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# Advisory Design Panel

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## Memorandum

To: Advisory Design Panel  
From: Graeme Buffett  
Re: 3020 Lansdowne Road

Hello Design Panel Members

The November 3, 2020 meeting of the Advisory Design Panel includes a review of a proposed single family dwelling at 3020 Lansdowne Road in the Uplands neighborhood. The new home would be designed with a Georgian influence, utilizing a symmetrical two storey central portion with single storey flanking wings, strong eaves supported by wood cornices, and a steep roof pitch. Materials consist of brick cladding, solid wood windows and doors, and precast concrete sills. An existing swimming pool will be refinished, with an accessory building added adjacent to the pool area.

The proposal is subject to the *Uplands Design Guidelines* and other policies contained in the *District of 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

#### 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 37 trees planted in a variety of sizes and species, 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.

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- *Impact on views.* The proposed two storey building will be well buffered by proposed canopy trees. While the proposal would see an increase in the height of the home on the site, two storey homes are permitted by the *Zoning Bylaw* and it is not anticipated that the proposal will adversely impact the views of adjacent properties. Several two storey homes are present in the immediate neighbourhood
  - *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 a mixture of one and two storey homes in a broad range of styles and ages. The proposed buildings are not anticipated to have any negative impact on the neighbourhood.
  - *Relationship to adjacent buildings.* The design adds to the visual diversity of the neighbourhood and does not replicate any design within 500 m of the proposal. The proposed design meets setback requirements and proposed trees provide a substantial buffer with adjacent properties.
  - *Effect of shadows on neighbouring properties.* As a two storey home no significant shadowing is anticipated.
  - *Overlook and privacy issues.* The home is sited in the centre of a corner lot with a broad rear setback. The home to the east is buffered by an existing large western red cedar and windows are used sparingly on the second storey side elevations in order to mitigate overlook and privacy issues.
  - *Transition between private and public space.* Currently the site is bordered by a significant hedge that extends beyond the property boundaries into the right of way. As part of this application the portion of the hedge that extends into the right of way will be removed. This will open up the property at the corner of Lansdowne Road and Exeter Road. Access to the property will be via a circular driveway.
  - *Accessory buildings.* The accessory building has been designed to minimize visual impact, and has been sited in the rear yard and finished to match the home.

## Design of Buildings

- *General massing, proportion, and overall articulation of building to established housing.* The proposal is in keeping with the scale of the site and the neighbourhood context. The design is a positive addition to the visual diversity of the neighbourhood.

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- *Roofscape.* The roofscape consists of a steeply pitched roof with laminated asphalt shingles and a chimney on both sides of the two storey portion. The accessory building roof type corresponds to the principal building.
  - *Façade articulation and building entry.* The front façade of the building consists of a symmetrical projection influenced by the Georgian architectural styles. The entryway is defined by a flared staircase and is accented by columns.
  - *Garages and outbuildings.* The design of the accessory building complements the main home through use of corresponding design, materials, and reduced scale. The attached garage is side facing and well screened with plantings.

If you have any questions regarding the above, please feel free to contact me at

[gbuffett@oakbay.ca](mailto:gbuffett@oakbay.ca).

Yours truly,

Graeme Buffett

*Planner*

*District of Oak Bay*

## Uplands

H22. Use the following list to clarify and provide support to the Uplands design guidelines in order to ensure that new or renovated houses are consistent with the design intent of Uplands:

- Respect and abide by the combination of sensitive siting, design and use of materials that creates a sense of harmony and neighbourliness in Uplands. This includes individual design solutions; significant landscaped areas between home, neighbour and street; and outdoor spaces with their own design and character.
- Use high quality materials that have a sense of timelessness, substantial structural qualities, an authentic appearance, qualities of workmanship or craft, and qualities of appropriateness or compatibility.
- 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 sensitively sited, visually unobtrusive and complementary with the architecture of the house.
- Site new development as much as possible within the existing development footprint, with front yard setbacks consistent with other houses on the street, retaining as many mature trees and existing vegetation as possible, respecting adjacent private outdoor use areas, with massing comparable in scale and massing with other buildings on the street and partially screened from direct view from the street.
- Design the landscape to reflect the character of the neighbourhood including Garry Oaks and other large trees, enclosure of outdoor spaces with plants, screening, and layering of plants and features.
- Design the space leading to the main entrance of the house as a special landscaped space providing a transition from street to home.

H23. Consider revisions to the maximum lot coverage in Uplands.



*Photo Credit: Hope Burns*

## Historical Context

The Uplands was planned in 1907-08 for the Winnipeg developer William Gardner by John Charles Olmsted who considered it the finest suburban work of his forty-five year career. Olmsted headed the Boston-based *Olmsted Brothers*, America's leading firm of landscape architects and town planners through the late-19<sup>th</sup> and early-20<sup>th</sup> centuries.

The Uplands was developed as a residential park to maintain the natural beauty and picturesque setting of a unique suburban landscape. This was achieved through the careful siting of houses, all set against a framework of curving streets and large lots to take full advantage of ocean and mountain views. A system of deed restrictions was introduced to maintain single-family land use and establish minimum standards of value, height, and setbacks. In fact, this system formed the basis of Oak Bay's initial and subsequent zoning by-laws from the 1920s to the '70s.

The special character of the Uplands has been further protected by provincial statute and municipal by-laws, especially the Oak Bay Special Powers Act (1935). Although modified through time, the intent of the Act remains in effect, *ie.* to protect the park-like design and development standards first established by John Charles Olmsted, and to sustain the environmental integrity of the municipality.

The design guidelines outlined in this brochure are intended to preserve the original vision and character of the Uplands.

## Design Considerations and the Review Process for the Uplands

The following elements of design will be considered by the Oak Bay Advisory Design Panel when reviewing proposed buildings or additions and alterations to existing buildings in the Uplands.



## Goals

The Advisory Design Panel will assess all applications within the context of the Uplands Regulations Bylaw and the Oak Bay Zoning Bylaw to achieve the following goals:

- To maintain and reinforce a residential park atmosphere.
- To ensure the sensitivity of new development to existing dwellings and landscape features.
- To promote design excellence through the approval process for building permits in the Uplands.

## Siting of Buildings

The Advisory Design Panel will consider the following criteria when assessing the siting of buildings within the Uplands:

- Maintenance of the residential park setting  
*John Charles Olmsted, when designing the Uplands, intended to achieve a residential park atmosphere. This concept shall be maintained.*

- Impact on views

*The impact on the view corridors of neighbouring properties and public areas should be kept to a minimum.*

- Setbacks

*Setbacks shall promote and reinforce the residential park atmosphere.*

- Relationship in character and massing to the image of the area

- Impact on scale and rhythm of development

*Scale and rhythm are established by various design elements which include: building height, building form, roof shape, massing, landscaping, and garages and out-buildings.*

- Relationship to adjacent buildings
- Effect of shadows on neighbouring properties
- Overlook and privacy issues
- Transition between private and public space
- Accessory buildings

*Accessory buildings shall be assessed by applying the same criteria used for the principal buildings.*

## Design of Buildings

New development will be assessed in accordance with the original design guidelines of the Uplands which state that each dwelling shall be distinct in appearance and design from dwellings within a distance of 500 feet. The Advisory Design Panel will consider the following design criteria when assessing proposals:

- General massing, proportion, and overall articulation of building in relation to established housing

- Roofscape

*Design of roofs including pitch, form, gables, and dormers.*

- Facade articulation and building entry  
*Exterior materials, finishes, glazing, and ornamentation should appear as integral parts of a building and should be sympathetic to the overall design concept.*

- Garages and outbuildings



# Memo

**To:** Moira Harrison, Building, Engineering and Licensing Clerk  
**From:** Chris Paul, Municipal Arborist  
**Date:** September 29, 2020  
**Subject:** 3020 Lansdowne Road new house

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There is an Arborist report for this property that outlines proposed tree removals and tree protection and mitigating measures to be taken during excavation and construction. All tree protection measures outlined in the report are to be conditions of the permit. The return of protection securities will be based on these measures being followed.

