



Council Report

For the Meeting of July 14, 2016

To: Council **Date:** July 8, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00506 for 406 and 408 Wilson Street - Changes to the west and north elevations

RECOMMENDATION

That Council consider the following revised motion reflecting receipt of revised plans if, Rezoning Application No. 00506 is approved:

"That Council authorize the issuance of Development Permit Application No. 00506 for 406 and 408 Wilson Street, in accordance with:

1. Plans date stamped July 8, 2016
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear yard setback from 10.70m to 9.45m
 - ii. reduce the side yard setback from 3.50m to 2.45m
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

As a result of building code requirements for unprotected openings (windows), the applicant must reduce the number of windows on the west elevation of the proposed two-family dwelling which was presented at the Committee of the Whole meeting on May 26, 2016 and will be considered by Council at the July 14, 2016 Council meeting. The west elevation is not visible from the street, and this change would not impact the visual identity or quality of streetscape. The applicant has notified the adjacent neighbours of this proposed change as per the revised plans (attached). To compensate for the loss of windows on the west elevation, the applicant has added one new window on the north elevation which faces 736 Mary Street and is currently under development by the same proponent. This additional window will have minimal impact on privacy.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'L. Taylor'.

Leanne Taylor
Senior Planner
Development Services Division

A handwritten signature in blue ink, appearing to read 'J. Tinney'.

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 8, 2016

List of Attachments

- Revised plans received July 8, 2016.



WILSON STREET PASSIVE HOUSE DUPLEX

406 & 408 WILSON STREET, VICTORIA BC V9A 3G5

REVISION 2 TO ZONING APPLICATION
APRIL 18, 2016

OWNER:
Barclay Developments
1535 Oak Creek Dr
Victoria, BC V8P 1A7
T: (250) 857-2432

ARCHITECTURAL:
HCMA Architecture + Design
300 - 569 Johnson Street
Victoria BC V8W 1M2
T: (250) 382-6650
F: (250) 382-6652

ARCHITECTURAL DRAWING LIST

A1.00 SITE PLAN
A2.00 FLOOR PLANS
A2.01 ROOF PLAN
A3.00 ELEVATIONS
A3.01 ELEVATIONS
A3.10 BUILDING SECTIONS

LANDSCAPE DRAWING LIST

L1.00 LANDSCAPE PLAN



HCMA

CONSULTANT LOGO



1 STREET ELEV. ALONG MARY ST. SHOWING EXISTING BUILDINGS



2 STREET ELEV. ALONG MARY ST. SHOWING ADJACENT NEW DEVELOPMENT



3 STREET ELEVATION ALONG WILSON STREET

BUILDING TYPOLOGIES IN THE NEIGHBOURHOOD



[1] 306 EDWARD STREET



[3] 322 EDWARD STREET AND 733/735 MARY STREET



[5] 432 WILSON STREET



[7] 320/322 WILSON STREET



[2] 740 MARY STREET



[4] 340 WILSON STREET/701 MARY STREET



[6] 630 WILSON STREET



[8] 320/327 WILSON STREET AND 331/336 WILSON STREET

Wilson Street
Passive House Duplex

COVER SHEET

A0.00

SCALE: As indicated

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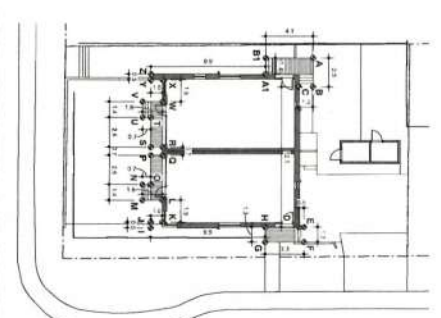
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PROJECT: 1547 • DRAWN: ZS

