

4. LAND USE MATTERS

4.1 a. Rezoning Application No. 00493 for 1016 Southgate (Fairfield)

Committee received a report dated July 8, 2016, providing information and recommendations for a Rezoning Application for the property located at 1016 Southgate Street. The applicant is proposing to rezone from R-K Zone, medium density attached dwelling district, to a modified version of R3-A1 Zone, low profile multiple dwelling district, to increase density and allow for multiple dwellings at the location.

Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00493 for 1016 Southgate Street, 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, signed and executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 3.35m along the Southgate Street frontage and 0.64m for the rear lane access along Harling Lane to the satisfaction of City staff;
 - b. Housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

CARRIED UNANIMOUSLY 16/COTW

REPORTS OF COMMITTEES

1. Committee of the Whole – July 21, 2016

4. Rezoning Application No. 00493 for 1016 Southgate Street:

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Carried Unanimously



Committee of the Whole Report For the Meeting of July 21, 2016

To: Committee of the Whole **Date:** July 8, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00493 for 1016 Southgate Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00493 for 1016 Southgate Street, 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:

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 - a. Statutory Right-of-Way of 3.35m along the Southgate Street frontage and 0.64m for the rear lane access along Harling Lane to the satisfaction of City staff;
 - b. Housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

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 a Rezoning Application for the property located at 1016 Southgate Street. The proposal is to rezone from the R-K Zone (Medium Density Attached Dwelling District) to a modified version of the R3-A1 Zone (Low Profile Multiple Dwelling District) in order to increase the density and allow multiple dwellings at this location.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan (OCP)*, which designates the property Urban Residential and envisions density up to 1.2:1 floor space ratio (FSR)
- the proposal is not consistent with the *Suburban Neighbourhoods Plan*, which encourages densities ranging between single family and townhouses. However, the adoption of the OCP provides more current direction for land use and density.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the maximum density from 0.6:1 floor space ratio (FSR) in the existing R-K Zone (Medium Density Attached Dwelling District) to 0.86:1 FSR, and to allow multiple dwellings at this location.

The R3-A1 Zone (Low Profile Multiple Dwelling District) is suggested as a comparable base zone upon which to establish a new zone to allow for a specific density. Under this zone, minimum lot size, setback and parking variances associated with the Application would be required and these are addressed in the concurrent Development Permit Application report.

As noted above, the standard R3-A1 Zone would be modified to be more restrictive for the allowable density in the proposed new zone. The R3-A1 Zone allows for a density of 1:1 FSR and the proposal is for a building with a density of 0.86:1 FSR. It is therefore envisaged that a modified R3-A1 "light" Zone would be created as part of this Application.

Affordable Housing Impacts

The applicant proposes the creation of six 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.

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 low rise multi-unit residential buildings (three and four storeys), single family dwellings and duplexes.

Immediately adjacent land uses include:

- north (Harling Lane) – four-storey multi-unit residential building
- south (across Southgate Street) – three and four storey multi-unit residential buildings and a duplex
- east – two single family dwelling house conversions including a duplex and four-plex, both of which are designated in the R-K Zone (Medium Density Attached Dwelling District)
- west – three-storey multi-unit residential building.

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. Although the building does have some architectural merit, it does not have any heritage status.

Under the current R-K Zone (Medium Density Attached Dwelling District), the property could be developed up to 0.6:1 FSR and 2.6 storeys in a townhouse configuration. This would equate to a total of three townhouse units based on a minimum requirement of 185 m² per unit.

Data Table

The following data table compares the proposal with the existing R-K Zone (Medium Density Attached Dwelling District) as well as the R3-A1 Zone (Low Profile Multiple Dwelling District), which would be modified to accommodate the proposed development. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing Zone R-K	Zone Standard R3-A1
Site area (m ²) - minimum	668.50*	555.00 or 185.00 per unit	920.00
Site area per unit (m ²) - minimum	N/A	185.00	N/A
Number of dwellings units in an attached dwelling	6.00*	4.00	N/A
Dwelling unit size (m ²) - minimum	88.00	N/A	33.00
Density (Floor Space Ratio) - maximum	0.86:1*	0.60:1	1:1
Total floor area (m ²) - maximum	574.60*	401.10	668.50
Lot width (m) - minimum	18.35	18.00	N/A

Zoning Criteria	Proposal	Existing Zone R-K	Zone Standard R3-A1
Height (m) - maximum	10.40*	8.50	10.70
Storeys - maximum	3.00*	2.60	3.00
Site coverage % - maximum	38.70*	33.00	33.00
Open site space % - minimum	33.50	45.00	30.00
Setbacks (m) - minimum			
Front (Southgate Street)	5.67*	7.50 (to living room)	7.50
Front yard projection (steps)	2.34*		3.00
Rear (Harling Lane)	12.13	7.50	9.00 under 7m in height 10.50 over 7m in height
Side (east)	3.04* (building) 1.09* (bike storage)	4.00	5.20
Side (west)	3.04* (building) 1.09* (bike storage)	4.00	5.20
Parking - minimum	6.00 (1 per unit)*	10 (1.4 per unit)	8 (1.2 per unit)
Visitor parking (minimum) included in the overall units	1	1	1
Bicycle parking Class 1 - storage (minimum)	6	6	6
Bicycle parking Class 2 - rack (minimum)	6	6	6
Schedule C – surface parking landscape buffer from a side yard (m) - minimum	0.50*	0.60	0.60
Schedule C – surface parking landscape buffer from a street (m) - minimum	0.64*	1.00	1.00
Schedule F – separation space between an accessory building and a principle building (m) - minimum	1.37*	2.40	2.40

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 September 21, 2015. A letter received on September 24, 2015 is attached to this report.

ANALYSIS

Official Community Plan

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 of up to

approximately six storeys. The proposal is for a low-rise multi-unit residential building, which is therefore consistent with the Place Character Features for Urban Residential.

