

AGENDA - VICTORIA CITY COUNCIL

Thursday, July 17, 2025

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

Pages

- A. TERRITORIAL ACKNOWLEDGEMENT
- B. INTRODUCTION OF LATE ITEMS
- C. APPROVAL OF AGENDA
- D. CONSENT AGENDA
- E. CONSIDERATION OF MINUTES
 - E.1 Minutes from the Daytime Council Meeting held May 8, 2025

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- F. REPORTS OF COMMITTEE
 - F.1 Committee of the Whole
 - F.1.a Report from the July 3, 2025 Committee of the Whole Meeting

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Link to the July 3, 2025 Committee of the Whole Agenda

- F.1.a.a Bringing Bike Share to Victoria
- F.1.a.b 2025 Crystal Pool Referendum Lessons Learned
- F.1.b Report from the July 17, 2025 Committee of the Whole Meeting

Placeholder for time-sensitive items pending approval at the July 17, 2025 Committee of the Whole meeting.

- G. BYLAWS
 - G.1 Bylaw for 1312 1324 Broad Street and 615 625 Johnson Street (Duck's Block): Rezoning Application No. 00882 and Heritage Alteration Permit with Variances Application No. 00037

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- 1st, 2nd, and 3rd readings of:
 - Zoning Bylaw 2018, Amendment Bylaw (No. 18), No. 25-039

The application proposes to amend the Old Town District 1 (OTD-1) Zone to add site-specific regulations to allow an increase in density.

G.2 Bylaw for 2002 Richmond Road, 1903, 1909 Birch Street, and 1769 Pembroke Street: Rezoning Application No. 00862 and Development Permit with Variances Application No. 00252

A report recommending:

- 1st, 2nd, and 3rd readings of:
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1356), 25-013
- Motion to amend previous Rezoning and Development Permit with Variances resolutions

Update: The Rezoning motion has been updated to include the maximum financial commitment and elements of the Birch Street Plaza as well as updated information related to one of the Statutory Right of Ways. The Development Permit with Variances Application motion has been updated to adjust variances related to vehicle and bike parking requirements and minimum open site space.

The application proposes to rezone and consolidate the properties at 2002 Richmond Road, 1903/1909 Birch Street and 1769 Pembroke Street to increase the density and construct a six-storey rental residential building with commercial uses at grade, a rooftop amenity space, and a surface parking lot.

G.3 Amendment Bylaw for Five Year Financial Plan Bylaw, 2025

The purpose of this bylaw is to adopt the annual financial plan for the year 2025.

H. NOTICE OF MOTIONS

I. CLOSED MEETING

MOTION TO CLOSE THE JULY 17, 2025 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

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Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

- J. APPROVAL OF CLOSED AGENDA
- K. CONSIDERATION OF CLOSED MINUTES
- L. UNFINISHED BUSINESS
 - L.1 Intergovernmental Relations Community Charter Section 90(2)(b)
- M. NEW BUSINESS
 - M.1 Law Enforcement and Intergovernmental Relations Community Charter Sections 90(1)(f) and 90(2)(b)
- N. CONSIDERATION TO RISE & REPORT
- O. ADJOURNMENT



COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIABC To be held immediately following the Committee of the Whole Meeting The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman,

Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor

Loughton, Councillor Thompson

PRESENT

ELECTRONICALLY: Councillor Hammond

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /

Chief Financial Officer, T. Zworski - City Solicitor, K. Hoese -

Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, P. Rantucci - Director of Strategic Real Estate, S. Johnson - Director of Communications and Engagement, D. Newman - Director of Parks and Recreation, B. Roder - Deputy City Clerk, A. Heimburger - Senior Legislative Coordinator, A. Moffatt -

Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities, and thanked them for allowing us to live, work and play on their lands.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That item *H.1 Short-Term Rental Business License Appeal - 201-524 Yates Street* be deferred to a future Council meeting.

CARRIED UNANIMOUSLY

Moved and Seconded:

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Committee requested that the following item be removed from the Consent Agenda:

• G.1 - Bylaws for 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Daytime Council meeting held February 20, 2025

That the minutes from the Daytime Council meeting held February 20, 2025 be approved.

E.2 Minutes from the Daytime Council meeting held March 06, 2025

That the minutes from the Daytime Council meeting held March 06, 2025 be approved.

G.2 Amendment Bylaw for Demolition Waste and Deconstruction Bylaw

That the following bylaw be given first, second, and third readings:

1. Demolition Waste and Deconstruction Bylaw, Amendment Bylaw (No. 1), No. 25-033

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Daytime Council meeting held February 20, 2025

This item was approved on the Consent Agenda.

E.2 Minutes from the Daytime Council meeting held March 06, 2025

This item was approved on the Consent Agenda.

F. REPORTS OF COMMITTEE

There were no Reports of Committee.

