

DISTRICT OF OAK BAY

REPORT TO: Committee of the Whole
FROM: Deborah Jensen, Manager of Planning
MEETING DATE: September 8, 2020
RE: Uplands Siting and Design – ADP00121
Lot 10, Block 46, Section 31, Victoria District, Plan 10950
3060 Midland Road

RECOMMENDATION

THAT it be recommended to Council that the proposal to construct a new single family dwelling and accessory building at 3060 Midland Road, as outlined in this September 8, 2020 report for ADP00121 be approved as to Uplands siting and design.

EXECUTIVE SUMMARY OF REPORT

The District of Oak Bay is in receipt of an Uplands siting and design application to construct a single family home and accessory building, a garage, at 3060 Midland Road. An existing home, built in 1975, currently occupies the site.

Staff have reviewed the proposed construction in context with relevant Official Community Plan policies, the Uplands Design Guidelines, the overall site design and surrounding neighbourhood. Given the design and siting of the work, staff consider the proposal to be supportable.

BACKGROUND / HISTORIC CONTEXT

An Uplands siting and design application has been received to construct a new two storey single family home and accessory building, a garage, at 3060 Midland Road. The existing home was built in 1975 and would be replaced with the new construction.

Proposed Development

The applicant proposes to construct an approximately 548 m² (5898 ft²) two storey single family dwelling, drawing on a French provincial manor house style. A single storey accessory building in a corresponding style would be located in the rear yard, adjacent to a new in ground swimming pool. The proposal utilizes acrylic stucco cladding, brick veneer at the base of both buildings, black aluminum clad wood windows, and heavy weight asphalt shingles to achieve a quarrelled slate look.



Site Characteristics

Address	3060 Midland Road
Location	Midland Road south of Lansdowne Road
Year Built	1975
Lot Size	1151 m ² (12,392 ft ²)
Proposed Work	548 m ² (5898 ft ²) Single Family Home 56 m ² (602 ft ²) Detached Garage
Zoning	RS2, One Family Residential Use
OCP Land Use Designation	Uplands
Variances	N/A

Advisory Design Panel

The proposed development was presented at the September 1, 2020 meeting of the Advisory Design Panel, where the applicant indicated the proposal is to construct a French style home with detached garage. Materials include stucco cladding, brick veneer, and aluminium clad wood windows. The applicant also noted that the building will incorporate sustainable measures that will be refined during the development process. The general style is driven by the design preference and needs of the property owners.

The Advisory Design Panel noted the proposal is for a modest sized family home on a smaller lot for the Uplands area; however, additional efforts could be made to address the elevations, and improve the pilaster and bracket designs and landscaping to enhance the home.

The Panel recommended Council consider approving Uplands Siting and Design Application ADP00121 for the proposed construction of a new home and accessory building at 3060 Midland Road.

Subsequent to the recommendation of the Advisory Design Panel, the applicant has revised the plans to address Panel suggestions by increasing space between the windows and the upper cornice, added definition and depth to the pilasters to improve the relationship between the cornice and pilaster, and increased proportions of roof brackets.

ANALYSIS

The 1151 m² (12,392 ft²) subject property is located south of the intersection of Midland Road and Lansdowne Road. The site is relatively flat and bordered by single family homes to the north, south, and west. The property is also directly across the street from Uplands Park.

The new home is proposed to be located in the central portion of the site, generally occupying a similar footprint to the existing home, with the accessory building located in the rear yard adjacent to an in-ground swimming pool. No variances are proposed as all setbacks are adhered to.



The proposal is subject to the Uplands design guidelines and other policies contained in the Oak Bay Official Community Plan. The intent of the guidelines is to maintain and reinforce a residential parklike setting, ensure sensitivity of new development to existing dwellings and landscape features, and promote design excellence for buildings in the Uplands. A review of the proposal as it pertains to the guidelines is presented as the following:

OCP Policies / Design Guidelines

- *Use high quality materials that have a sense of timelessness.* The design uses high quality materials in the form of stucco cladding, metal clad wood windows, heavy asphalt shingles cut to resemble slate, and brick veneer at the base of both the principal and accessory building.
- *Provide adequate vehicular circulation and parking areas on site screened from the street with landscape, walls and other enclosures, using narrow landscaped driveways, with parking structures sited, visually unobtrusive and complementary with the architecture of the house.* The detached garage serving the home is accessed via a driveway off of Midland Road and runs along the side of the home to the rear yard. The driveway will be lined with three canopy trees that will screen the garage and soften the driveway. The architecture of the garage is consistent with the principal building.
- *Site new development as much as possible within the existing development footprint.* The proposed home occupies a similar footprint to the existing home. The accessory building and pool would be located in areas that mitigate impact to mature trees.
- *Design landscape to reflect the character of the neighbourhood.* The subject property is not heavily treed. Tree removals include three small unprotected trees - two ornamental cedar trees and one holly tree, and one bylaw protected Leylandi cypress. None of these trees are considered strong specimens. A total of 14 new medium and small canopy trees, consisting of magnolia and Japanese cherry trees, are proposed in addition to smaller ornamental landscaping.
- *Design the space leading to the main entrance of the house as a special landscaped space providing a transition from street to home.* The space leading to the front entrance is defined by a unit paver walkway bordered by low ornamental plantings.



Siting of Buildings

- *Maintenance of the residential park setting.* The proposed buildings meet all setbacks. The site does not currently contribute greatly to the urban forest, the proposal would see a vast increase in the number of canopy trees on site. These new trees will further contribute to the residential park setting of the Uplands neighbourhood.
- *Impact on views.* The proposed two storey building will be well buffered by proposed canopy trees, and is not anticipated to adversely impact the views of adjacent properties.
- *Setbacks.* All setbacks are adhered to.
- *Relationship in character and massing to the image of the area and impact on scale and rhythm of development.* The immediate neighbourhood is characterized by one storey homes, with two storey homes more common closer to Lansdowne Road and the Uplands neighbourhood in general. The proposed buildings are not anticipated to have any negative impact on the neighbourhood, particularly with the introduction of new trees.

- *Relationship to adjacent buildings.* The design adds to the visual diversity of the neighbourhood and does not replicate any design within 500 metres of the proposal. The buildings meet setback requirements and proposed trees provide a substantial buffer with adjacent properties. The proposed French design will blend well with the existing architecture of the neighbourhood.
- *Effect of shadows on neighbouring properties.* As a two storey home with generous setbacks no significant shadowing is anticipated.
- *Overlook and privacy issues.* Windows are used sparingly on the second storey side elevations in order to mitigate overlook and privacy issues.
- *Transition between private and public space.* The proposed transition between private space and public space is accomplished via a walkway lined with low plantings and a raised covered entryway.
- *Accessory buildings.* The accessory building has been sited in the rear yard and designed to minimize visual impact, with finishings matching the home.

Design of Buildings

- *General massing, proportion, and overall articulation of buildings to established housing.* The proposal is in keeping with the scale of the site and the overall neighbourhood context. The design is a positive addition to the visual diversity of the neighbourhood.
- *Roofscape.* The roofscape consists of a hip roof. The accessory building roof type corresponds to the principal building form.
- *Façade articulation and building entry.* The front façade of the building is symmetrical and well balanced. A mid-height cornice band breaks up the first and second storeys. A canopy supported by decorative heavy timber brackets defines the entryway.
- *Garages and outbuildings.* The design of the accessory building complements the main home through use of corresponding design, materials, and reduced scale.

The District arborist has reviewed the proposed development and measures proposed to mitigate impacts to trees. Three smaller trees will be removed to accommodate construction, however none of these trees are of a protected size and are not good specimens. One Leylandi cypress, also not a strong specimen, is of protected size and will be removed, with two replacement trees required. The applicants propose to plant a total of five magnolia and nine Japanese cherry trees for a total of 14 new trees. Staff estimate the tree canopy cover will be approximately 45%, thereby meeting the target established by the *Urban Forest Strategy* and the *Tree Protection Bylaw*. The existing boulevard trees will remain, providing a transition across the street to Uplands Park.

The overall building and site design meets the policy direction of the *Official Community Plan* and the requirements of the *Zoning Bylaw*. The effect on adjacent properties is minimized by vegetative screening and there is no anticipated negative impact to the streetscape. Staff consider the proposed development to be supportable.

