

1276 GLADSTONE

CALUC PRE-APPLICATION

JULY 25, 2023

LAND ACKNOWLEDGMENT

We acknowledge with respect the Lək̓wəŋən peoples on whose traditional territory the property stands and the Songhees and Esquimalt peoples whose historical relationships with the land continue to this day.

PROJECT TEAM

LADR

COLIN HARPER ARCHITECT

ISLANDER ENGINEERING

LOCATION MAP



KEY PROJECT INFORMATION



USE
mixed-use

HEIGHT
4 storeys + roof deck

FLOOR AREA
953.9 sqm

FSR
1.52

SITE COVERAGE
69%

NUMBER OF HOMES
5 x studio units
5 x 1 bedroom units
2 x 2 bedroom units
6 x 3 bedroom units

FRONT YARD SETBACK
3.61 m

REAR YARD SETBACK
1.00 m (level 1)
5.06 m (level 2-4)

SIDEYARD SETBACK (EAST)
2.09 m

SIDEYARD SETBACK (WEST)
0.00 m (level 1)
2.08 m (level 2-4)

SHORT TERM BIKE STALLS
7

LONG TERM BIKE STALLS
10 x wall-mount
9 x floor-mount
10 x cargo

OCP - MAP 22 FERNWOOD STRATEGIC DIRECTIONS



Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

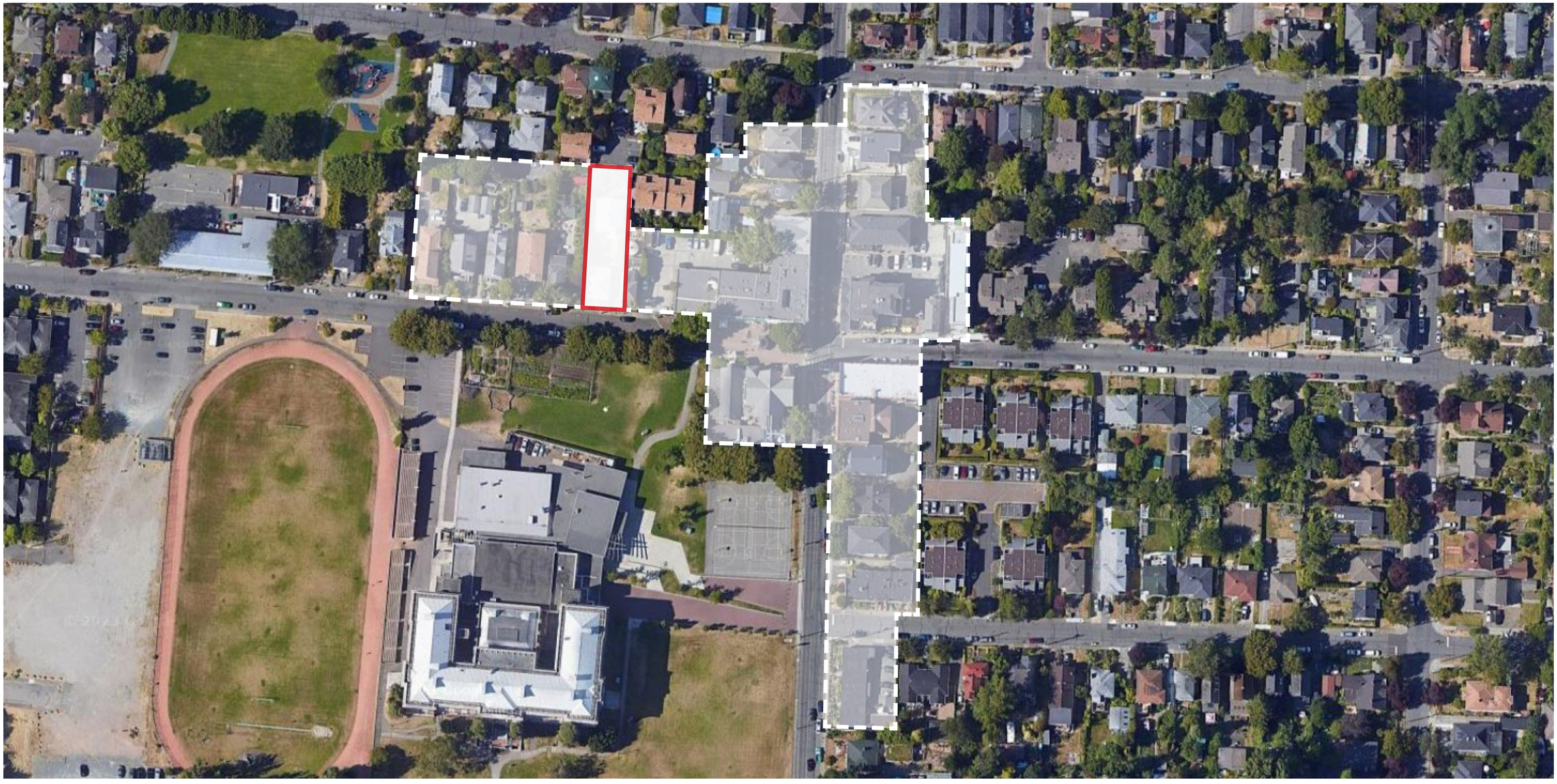
Public Facilities

- Existing Public School
- C Community Centre

SMALL URBAN VILLAGE - URBAN PLACE GUIDELINES

- Enhance Fernwood Village with additional local-serving businesses, housing options, and refreshed public spaces

FERNWOOD VILLAGE



OCP SMALL URBAN VILLAGE - URBAN PLACE GUIDELINES

Designation	Built Form	Place Character Features	Uses	Density
Small Urban Village	Single and attached buildings up to two storeys. Low-rise multi-unit buildings up to approximately three storeys including rowhouses and apartments, freestanding commercial and mixed-use buildings. Mixed-use buildings up to approximately four storeys on arterial and secondary arterial roads. Buildings of four and five storeys may be considered at Fairfield Plaza Village and other Small Urban Villages as indicated in local area plans for the advancement of plan objectives, depending on site conditions and context. Buildings of up to four storeys may be considered at sites that front onto Fairfield Road within Five Points Village.	Ground-oriented commercial and community services reinforce the sidewalk. One to three storey building facades define the street wall. Variable landscaping, boulevard and street tree planting. Rear yard off-street parking. Public green space or square. For Fairfield Plaza Village, refer to place character features identified in the Fairfield Neighbourhood Plan.	Low-rise multi-unit residential and mixed-use. Commercial. Home occupations. Live/work.	Total floor space ratios ranging up to approximately 1.5:1. Total floor space ratios up to approximately 2:1 along arterial and secondary arterial roads. Total floor space ratio up to approximately 2:1 may be considered in Fairfield Plaza Village for advancement of plan objectives. Total floor space ratio up to 2:1 may be considered within Five Points Village, at sites that front onto Fairfield Road.