The property has three protected trees on it, two on neighbouring properties and two trees on the boulevard. One boulevard tree is being shown as being retained and protected in front of the house between the two driveways. The tree is a hawthorn in poor condition and the Parks Department will remove it at the beginning of the project and replace it once the project is completed.

As outlined in section 10, each of the trees to be removed for construction will require a bond of \$1000 and have two trees planted to replace it. There are no trees to be removed for this project so there will be no replacement bonds.

As outlined in section 11, securities will be held for the protection of the trees to be retained. Security amounts are laid out in Schedule A. There will be four trees between 30 and 60 cm diameter and 2 trees over 60 cm that will require securities.

Canopy cover securities. The report states that the canopy cover is currently 17.7%. This will require approximately 600 square meters of canopy cover to be planted. At least 5 trees of large canopy size must be planted to reach the canopy cover requirements. The landscape plan shows a total of 14 trees of small and medium sized canopies that will meet the requirements of the bylaw.

Fees for this project are as follows

Non-refundable permit fee: \$500

Securities: 4 @ \$2500 and 2 @ \$5000 = \$20000 returnable at final inspection.

Canopy cover securities 5 trees @ \$500 per tree = \$2500

Total fees = \$23000.

There is currently a cedar hedge following the sidewalk along the Exeter side of the property and around the corner on to Lansdowne. The property line at the corner follows a large curve up to 17 meters back from the curb edge at the corner. The hedge is surrounding an area of public boulevard of approximately 200 square meters. The large Deodara Cedar at the corner is entirely on public land.

Tree protection must be inspected by the Parks Department before any demolition or construction begins. Please call 250-592-7275 to book an inspection time.

**GENERAL**

*This form MUST BE COMPLETED and submitted with your package for the Advisory Design Panel.*

Property Address 3200 Lansdowne Road Date Sept. 10, 2020

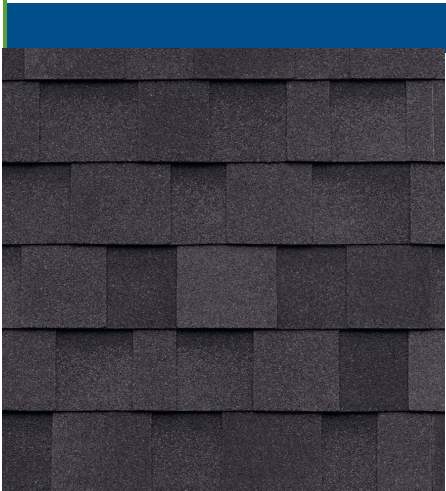
**MATERIALS AND COLOURS**

ITEM	MATERIALS	COLOURS
<b>WINDOWS</b>		
Windows	Aluminum Clad Wood	Black Aluminum Ext.
<b>DOORS</b>		
Exterior Doors	Wood	BM "ASHLAND SLATE"
Garage Doors	Wood	BM "ASHLAND SLATE"
Accessory Building	Wood	BM "ASHLAND SLATE"
<b>TRIM</b>		
Doors	Brick	BM "DISTANT GRAY"
Windows	Brick	BM "DISTANT GRAY"
<b>ROOF</b>		
Roofing	Laminated Asphalt Shingle	DUAL BLACK
Flashing	Cascadia Metals	BLACK
Fascia	Stucco	BM "SNOW WHITE"
Soffit	Stucco	BM "SNOW WHITE"
<b>SIDING</b>		
Exterior Cladding	Brick	BM "DISTANT GRAY"
Stone / Rock Cladding		
<b>HARD SURFACES</b>		
Driveway	Stamped Concrete	DARK GRAY
Walkway	Stamped Concrete	CHARCOAL GRAY
Patio	Aristocrakrat Tiles	CHARCOAL GRAY
<b>FENCE</b>		
Fencing	Solid Cedar	BM "DISTANT GRAY"
<b>LIGHTING</b>		
Exterior	Metal	BLACK
Landscape	Metal	BLACK

**ATTACH SAMPLES TO REVERSE SIDE**



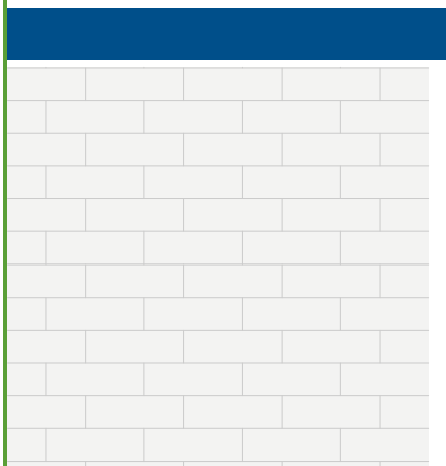
## SAMPLE MATERIALS



**Colour Name / Description**

ROOFING MATERIAL  
LAMINATED ASPHALT SHINGLE  
DUAL BLACK  
IKO CAMBRIDGE COLLECTION

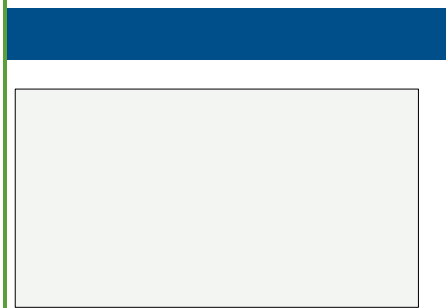
ATTACH CHIP SAMPLE HERE



**Colour Name / Description**

BRICK VENEER  
SUMMIT BRICK COMPANY  
1/3 2/3 RUNNING BOND  
"ALASKAN SMOOTH"  
PAINT FINISH BENJAMIN MOORE  
"DISTANT GRAY"

ATTACH CHIP SAMPLE HERE



**Colour Name / Description**

STUCCO / ACCENTS  
BENJAMIN MOORE  
OC-66 "SNOW WHITE"



ENTRY DOORS  
BENJAMIN MOORE  
1608 "ASHLAND SLATE"



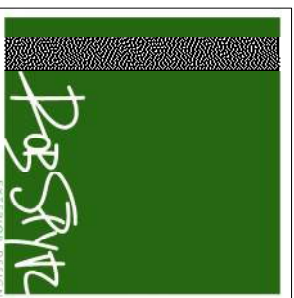
METALS, FLASHINGS, ACCENT  
CASCADIA METALS  
PVDF PREPAINTED STEEL "BLACK"