Suburban Neighbourhood Plan

Although not directly referenced in the OCP, the *Suburban Neighbourhood Plan* (updated to 1984) provides direction on land use and density. Under this Plan, the subject properties are designated as “conservation, townhouses and general residential”. Immediately adjacent designations include “apartments” to the east and west along Southgate Street. Under the conservation, townhouses and general residential designation, the Plan encourages the conservation of heritage buildings or attractive family housing. Redevelopment design is also encouraged to reinforce the character and scale of family housing at densities ranging between single family and townhouses. Technically the proposal is not consistent with this policy, as the proposal includes a three storey multi-unit residential building (the distinction from a townhouse being that units are located above each other). However, the proposal is of a similar scale and density to townhouses, and is therefore considered appropriate in this location. The report on the concurrent Development Permit Application provides further analysis of these details on the proposal and the overall design. It should also be noted that the OCP provides the most current policy direction as it relates to land use and density. The intent when the OCP was adopted in 2012 was that local area plans would be brought into alignment with the OCP over time through amendments and through the creation of more up-to-date Local Area Plans (OCP policy 19.2). The *Suburban Neighbourhood Plan* remains in effect in the interim.

Statutory Right-of-Way

The subject property includes parking access via Harling Lane, which is currently substandard in width. In order to achieve a 6m lane, the City would secure a 0.64m Statutory Right-of-Way on Harling Lane as a condition of rezoning. Similarly, a 3.35m Statutory Right-of-Way would be secured on the Southgate Street frontage to accommodate future active transportation measures and any future boulevard improvements.

CONCLUSIONS

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

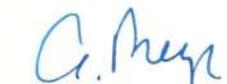
ALTERNATE MOTION

That Council decline Application No 00493 for the property located at 1016 Southgate Street.

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:

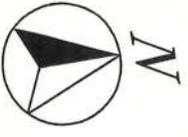


Date: July 13, 2016

List of Attachments

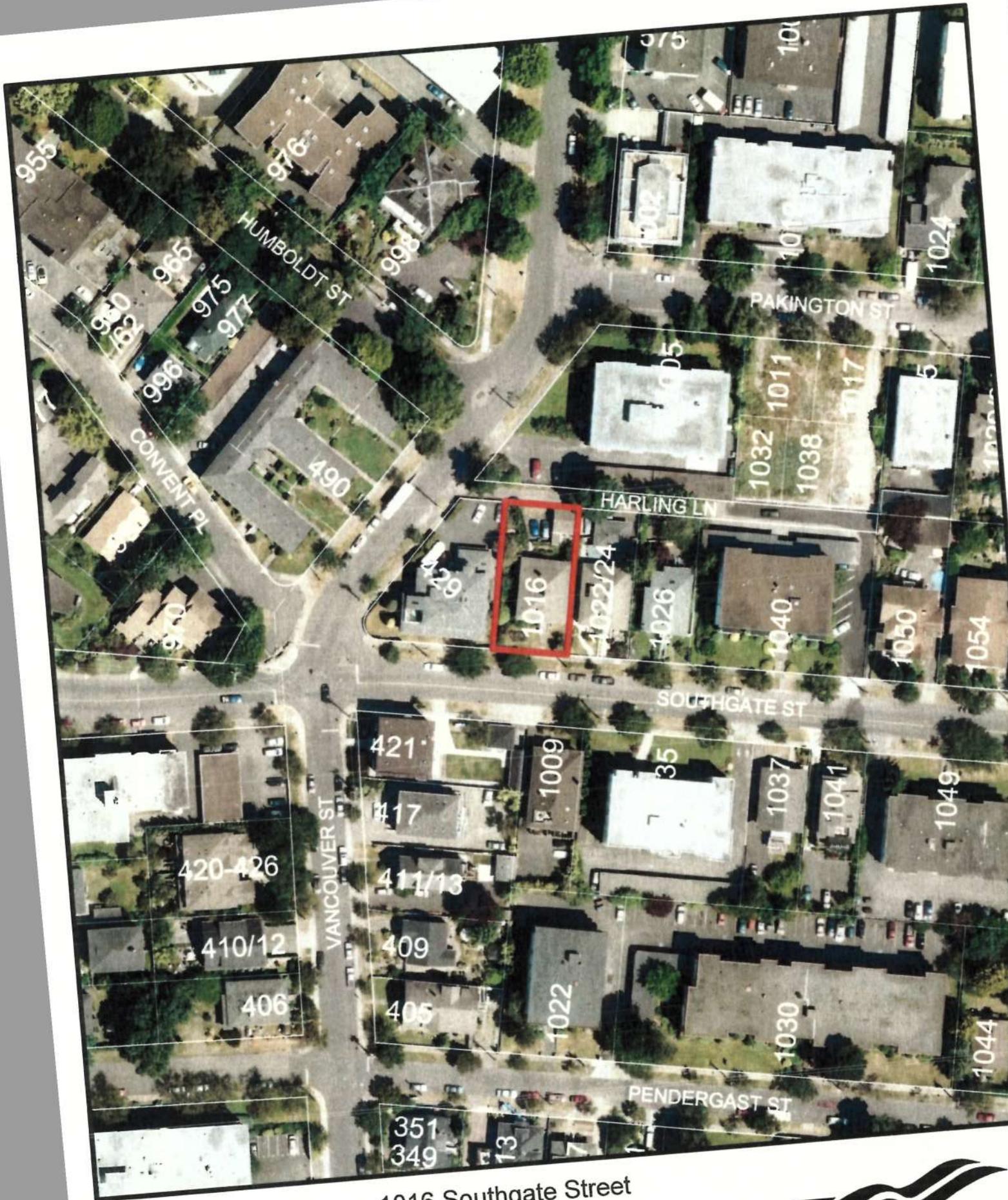
- Zoning map
- Aerial photo
- Letter from applicant, dated May 17, 2016
- Letter from architect, dated June 28, 2016
- Letter from Fairfield Gonzales Community Association in response to the CALUC meeting held on September 21, 2015
- Parking Review by Boulevard Transportation, dated April 22, 2016
- Plans for Rezoning Application No. 00493 and Development Permit Application #000441, dated June 21, 2016.