FERNWOOD NEIGHBOURHOOD PLAN - LAND USE SUMMARY TABLE

	Intent	Envisioned Scale and Form	Overarching Policy*
Housing Opportunity	To encourage a variety of multi-unit housing options in low- to mid-rise buildings with additional density to support the provision of affordable housing and community amenity, where the site and context allows.	A mix of low- to mid-rise apartment residential forms at densities of approximately 1.2:1 to 2.5:1 FSR, with densities at the highest end of this range considered where substantial public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18.
Small Urban Village	To encourage a mix of commercial and community services primarily serving the surrounding residential area.	Low-rise apartment residential and mixed-use buildings at densities of approximately 1.5:1 to 2.0:1 FSR, with higher densities in this range considered where public benefits or affordable housing is provided.	Please see, as appropriate, policies and bylaws noted on page 18.
Large Urban Village	To encourage ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments.	Low- to mid-rise mixed-use buildings at densities of approximately 1.5:1 to 2.5:1 FSR, with higher densities in this range considered where public benefits or affordable housing are provided, consistent with City plans and policies.	Please see, as appropriate, policies and bylaws noted on page 18.

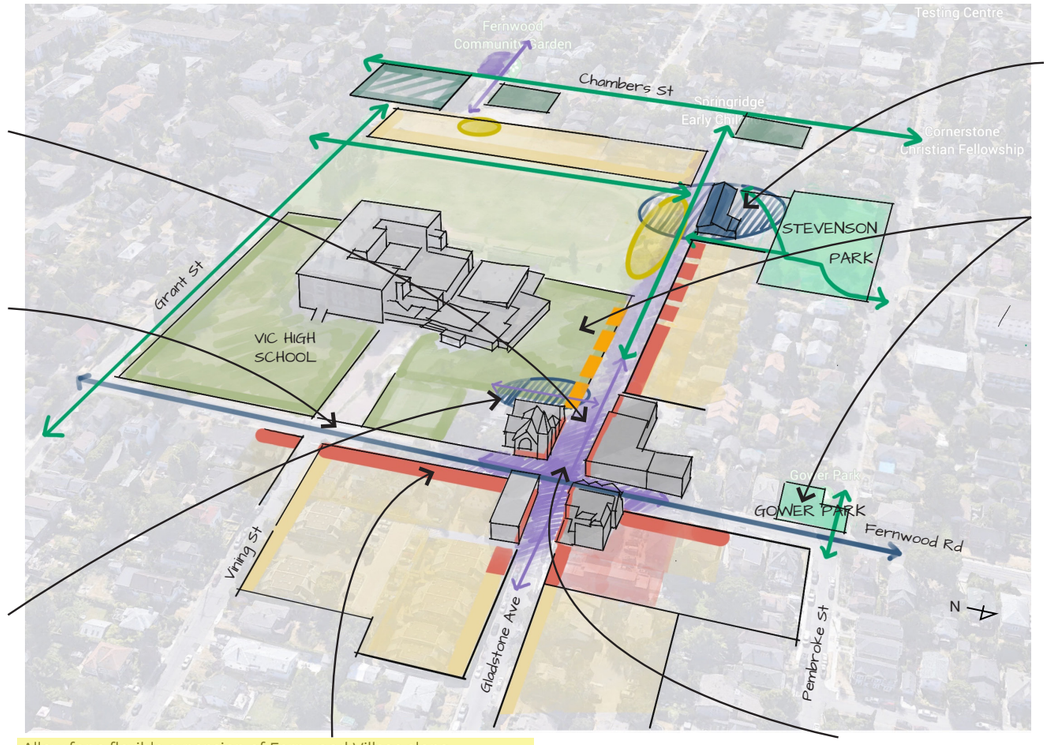
FERNWOOD NEIGHBOURHOOD PLAN - FERNWOOD VILLAGE DIRECTIONS

Fernwood Village Directions

Enhance the public realm along Gladstone Avenue, considering pedestrian enhancements, pedestrian-scale lighting, and potential locations for kiosks supporting emerging small businesses.

Support pedestrian-priority elements along Fernwood Road including enhanced crossings, relocating or enhancing bus stops, and expanding sidewalks when opportunities arise.

Support the expansion of cultural space adjacent to the Belfry Theatre if the opportunity should arise, with enhanced connectivity between the square and the Vic High grounds.



Allow for a flexible expansion of Fernwood Village along Fernwood Road and west along Gladstone Avenue in a way that enhances the existing commercial, art, and community uses, emphasizes the creation of diverse housing options, complements the existing architecture and reflects the small spaces and visually eclectic storefronts that exist today.

Manage parking to balance needs of businesses, arts and culture, and residents.

Refresh Fernwood Square through placemaking and expand the feel and function of the Square along Gladstone Avenue to the east.

Support the renewal of the Fernwood Community Centre space, with mixed-income housing above if the opportunity should arise.

Enhancing existing green spaces, including nearby parks, considering added seating in Gower park and accessible connections.

Retain existing heritage buildings, considering sensitive additions.

Encourage urban design, public realm, and placemaking features that build on or complement the historic assets of the Village, including reflections of Indigenous or environmental histories.

1276 Gladstone Avenue

Fernwood, Victoria, V8T 1G6

Commute to **Downtown Victoria**

3 min | 15 min | 5 min | 23 min | View Routes

Favorite | **Map** | **Nearby Apartments**

More about 1276 Gladstone Avenue

Walk Score **80**

Very Walkable

Most errands can be accomplished on foot.

Transit Score **79**

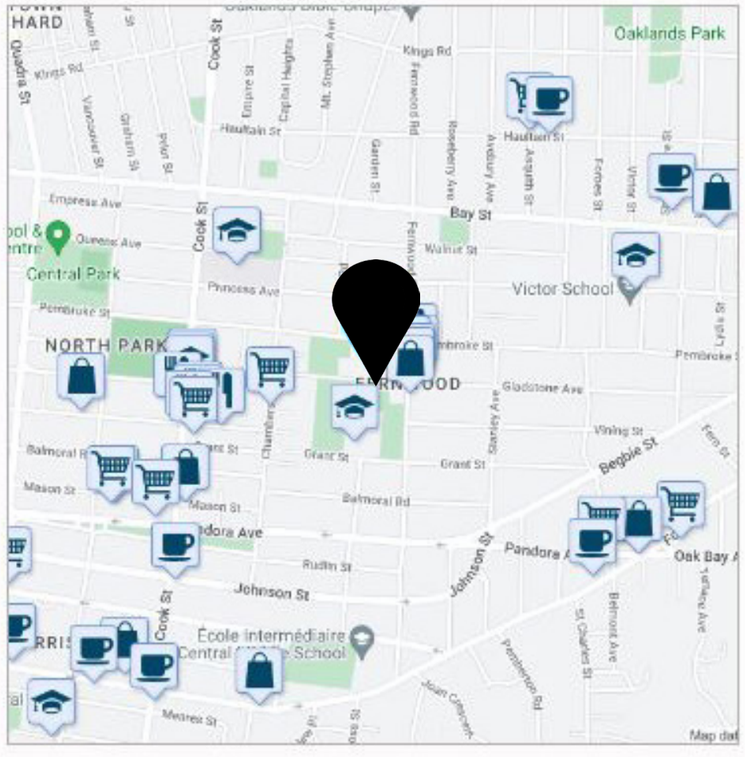
Excellent Transit

Transit is convenient for most trips.