# GILL RESIDENCE

3020 LANSDOWNE ROAD, VICTORIA, BC

PROJECT DRAWING LIST

- A1 - SITE SURVEY, MAP, STREET VIEWS
- A2 - SITE PLAN
- A3 - SITE COVERAGE PLAN
- A4 - TREE CANOPY PLAN
- A5 - ENLARGED BACKYARD
- A6 - ENLARGED FRONTYARD



Phone: 604 369 8408    rpsylve@mail.com    www.rpsylve.com

## LANDSCAPE DESIGN PACKAGE



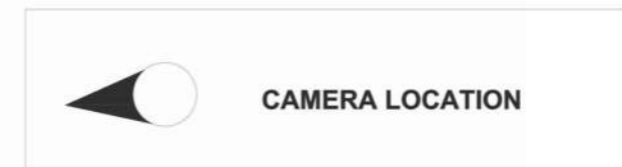
**EXISTING AERIAL IMAGE**  
SCALE: NTS



**PROJECT LOCATION**  
Scale: NTS



**AERIAL IMAGE (PRE CONSTRUCTION)**  
STREETSCAPE KEY MAP



**CAMERA LOCATION**



**A** **STREETSCAPE IMAGE**  
LOOKING NORTH



**B** **STREETSCAPE IMAGE**  
LOOKING NORTHWEST



**C** **STREETSCAPE IMAGE**  
LOOKING EAST



**D** **STREETSCAPE IMAGE**  
LOOKING SOUTHEAST



**E** **STREETSCAPE IMAGE**  
LOOKING WEST



**F** **NEIGHBOURING PROPERTY**  
LOOKING SOUTHEAST



**G** **NEIGHBOURING PROPERTY**  
LOOKING WEST



**H** **NEIGHBOURING PROPERTY**  
LOOKING WEST

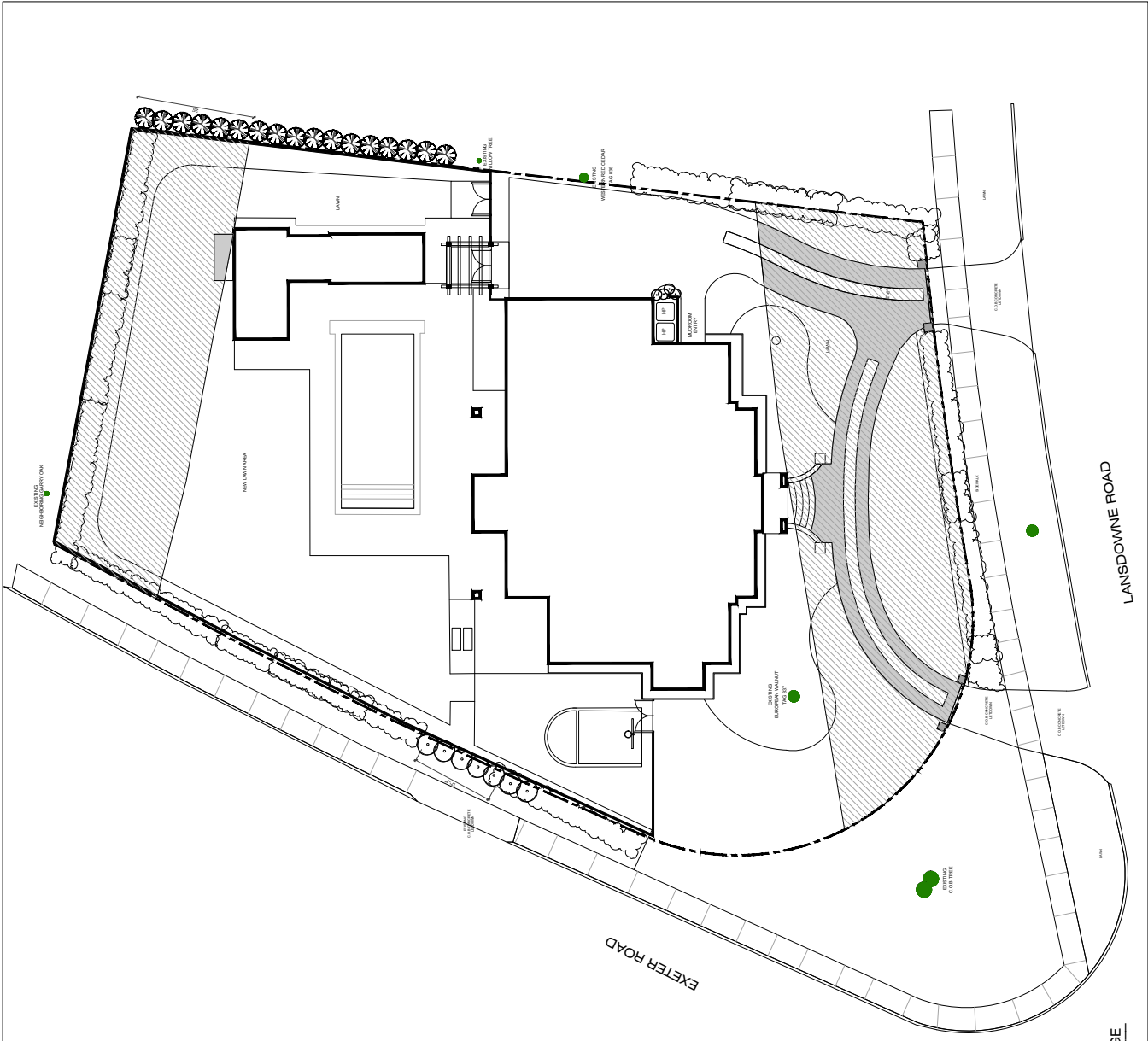


**I** **NEIGHBOURING PROPERTY**







<b>GILL RESIDENCE</b>			
3020 LANSDOWNE ROAD			
OAK BAY, BC			
Date	AUG 21, 2020		
Scale	Designer	Drawn by	
AS SHOWN	RS	CG	
Page	<b>A1 of 6</b>		
Page Title	<b>MAP + AERIAL + STREETSCAPE</b>		





**SITE COVERAGE**

BACK YARD	
	REAR YARD 25' OFFSET ALLOWABLE = 2372 sq.ft (220.6 m <sup>2</sup> ) X 25% = 594 sq.ft (55.2 m <sup>2</sup> )
	PROPOSED PAVING = 30' sq.ft (2.7m <sup>2</sup> )
FRONT YARD	
	35' OFFSET AREA = 4023 sq.ft (374.5 m <sup>2</sup> ) X 25% = 1007 sq.ft (93.6 m <sup>2</sup> ) Allowable
	PROPOSED PAVING = 989 sq.ft (92 m <sup>2</sup> )











### PROJECT ADDRESS

3020 Lansdowne Road  
Oak Bay BC

Amended Let 12 (DD 221781-I), Block C,  
Section 31, Victoria District, Plan 3599

PID 005-519-900

ZONE RS-2  
LOT AREA 2068 m<sup>2</sup>

### PROJECT DATA

Lot Breadth 42.29m  
Lot Width 28.14m  
Lot Depth 53.95m

### Principal Building

Front Yard Setback Area 374.5m<sup>2</sup>  
Paved Surface 92.0m<sup>2</sup> / 24.6%