G. BYLAWS

G.1 Bylaws for 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191

Committee discussed the following:

- Removal of provision to the Local Amenities Fund
- Valuation of reduction of residential short-term bike parking

Moved and Seconded:

OCP Amendment with Rezoning

- 1. That the following bylaws be given first and second readings:
 - a. Official Community Plan Bylaw 2012, Amendment Bylaw (No. 56), No. 25-016
 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
- 2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. provision of \$200,000 to the Local Amenities Fund
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street

- frontages in the right of way in accordance with the plans date stamped February 24, 2025
- B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025
- C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025
- D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
- iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after the public hearing for Rezoning Application No. 00804, if it is approved, consider the following motion:

- "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00191 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 24, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - reduce the number of residential parking spaces from 133 to 119;
 and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - iii. increase the distance from the residential short term bike parking to the residential entrance from 15m to 21m.
 - b. The property being consolidated into one lot.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

Amendment:

Moved and Seconded:

OCP Amendment with Rezoning

- 1. That the following bylaws be given first and second readings:
 - a. Official Community Plan Bylaw 2012, Amendment Bylaw (No. 56), No. 25-016
 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
- 2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. provision of \$200,000 to the Local Amenities Fund
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street frontages in the right of way in accordance with the plans date stamped February 24, 2025
 - B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025

- C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025
- D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
- iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after the public hearing for Rezoning Application No. 00804, if it is approved, consider the following motion:

- 1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00191 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 24, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - reduce the number of residential parking spaces from 133 to 119;
 and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - iii. increase the distance from the residential short term bike parking to the residential entrance from 15m to 21m.
 - b. The property being consolidated into one lot.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

OPPOSED (2): Councillor Coleman, Councillor Hammond

CARRIED (7 to 2)

On the main motion as amended:

OCP Amendment with Rezoning

- 1. That the following bylaws be given first and second readings:
 - a. Official Community Plan Bylaw 2012, Amendment Bylaw (No. 56), No. 25-016
 - b. Zoning Regulation Bylaw, Amendment Bylaw (No. 1357), No. 25-015
- 2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$1,000,000 to the Housing Reserve Fund
 - ii. provision of \$200,000 to the Local Amenities Fund
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 310.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.
 - b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (160 long-term spaces proposed instead of the required 135 spaces and 32 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street frontages in the right of way in accordance with the plans date stamped February 24, 2025
 - B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped February 24, 2025
 - C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped February 24, 2025

- D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
- iv. Provision of the following tree and stormwater infrastructure:
 - A. design and installation of the City's stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped February 24, 2025
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
- 3. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after the public hearing for Rezoning Application No. 00804, if it is approved, consider the following motion:

- 1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00191 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 24, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - reduce the number of residential parking spaces from 133 to 119;
 and
 - ii. reduce the number of commercial parking spaces from 13 to 5;
 - b. The property being consolidated into one lot.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

OPPOSED (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

CARRIED (6 to 3)

G.2 Amendment Bylaw for Demolition Waste and Deconstruction Bylaw

This item was approved on the Consent Agenda.

G.3 Bylaw for 515 and 519 Rithet Street: Rezoning Application No. 00868 and Development Permit with Variances Application No. 00267

Moved and Seconded:

That the following bylaw be adopted:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1351), No. 24-085

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

- 1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00267 for 515 and 519 Rithet Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 31, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required rear-yard setback from 8.0m to 3.73m
 - ii. reduce the east side yard setback from 3.0m to 2.21m
 - iii. reduce the required number of vehicle parking stalls from twenty-four to ten.
 - b. Plan changes to identify the on-site visitor vehicle parking stall.
 - c. Plan changes to the bicycle parking area to include a bicycle and mobility scooter maintenance and wash area, space for the shared bicycle, and
 - d. Plan changes to provide for a greater proportion of horizontal bicycle parking stalls.
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.4 Amendment Bylaw for Affordable Housing Standards Bylaw

Moved and Seconded:

That the following bylaw be adopted:

1. Affordable Housing Standards Bylaw, Amendment Bylaw (No. 1), No. 25-028

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Short-Term Rental Business License Appeal – 201-524 Yates Street

This matter was deferred to a future Council meeting.

I. NOTICE OF MOTIONS

There were no Notices of Motions.

J. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE MAY 08, 2025 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(c) labour relations or other employee relations; and

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED UNANIMOUSLY

The daytime Council meeting was closed to the public at 3:00 p.m.

K. APPROVAL OF CLOSED AGENDA

L. NEW BUSINESS

L.1 Law Enforcement – Community Charter Section 90(1)(f)

Council discussed a law enforcement matter. The discussion was recorded and kept confidential.

L.2 Employee Relations - Community Charter Section 90(1)(c)

Council discussed an employee relations matter. The discussion was recorded and kept confidential.

M. CONSIDERATION TO RISE AND REPORT

N. ADJOURNMENT

Moved and Seconded:

That the Council Meeting be adjourned at 4:42 p.m.

CARRIED UNANIMOUSLY

CITY CLERK	MAYOR



COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD JULY 3, 2025

For the Council meeting of July 17, 2025, the Committee recommends the following:

F.1 Bringing Bike Share to Victoria

That Council direct staff to issue a Request for Proposals and prepare amendments to relevant City bylaws to allow for a privately owned and operated electric bike share system in the City of Victoria with an intended launch in spring 2026.

F.2 2025 Crystal Pool Referendum Lessons Learned

That Council direct staff to prepare the necessary bylaw amendments to:

- 1. Authorize the Chief Election Officer to provide exceptions to deadline for mail ballot voting to account for extraordinary circumstances.
- 2. Review signage regulations and expand regulations governing election signage to apply to all voting opportunities, including Provincial and Federal elections.
- 3. In future City referendums, all City advertising and promotional material be reviewed by the City Manager.



Council Report For the Meeting of July 17, 2025

To: Council Date: June 30, 2025

From: Curt Kingsley, City Clerk

Subject: 1312 - 1324 Broad Street and 615 - 625 Johnson Street: Rezoning

Application No. 00882 and Heritage Alteration Permit with Variances

Application No. 00037

RECOMMENDATION

That the following bylaw be given first, second, and third readings:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 18), No. 25-039

BACKGROUND

Attached for Council's consideration is a copy of the proposed Bylaw No. 25-039.