Bike Score **87**

Very Bikeable

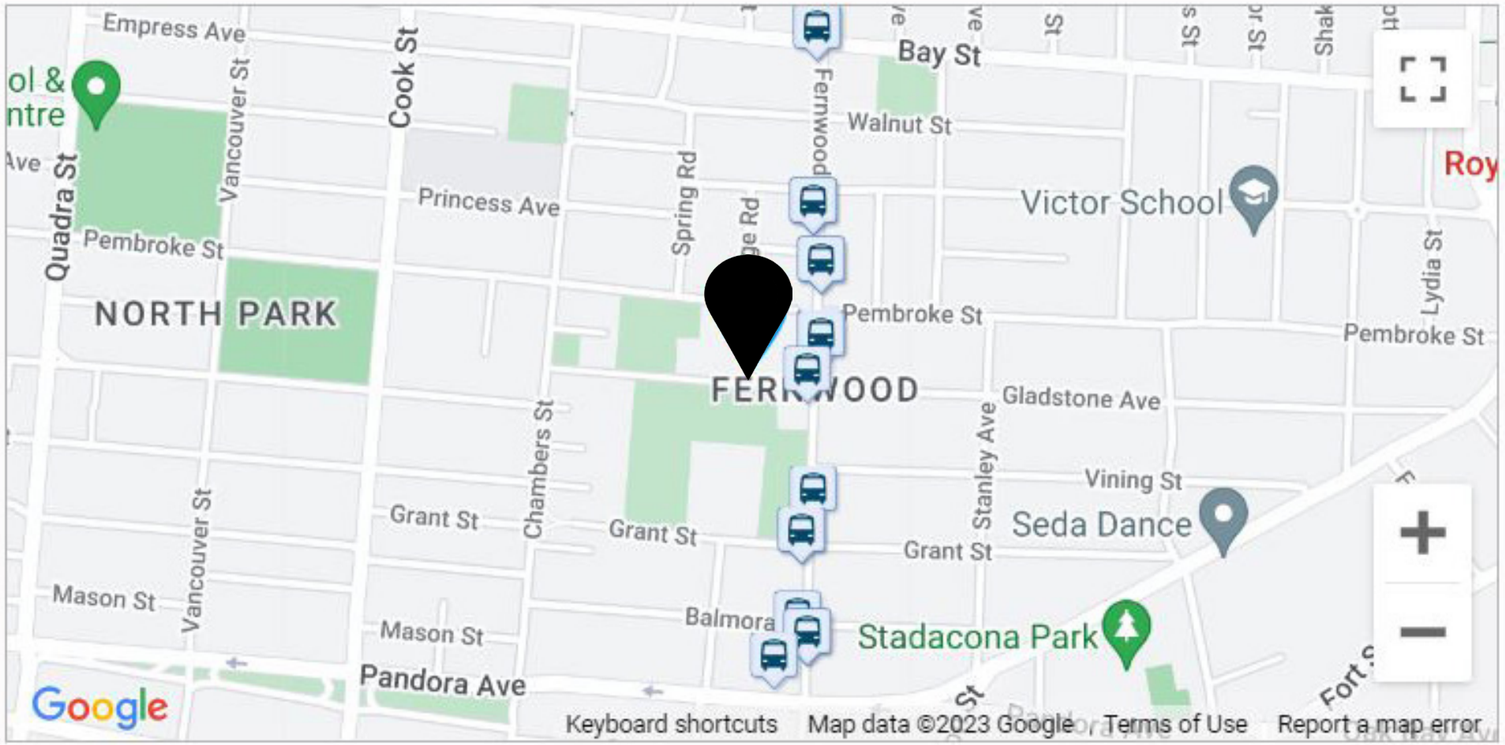
Biking is convenient for most trips.