Rear Yard Setback Area 220.6m<sup>2</sup>  
Paved Surface 0m<sup>2</sup> / 0%

### Setbacks

Front Lot Line 11.80m  
Interior Side Lot Line 7.01m  
Exterior Side Lot Line 7.64m  
Total Side Lot Lines 14.65m  
Rear Lot Line 25.80m  
Between Buildings / Structures 3.05m

### Heights

Average Grade 7.48m GEO  
Roof Height 9.05m  
Building Height 6.52m  
Occupiable Height 3.47m

### Gross Floor Area

Main Floor 3000 ft<sup>2</sup> / 278.71m<sup>2</sup>  
Garage 725 ft<sup>2</sup> / 67.35m<sup>2</sup>  
Upper Floor 3000 ft<sup>2</sup> / 278.71m<sup>2</sup>  
Basement N/A  
Crawlspace N/A  
Veranda 60 ft<sup>2</sup> / 5.57m<sup>2</sup>  
Covered Rear Area 196 ft<sup>2</sup> / 18.21m<sup>2</sup>

### Exemptions

Garage 205 ft<sup>2</sup> / 19.05m<sup>2</sup>

Floor Area Ratio 629.51m<sup>2</sup> / 2068m<sup>2</sup> = 0.304 / 1

Lot Coverage 3981 ft<sup>2</sup> / 369.85m<sup>2</sup> / 17.9%

### Parking

Covered 3  
Uncovered 0

### Accessory Building

Floor Area 563 ft<sup>2</sup> / 52.30 m<sup>2</sup>  
Floor Area Ratio 0.025/1  
Lot Coverage 563 ft<sup>2</sup> / 52.30 m<sup>2</sup> / 2.5%  
Average Grade 7.43m GEO  
Roof Height 4.50m  
Building Height 2.86m  
Occupiable Height 0.12m  
Rear Setback 7.69m  
Interior Side Setback 4.61m

### Accessory Structure (Pool)

Lot Coverage 680 ft<sup>2</sup> / 63.17 m<sup>2</sup> / 3.05%

### REVISION LIST

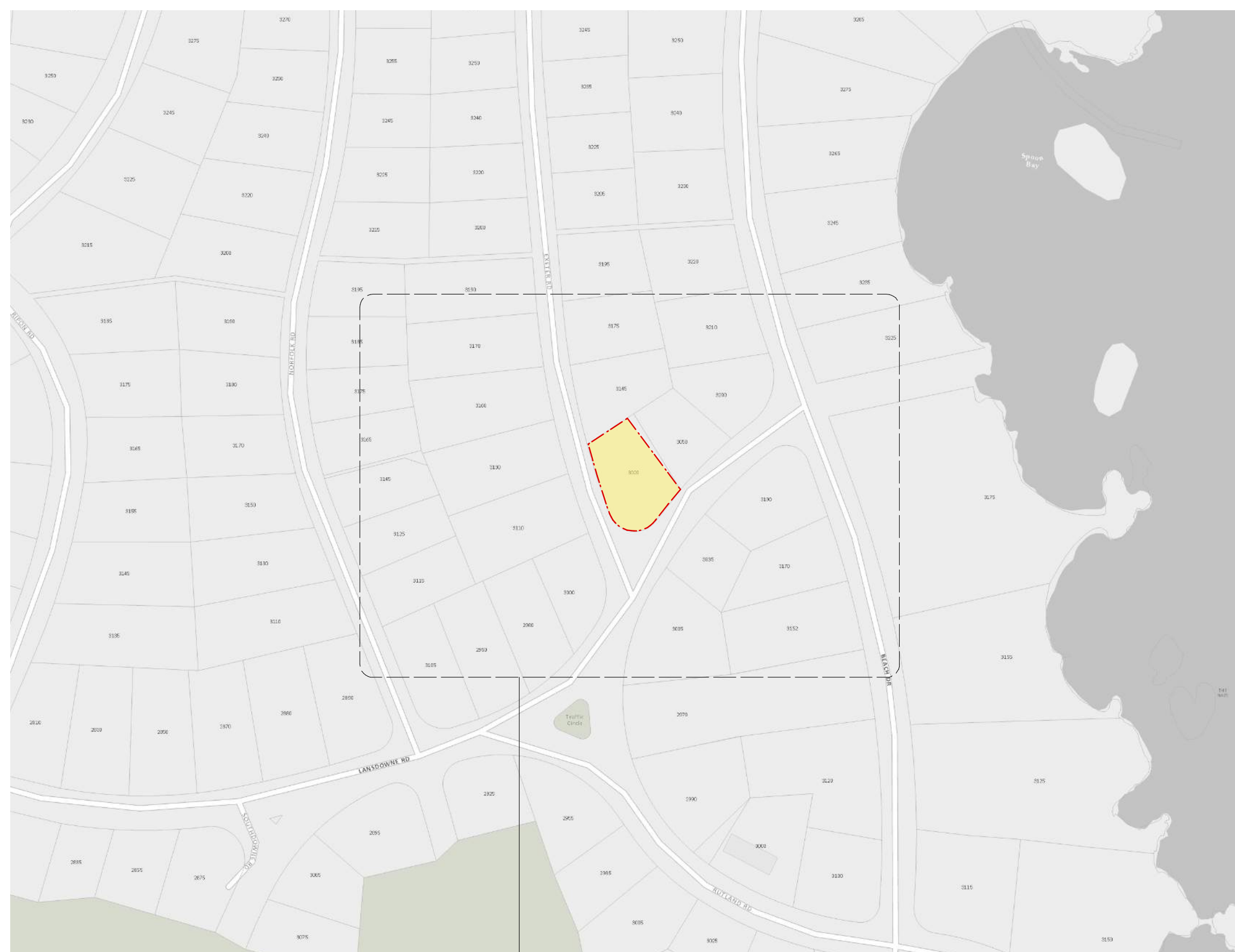
- R1 - June 8, 2020  
Issue for Review
- R2 - Sept. 10, 2020  
Issue for ADP
- R3 - Oct. 20, 2020  
Re-Issue for ADP