The issue came before Council on April 24, 2025 where the following resolution was approved:

1312 - 1324 Broad Street and 615 - 625 Johnson Street (Duck's Block): Rezoning Application No. 00882 and Heritage Alteration Permit with Variances Application No. 00037 (Downtown)

Rezoning with Public Hearing

- 1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Bylaw 2018 amendment that would authorize the proposed development outlined in the staff report dated March 27, 2025 for 1314 Broad Street.
- 2. That, pursuant to section 30 of the Land Use Procedures Bylaw, Council waives the requirement for the holding of a public hearing.
- 3. That after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:
 - a. Plan revisions to set back the seventh and eighth storeys approximately 2.3 metres on the north (Johnson Street) elevation.
- 4. That subject to third reading of the zoning amendment bylaw, the applicant complete the following prior to adoption of the bylaw:
 - a. Prepare and execute legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, to secure:
 - i. a \$50,000 contribution toward purchasing local art for the hotel interior
 - ii. an \$80,000 contribution to the Victoria Housing Reserve Fund
 - iii. provision of interior meeting room space of no less than 80m² for the free use of local not-for-profit artist organizations for a minimum period of 10 years

- iv. heritage retention and rehabilitation of the existing east and west Duck's Building facades and the west rubble wall of the Duck's Carriage Factory building
- v. public realm improvements including catenary lighting across Broad Street for the length of the site's frontage.
- b. Prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:
 - i. a BC Transit EcoPass fund with a minimum value of \$83,400 to be used by any staff working at the property for discounted public transit use for a minimum of a fiveyear term or until the fund is depleted.
- 5. That adoption of the bylaw amendment will not take place until:
 - a. All of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Heritage Alteration Permit with Variance Application

That Council, after giving notice, and after adoption of the necessary zoning bylaw amendment, if it is adopted, consider the following motion:

- "That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00037 for 1314 Broad Street in accordance with plans submitted to the Planning department and date stamped by Planning on February 4, 2025 (the "Plans"), subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:

increase height from 18.9 metres to 26.25 metres reduce the roof area coverage maximum from 20% to 29% reduce the roof structure setback from 3 metres to 0.78 metres at the east and 1.4 metres at the west reduce the required number of vehicle parking spaces from 44 to 18 reduce the required number of short-term bicycle parking spaces from nine to zero.

- b. Final plans to be generally in accordance with the Plans, to the satisfaction of the Assistant Director, Development Services Division, Planning and Development.
- 2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution."

Respectfully submitted,

Curt Kingsley City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

Bylaw No. 25-039

NO. 25-039 A BYLAW OF THE CITY OF VICTORIA

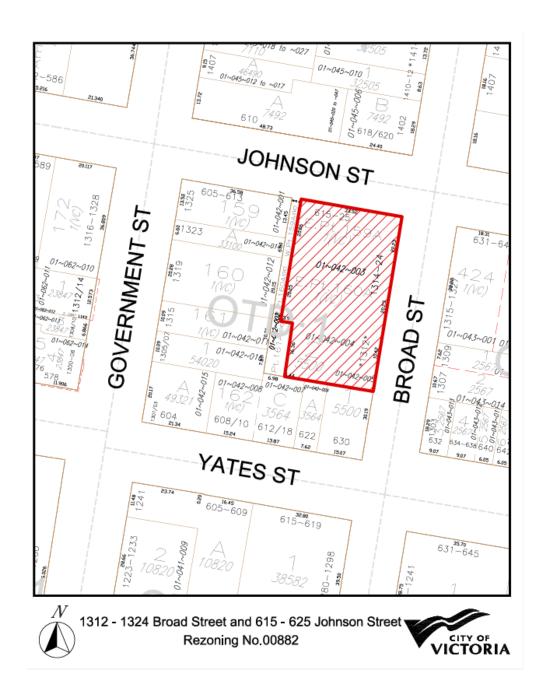
The purposes of this Bylaw are to amend the Zoning Bylaw 2018 by rezoning land known as 1312-1314 Broad Street and 615-625 Johnson Street in order to increase density and to amend site specific land use restrictions within the OTD-1, Old Town District 1 Zone.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1. This Bylaw may be cited as the "ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 18)"
- 2. The Zoning Bylaw 2018 is amended in Part 4.4 (Old Town District-1 Zone (OTD-1) at section 8 by deleting row 4 in its entirety and replacing it with the following:

4.	1314 Broad Street Lot A of Lots 159A, 160A, 161A and 162A Victoria City Plan EPP124814	Maximum Density of Development for all uses: 4.86:1	
READ	A FIRST TIME the	day of	2025
READ	A SECOND TIME the	day of	2025
READ	A THIRD TIME the	day of	2025
ADOI	PTED on the	day of	2025

CITY CLERK MAYOR





April 7, 2025

Dear Mayor and Council,

Re: Letter of Support for Amended Rezoning Application for 1306-1330 Broad Street and 615-625 Johnson Street

I am writing on behalf of Destination Greater Victoria (DGV), the official destination marketing and management organization for Greater Victoria, to express our strong support for the development of the hotel project located at 1306-1330 Broad Street and 615-625 Johnson Street.

In these times of economic uncertainty, and with the shift in working patterns with many downtown workers not returning to the office full-time, the tourism sector plays an ever more vital role in ensuring the health, vibrancy, and economic success of our downtown. This project is a significant investment that serves as a vote of confidence in our downtown core, underscoring its potential for growth and prosperity as a world-class destination.