Transit Score 79

Excellent Transit

1276 Gladstone Avenue has excellent transit which means transit is convenient for most trips.

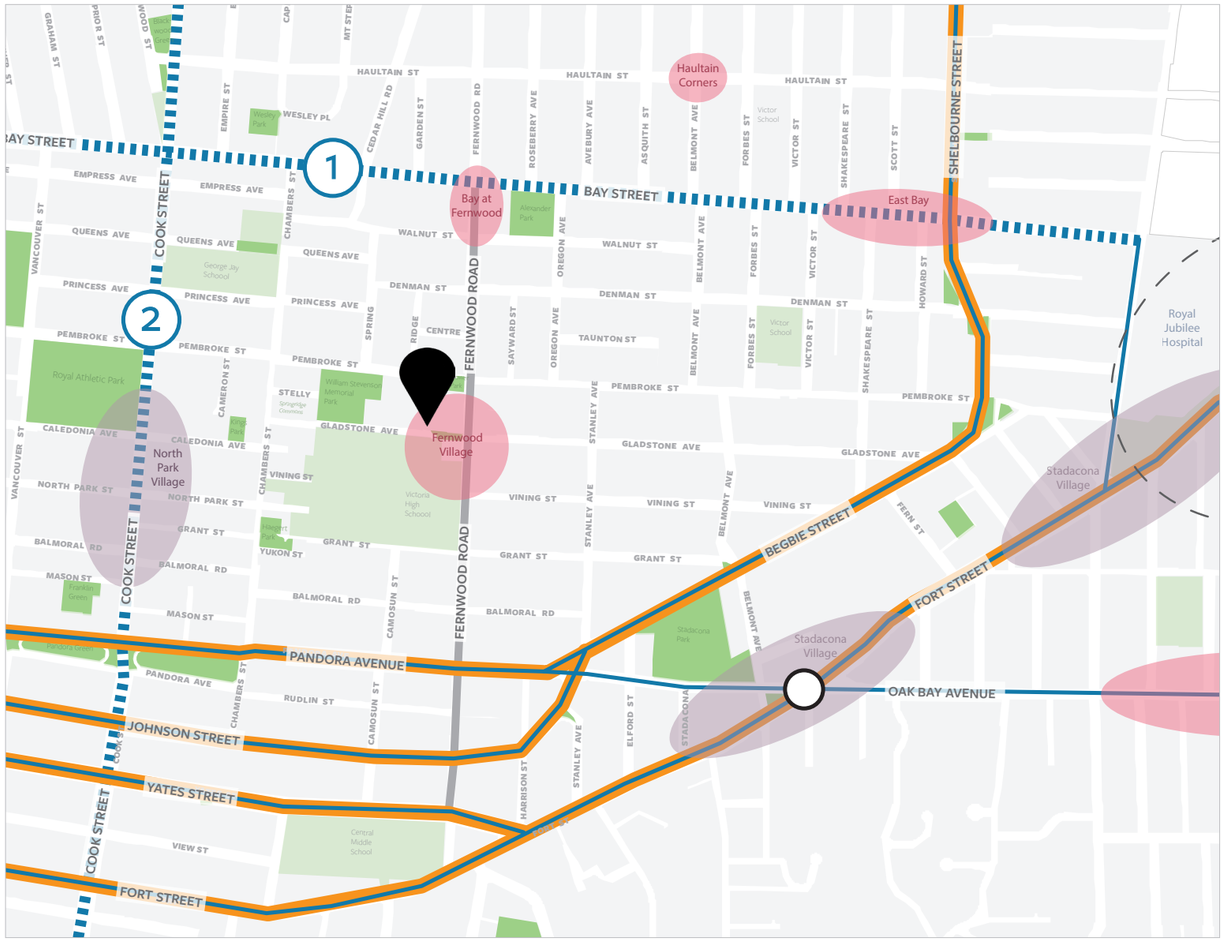


Bus lines:

22 Vic General / Hillside Mall	0.1 km	22 Vic General / Hillside Cen...	0.1 km
19 Hillside Mall	0.1 km	2 James Bay / South Oak Bay	0.4 km

NEIGHBOURHOOD TRANSIT NETWORK

Fernwood Neighbourhood Plan
Map 11: Victoria Transit Priority Corridors (for reference only, please see Official Community Plan).



Legend

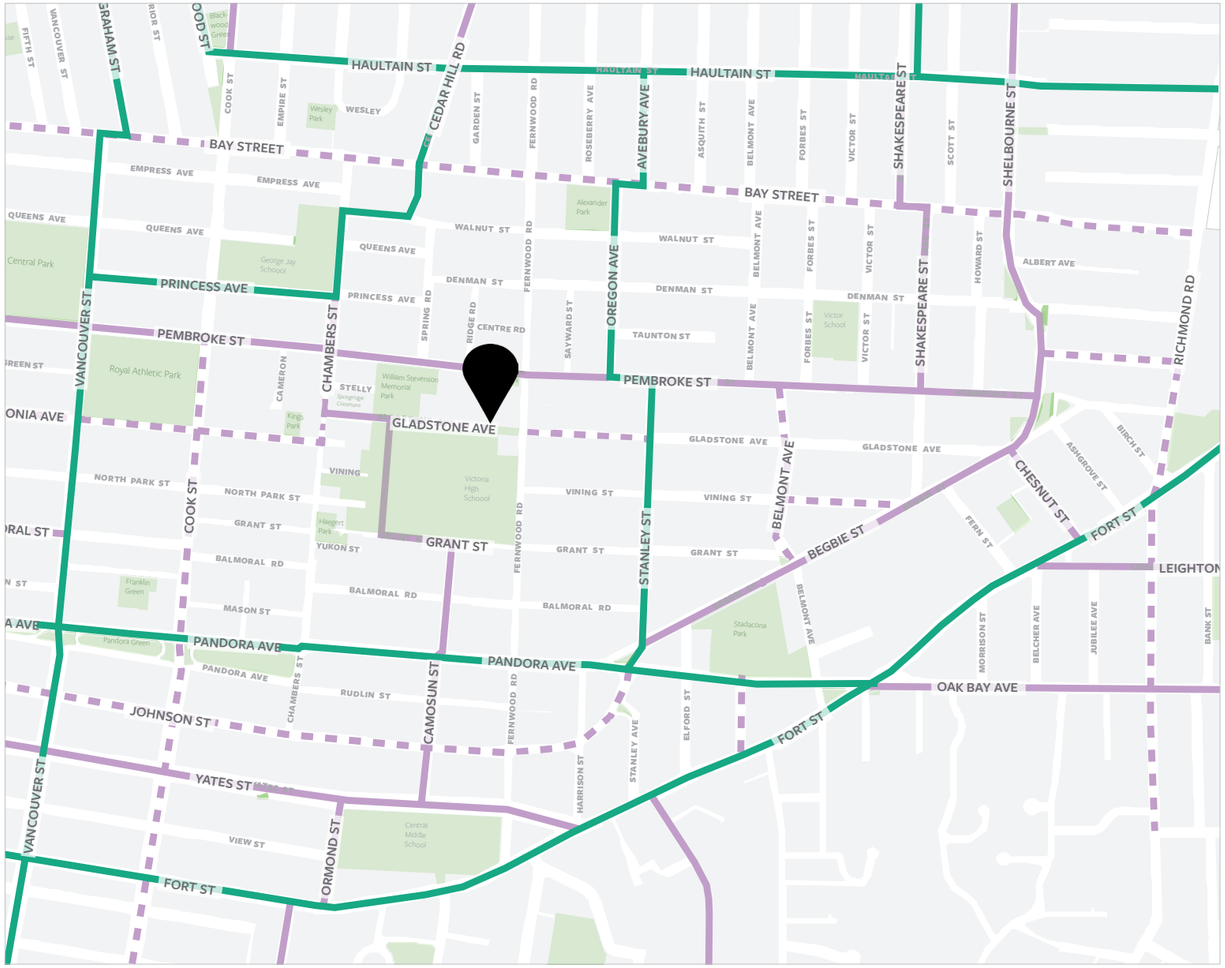
- Frequent & Express Service / Rapid Bus Candidate
- Cumulative Frequent Service
- Frequent Service Candidate
- Bay Street
- Cook Street
- Local Transit Service
- Mobility Hub
- Transit Exchange
- Large Urban Village
- Small Urban Village
- Park

The "Victoria Region 25 Year Transit Future Plan" and "Victoria Regional RapidBus Implementation Strategy" are administered by BC Transit and may be subject to change (Transit Exchange Study Areas and Mobility Hubs provided as approximate areas of opportunity).

NEIGHBOURHOOD CYCLING NETWORK

Fernwood Neighbourhood Plan

Map 13: Cycling Network (for reference only, please see Official Community Plan).