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1016 Southgate Street
Development Permit #000441

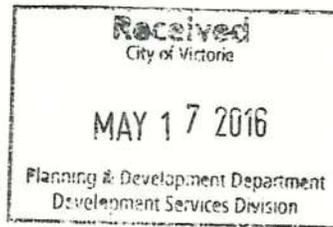




1016 Southgate Street
Rezoning 00493
Bylaw No.



Planning and Development
Department
#1 Centennial Square
Victoria, BC V8W 1P6



Spring 2016

Attention: Mayor and Council

**RE: Rezoning and Development Permit Application - 1016 Southgate Street
Lot F, Plan 966, Section FFLD, Victoria District
(PID 008-138-052)**

A rezoning and development permit application has been submitted to construct a three storey, six unit wood frame building, and this letter will serve to update you on our progress to date. The 668.5 m² site is currently zoned R-K (Medium Density Attached Dwelling District). We will seek to engage Nickel Bros. House Moving and others to attempt relocation of the existing single family house. In addition we will seek to recycle or reclaim as much of the existing building as possible.

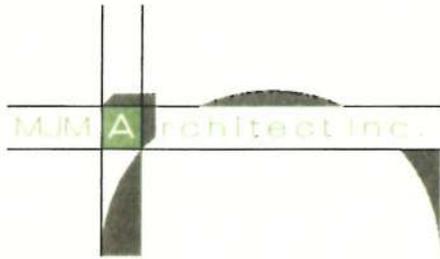
I have lived in Victoria most of my life and have been a Fairfield resident for the last 25 years. I am passionate about the neighbourhood and intent on maintaining the character of the area. I have been designing and developing sensitive residential projects in Fairfield for over last 20 years. I pride myself on never being involved in controversial projects, and always leaving an area in better condition than I found it.

After considering many different design concepts, we determined that the prevailing trend towards modern, boxy buildings was out of character with this location. A top priority for us is to enhance the streetscape and to design a building that is in keeping with the feel of the neighbouring properties. We evolved this design by carefully considering the roof lines, finishes and styles of the surrounding homes in order that our finished product would be compatible and complimentary with the current streetscape. The new building is designed to replicate a character conversion and integrate nicely with the neighbouring properties on this street, which is comprised of multi family conversions and large multi family apartment buildings. Our initial proposal was for 7 units but upon reflection we've decided to reduce that number to 6 units as we feel this is more appropriate for the site and results in a nicer design. That move also allows us to provide the 6 parking spots + an additional spot for visitors or handicapped parking on site. The scale and design of the building has received a warm reception from surrounding property owners, and I continue to connect with them regularly through personal visits and by dropping information packages to the doorsteps.

Our landscape architect has produced a comprehensive drawing which features drought resistant plantings along with the addition of several large deciduous trees and a combination of planter boxes and other details, which will be the finishing touch to this project. We have increased the amount of permeable pavers in the rear parking area and will be applying to participate in the City's Rainwater Rewards Program. We will be providing an approx. five foot statutory right of way (SRW) in the rear lane in favour of the City for lane widening purposes and another SRW of approx. 11 feet in the front yard for future Greenways development.

Regards,

Stacey Dewhurst



Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

June 28th., 2016

Re: Green Building Strategy - 1016 Southgate Street

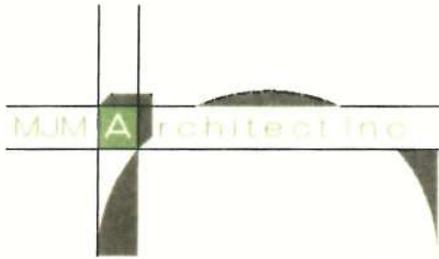
This Green Building Strategy for 1016 Southgate Street is being submitted in support of a Rezoning Application for a new six suite character condominium project by Stacey Dewhurst, in collaboration with the Zebra Group of Victoria. This project responds in substantial accord to the Green Building Checklist in the City of Victoria's Rezoning Application documentation.

Rating System

It should be noted that the Architect is a LEED® Accredited Professional and, although it is not intended to seek a LEED® classification for this project, the LEED® rating system will be the guideline we intend to follow for the sustainable design and construction of this development.

Site Selection and Design

The site for this project is a rectangular shape property oriented on a North/South axis. The parking is accessed off Harling Lane to the North and the stalls are located at grade, with landscaping strips along the west and east property lines, reducing the heat sink effect substantially. The street frontage is facing south onto Southgate, where we have located the majority of the site's landscaping in the front yard setback. Sidewalks have been kept to minimum width standards, and numerous planting beds are located adjacent to the entries of the Lower Units, further reducing solar gain in the summer. The south elevation makes use of extended roof overhangs over the large upper floor windows. With higher ceilings and operable windows in all living spaces, most on opposing walls, effective passive cross-ventilation eliminates the need for air conditioning. Conversely, these large windows on the South and West walls provide a high window to wall ratio and allow the use of passive solar heating in the winter months. Being situated as close to the ocean as it is, and directly adjacent to Beacon Hill Park, the harsh cold and/or heat conditions are seldom experienced and consequently result in a more moderate level of passive design considerations than would be expected in other locations.



Innovation and Design

MJM Architect Inc., along with Stacey Dewhurst and the Zebra Group, are strong proponents of the Integrated Design Process and will work collaboratively with the chosen consultants to ensure that the building structure, its systems (including lighting, HVAC, the indoor environment) as well as the site, are treated in a holistic manner.

There are numerous green strategies that will be incorporated into the design of Southgate which will provide greater energy efficiency, enhanced indoor air quality, better use of resources, while generally reducing the overall environmental impact of the project

Some of these green strategies include:

- high performance building envelope (rainscreen) materials
- dual flush-flush toilets will be used
- energy star rated appliances
- clear, low-e glazing in high performance windows
- use of durable finishing materials
- the concrete portions of this project will incorporate high fly-ash content.
- every effort will be made to use locally manufactured materials where available
- an oil and grit separator will be used to reduce surface pollution from infiltrating into the storm system

Building Retention and Reuse

The site is currently occupied by a 1920's era, single-storey character house, which will either be carefully deconstructed to make way for the new development, and its components selectively recycled where possible, or the existing house will be lifted up and relocated.

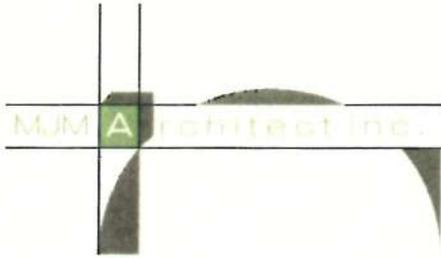
With the cooperation and input of the Project Manager as part of the project team, a construction waste management plan will be developed to ensure recyclable materials generated during the demolition and construction process are diverted from landfills and recycled.