STRATEGIC PRIORITY SUPPORTED

- Ensure Access to Diverse Housing Options Within the Built Environment
- Provide Service Excellence

FINANCIAL IMPACT

No financial impact beyond the existing budget is anticipated to arise in relation to the options described in this report.

IAP2 FRAMEWORK ENGAGEMENT

INFORM CONSULT INVOLVE COLLABORATE

TIMELINE / PROCESS / NEXT STEPS

The following timeline is proposed and subject to change.
September 8, 2020 Council consideration of ADP00121.
September 14, 2020 Council resolution for ADP00121.

OPTIONS

1. That it be recommended to Council that the proposal to construct a new single family dwelling and accessory building at 3060 Midland Road, as outlined in this September 8, 2020 report for ADP00121 be approved as to Uplands siting and design.
2. That it be recommended to Council that the application be denied.

Respectfully submitted,



Deborah Jensen
Manager of Planning

Concurrence by



Bruce Anderson
Director of Building and Planning

Prepared by,



Graeme Buffett
Planner

I concur with the staff recommendation.



Lou Varela
Chief Administrative Officer

ATTACHMENT(S):

- Attach 1 – Plans and Drawings, September 2, 2020
- Attach 2 – Arborist Memo, June 26, 2020
- Attach 3 – Draft Advisory Design Panel Minutes, September 1, 2020

LEGAL DATA

ARCHITECT
Hillel Architecture Inc.
697 St. Patrick Street, Victoria BC V8S 4X4
contact: Karen Hillel Architect AIBC
p: 250.592.9198 f: 250.592.9178
e: karen@hillelarch.ca

CIVIC ADDRESS
Findlay Residence
3060 Midland Road, Victoria BC V8R 6P2

LEGAL ADDRESS
Lot 10, Section 31, Victoria District, Plan 10950
Parcel Identifier Number: 000-085-545

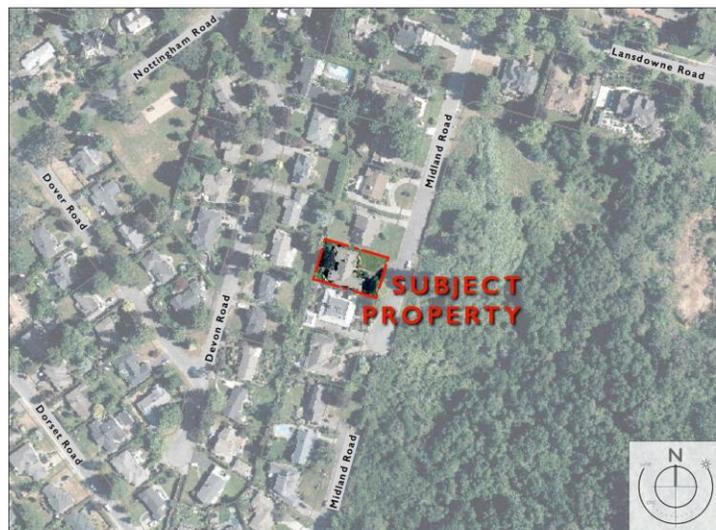
SURVEY INFORMATION
Based on information from Powell & Associates BC Land
Surveyors: File 13,078-30

DRAWING LIST

A1.1	Project Data & Context Photo	A3.1	Exterior Elevations
A1.2	Site Plan & Tree Canopy Calc.	A3.2	Exterior Elevations
A2.1	Floor Plans	A3.3	Exterior Elevations
A2.2	Floor Plans		

SITE CONTEXT PLAN

not to scale



PROJECT DATA

ZONING:	CURRENT ZONING REQUIREMENTS		PROPOSED	
	RS2		existing unaltered	RS2
lot area	2,226 min. m ²	(23,958 ft ²)	existing unaltered	1,151.23 m ² (12,392 ft ²)
lot breadth	-		existing unaltered	27.43 m (90.0 ft)
lot coverage	principle building accessory buildings accessory structures	max. 25 % max. 5 % max. 5 %	single family dwelling garage pool	21.02 % 4.97 % 4.50 %
yard paving	front yard rear yard	max. 25 % max. 25 %	front yard paving rear yard paving	24.04 % 16.64 %
average grade	- - -		single family dwelling garage pool	21.14 m (69.36 ft) 21.33 m (69.98 ft) 21.42 m (70.28 ft)
building height	principle building accessory building	max. 7.32m max. 3.00m	single family dwelling garage	6.33 m (20.77 ft) 2.74 m (9.00 ft)
occupiable height	principle building accessory building	max. 4.57m max. 0.05m	single family dwelling garage	3.56 m (11.68 ft) 0.03 m (0.10 ft)
roof height	principle building accessory building	max. 9.14m max. 4.60m	single family dwelling garage	8.25 m (27.07 ft) 4.11 m (13.50 ft)
parking	min. 2 spaces		2 spaces within garage	