Under the stewardship of Destination Greater Victoria, our city has built a world-class brand, earning accolades like Condé Nast Traveler's Best Small City. To capitalize on this global recognition, it is crucial to offer a diverse range of hotel accommodations. Over the past 15 years, we have seen a significant decrease in hotel room inventory, with many units converted to much-needed housing. Now, it is essential to replace these units to ensure the tourism industry continues to thrive and support our community.

Additionally, the development will breathe new life into Old Town, enhancing street vibrancy and fostering a 24-hour business and visitor presence. Its design includes accessible spaces that highlight and celebrate local arts and culture, further enhancing community vibrancy. The installation of catenary lighting will also augment the ambiance of Broad Street, encouraging increased foot traffic and supporting local businesses.

According to a recent hotel inventory needs analysis commissioned by Destination Greater Victoria, our region faces an immediate demand for 800 to 1,200 additional full-service hotel rooms, with a total of 2,000 new rooms required over the next decade. This development meets these needs and aligns perfectly with our strategic goals to support Victoria's status as a premier tourist destination.

In closing, we at Destination Greater Victoria are confident that this project will greatly contribute to the vibrancy and economic vitality of downtown. At a time when many

SMEs are struggling, this investment of more than 100 million dollars into the downtown core will have immediate and lasting positive economic benefits. We strongly endorse it and anticipate its positive impact on our community and the tourism industry.

Thank you for considering our support for this important project.

Sincerely,

Paul Nursey CEO, Destination Greater Victoria **From:** Development Services email inquiries

To: Victoria Mayor and Council

Subject: RE: Support for Chard Hotel development on broad.

From: Victoria Mayor and Council Sent: April 8, 2025 1:29 PM

To: Councillors

Cc: Development Services email inquiries

Subject: FW: Support for Chard Hotel development on broad.

From: Liam I

Sent: April 8, 2025 10:10 AM **To:** Victoria Mayor and Council

Subject: Support for Chard Hotel development on broad.

Hello,

As a resident/owner at 610 Johnson st in downtown Victoria, I am writing to express my strong support for the proposed hotel by Chard developments planned adjacent to our building. I believe this project holds significant potential to positively impact our downtown core and enhance the quality of life for those of us who call it home. We are particularly inspired by the improvements to broad st. It will be attractive and draw people off government st to adjacent blocks.

This development promises to be a vital step in restoring vibrancy and positive foot traffic to our downtown streets. Increased visitor numbers will invigorate local businesses, creating a more vibrant and dynamic atmosphere for everyone. Furthermore, the creation of new jobs within the hospitality sector will be a welcome boost to our local economy, offering valuable opportunities for residents.

I am also particularly encouraged by the potential for this hotel to support the arts community. Hotels often serve as hubs for visitors seeking cultural experiences, and a new establishment could foster partnerships with local galleries, theatres, and artists, further enriching our downtown landscape.

I have reviewed the request for amendments to allow an additional floor to the building and appreciate the efforts the developers have made to accommodate privacy in surrounding buildings and sightlines from the broad and Johnson - additional family sized rooms will be welcome.

I would like to see the trees returned to Johnson Street at their full grown size when construction is completed.

Finally, as someone who values a thriving and family-friendly downtown environment, I believe this development can contribute to making our community positive and safer for those who, like us, are raising families in the downtown.

Increased activity, a stronger local economy, and a vibrant cultural scene all contribute to a more attractive and sustainable environment for residents of all ages.

I am confident that this hotel development will be a valuable addition to downtown Victoria and I wholeheartedly support its approval.

Sincerely,

Liam

From: Development Services email inquiries

To: Victoria Mayor and Council

Subject: RE: Support for the amended rezoning application for Hotel at 1306-1330 Broad st and

615-625 Johnson st

From: Victoria Mayor and Council Sent: April 7, 2025 10:33 AM

To: Councillors Cc: Development Services email inquiries

Subject: FW: Support for the amended rezoning application for Hotel at 1306-1330 Broad st and 615-625 Johnson st

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

From: martin thanku.ca
Sent: April 4, 2025 10:28 AM
To: Victoria Mayor and Council

Subject: Support for the amended rezoning application for Hotel at 1306-1330 Broad st and 615-625 Johnson st

To the Mayor and Council,

I am writing in support of the amended rezoning application for the hotel project located at 1306-1330 Broad Street and 615-625 Johnson Street. As a local artist and business owner, I strongly believe this development will not only enhance the vibrancy of Old Town Victoria but also provide invaluable opportunities for our city's creative community to thrive.

My work, as the founder of thankU.ca, has always focused on crafting unique, handcrafted furniture that blends modern design with functionality. I deeply appreciate any project that acknowledges and integrates local art, and I am particularly excited by the commitment this hotel project has made to showcasing the work of local artists. The dedication of \$50,000 for purchasing and displaying art in high-traffic areas of the hotel is a forward-thinking approach that will allow local creatives to have their work seen and appreciated by both residents and visitors alike.

With a shift in politics and trade, it makes sense to double down on the exposure of local talents. Projects like this hotel will provide a platform for showcasing the incredible work being done right here in our own community, further strengthening the connection between local artists and those who visit our city.

Additionally, the provision of hotel meeting rooms for local arts and culture organizations is a thoughtful way to support the creative community by offering much-needed space for events and exhibitions. The focus on preserving the heritage of the Duck's Building and enhancing the Broad Street area also speaks to the importance of maintaining the architectural character and resilience of our city while embracing modern, sustainable development. The blend of old and new reflects a forward-looking approach that I believe will benefit both the local community and the broader tourism industry.