Transportation

Situated in Fairfield just a block off Cook Street at the northern end of Cook Street Village, 1016 Southgate is in close proximity to the downtown core and bus routes which encourages the use of walking, bicycles and alternate modes of transportation. To that end, we have provided six enclosed, secure bicycle storage lockers, along with an additional six bicycle spaces at the front of the building.

Water

This project will incorporate faucets and shower heads with low flow rates of 8L/min. or less, as well as dual flush toilets with flush volumes of 4.5L/flush or less.



Landscaping and Urban Forest

Our Landscape Architect has specified native, drought resistant plant materials and trees which will take the load off potable water use for irrigation. The Landscape design incorporates several new trees, in excess of the amount that are slated for removal. The new trees, however, are trees that will be of a bigger size and calliper (over time) than the smaller fruit trees that were originally on the site. They will also be more aesthetic, colourful and relate appropriately to the site and surroundings. The plantings will be a good mixture of native and non-native cultivars to maintain a park-like setting and yet attain an aesthetic that the homeowners would like to see. The selection of species and placement of plants, shrubs, trees, and select boulders will blend in seamlessly with the abundant foliage in Beacon Hill Park, directly across the intersection of Vancouver Street and Southgate.

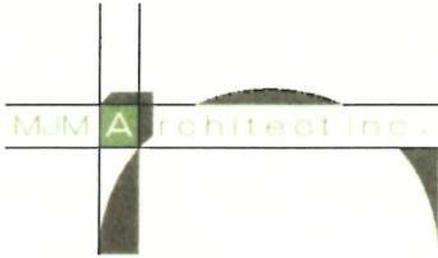
Urban Agriculture

Due to the ample lot size, there are opportunities to have small vegetable containers on each of the decks or patio areas of this building, giving the homeowners the ability to cultivate their own individual landscape elements, including the possibility of smaller potted fruit trees. Landscaping will include a variety of trees but the principle species will be Katsura and Eastern Redbud.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Moody', written over a large, simple circular scribble.

Michael J. Moody ,Architect AIBC, MRAIC, LEED® A.P.
Principal



June 28th., 2016

Planning and Engineering Staff
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 1016 Southgate Street - Rainwater Management Strategy
(Rezoning Application #00493, Development Permit #000441)

To whom it may concern,

In support of drawings being reissued for the purposes of a rezoning application on the above-mentioned project, we are writing to advise Planning and Engineering staff of our proposed strategy for managing on-site rainwater runoff. We have reviewed the City of Victoria's Rainwater Management Standards (RWS, June 2015 Professional Edition) and MJM Architect Inc., in consultation with LADR Landscape Architects, are proposing the following rainwater management methods for this site.

We have a substantial area of permeable paving and re-graded the asphalt to capture the majority of rainwater runoff. As mentioned in our previously submitted document, "Green Building Strategy - 1016 Southgate Street", an oil and grit interceptor is also being used which will capture and filter any remaining runoff.

We will follow the design and construction methods outlined in the Rainwater Management Standards document, and will ensure we meet the requirements contained therein. We trust this letter addresses any concerns regarding rainwater management and we look forward to working together with City staff towards a successful, and sustainable, conclusion to this new six suite character condominium project at 1016 Southgate Street.

Sincerely,

Michael J. Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
Sep. 21, 2015**

Facilitators for the FGCA: George Zador (Chair)
Susan Snell
Ken Roueche

Subject property: 1016 Southgate St ; construct 7-unit strata condominium
Presenter: Roger Tinney Architect 526 notices sent

Existing single family dwelling removed (possibly salvaged) and
a 3-storey, 7 unit strata condo with 7 parking spaces to be built.

Attendance: 16 people

Attendee Questions and Comments:

- General acceptance of attractive design, blending with neighbourhood.
- Comment about lack of adaptability to aging occupants.....too many stairs.
- Comment that building is too high (9.8 m) but lower than adjoining bldg on W side.
- Comment about very minimal green space.
- Comments about hoping to avoid site specific zoning.
- Question the number of units... response: proposed density is only 50% of allowed
- Multiple comments regarding parking:
 - ~The entire block has existing parking shortage.
 - ~The 7 parking stalls for the condo gives no allowance for visitors and trade parking.
 - ~Access to/from parking via Harling Lane carries many traffic hazards. Some signage, such as 'No exit' or 'Private lane' may alleviate some of the hazards.
 - ~ City planners must wake up to concern about insufficient parking allocation
- Written comments about the heritage value of the existing building was turned in by an attendee.....to be forwarded to the City under separate cover.

George Zador

Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
www.fairfieldcommunity.ca
Facebook

1321 George Street
Victoria BC V8S 1A8

April 22 2016
Our File: 1924

Attn: Stacey Dewhurst

RE: 1016 Southgate Street Parking Review

Boulevard Transportation, a division of Watt Consulting Group was retained by Stacey Dewhurst to undertake a parking review for the proposed development at 1016 Southgate Street in the City of Victoria. This high level review provides an informed professional opinion regarding proposed parking supply and expected parking demand.

1.0 PROPOSED DEVELOPMENT

The development site is located at 1016 Southgate Street in the City of Victoria. See **Map 1**. The proposed development is a three-storey multi-family residential building with six units. Units will range from 650 sqft to 965 sqft and all will be one-bedroom plus den. Residential units will be ownership (strata title).

The proposal includes seven surface parking spaces accessed from Harling Lane; a parking supply rate of 1.2 spaces per unit. Six Class I bike parking spaces (one per unit) and a six-space bike rack are shown on the site plan.

2.0 PARKING REQUIREMENT

The City of Victoria's Zoning Bylaw, requires that multi-family dwelling units in zone R-K, Medium Density Attached Dwelling District, supply parking at a rate of 1.5 spaces per unit. When applied to the subject site, required parking is 9 spaces, two more than proposed.

The developer is undergoing a rezoning process; if approved the site may be zoned R3-A2 Low Profile Multiple Dwelling District. Parking requirements for this zone are 1.4 spaces per unit; 8 spaces when applied to the site. This is one less space than required parking in the existing zone.