Legend

- AAA Priority Network
- AAA Expanded Network
- Other Existing and Community-Identified Cycling Routes

About the Cycling Network

The Cycling Network Map highlights existing and planned All Ages and Abilities (AAA) bicycle facilities. AAA facilities offer a greater degree of safety and comfort. Design treatments will vary depending on the context. Examples include protected bicycle lanes (one-way and two-way), off-street pathways (cycle only or multi-use), and shared-use streets with lower vehicle volumes, speeds, and signage (advisory bicycle lanes and neighborhood bikeways).

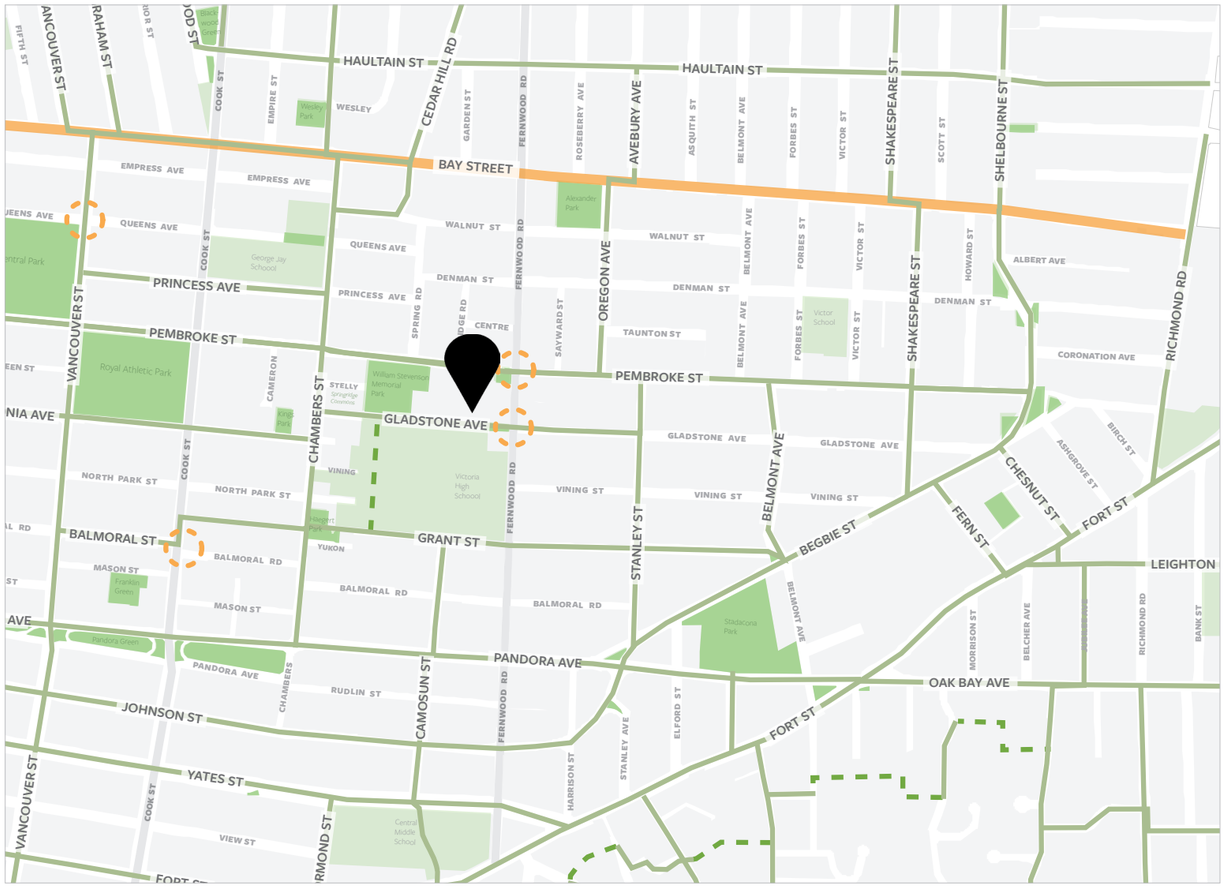
The City's AAA plan was adopted in 2016. Once the network is complete, 95% of the municipality will be within 500m of a AAA cycling route, providing safe and convenient access to village centres, parks, recreation centres and schools for all types of riders.

Other components of the cycling network are shown (both existing and desired). These may include painted bicycle lanes, painted buffered bicycle lanes, and signed bicycle routes. Working with partners and private land-owners, the City will continue to be opportunistic to add facilities and improve existing facilities (including addition to the long-term AAA network) as appropriate.

NEIGHBOURHOOD GREENWAY NETWORK

Fernwood Neighbourhood Plan

Map 12: Greenways Network with desired pedestrian and crossing improvements (for reference only, please see Official Community Plan).



Legend

- Neighbourhood Greenways
- Future Greenway Opportunities
- Key transit corridor in need of pedestrian improvements
- Desired crossing or crossing improvement

About the Greenways Network

The Greenways Network Map illustrates existing and desired routes for safe, convenient, and/or pleasant walking and wheeling. Improvements to greenways may be realized through several City programs including the *Traffic Calming and Crosswalk Program*, the *Pedestrian and Bicycle Master Plan implementation*, the *Transit Shelter Program, Road Rehabilitation Program, Active & Safe Routes to School* initiatives, regional transportation network investments, and major redevelopment projects.