I strongly support the amended rezoning application and look forward to the potential for this project to promote Victoria's creative community and contribute to the vibrancy of Old Town.

Thank you for your time and consideration.

Sincerely, Martin Byers

April 8, 2025

City of Victoria

Re: The proposed Chard built hotel project on Broad Street

I am writing in favour of the Chard Hotel proposal on Broad Street. While I am a View Royal resident, I have worked professionally in downtown Victoria for decades during my public service career and beyond. I continue to volunteer for events that promote sport and culture tourism, including supporting Terry Fox initiatives, Basketball Canada major events and Deuce Days this coming July.

There is absolutely no doubt Victoria needs more hotels. The proposed hotel is desperately needed to meet not just the current demand but emerging demand through the notion of staycations. If we want more tourists to visit Victoria, we need to provide places for them to stay. It is just good business that benefits everyone.

When the hotel is built the Broad Street streetscape will benefit. The proposed hotel is a high-quality facility whose goodness will influence the entire area. It will also provide employment opportunities in the culinary and hospitality industry for skilled workers in our city. The design and heritage aspects of the project will honour the character of the existing neighborhood and will complement this part of downtown Victoria.

This project is exactly what we need now. The economy has struggled with tariffs in uncertain times, yet this project will provide ongoing economic stability through construction and job creation as noted above.

Thank you, mayor and council, for your deliberations. I hope you will consider this project favorably and engage the goodness it brings to downtown Victoria.

Best a	lways.
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Ray Parks

From: Development Services email inquiries

To: Victoria Mayor and Council

Subject: RE: Proposed Chard hotel on Broad Street

From: Victoria Mayor and Council **Sent:** April 8, 2025 3:57 PM

To: Councillors

Cc: Development Services email inquiries

Subject: FW: Proposed Chard hotel on Broad Street

From: Ray Parks

Sent: April 8, 2025 11:37 AM **To:** Victoria Mayor and Council <

Cc:

Subject: Proposed Chard hotel on Broad Street

Dear Mayor and council

Please find attached for your consideration a letter speaking in favour of the above noted project. This hotel is a great project at this time because:

- 1. We need hotel beds to support tourism, and this is a quality hotel project,
- 2. The hotel design will honour the heritage of downtown Victoria,
- 3. It will positively influence and impact the neighborhood,
- 4. The construction and ongoing jobs will positively influence the economy at a challenging time, and
- 5. The hotel brings goodness downtown.

Thank you for your consideration of this matter.

Best always

Ray Parks

April 8, 2024

Mayor Alto and Council

1 Centennial Square

Victoria, BC

V8W 1P6

Subject: Chard Development Rezoning and Heritage Alteration Permit

Dear Mayor and Council,

I am writing to express my support for Chard Development's amended rezoning proposal for the rehabilitation and redevelopment of the historic Ducks Building.

Chard's thoughtful approach to heritage retention, including the structural preservation of the brick and salvage of key heritage elements, ensures that this project enhances Victoria's character while also addressing the city's growing need for hotel accommodations. The addition of 167 hotel rooms across eight storeys, with the top two floors set back to minimize their visual impact, will provide much-needed capacity for visitors while maintaining the integrity of the streetscape.

Replacing lost hotel inventory, in a strategic way that enhances the neighborhood streetscape, completely align with how I hope we are striving to develop our downtown. I speak to this as a resident, as a business operator also in old town, and from board experience with both the DVBA currently and previously as chair of Destination Greater Victoria.

Beyond preserving heritage, this project will bring significant economic benefits to our community. This building will leave an employment legacy with 96 permanent hotel positions, directly supporting Victoria's workforce. Additionally, an estimated 94,350 visitors per year will help sustain local businesses, restaurants, and cultural attractions—including our own hospitality sector. The inclusion of a ground-level restaurant and café will further activate the streetscape and foster a vibrant downtown experience.

I encourage Council to approve this proposal, recognizing the positive impact it will have on our city's economy, tourism industry, and local businesses.

Sincerely,

Bill Lewis, MBA

General Manager, The Magnolia Hotel & Spa



April 9, 2025

Mayor and Council City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: 1306-1324 Broad Street, Victoria, BC

On behalf of the Greater Victoria Chamber of Commerce, I am writing to express support for the above noted project.

It is our mission to "work together to build good business and great community for all". One way we do that is by helping to advance existing businesses. We believe Chard Development's updated proposal to add 32 much-needed hotel rooms to their existing hotel project, in addition to neighbourhood enhancing commercial uses and community benefits, aligns perfectly with that goal. Our tourism sector is currently experiencing a shortage of accommodation. We also feel the support this project provides for UVic Properties is an important factor in the ongoing funding challenges facing postsecondary institutions.

The construction industry in Victoria is grappling with rising costs, and we understand the complexity of managing these pressures, especially in heritage restoration projects. Since its initial application in 2019, this project has evolved to reflect the rising costs of construction and heritage restoration. While the original proposal included 135 rooms across six storeys, the revised plan now accommodates 167 rooms over eight storeys with additional community and economic benefit. We believe this adjustment is a necessary response to the current economic climate and an important step toward realizing the project's full potential.