### DRAWING LIST

- A1 Site and Location Plans
- A2 Floor Plans
- A3 Elevations

Gill Family Residence  
3020 Lansdowne Road

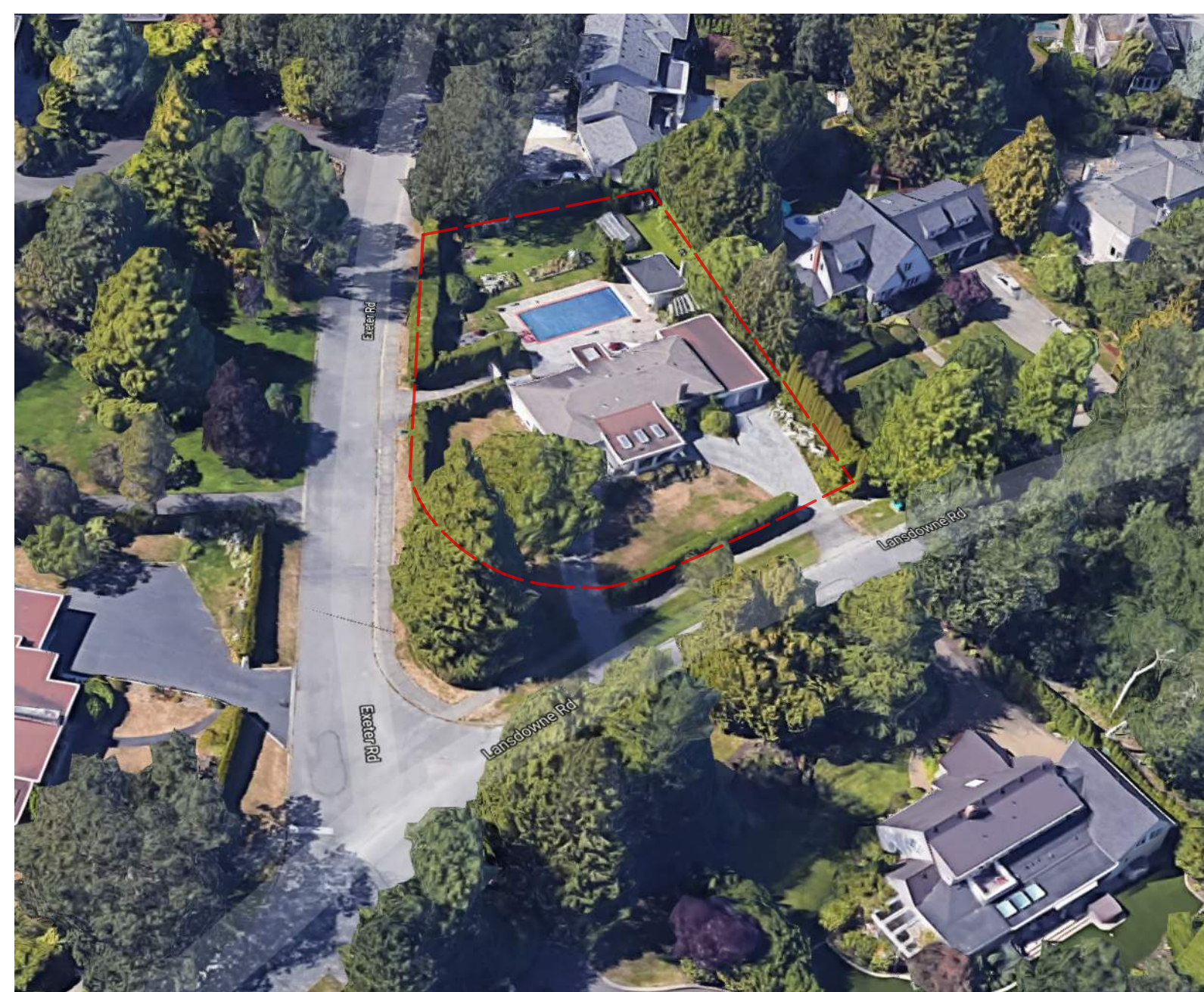
TITLE	Site, Location and Context		
FILE	SE10.20	SCALE	As Noted
PROJECT NO.	1929	DATE	Oct. 20, 2020
DRAWN BY	TDR	SHEET NO.	A1
ISSUE FOR	Review	REV.	3