3.0 SITE CHARACTERISTICS

The site is located in the Fairfield neighbourhood in the City of Victoria. The following describes site characteristics pertaining to transportation and services in close proximity to the site:

- Closest bus stops to the site are less than a 5 minute walk. Bus stops on Humboldt Street are for route 1 Downtown / Richardson, bus stops on Cook Street are for route 3 Beacon Hill / Gonzales and bus stops on Fairfield Road are for route 7 Uvic / Downtown. These routes provide service to Downtown, Uvic and connections to other areas in Greater Victoria.
- Southgate Street, Vancouver Street and Convent Place are all designated as an "All Ages and Abilities Bike Route" and are included in the City of Victoria Bicycle Master Plan, 2014.
- The site is located less than a 5-minute walk to Cook Street Village which has restaurants, a grocery store, bank, liquor store, post office, and medical and dental clinics. More services are located downtown Victoria; approximately a 15-minute walk from the site.

MAP 1. SUBJECT SITE



4.0 EXPECTED RESIDENT PARKING DEMAND

Resident parking demand has been estimated based on vehicle ownership information obtained from previous studies. Sites shown in **Table 2** are located in the Fairfield neighbourhood and are expected to exhibit similar parking demand to the subject site. Average vehicle ownership among sites is 0.79 vehicles per unit and ranges from 0.63 vehicles per unit to 1.04 vehicles per unit. The average vehicle ownership rate applied to the subject site suggests residents will own five vehicles; two less than the proposed parking supply.

The 85th percentile ownership rate is 0.91 vehicles per unit, a total of five vehicles.

TABLE 2. SUMMARY OF VEHICLE OWNERSHIP IN FAIRFIELD NEIGHBOURHOOD¹

Site	Units	Insured Vehicles	Demand (vehicles/unit)
439 Cook Street*	28	25	0.89
445 Cook Street**	20	18	0.90
1024 Fairfield Road**	35	25	0.71
1122 Hilda Street*	15	12	0.80
1039 Linden Avenue**	26	18	0.69
1025 Meares Street**	35	34	0.97
1110 Oscar Street*	24	15	0.63
1121 Oscar Street*	19	12	0.63
1050 Park Boulevard*	27	28	1.04
909 Pendergast Street*	41	33	0.80
1035 Sutej Street*	41	31	0.76
1035 Southgate Street*	17	13	0.76
1063 Southgate Street*	37	25	0.68
		Average	0.79

*Data obtained as of December 31, 2014

**Data obtained as of December 31, 2013

5.0 EXPECTED VISITOR PARKING DEMAND

Visitor parking demand rates have been demonstrated in the range of 0.05-0.07 vehicles per unit for multi-family residential². Using a conservative estimate of 0.1 vehicles per unit, visitor parking demand is expected to be 1 vehicle.

¹ Data was obtained from ICBC

² Based on observations of visitor parking demand conducted in 2015 for two studies of multi-family residential sites (one adjacent downtown Victoria, the other in Langford) and findings from the 2012 *Metro Vancouver Apartment Parking Study* (Table 31, pg50) available at:
www.metrovancouver.org/services/regional-planning/PlanningPublications/Apartment_Parking_Study_TechnicalReport.pdf

6.0 SUMMARY

Total expected parking demand for the site is six vehicles (five resident and one visitor). This suggests that the proposed parking supply will meet parking demand.

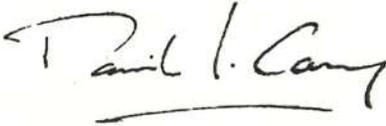
Please do not hesitate to contact the undersigned if you have comments or questions.

Sincerely,

BOULEVARD TRANSPORTATION

... a division of Watt Consulting Group

per,



Daniel Casey, MCIP, RPP, M.Plan
Senior Transportation Planner



Mairi Bosomworth, BA
Junior Transportation Planner



1 EAST ELEVATION
SK-3 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"



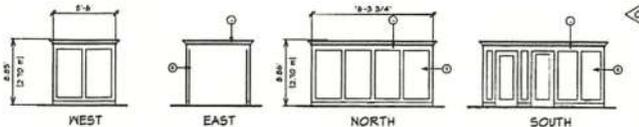
3 WEST ELEVATION
SK-3 SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- A FIBERGLASS SHINGLES
- B PREFIN. MET. GUTTER ON 2x4 FASCIA
- C SOFFIT BRACKETS ON 4" FREEZE BAND OVER PARTING BAND
- D 2x4 FREEZE BAND AT FINISH ON 4" FT
- E 2x4 TRIM & CEMENTITIOUS PANEL
- F 8" x 16" MASONRY TRIM 6x4 CANTED SILL & APED
- G CANTED MATERIALS ON 2x10 BELLY BAND
- H 4x10 TRIM & CEMENTITIOUS BO COLUMN GASTERS
- J CORNICE-FREEZE & PARTING BAND
- K 2x4 POSTS W. CAPS 2x11 W/1 PICKETS TOP BAND & BOTTOM RAIL, 3 3/4 CROSSING
- L CEMENTITIOUS HORIZONTAL SIDINGS
- M CLASSICAL PIEDMENT & PILASTER
- N STUCCO



5 STORAGE & GARBAGE-RECYCLING ELEVATIONS
SK-3 SCALE: 1/8"=1'-0"

Received
City of Victoria

JUN 21 2016

Planning & Development Department
Development Services Division

6 UNIT TOWNHOUSE DEVELOPMENT
ELEVATIONS
1016 SOUTHGATE ST.
VICTORIA, B.C.
SCALE = 1/8"= 1'-0"

04.11.16



REVISIONS & ISSUES	
REV	DESCRIPTION
C	ELEVATION AND SITE PLAN

SK-3



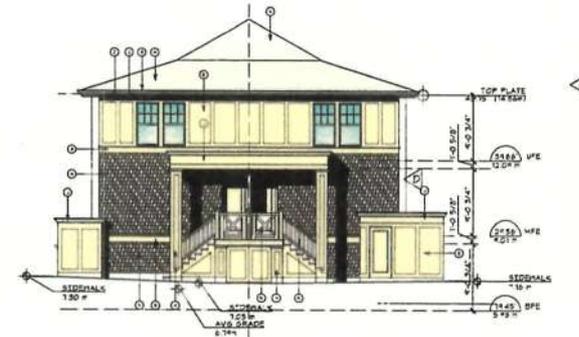
1 EAST ELEVATION
SK-3 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"