The broader economic benefits of this development are clear:

- **Job Creation**: The construction phase alone will create hundreds of full-time jobs, while the hotel when complete will generate stable, long-term employment for local residents.
- **Increased City Tax and Fee Revenue**: The expanded property will significantly increase tax revenue and city fees, contributing to the City's capacity to invest in essential services and infrastructure.
- **Support for Local Business**: The influx of visitors expected with a Canada First travel forecast, paired with the hotel's street-level restaurant and café, will foster greater engagement with local businesses, stimulating economic activity throughout the area.

This project not only provides much-needed accommodation for visitors but also serves as a vital investment in the future of Victoria's tourism and hospitality sectors. Its positive impact will be felt across our community, benefiting businesses, residents, and the local economy as a whole.





We strongly encourage the City of Victoria to approve this application, ensuring that this valuable development moves forward to deliver lasting benefits to our region.

Thank you for your attention to this matter.

Sincerely,

Bruce Williams CEO, Greater Victoria Chamber of Commerce

CC: Mayor and Council



April 8, 2025

Dear City of Victoria Mayor and Council,

The Department of Visual Arts is pleased and excited to support Chard development's proposal to build a hotel on Broad and Johnson. Their initiative to purchase and exhibit over \$50,000 of local artists' work for the hotel is an excellent strategy for introducing tourists to the cultural excellence of our city. With the mandate to include student work, this project would provide public exposure for emerging artistic work and allow their work to be in close dialogue with the work of other regional artists. We see this innovative strategy as bringing life to the city and to artists.

Our department is committed to working with Chard and our student artists to realize this initiative.

Sincerely,

Megan Dickie Associate Professor & Department Chair Department of Visual Arts, University of Victoria



April 8, 2025

City Hall 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor Alto and Members of Council:

Thank you for your continued commitment to ensuring the arts thrive in our community. I am writing as the Dean of the Faculty of Fine Arts at the University of Victoria to express my strong support for the Chard Development Ltd. project at Broad and Johnson streets in Downtown Victoria and their commitment to invest \$50,000 in local artwork as part of the development.

This initiative represents more than an investment in aesthetics—it is a tangible step toward fostering opportunity and visibility for emerging artists, including our students. At a time when more students are actively engaging in the local arts community—through creative expression, social activism, and community-building—this kind of support sends a powerful message that their voices and work are valued.

It also brings to mind the commitment of the late developer and philanthropist Michael Williams to collect and showcase work by local artists at Swan's Hotel, which eventually led to the creation of UVic's Michael Williams Legacy Chair, and formed the heart of downtown's Legacy Art Gallery, soon to be a neighbour to this new development.

At UVic, our Visual Arts program encourages exploration across a wide range of media, from painting and photography to sound and integrated digital practices. Opportunities like this help our students grow into adaptable, thoughtful, and <u>community-minded artists</u>, equipped to contribute meaningfully to the cultural fabric of our city.

We deeply appreciate the way Chard is leading by example, demonstrating how business, education, and civic organizations can collaborate to make the arts <u>more accessible and impactful</u>. I encourage you to support this arts funding initiative and help ensure that such partnerships continue to enrich our community.

Please don't hesitate to reach out if you'd like to learn more about the work our students are doing across the region.

Sincerely,

Allana Lindgren
Dean, Faculty of Fine Arts

From: Development Services email inquiries

To: Victoria Mayor and Council

Subject: RE: Subject: Strong Support for the Hotel Development at 1306-1330 Broad Street &

615-625 Johnson Street

From:

Sent: April 23, 2025 1:06 PM **To:** Victoria Mayor and Council

Subject: Subject: Strong Support for the Hotel Development at 1306-1330 Broad Street & 615-625 Johnson Street

Dear Mayor Alto and Members of Council,

I am writing to express my enthusiastic support for the amended rezoning application for the hotel at 1306-1330 Broad Street & 615-625 Johnson Street. As a local business owner, landscape & fine art photographer, and advocate for Victoria's arts and culture scene, I see this project as an essential addition to our city—one that will not only boost the economy but also foster a deeper connection between local businesses, artists, and visitors.

One of the things I love most about Victoria is how we embrace the old while introducing the new. A great example of this is the Customs House redevelopment—I've always admired how they retained the original facade while giving the building a new life. This proposed hotel does the same. It honours the historic character of the Duck's Building and surrounding structures, not by removing them, but by weaving them into something modern and meaningful. Chard's design approach doesn't just preserve the past—it elevates it, adding thoughtful new elements that bring fresh energy while still fitting naturally into the existing streetscape.

As the owner of Sean Schuster Fine Art Gallery, I see several key ways this project will positively impact both my business and the broader community:

Supporting Local Arts & Artists

One of the most exciting aspects of this proposal is the dedicated fund for acquiring artwork from local artists, which will ensure that creative professionals in Victoria are fairly compensated and prominently showcased within the hotel. Publicly displaying these works in high-traffic areas, such as the lobby and elevator lobbies, provides unparalleled exposure for artists while reinforcing Victoria's identity as a city that celebrates creativity.

Strengthening the Arts & Business Connection

As someone who has long wanted to align myself and my brand more closely with UVic's arts community, I see this hotel as a perfect bridge between business, hospitality, and academia. The commitment to collaborating with UVic's arts program will provide valuable opportunities for students, emerging artists, and local creatives to connect with new audiences and commercial opportunities. Having a designated meeting space within the hotel for cultural organizations like the Victoria Arts Council further enhances the artistic vibrancy of downtown Victoria.