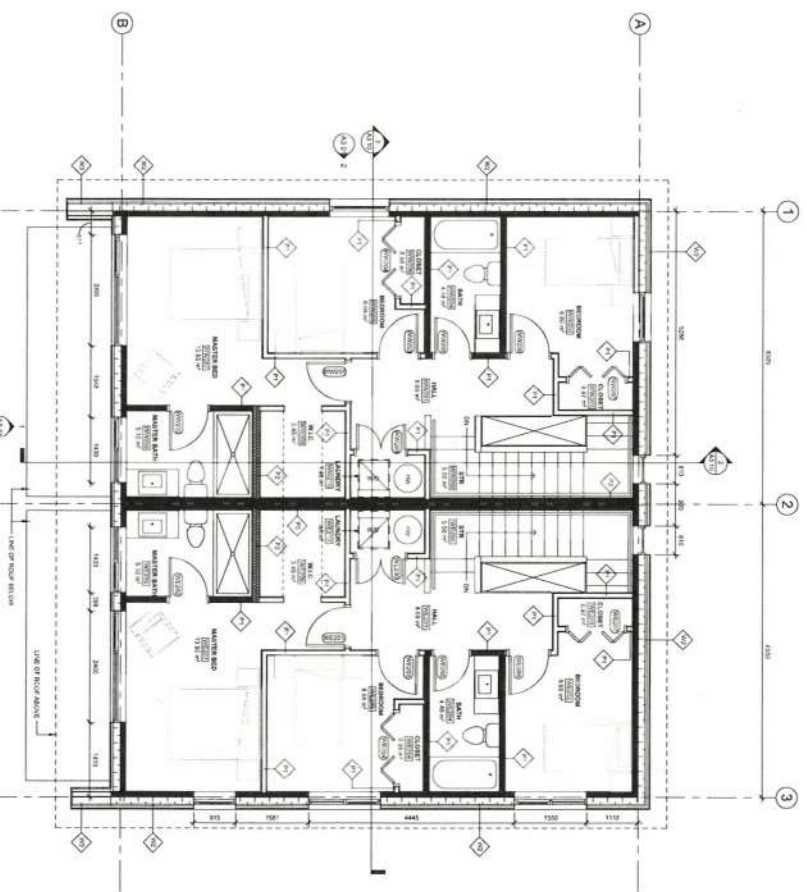
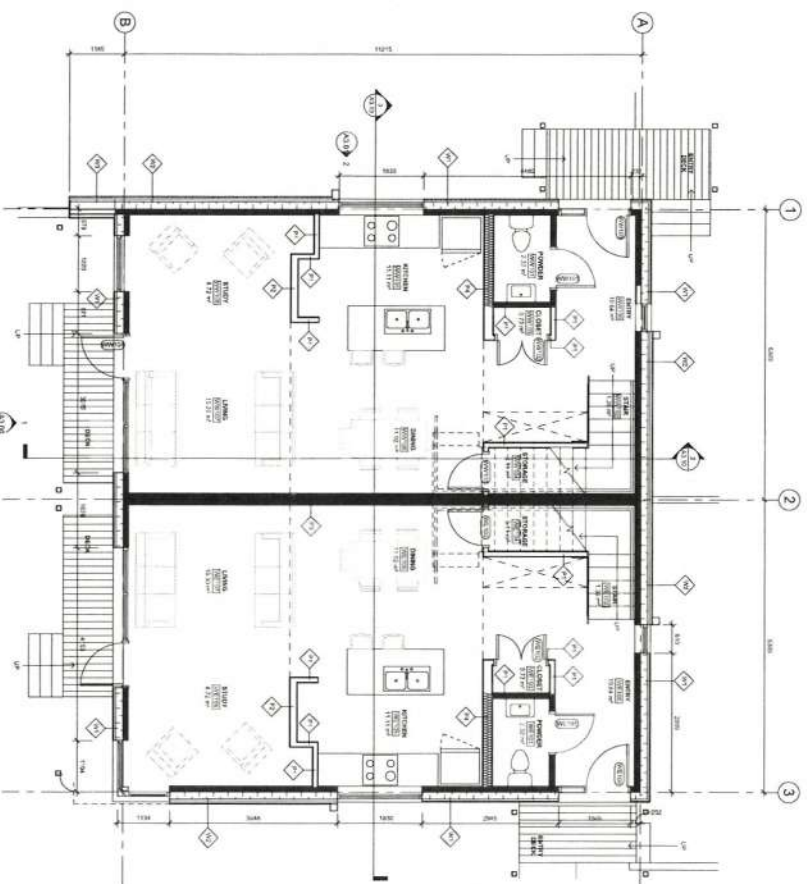
VERIFIED, LEAD CERTIFIED

PROJECT INFORMATION SHEET

Project Name	Wilson Street Passive House Duplex
Client	HCMA Architecture + Design
Address	408 Wilson Street, Victoria, BC
Project Type	Residential - Duplex
Site Area	1,100 sq. ft.
Building Area	2,200 sq. ft.
Year Built	2016
Architect	HCMA Architecture + Design
Engineer	HCMA Architecture + Design
Interior Designer	HCMA Architecture + Design
Photographer	HCMA Architecture + Design
Project Manager	HCMA Architecture + Design
Project Status	Completed