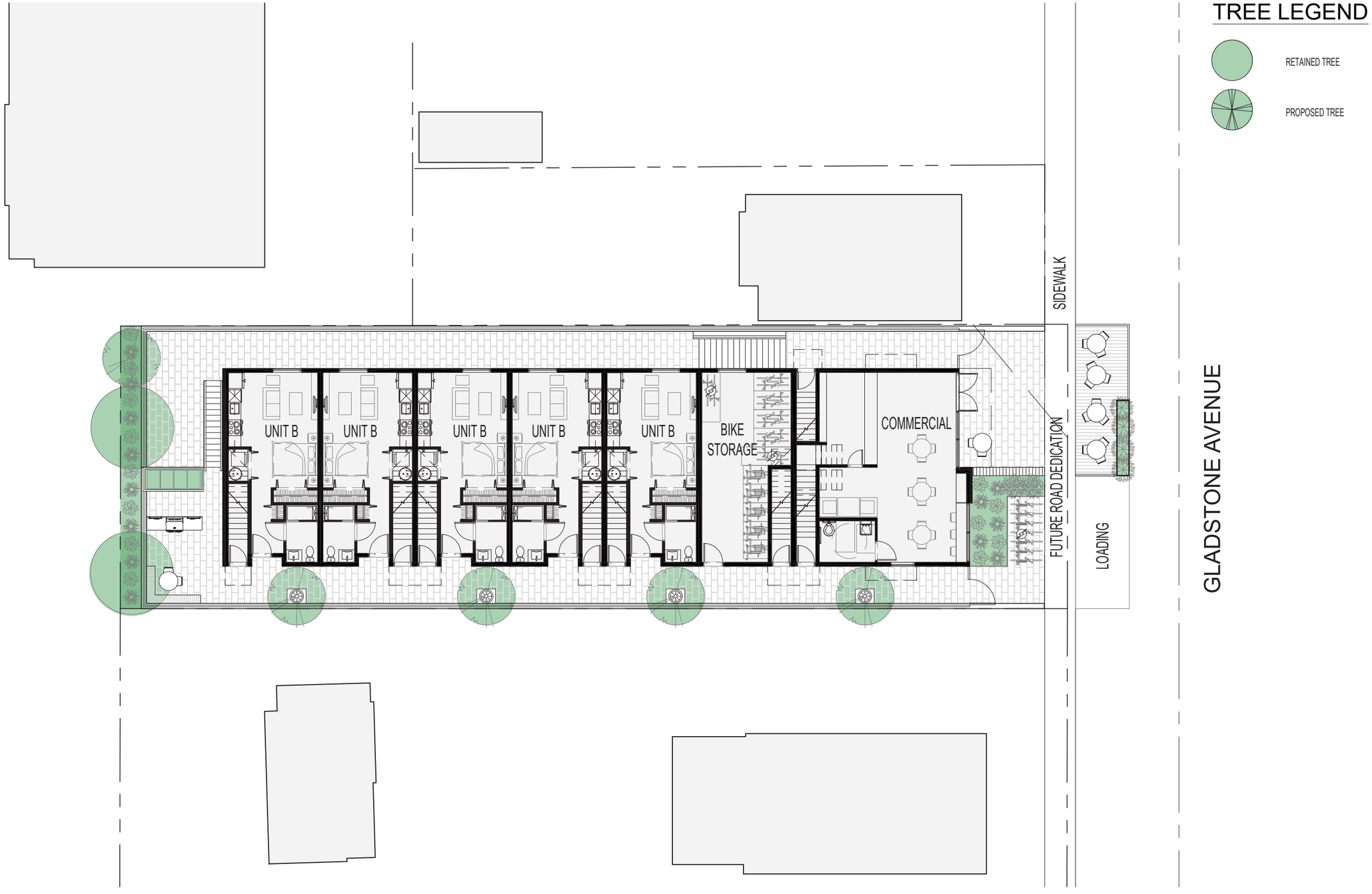
PROJECT OBJECTIVES AND GREEN BUILDING INDICATORS



KEY FEATURES

- Rental housing secured in perpetuity
- Diverse types of homes with 45% of homes to be family sized with private outdoor space
- Provision of car share memberships / transit pass
- Encourage non-vehicle transit through elimination of on-site parking
- Dedicated bike storage and repair area
- Built to BC Energy Step Code 3
- Walking and biking distance to employment centers and amenities
- Integrated passive design/cross-ventilation
- Solar panel-ready
- Native or adapted vegetation