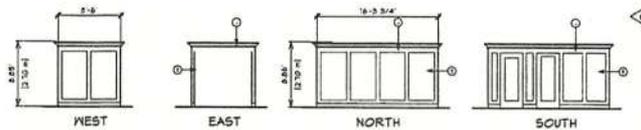


3 WEST ELEVATION
SK-3 SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SK-3 SCALE: 1/8"=1'-0"

FINISH SCHEDULE	
A	FINISH CLASS SHEETS, ES
B	PREP. 1/2\"/>
C	SOFFIT BRACKETS OR 4\"/>
D	4\"/>
E	1/2\"/>
F	6\"/>
G	CANTED WATERLINE ON 2X10 BELLY BAND
H	WASTE TRIM & CEMENTITIOUS BO. COLUMN CASING
J	CORNICE-FRIZEE & PARTING BAND
K	8x8 POSTS IN CAPS, 2\"/>
L	CEMENTITIOUS HORIZONTAL SIDING
M	CLASSICAL PEDIVENT & PILASTERS
N	SHOULERS



5 STORAGE & GARBAGE-RECYCLING ELEVATIONS
SK-3 SCALE: 1/8\"/>

Received
City of Victoria

JUN 21 2016

Planning & Development Department
Development Services Division

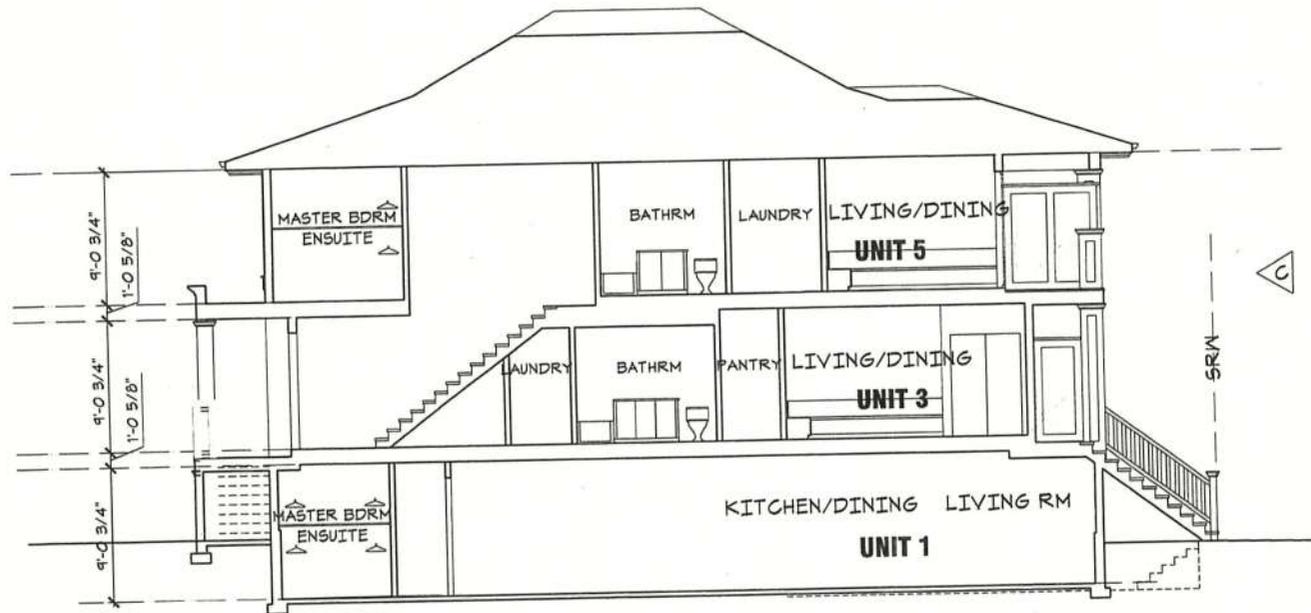
6 UNIT TOWNHOUSE DEVELOPMENT
ELEVATIONS
1016 SOUTHGATE ST.
VICTORIA, B.C.
SCALE = 1/8" = 1'-0"

rev. 06.20.16

REVISIONS & ISSUES		
REV	DESCRIPTION	DATE
2	ELEVATION AND SITE PLAN	04/20/16
3	CHANGE STAIRS TO 30\"/>	05/10/16
4	ADD ADD STAIR ROOF	06/20/16
5	REMOVE BLIND TO LOWER PART OF WINDOW	

SK-3





1 NORTH-SOUTH SECTION
 SK-4 SCALE: 1/4" = 1'-0"

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 JUN 21 2016
 Planning & Development Department
 Development Services Division

6 UNIT TOWNHOUSE DEVELOPMENT
 SECTION
 1016 SOUTHGATE ST.
 VICTORIA, B.C.

04.08.16

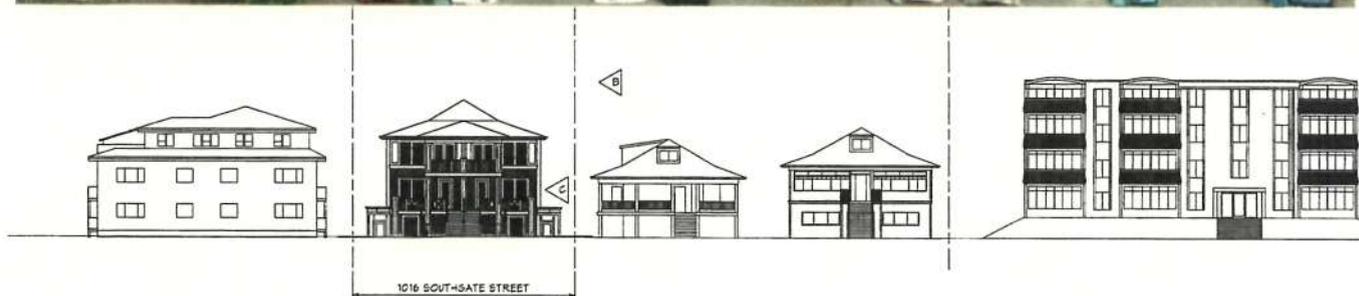
SCALE = 1/8" = 1'-0"