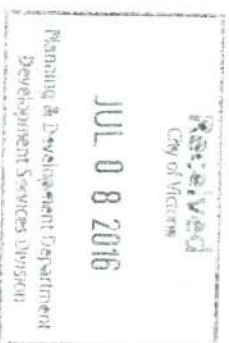


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16+00	-13.80	-		



Level 1 Plan - Wilson St. Units
1 : 50

Level 2 Plan - Wilson St. Units



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PROJECT#:1547 • DRAWN:ZS

FLOOR PLANS

Wilson Street PH Duplex

REVISION	DESCRIPTION
1	VICTORIA WEST COLIC (2018) 151
2	ISSUED FOR RETURNING APPLICANT
3	REVISION 1 TO RE-OPENING DRAWINGS
4	REVISION 2 TO RE-OPENING
5	ISSUED FOR CONSULTANT COORDINATOR
6	REVISION TO NORTH AND WEST FAC

REVISION	DESCRIPTION
1	VICTORIA WEST CALC (2018.01.15)
2	ISSUED FOR RETURNING APPLICATION
3	REVISION 1 TO RETURNING STREAMSIDE
4	REVISION 2 TO REDUCED
5	ISSUED FOR CONSULTANT COORDINATION
6	REVISION 3 TO NORTH AND WEST FACADES

DATE: 2016-04-16
2016-03-15
2016-03-16
2016-04-16
2016-05-24
2016-07-27

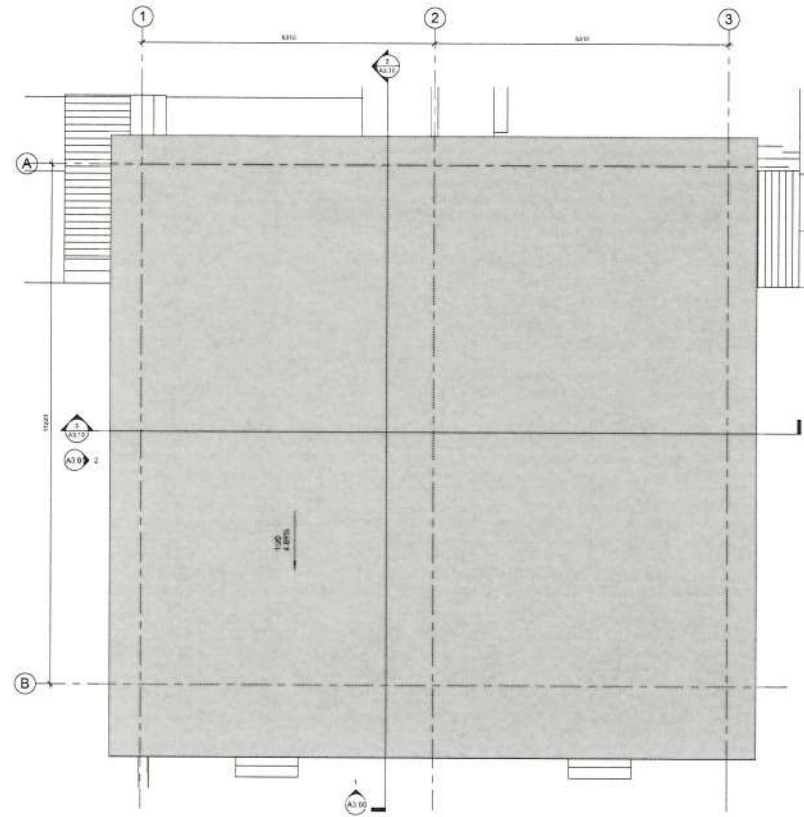
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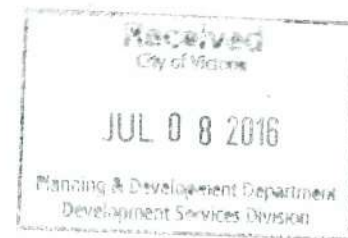
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SCALE: 1:50

HCMa Architecture + Design
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Victoria BC, Canada V8W 1M2
T 250 382 6650
W hcmac.ca



1 Roof Plan - Wilson
1:50



Wilson Street Passive House Duplex

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2016.06.14
2	REVISION TO SECOND FLOOR	2016.06.14
3	REVISION TO SECTION	2016.06.14

ROOF PLAN

A2.01

SCALE: 1:50

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Wilson Street PH Duplex

DATE	DESCRIPTION
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03/11/16	REVISION: 2 - TO REVISION: 2
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ELEVATIONS

A3.00

SCALE: 1:50

HCMA Architecture + Design
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1 EAST ELEVATION
1:50