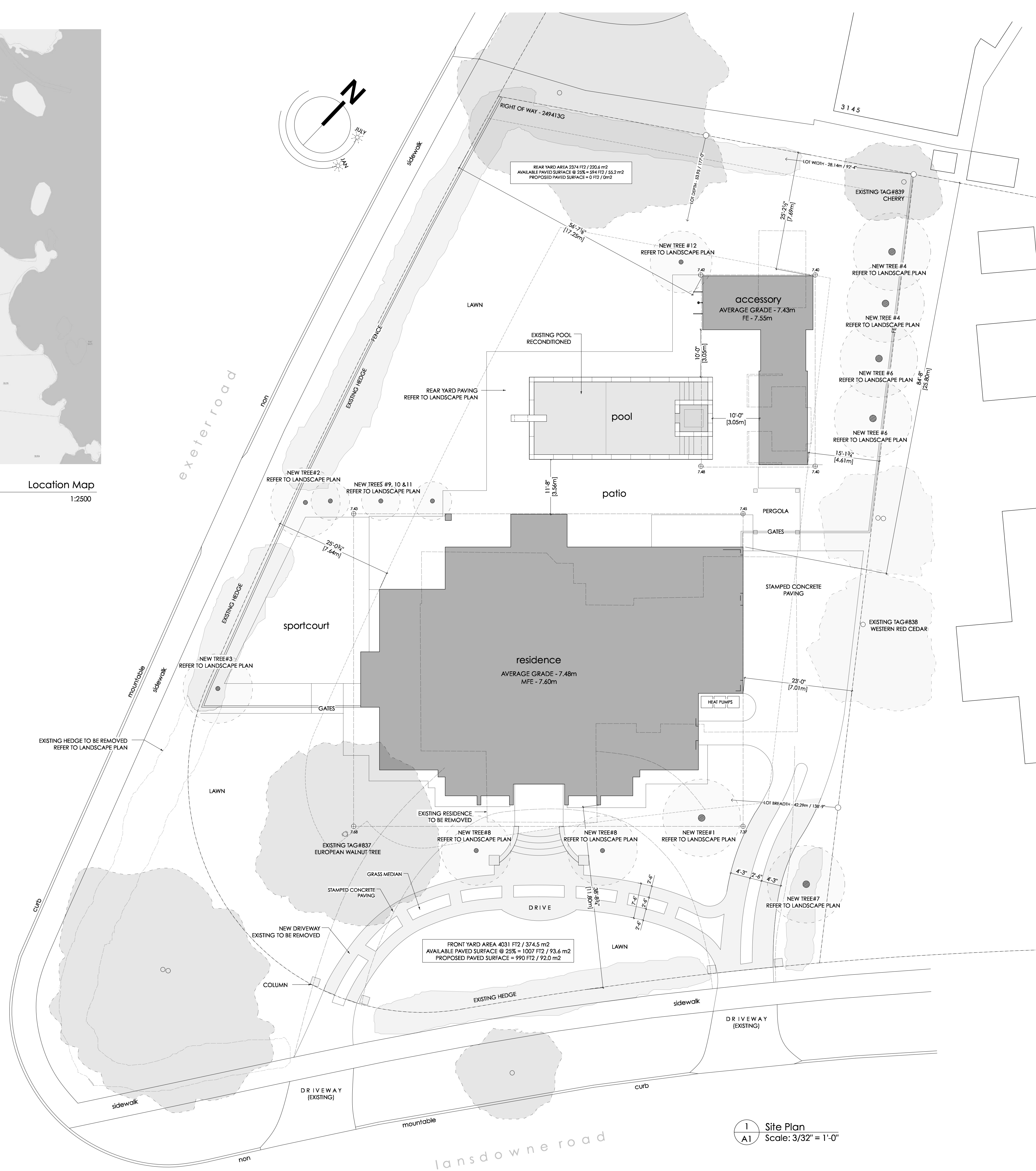
Location Map  
1:2500



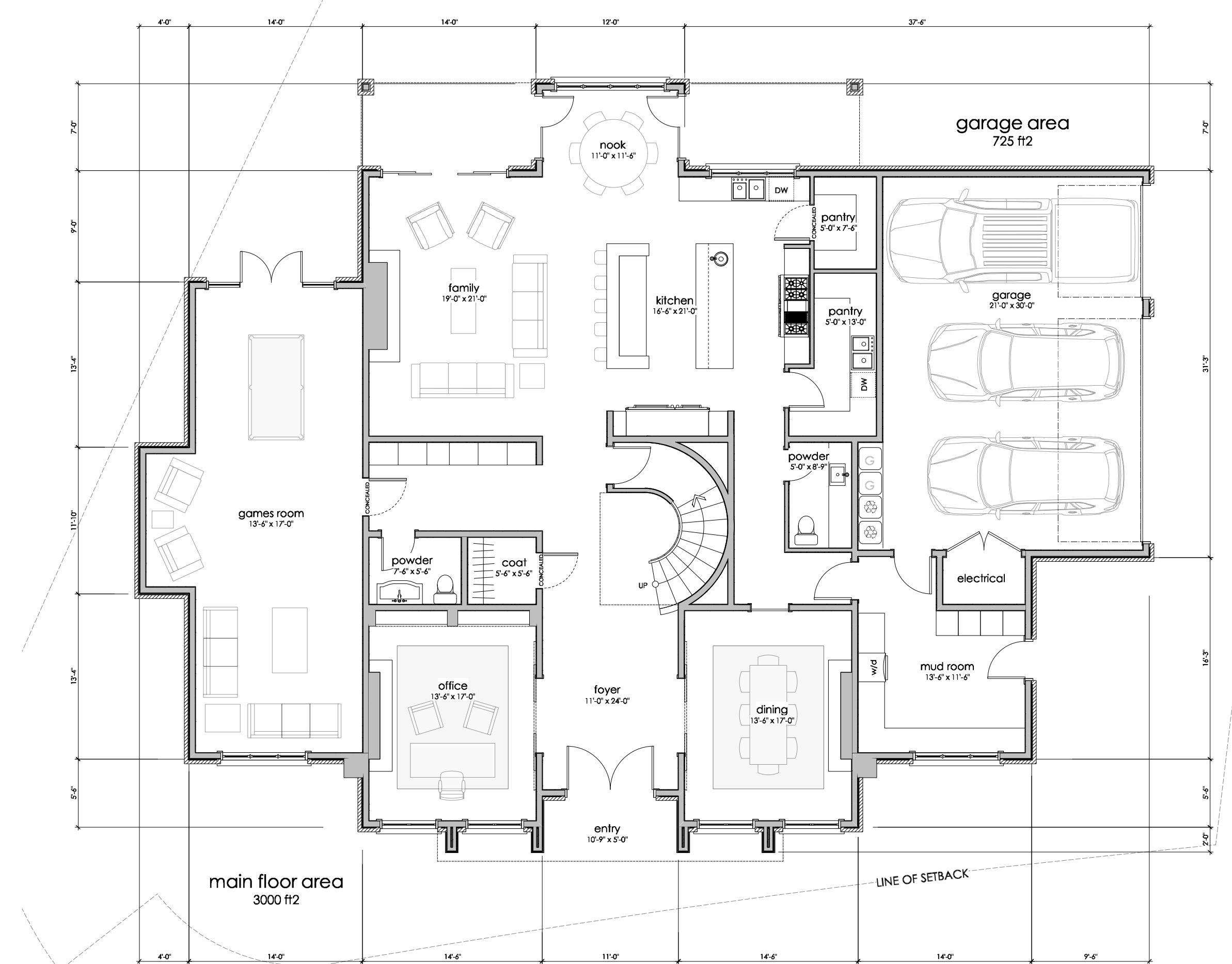
Context Map  
1:1500



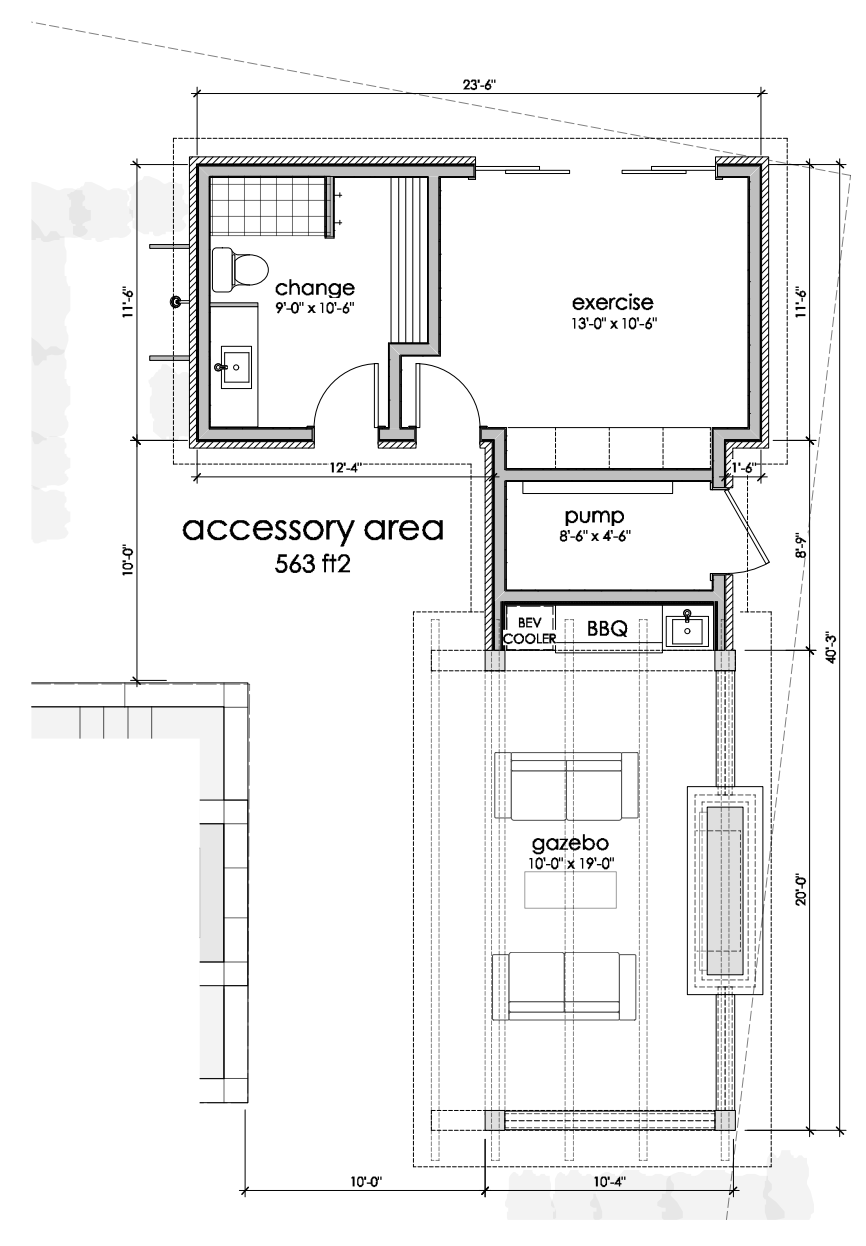