SITE PLAN



TREE LEGEND

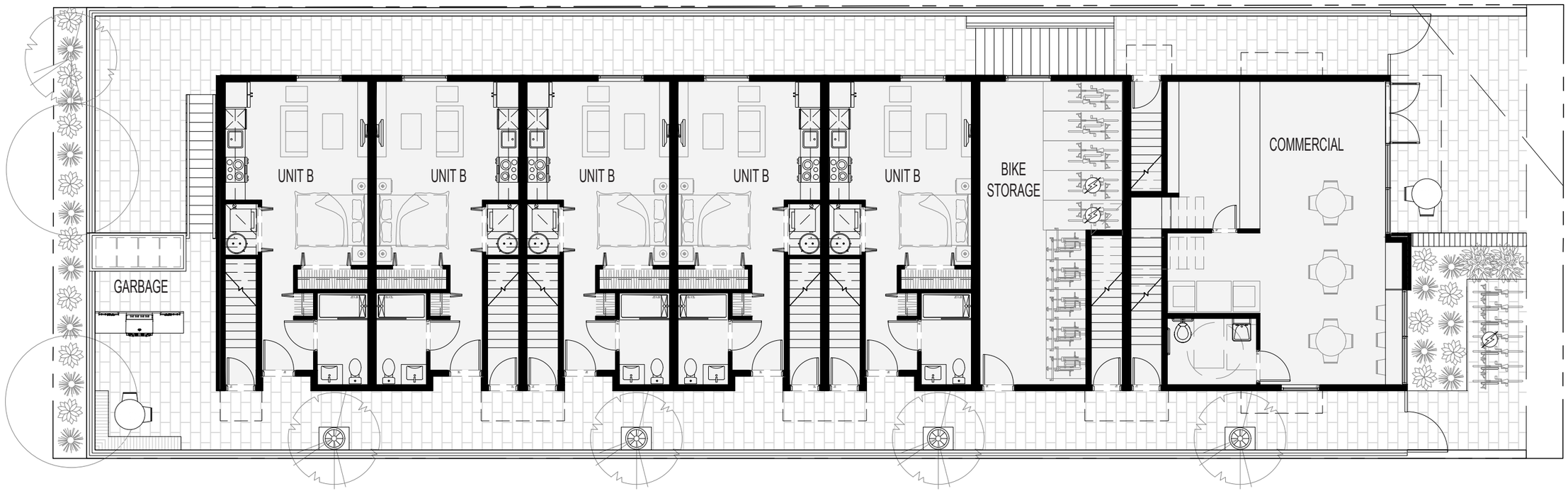
RETAINED TREE

PROPOSED TREE

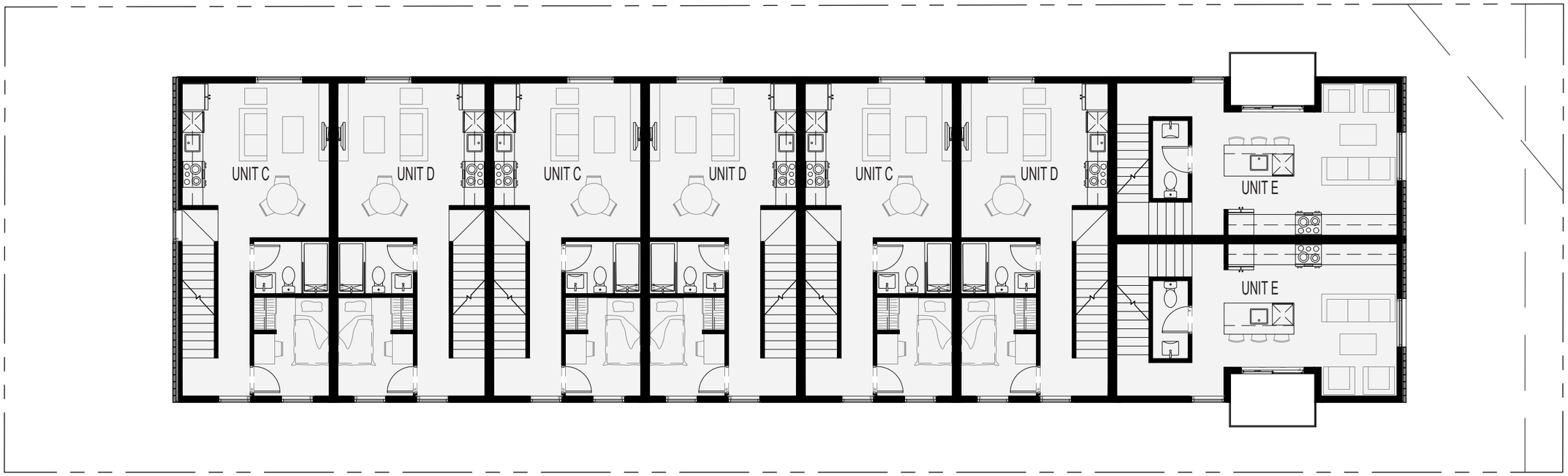
LEVEL 1


BIKE WASH +
PET WASH
GYM / YOGA
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
WATER ENTRY /
ELEC
BIKE
STORAGE
COMMERCIAL