SETBACKS:

front yard	(east)	principle building accessory buildings	min. 10.66m min. 10.66m	single family dwelling garage (not shown)	10.74 m (35.24 ft) 31.23 m (102.44 ft)
rear yard	(west)	principle building accessory buildings accessory structures	min. 7.62m min. 1.52m min. 1.52m	single family dwelling garage pool	15.21 m (49.90 ft) 2.23 m (7.30 ft) 3.28 m (10.75 ft)
interior sideyard	(south)	principle building accessory buildings	min. 3.96m min. 3.96m	single family dwelling garage	6.40 m (21.00 ft) 3.96 m (13.00 ft)
interior sideyard	(north)	principle building accessory structures	min. 3.96m min. 3.96m	single family dwelling pool	3.96 m (13.00 ft) 3.96 m (13.00 ft)
combined sideyard SFD		min. 9.75m			10.37 m (34.01 ft)
separation		min. 3.05m		SFD to garage SFD to pool garage to pool	4.92 m (16.12 ft) 6.44 m (21.13 ft) 3.05 m (10.00 ft)

FLOOR AREAS:

upper floor	SFD	-		182.83 m ²	(1,968.00 ft ²)
main floor	SFD	-		264.43 m ²	(2,846.30 ft ²) c/w covered entries / patios
basement	SFD	excluded per 4.6.11(3)		102.05 m ²	(1,098 ft ²) finished area as reference only
total floor area	SFD	min. 110 m ² max. 460.61 m ²	(1,184 ft ²) (4,958 ft ²)	447.26 m ²	(4,814.27 ft ²) (1st & 2nd storey)
floor area ratio	principle building accessory building	max. 0.40 : 1 max. 0.05 : 1		single family dwelling garage	0.39 : 1 0.05 : 1
accessory building		max. 57.6 m ²	(620 ft ²)	56.62 m ²	(609.45 ft ²)

Findlay Residence

3060 Midland Road, Oak Bay BC

Central Stores Building
697 St. Patrick Street
Victoria BC V8S 4X4
250.592.9198

Hillel Architecture Inc.

Revised Following ADP Commentary	Sept. 2nd, 2020
Uploads Siting & Design Sub. R1	July 15th, 2020
Uploads Siting & Design Sub.	May 12th, 2020

Project Data

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A1.1



Front Elevation [East]
scale 1 : 100



Side Elevation [South]
scale 1 : 100

EXT. FINISHES LEGEND

typical all elevations

- 01 certaineed grand manor luxury asphalt shingle roofing c/w prefinished black metal flashings
note: 2-ply torch applied sbs modified bitumen roofing membrane utilized on flat roof sections (not seen) 
- 02 prefinished black metal gutters and r/w's on smooth faced 38x140 fascia, painted: warm gray colour - arch spec colour
- 03 smooth faced mdo soffit (not seen) c/w built up wood trim & frieze band at wall, painted: warm gray colour - arch spec colour
- 04 acrylic stucco, textured finish c/w colour matched metal reveals and flashings: soft blue colour - arch spec colour
- 05 thin brick veneer at base of wall c/w soldier course cap and window sill, continue finish down into window well(s): warm gray colour variations from natural firing - arch spec colour / product 
- 06 built up mid wall smooth faced wood trim cornice c/w prefinished metal cap flashing, painted: warm gray colour - arch spec colour
- 07 suspended entry canopy faced w/ built up smooth faced wood trim c/w prefinished metal cap flashing and supported on smooth faced decorative heavy timber brackets, painted: warm gray colour - arch spec colour
- 08 black aluminum clad wood window assemblies, c/w smooth faced 38x140 trim and cap flashings, painted: warm gray colour - arch spec colour
- 09 black aluminum clad wood door assemblies and clear glazing vision panels, c/w smooth faced 38x140 trim and cap flashings, painted: warm gray colour trims - arch spec colours
- 10 exposed concrete entry landing and steps, honed finish

notes:

- window operation (i.e. direction of swing) shall be per architect's direction and conform to b.c.b.c. 2018 requirements for egress.
- flash over all material transitions, door & window heads
- all colours hv architect

Hillel Architecture inc

Central Stores Building, 4871 St. Patrick Street, Victoria BC, V 2S 3S2, 9188

Revised Following ADP Commentary | Sept. 2nd, 2020

Uplands Siting & Design Sub. R1 | July 15th, 2020

Uplands Siting & Design Sub. | May 12th, 2020

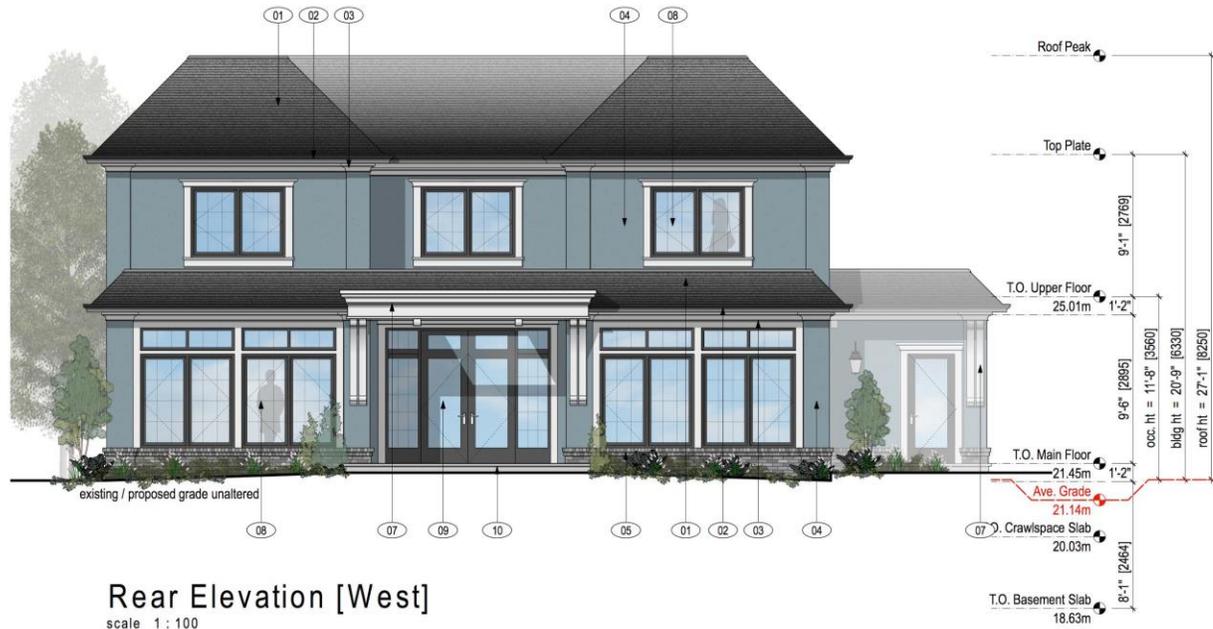
**Exterior Elevations
[SFD]**

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A3.1

Findlay Residence

3060 Midland Road, Oak Bay BC



Rear Elevation [West]
scale 1 : 100



Side Elevation [North]
scale 1 : 100

EXT. FINISHES LEGEND

typical all elevations

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Findlay Residence

3060 Midland Road, Oak Bay BC

Hillel Architecture inc

Central Stores Building 687 St. Patrick Street Victoria BC V2S 2Y2 25.18

Revised Following ADP Commentary Sept. 2nd, 2020

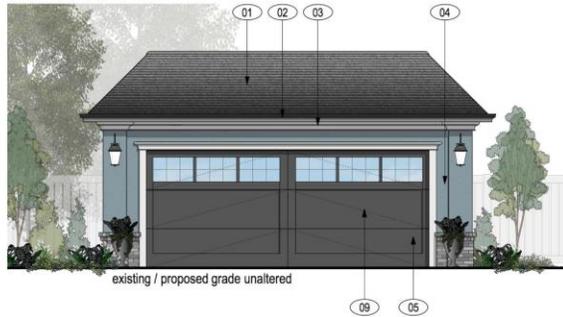
Uploads Siting & Design Sub. R1 July 15th, 2020