2 WEST ELEVATION
1:50

Wilson Street PH Duplex

ELEVATIONS

A3.01

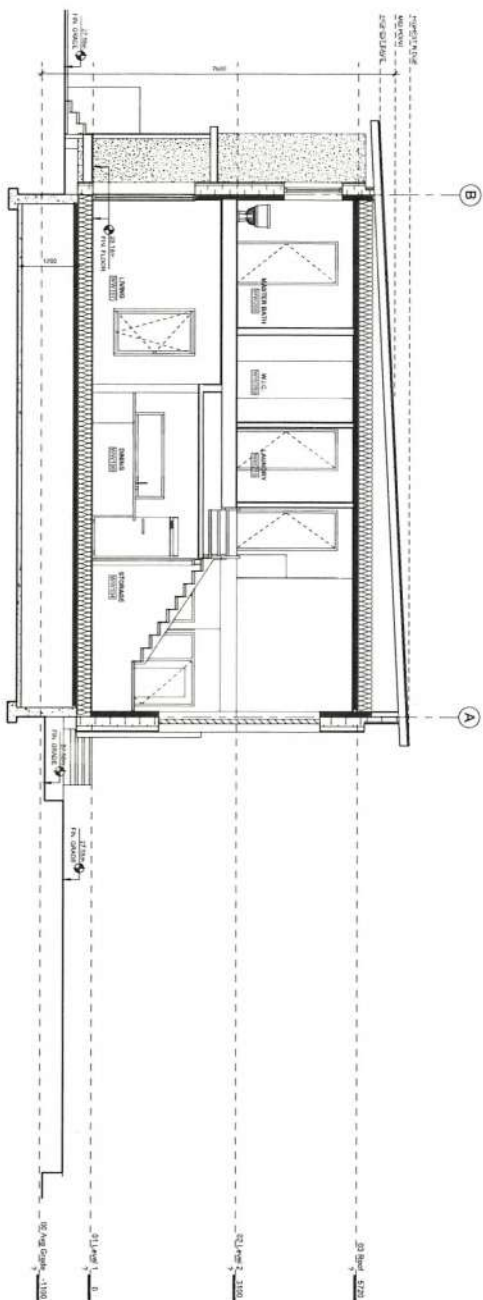
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T 250 382 6650
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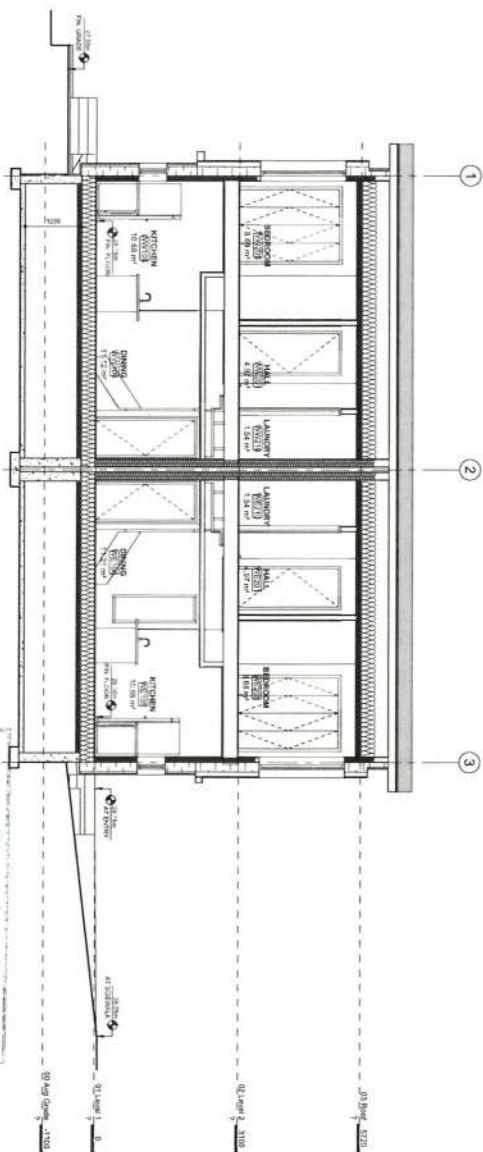
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PROJECT: 1547 • DRAWN: ZS



2 WILSON ST. - LONG SECTION ↑
1/32



3 CROSS SECTION
1/32

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City of Victoria
JUL 08 2016
Planning & Development Department
PROJECT: 1517 • DRAWN: 25