Arial of Existing Property



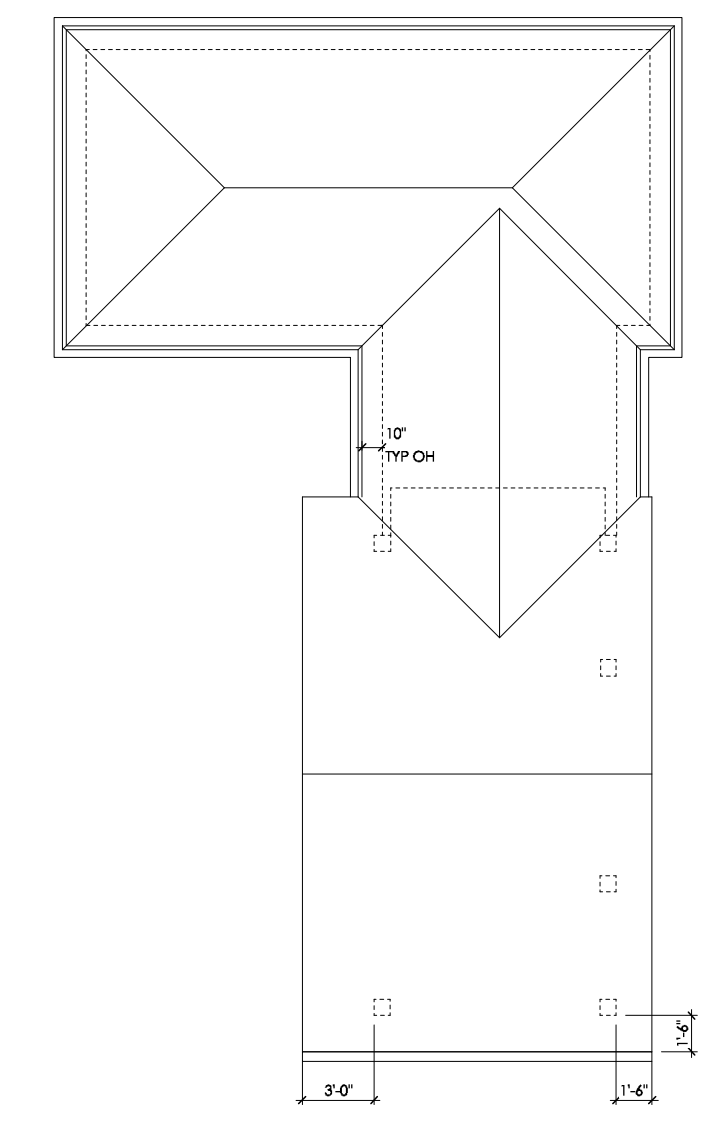
1 Site Plan  
Scale: 3/32" = 1'-0"



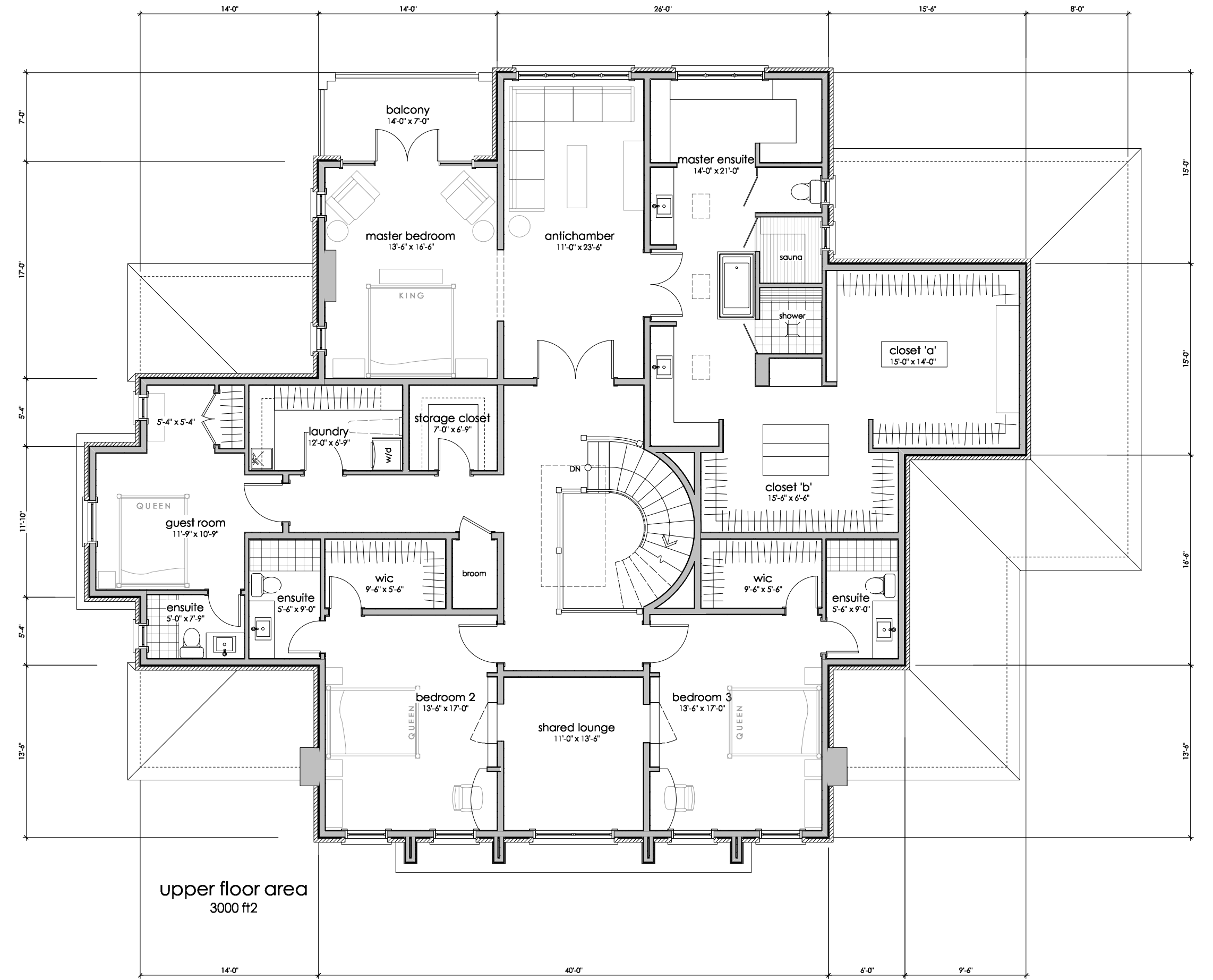
Main Floor Plan  
1/8"=1'-0"