Economic Benefits & Increased Foot Traffic

From a business perspective, this hotel will generate significant economic benefits, which will ripple across the downtown core:

- 94,350 visitors per year will bring new energy and potential customers to surrounding businesses.
- The ground-floor restaurant and café will create an inviting streetscape, increasing foot traffic and enhancing the experience for both residents and visitors.
- 426 full-time jobs during construction and 96 permanent positions post-completion will contribute to local employment.
- The project will generate almost \$6.6 million annually in visitor spending, benefitting restaurants, shops, and galleries like mine.

These benefits are especially important as Victoria continues to recover from the challenges faced by the tourism and hospitality industry in recent years. A high-quality, well-integrated hotel development in Old Town will help sustain local businesses, activate underutilized spaces, and drive year-round economic activity.

A Thoughtful Approach to Growth & Heritage Preservation

Unlike other developments that might prioritize size over substance, this project has been carefully designed to minimize its visual impact while still delivering the necessary density to remain financially viable. The top two storeys have been set back by 30 feet, reducing the perceived height from the street and maintaining the human-scale charm that makes Broad Street unique. Additionally, Chard's commitment to salvaging and repurposing over 90% of the original building materials demonstrates a forward-thinking approach to sustainability and conservation.

Public Realm Enhancements & Community Engagement

Beyond its direct economic and artistic contributions, this hotel will also help enhance the public realm by:

- Installing catenary lighting along the 1300 block of Broad Street, creating a more inviting pedestrian-friendly atmosphere in the evenings.
- Improving the laneway behind the hotel, making it more functional and accessible for public use.

 Activating under-utilized spaces with engaging storefronts, restaurants, and community spaces, ensuring a lively, welcoming environment for visitors and residents alike.
Final Thoughts
I wholeheartedly support this development because it is thoughtfully designed, economically beneficial, and deeply rooted in the history and culture of Victoria. It strikes the right balance between preserving the past and embracing the future, making it an excellent addition to Old Town.
I encourage Council to approve the rezoning application and support this vision for a revitalized Broad Street. This project has the potential to become a beacon of artistic and economic vitality in Victoria, and I am excited to see it come to life.
Thank you for your time and consideration.
Best regards,
Sean Schuster

From: Scott Wingfield

Sent: July 8, 2025 12:16 PM

To: Legislative Services email

Subject: Zoning bylaw 2018, amendment bylaw (no. 18) No. 25-039

Dear Mayor and Council,

Subject: Concern Regarding Proposed Zoning Amendment – File No. 25-039

Re: 1312-1314 Broad Street & 615-625 Johnson Street Rezoning and Parking Reductions

I am writing to express my strong concern regarding the proposed Zoning By-Law Amendment (No. 25-039) for the properties at 1312–1314 Broad Street and 615–625 Johnson Street. As a business owner operating on this block for the past 16 years, I am directly affected by the proposed reduction in both vehicle and bicycle parking requirements.

This area is already under significant pressure in terms of parking availability. The proposed reduction from 44 to just 18 vehicle parking spaces, along with the complete removal of short-term bicycle parking, will place further strain on an already overstretched situation. These shortfalls will inevitably displace the parking demand onto surrounding public streets—spaces that my clients, staff, and delivery vehicles already struggle to access.

My business involves large-format art printing, photography, and artwork deliveries—tasks that require accessible, short-term parking for the loading and unloading of oversized and fragile materials. I have raised this issue with the City several times in the past, as there is no provision for loading zones or appropriate parking for my type of commercial operation. This has not been addressed.

As development in the downtown core continues, the needs of diverse business types—especially those that rely on physical transportation and handling of goods—must be taken seriously. The ongoing erosion of accessible parking in this area is not sustainable and is actively harming my ability to operate.

The zoning for this development has been amended multiple times, consistently reducing parking requirements while increasing allowable height and altering the original purpose. What began as a proposal for student housing has gradually shifted into a commercial hotel project—far removed from its initial intent.

Due to projects like this, my commercial property assessment—and therefore taxes—rose by 21% last year alone. This trajectory is not sustainable for small businesses already grappling with declining foot traffic, ongoing street issues, and reduced accessibility. I urge Council to review the recent DVBA survey and report, which clearly outlines the growing challenges faced by downtown businesses like mine.

I urge Council to reconsider the decision to waive a public hearing, and to require that this development include adequate off-street vehicle and bicycle parking—particularly given the increase in density and height being requested. Failing to do so will continue the slow erosion of accessibility for small businesses and clients in this historic part of the city.

Thank you for your time and consideration.

Sincerely, **Scott Wingfield**

Owner, Art Ink Print

ART INK

- p: Hours: Mon, Tues, Thur, Fri 9:30am to 4:30pm PST
 a: 604 Yates Street, 2nd Floor, Victoria, BC. V8W 1K9. Canada



Council Report

For the Meeting of July 17, 2025

To: Council Date: July 3, 2025

From: Karen Hoese, Director, Planning and Development

Subject: Update on Rezoning Application No. 00862 and Development Permit with

Variance No. 00252 for 2002 Richmond Road, 1903/1909 Birch Street, and 1769

Pembroke Street

RECOMMENDATION

Rezoning Application (updates in bold text)

- 1. That Council gives first, second, and third readings to Zoning Regulation Bylaw, Amendment Bylaw (No. 1356) No. 25-013 after publication of notification in accordance with section 467 of the Local Government Act.
- 2. That subject to third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw, securing the following:
 - a. rental tenure in perpetuity of all dwelling units;
 - b. a unit mix consisting of a minimum of twenty-two two-bedroom units;
 - c. Transportation Demand Management measures including:
 - i. provision of two on-site stalls dedicated to car share vehicles and equipped with level two charging stations
 - ii. a car share membership and usage credit for each residential unit
 - iii. a minimum contribution of \$82,500.00 toward the purchase and operation of two electric car share vehicles
 - iv. fifty percent of long-term bicycle parking spaces to have access to an electrical outlet to enable e-bicycle charging
 - v. provision of fifteen at grade on-site long-term oversized cargo bicycle sized stalls 2.4m long x 0.9m wide