Uploads Siting & Design Sub. May 12th, 2020

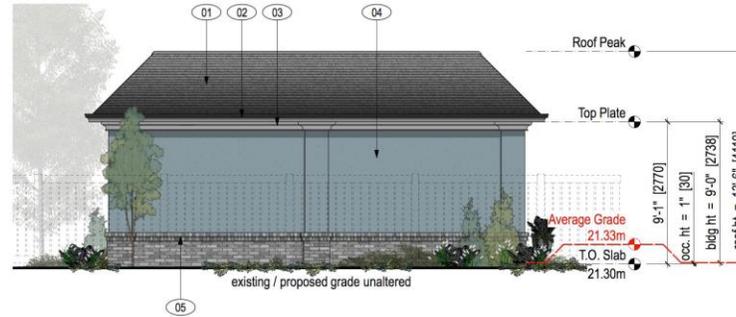
Exterior Elevations
[SFD]

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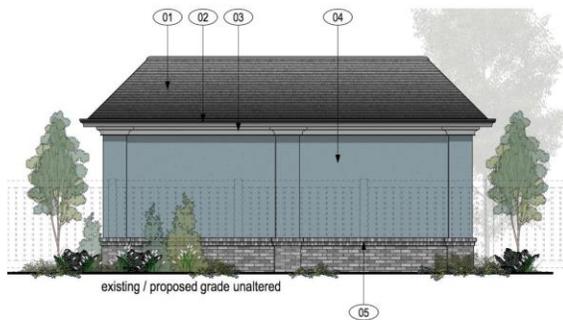
A3.2



Front Elevation [East]
scale 1 : 100



Side Elevation [South]
scale 1 : 100



Rear Elevation [West]
scale 1 : 100



Side Elevation [North]
scale 1 : 100

EXT. FINISHES LEGEND

typical all elevations

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- flash over all material transitions, door & window heads
- all colours by architect

Findlay Residence

3060 Midland Road, Oak Bay BC

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250.592.9198

Hillel Architecture inc.

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Exterior Elevations
[Accessory Bldg]

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A3.3

Memo

To: Graeme Buffet, Building and Planning
From: Chris Paul, Municipal Arborist
Date: June 26, 2020
Subject: 3060 Midland Road ADP

There is a Tree Preservation Plan for this property that outlines tree protection fencing for the trees at the front of the property and on the property to the south. The tree protection outlined in this report will be considered part of the permit requirements. There has been a permit issued for the pruning of the Cedrus Deodara that spreads out over the driveway to allow trucks to access the property.

Removals. The report states that there are a number of small trees that will have to be removed, most of them for the driveway, and one Leylandi cypress that is part of a hedge. None of these trees are important specimens and only the cypress is protected by size. The cypress will require two for one replacement under section 10.2 of the bylaw and a \$1000 bond will be taken. This bond will be held for three years after the time of planting and returned if the trees are established and healthy.

Canopy cover. The report states the property has 90 square meters of canopy cover. This all comes from the Cedrus Deodara on the boulevard at the front of the lot. Only just over half of the crown is actually over the property so my calculation puts the coverage at 50 square meters. The planting plan shows a number of trees to be planted that would provide 425 square meters of canopy however no species are actually listed. If larger trees are used in the front yard, where there is more space the canopy cover total could reach 45%.

Fees. There will be \$500 non-refundable permit fee. Tree protection securities for the Cedrus deodara will be charged at the medium sized tree rate of \$2500. This security will be returned at final inspection if the tree protection required for it as outlined in the report has been followed. Canopy cover securities will be charged based on the required 425 square meters. This represents a minimum of four trees that will have to be planted. Four trees at \$500 per tree will be required for a total of \$2000. This security will be returned at time of final inspection if enough trees have been planted to achieve the required canopy cover.

Tree protection fencing must be installed and inspected prior to the issuance of a building permit. Please call the Parks Department at 250-592-7275 for inspection.