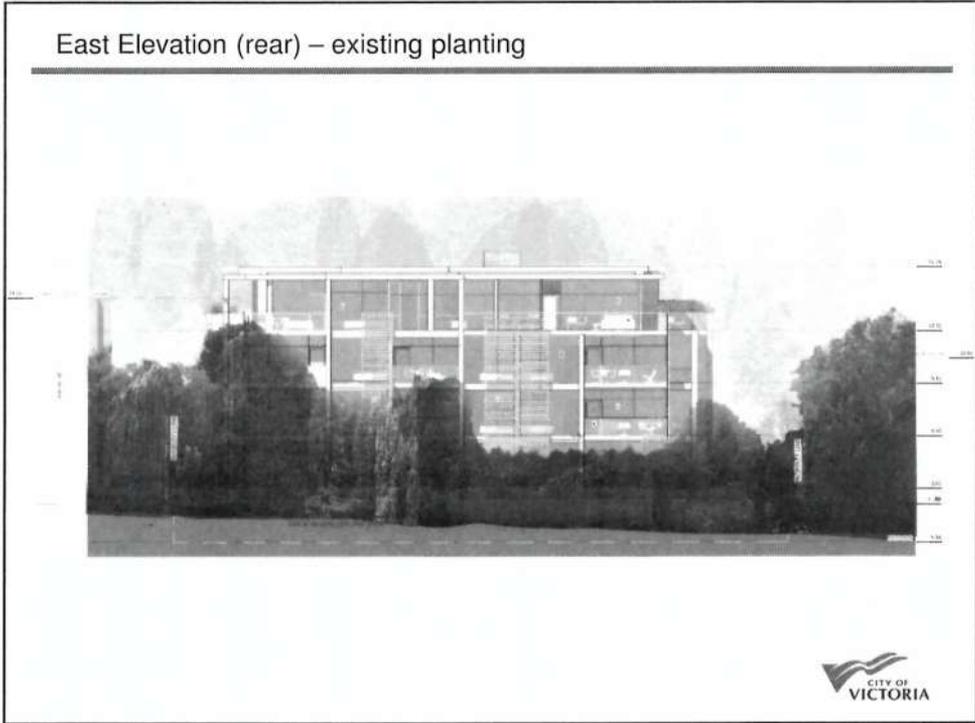
West Elevation (front)



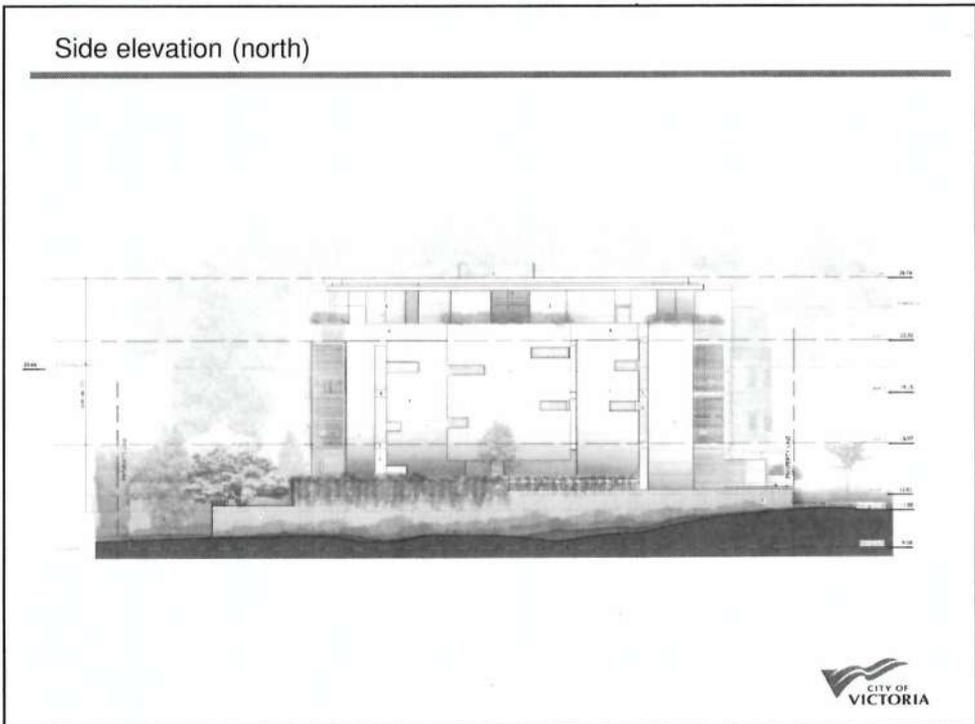
East Elevation (rear)



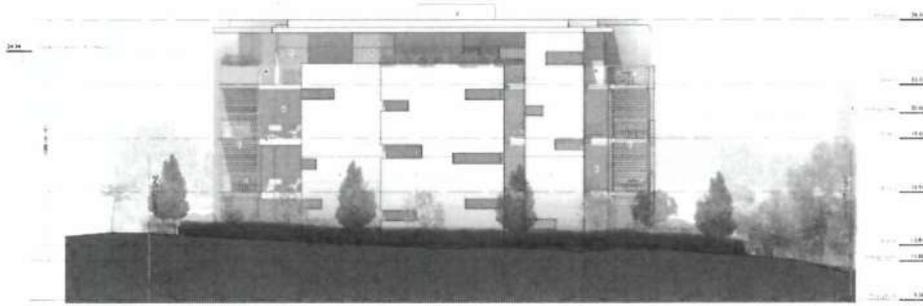
East Elevation (rear) – existing planting