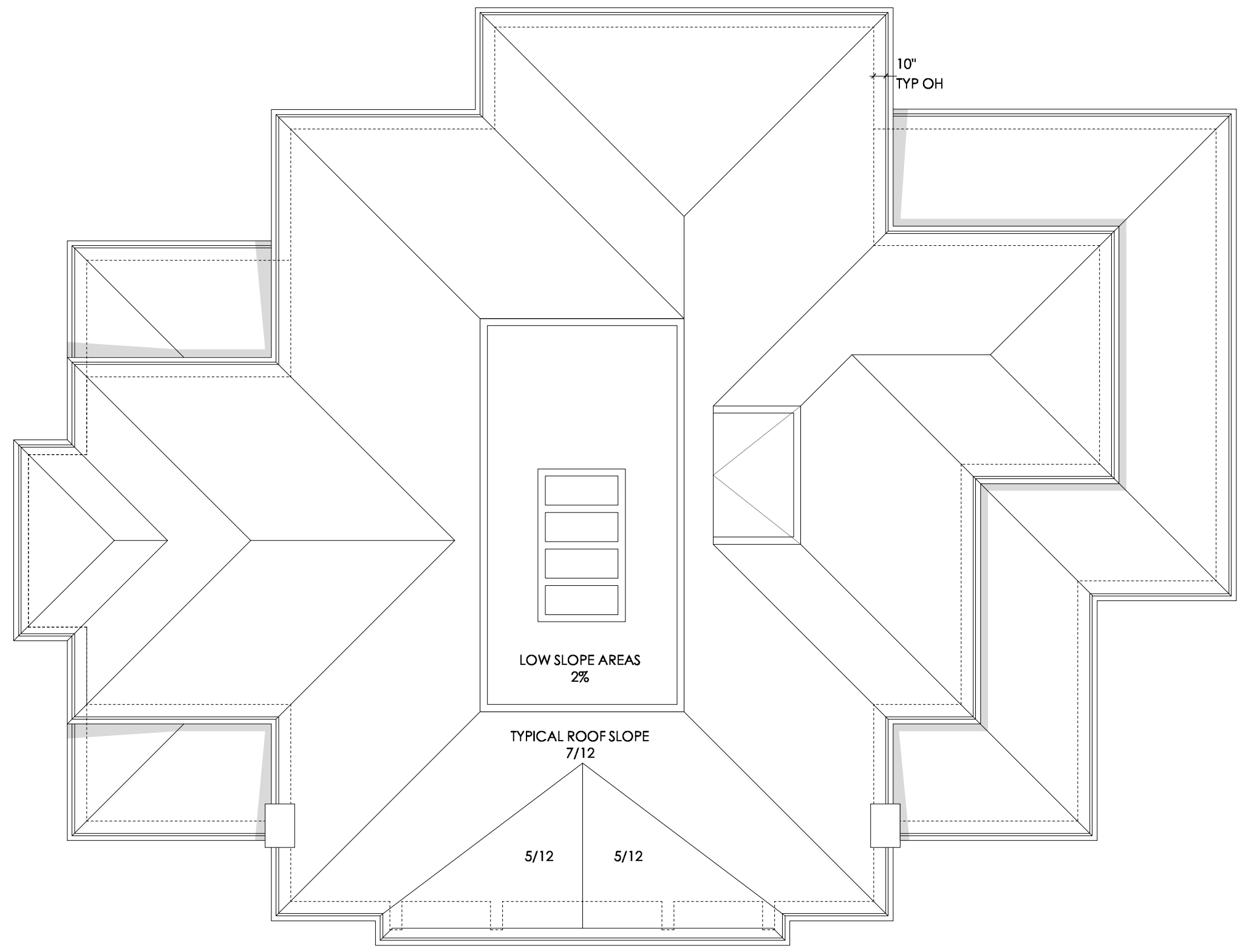
Floor Plan (Accessory)  
1/8"=1'-0"



Roof Plan (Accessory)  
1/8"=1'-0"



Upper Floor Plan  
1/8"=1'-0"



Roof Plan  
1/8"=1'-0"

Gill Family Residence 3020 Lansdowne Road			
TITLE	Floor Plans	SCALE	As Noted
FILE	SE10.20	DATE	Sept. 10, 2020
PROJECT NO.	1929	SHEET NO.	A2
DRAWN BY	TDR	REV.	3
ISSUE FOR	Review		



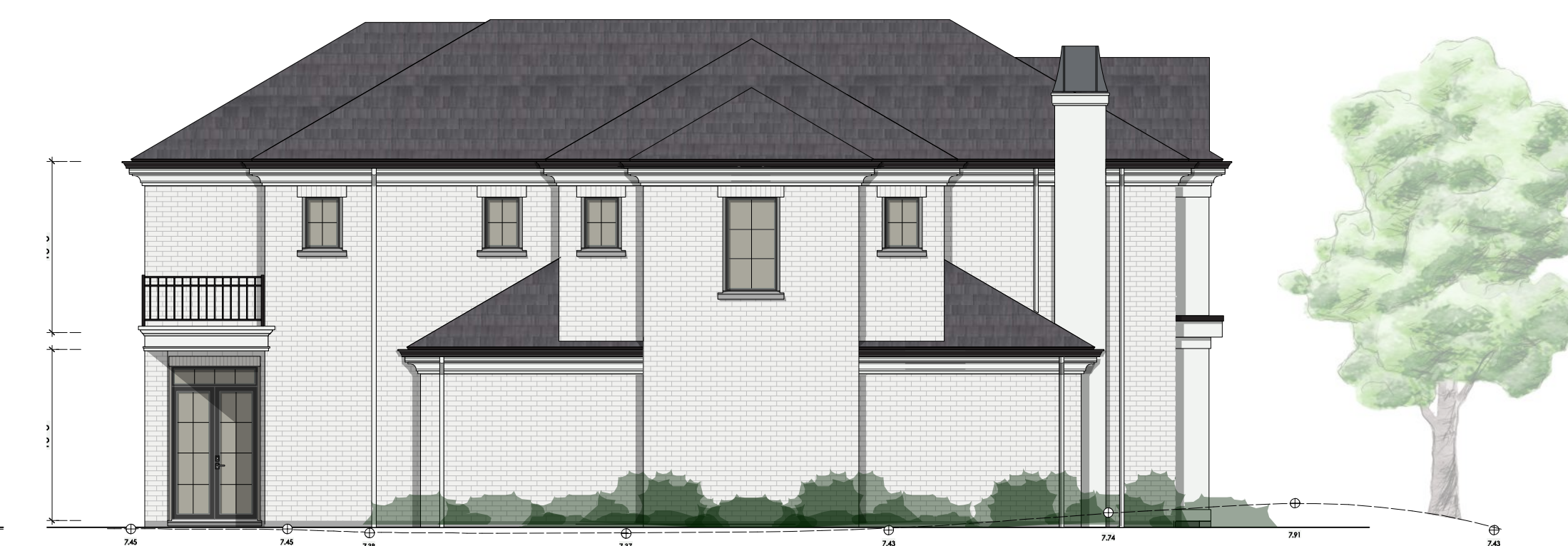
Southeast Elevation (Lansdowne)  
1/4"=1'-0"



Northeast Elevation  
1/8"=1'-0"



Northwest Elevation  
1/8"=1'-0"



Southwest Elevation (Exeter)  
1/8"=1'-0"



Accessory Building



Finishing Schedule



3000 Lansdowne Rd.



3145 Exeter Rd.



Subject Property



Subject Property



Subject Property



3050 Lansdowne Rd.



3035 Lansdowne Rd.

Gill Family Residence 3020 Lansdowne Road			
TITLE	Building Elevations	SCALE	As Noted
FILE	SE10.20	DATE	Sept. 10, 2020
PROJECT NO.	1929	SHEET NO.	A3
DRAWN BY	TDR	REV.	3
ISSUE FOR	Review		