REVISIONS & ISSUES	
REV#	DESCRIPTION
1	ELEVATION AND SITE PLAN
2	
3	
4	
5	
6	



SK-4



1 SOUTHGATE STREETSCAPE
 SK-5 SCALE: 1/16"=10"

**6 UNIT TOWNHOUSE DEVELOPMENT
 STREETSCAPE
 1016 SOUTHGATE ST.
 VICTORIA, B.C.
 SCALE = 1/8"= 1'-0"**

Received
 City of Victoria

 JUN 21 2016
 Planning & Development Department
 Development Services Division

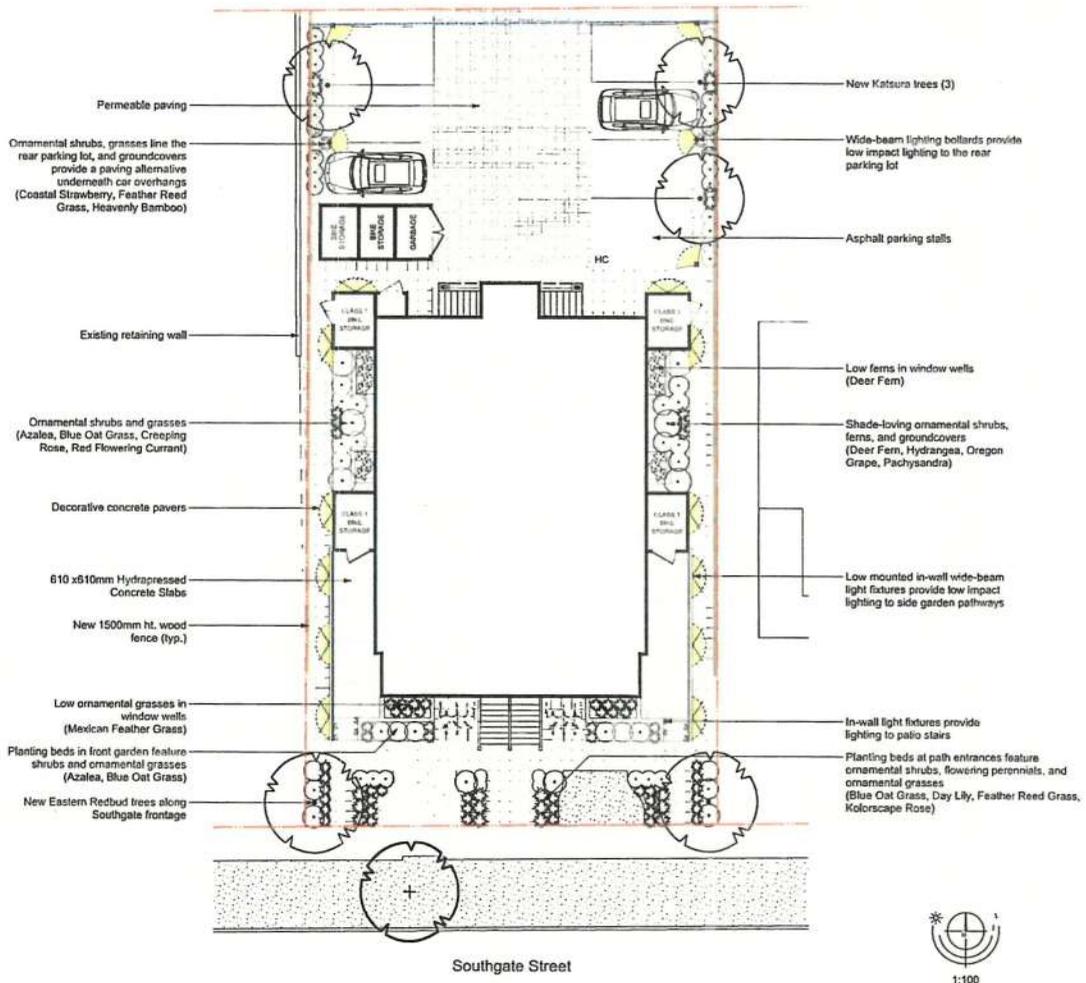
REVISIONS & ISSUES	
REV. DESCRIPTION	DATE
B. ILLUSTRATION AND SITE PLAN	04/28/16
C. CHANGE STAGES TO SCENE OUTLINES	05/16/16

SK-5



rev. 05.16.16

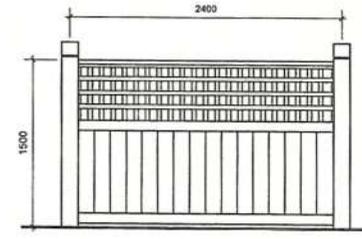
Harling Lane



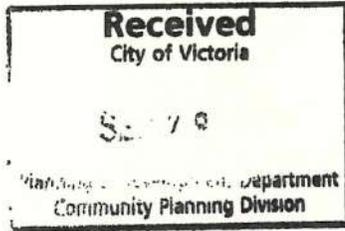
Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
KUL	3	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6m cal.
CAJ	3	<i>Camelia japonica</i>	Eastern Redbud	6m cal.
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
ALB	2	<i>Ribes sanguineum</i> King Edward VII	King Edward VII Flowering Currant	95 pot
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
HAZ	25	<i>Hamamelis virginica</i>	Hazelnut	42 pot
WHB	4	<i>White Mulberry</i>	White Mulberry	75 pot
HAZ	4	<i>Hamamelis virginica</i>	Hazelnut	95 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
ALB	18	<i>Ribes sanguineum</i> King Edward VII	King Edward VII Flowering Currant	42 pot
ALB	4	<i>Acacia japonica</i> 'Gumma White'	Gumma White Acacia	42 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
DF	16	<i>Adiantum species</i>	Deer Fern	41 pot
CAF	24	<i>Calluna vulgaris</i> 'Half Frontier'	Half Frontier Feather Rand Grass	41 pot
BOG	42	<i>Bouteloua curtipendula</i>	Blue Oat Grass	41 pot
HAZ	4	<i>Hamamelis virginica</i>	Hazelnut	41 pot
HAZ	14	<i>Hamamelis virginica</i>	Hazelnut	41 pot
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
FC	100	<i>Festuca rubra</i>	Coastal Strawberry	400 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



1016 Southgate St. | Landscape Concept



SHARON KEEN
HERITAGE RESOURCE
CONSULTANT

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

PH 250-383-4933

Manday, September 21, 2015.