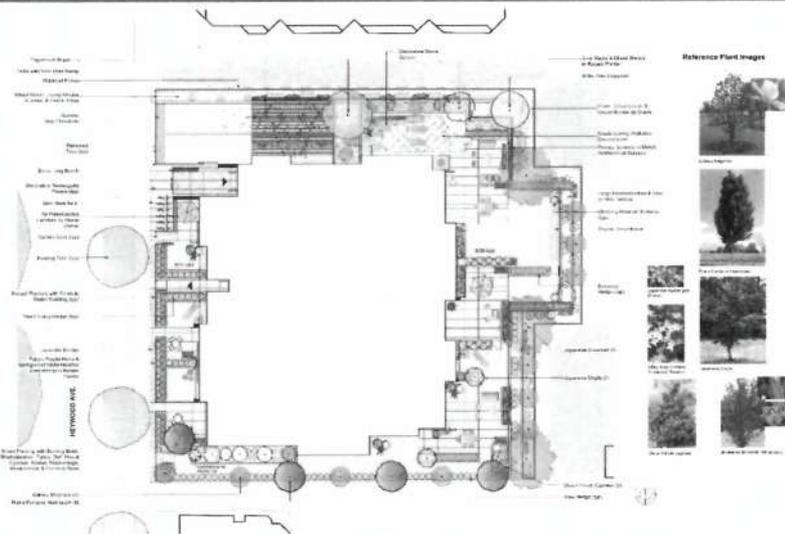
Side elevation (north)



Side elevation (south)



Landscape Plan – main floor



Landscape Plan – level 4

HEYWOOD AVENUE

LADR LANDSCAPE ARCHITECTS
20-495 Copper Hill, Victoria, B.C. V6Z 1B8
Phone: (250) 598-0100 Fax: (250) 412-0058

Reference Plant Images

Recommended Nursery Stock (Plant Codes)

Plant Code	Plant Name	Quantity
1
2
3
4
5
6
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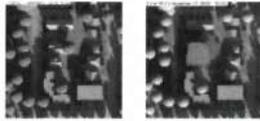
Streetscape Elevations

West (front) Street Elevation

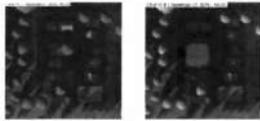
View of North West

Shadow Study

December 21
Winter Solstice

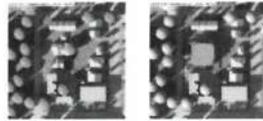
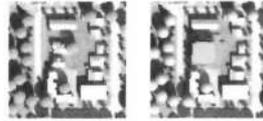


Noon

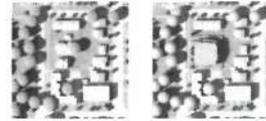
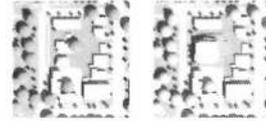


4 p.m.

March/September 21
Equinox

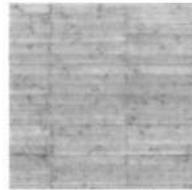


June 21
Summer Solstice

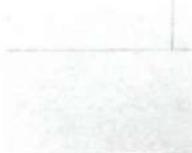


Materials

Cedar Soffit



Ceramic Stone
Tile



Glass Guard



Stone Tile Screen



Landscaping Element



Perspective Views



View of South West



Perspective Views



View of North West



Dear Mayor and Council – City of Victoria

February 28th, 2017

I write as the owner of property 102-1014 Park Blvd in support of the proposed development in the 986-988 Haywood Avenue, Victoria, B.C. by Jawl Residential Ltd.

As a local resident I am excited to see a developer that is taking a modest approach to developing this neighborhood, with efforts to carefully consider the natural and architectural surroundings. This building appears to be designed with a sense of community in mind, and one that will encourage positive neighbourly engagement. Having been a resident of the Cook St. Village for almost 15 years, I feel that this design compliments the overall charm of the Cook St. Village. Their efforts engaging local residence throughout this proposal is appreciated, and it stands out in comparison to other active developments in the area.

I look forward to seeing this project come to fruition.

Sincerely,

Noelle Quin



Trudy David



Oliver Tennant

8:32 PM

Letter of support for 986 Heywood



Dear Mayor and Council,

As a homeowner at 234 Vancouver Street, I would like to express my support for the development proposed for 986 Heywood. While studying the plans, I noticed several very positive features in the overall pleasing design. The fact that the building is placed closer to Heywood, leaving a good buffer for Vancouver Street residents whose back yards adjoin the development property, is a thoughtful use of the space. I also appreciate the attention given to the orientation, size and placement of windows in order to maximize the privacy of neighbours living on the north and south sides of the development. The reasonable four story height, creative landscaping, and adequate underground parking are both features that will make this building an asset to the neighbourhood, and not negatively impact the existing community.

I have been impressed with the collaborative approach the developers have taken with the neighbours, taking into account concerns that we have expressed as they designed their project.

Best regards,

Trudy David