**Wilson Street
Passive House Duplex**

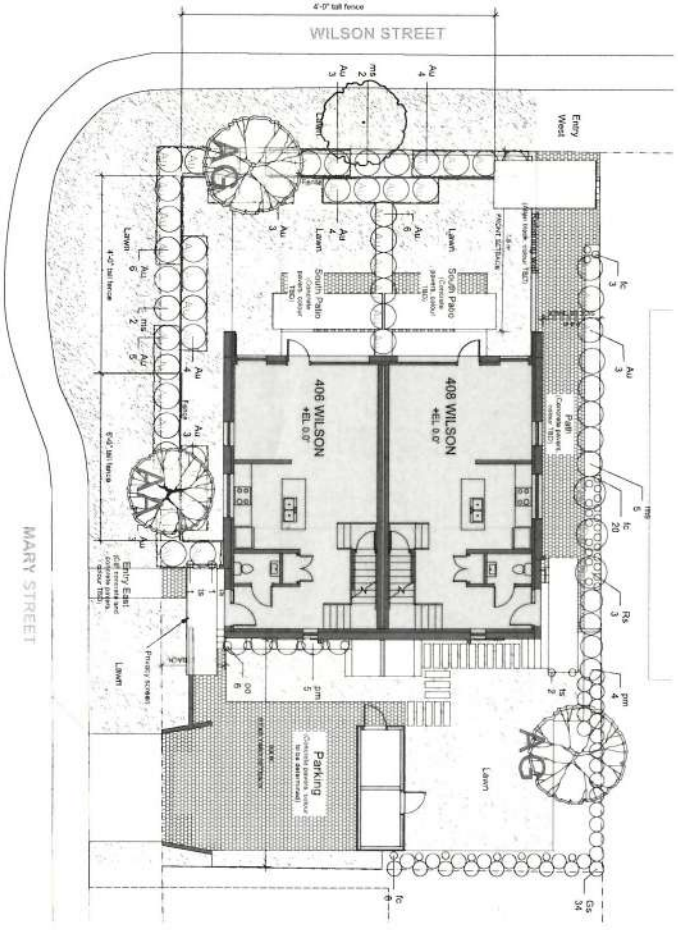
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**BUILDING
SECTIONS**

A3.10

SCALE: 1/32

HCMA Architecture + Design
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Victoria, BC V8W 2H2
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 Landscape Plan
1/8" = 1'-0"

Tree and Plant Schedule			
ID	Quantity	Latin Name	Common Name
A1	1	Salix nigra (willow)	Willow
A2	2	Quercus alba (oak)	White Oak
A3	3	Prunella americana (cherry)	Black Cherry
A4	4	Pinus strobus (pine)	White Pine
B1	5	Calluna vulgaris (heather)	Heather
B2	3	Rosa rugosa (rose)	Rugosa Rose
B3	1	Hydrangea macrophylla (hydrangea)	Bigleaf Hydrangea
C1	2	Philadelphus coronatus (mockorange)	Mockorange
C2	1	Hamamelis virginica (witchhazel)	Witchhazel
D1	4	Aspidodaphne canadensis (American Laurel)	American Laurel
D2	5	Castanea coccinea (chestnut)	Red Chestnut
E1	6	Doxylum speciosum (sassafras)	Sassafras

Trees



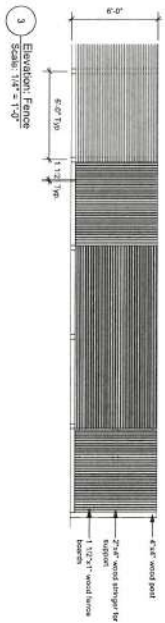
Shrubs



Perennia



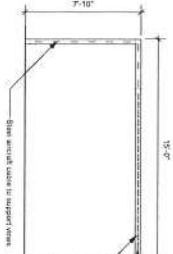
2 Plan: Fence
Scale: 1/4" = 1'-0"



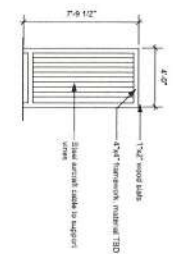
3 Elevation: Fence
Scale: $1/4" = 1'-0"$



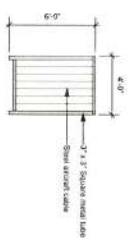
4 Plan: Arbor Structure
Scale: 1/4" = 1'-0"



5 Elevation: Front of Artour Structure
Scale: 1/4" = 1'-0"



6 Elevation: Side of Arbor Structure
Scale: $1/4" = 1'-0"$



7 Elevation: Front of privacy screen
Scale: 1/4" = 1'-0"