LEVEL 2


UNIT B
UNIT B
UNIT B
UNIT B
UNIT B
BIKE
STORAGE
COMMERCIAL
GARBAGE

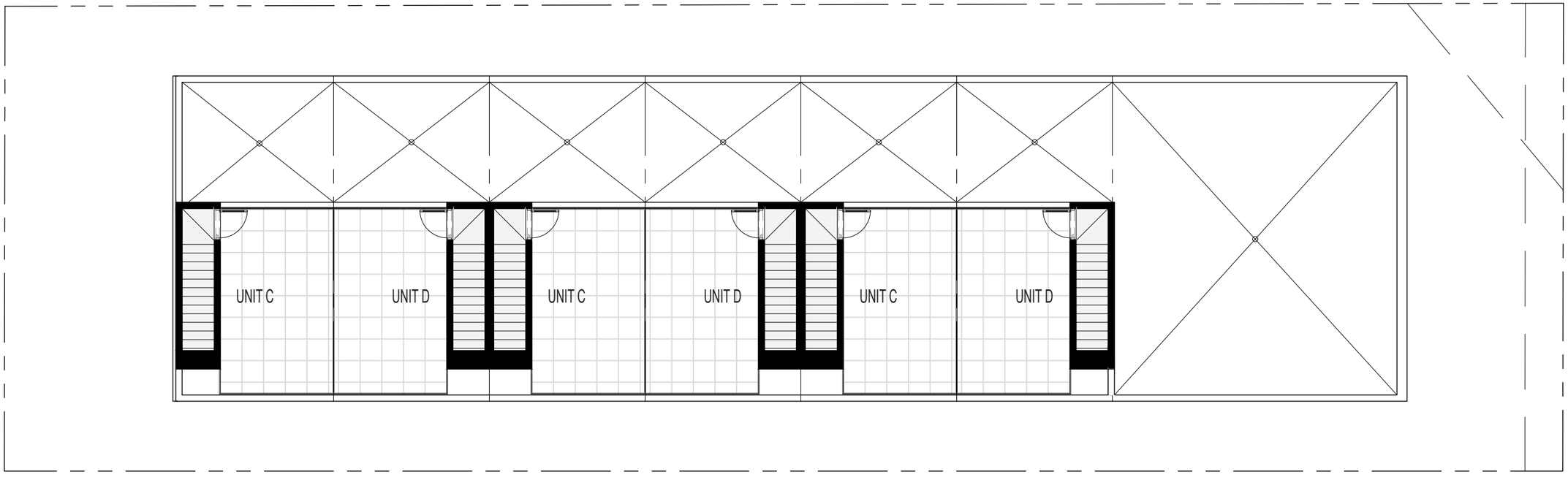
LEVEL 3



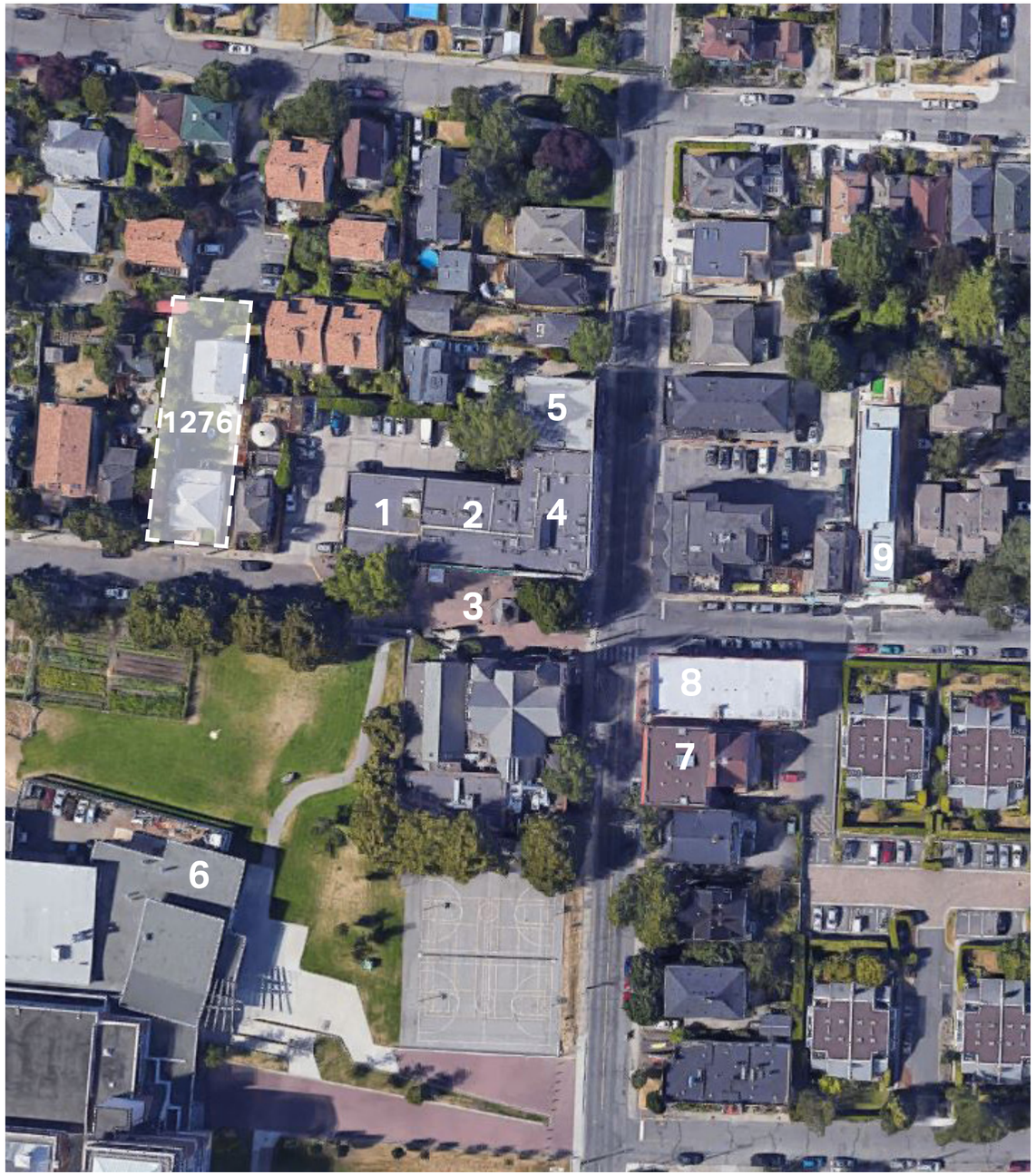
LEVEL 4



ROOF



FERNWOOD VILLAGE CONTEXT



KEY PLAN



1



2



3



4



5



6



7



8



9

FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



REAR YARD ELEVATION



SIGNAGE AND LIGHTING



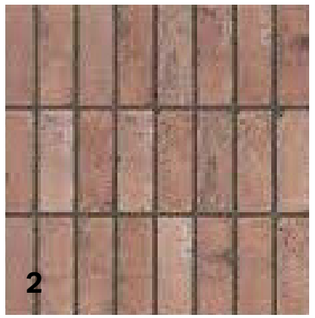
STREETSCAPE



MATERIAL BOARD











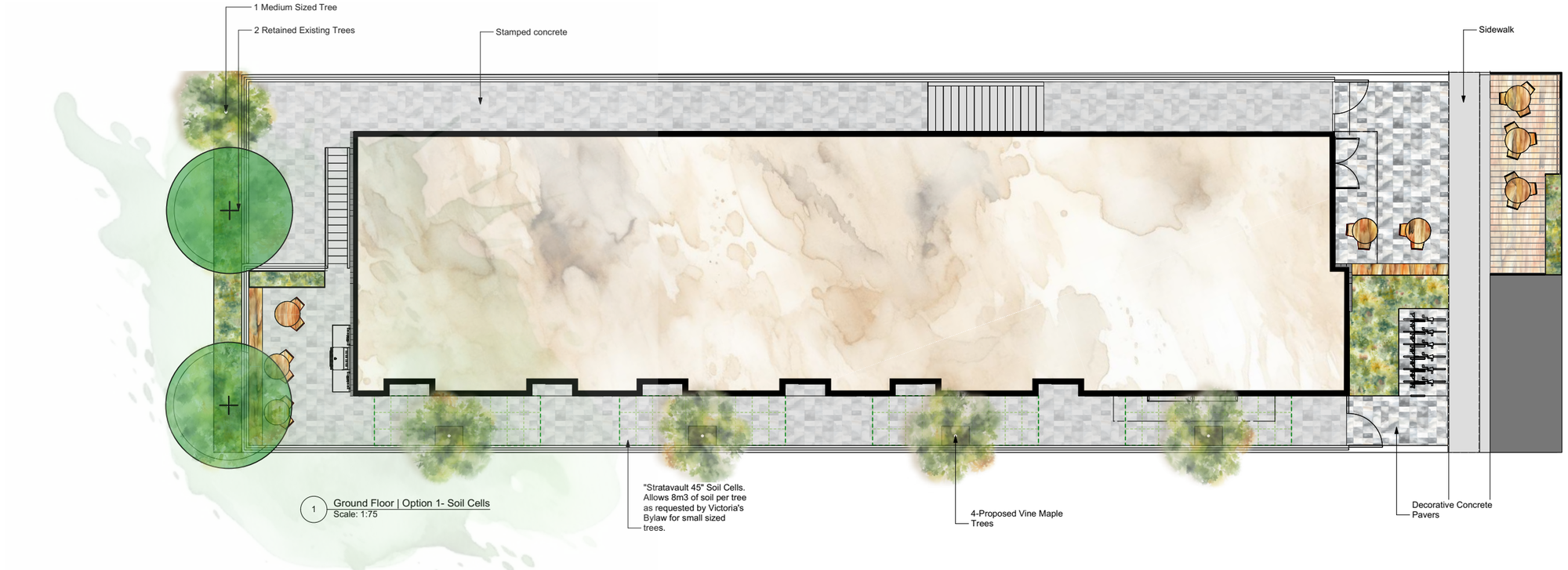






	MATERIAL	FINISH
1.	RECLAIMED BRICK	N/A
2.	VERTICAL STACK BOND BRICK	N/A
3.	STANDING SEAM METAL SIDING	BLACK FACTORY FINISH
4.	BRAKE METAL FLASHING	BLACK FACTORY FINISH
5.	STOREFRONT GLAZING	BLACK FACTORY FINISH | CLEAR GLASS
6.	ALUMINUM FLANGE WINDOW	BLACK FACTORY FINISH | CLEAR GLASS
7.	WALL-MOUNTED SCONCE LIGHTING	BLACK FACTORY FINISH
8.	YELLOW CEDAR T&G SIDING	CLEAR STAIN
9.	ACACIA HARDWOOD DECKING	CLEAR STAIN
10.	METAL PICKET GUARDRAIL	BLACK POWDER COAT
11.	STEEL PLATE CANOPY	BLACK POWDER COAT
12.	METAL SIGNAGE	BLACK POWDER COAT
13.	GLASS GUARDRAIL	N/A
14.	WOOD FENCE	BLACK PAINT
15.	PAVERS	GREY
16.	LANDSCAPING	PER LANDSCAPE

LANDSCAPE PLAN



1 Ground Floor | Option 1- Soil Cells
Scale: 1:75



2 Rooftop
Scale: 1:75

NOTES:
-ROOFTOP LAYOUT FOR CONCEPTUAL PURPOSES.
-OWNERS TO SUPPLY FURNITURE AND PLANTERS
-AREAS OF PAVING TO BE 24" X 24" CONCRETE SLABS.

VEGETATION PALETTE



ESC 1:75

0 1 5 10

1276 GLADSTONE

CHA