George Zador, Chair
Land Use Committee
Fairfield Gonzales Community Assoc.
1330 Fairfield Road
Victoria, BC



George Zador,

The Roger Tinney development proposal for 1016 Southgate Street is unacceptable as it completely ignores the heritage aspects of the property concerned, and the streetscape, plus laneway, that it is part of. See the 1977 Map attached: 12 of the 13 heritage buildings still are extant on both sides of Southgate. About $\frac{1}{2}$ are rental suites and $\frac{1}{2}$ are duplexes. The similar house at 1022 next door has been divided into a duplex, and this would be an acceptable option for Tinney to carry out. See "Property Details" for 1016 Southgate attached, and 1908 to 1913 is the era for others.

Isn't it time City Council designated Fairfield a "Heritage Conservation Area" so the "heart & soul" of the community isn't ripped out one property at a time? See Murray Miller, Senior Heritage Planner for Victoria in a recent Kerry Gold article.

Sincerely,

Sharon Keen



SHARON KEEN
HERITAGE RESOURCE
CONSULTANT

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

PH 250-383-4933

Tuesday, September 22, 2015

George Zador, Chair
Land Use Committee
Fairfield Gonzales Community Assoc.
1330 Fairfield Road
Victoria, B.C.

George Zador,

Further to the 1016 Southgate development proposal, the additional comments, after the Monday evening meeting, should be appended to my written presentation.

Architecturally the 7 unit condo proposed is stylistically suitable, but it is still too tall & too big. Also, the owner Stacey Dewhurst did the heritage conversion of several houses in Fairfield, & I believe the 4-plex at 1009 Southgate.

* So, please have City recommend the extant house & garage/outbuilding be converted to about 3 to 5 duplexes. Scale the whole project back & use the existing structures.
Affordability?

Sincerely
Sharon Keen

P.S. The meeting was inappropriately dominated by parking issues. There are many alleys in Fairfield & they are all narrow & one lane. Too much valuable land goes to cars already!



Received
City of Victoria
JUN 29 2016
Planning & Development Department
Development Services Division



Legend
Victoria Parcels
Parks

SIGNED A
LETTER OF
NON-OBJECTED
MULTI FAMILY
APT. BUILDING

1:714

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Public domain: can be freely printed, copied and distributed without permission. THIS MAP IS NOT TO BE USED FOR NAVIGATION

36
MAD_1983_CSRS_UTM_Zone_10N

0 18 36 Meters

405

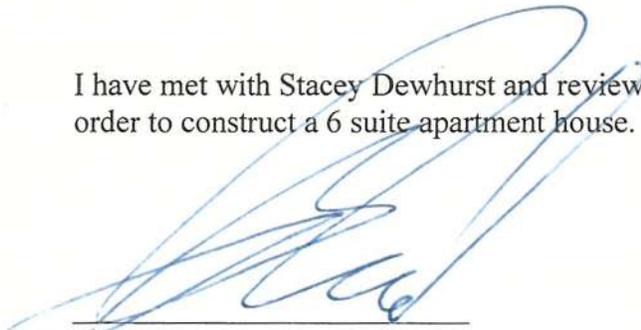
380

Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.



Signature

421 VANCOUVER ST
Address 25 / APRIL / 16

Received
City of Victoria
JUN 29 2016
Planning & Development Department
Development Services Division

Spring 2016

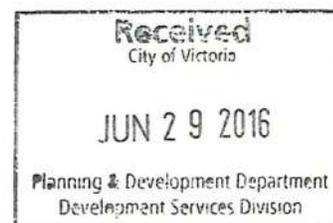
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City of Victoria
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Victoria, BC

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Signature


Address



Spring 2016

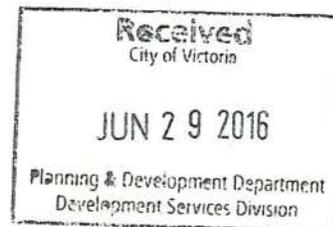
Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.

Melissa Bethon MacKellien
Signature

June 24, 2016
Address 1026 Southgate St.

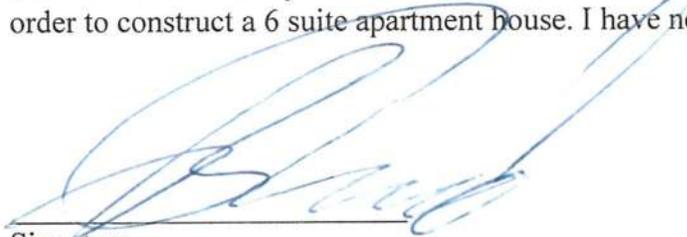


Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

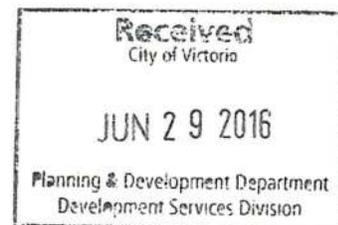
Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.



Signature

1094 SOUTHGATE
Address 25 APRIL 16



Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

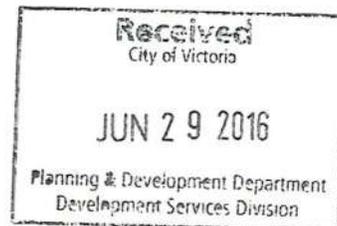
I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.



Signature



Address



Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.


Signature

1022 Southgate
Address



Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.

Jay Lind
Signature

1016 Southgate Street
Address
Victoria BC

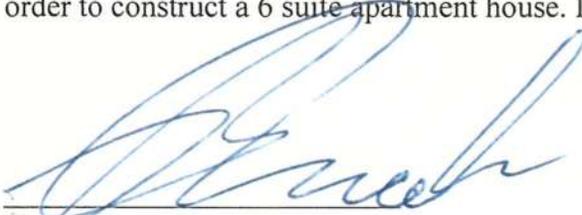


Spring 2016

Planning Dept.
City of Victoria
#1 Centennial Square
Victoria, BC

Letter of non-objection

I have met with Stacey Dewhurst and reviewed the plans to rezone 1016 Southgate St. in order to construct a 6 suite apartment house. I have no objections to this proposal.



Signature

~~#27~~
Address

1050 SOUTHGATE ST.
25 APRIL 16