- vi. provision of a dedicated bicycle maintenance and wash station with a functioning spigot and drain
- vii. a contribution of at least \$40,000 to the BC Transit EcoPASS program for use by residents and employees of the commercial units.
- 3. That subject to third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw, securing the following:
 - a. a 2.50m wide volumetric statutory right of way along Richmond Road for highway purposes.
 - b. a **0.998m** wide volumetric statutory right of way along Birch Street for highway purposes
 - c. provision of the following public realm improvements in accordance with plans dated May 2, 2024:
 - i. City of Victoria standard tree guards for all street trees in grates
 - ii. soil cells to achieve recommended soil volumes for all new street trees
 - iii. design and installation of a grade-raised protected bicycle lane on Richmond Road.
 - d. construction of the Birch Street plaza elements as shown in the plans attached to the report in Attachment A, to be funded by the City in an amount not exceeding \$530,000 upon satisfactory completion, with any shortfall to be funded by the applicant, including a clause to allow the City to potentially choose not to contribute the funds by the time of building permit, in which case the applicant would no longer be required to construct the plaza. The proposed plaza elements shall include:
 - i. Concrete pavers
 - ii. road base
 - iii. curbs
 - iv. signage
 - v. lighting
 - vi. planters
 - vii. benches
 - viii. soil cells
 - ix. planter plantings
 - x. soil cells
 - xi. soil cell drain/distribution
 - xii. soil cell inlets
 - xiii. soil cell overflow service connection
 - xiv. bollards
 - xv. irrigation
 - xvi. trees
 - xvii. drainage
 - xviii. soil

- 4. That subject to **adoption** of the zoning amendment bylaw, the applicant completes the following prior to **issuance of a building permit**, to the satisfaction of the Director of Engineering and Public Works:
 - a. dedicate as highway pursuant to section 107 of the Land Title Act a 1.98 m right of way along Richmond Road; and
 - b. dedicate as highway pursuant to section 107 of the Land Title Act a 1.78 m right of way along Pembroke Street.
- 5. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 6. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application (updates in bold text)

That Council, after giving notice, consider the following motion:

- That subject to the adoption of the Zoning Regulation Bylaw amendment, Council authorize
 the issuance of Development Permit with Variances No. 00252 for 2002 Richmond Road,
 1903/1909 Birch Street, and 1769 Pembroke Street, in accordance with revised plans
 submitted to the Planning and Development department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the front (Birch Street) setback from 3.0m for the first storey to **0.998m** and from 6.0m above the first storey to 0.0m
 - ii. reduce the flanking street (Richmond Road) setback from 2.4m to 0.00m
 - iii. reduce the west side setback from 2.40m above the first storey to 0.59m
 - iv. reduce the east side setback from 2.40m above the first storey to 0.0m
 - v. reduce the internal north and west lot line setbacks from 2.40m above the first storey to 0.0m
 - vi. reduce the residential parking minimum from fifty-six stalls to zero stalls
 - vii. reduce the commercial parking minimum from 20 to 3
 - viii. reduce the residential visitor parking from 6 to 1
 - ix. increase maximum distance for bike parking from building entrance from 15m to 20m
 - x. reduce the minimum open site space from 31% to 8.8%
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variances Applications for the property located 2002 Richmond Road, 1903/1909 Birch Street, and 1769 Pembroke Street. The proposal is to rezone from the C-1 Zone and R1-B Zone, to a new zone to increase the density to permit the construction of a six-storey mixed-use residential rental building.

At the Committee of the Whole meeting on October 17, 2024, Council passed a motion to move this application forward to first, second and third reading, subject to specific plan revisions. Council also endorsed construction of the plaza on Birch Street and requested a detailed cost estimate for the City's cost contribution as well as potential funding options.

A detailed cost estimate shows the cost of the plaza to be \$325,639 (Class D estimate). Given the potential for material cost escalation and other uncertainties, a contingency has been set to 50%, and a cost-of-living adjustment has also been added to account for inflation (7% for four years). This would bring the potential total expenditure up to approximately \$530,000. There is a zoning contribution of \$700,000 in the Local Amenities Reserve which is required to be expended in the Jubilee Neighborhood. This funding option is only provided for information purposes only at this time. The specific funding sources would be determined at a future date.

The report also brings forward an update to the width of one of the Statutory Rights of Way and adjustment to the timing of the road dedication.

The applicant has generally fulfilled the conditions set by Council and the application is ready to be considered for introductory readings, with final adoption of the bylaw withheld until the required legal agreements have been registered.

BACKGROUND

At the Committee of the Whole (COTW) meeting on October 17, 2024, Council passed a motion to move this application forward to first, second and third reading, subject to plan revisions addressing tree minimums, accessible parking, and car share parking requirements (see Attachment B for motion ratified on November 7, 2024). The applicant has provided an updated plan set that addresses these requirements (see Attachment A).

Council also endorsed construction of the plaza on Birch Street and requested a detailed cost estimate for the City's cost contribution as well as potential funding options.

ANALYSIS

Plaza Cost Estimate and Funding Options

Staff have worked closely with the applicant to refine the plaza drawings and works to provide for a greater level of detail for estimating costs to the City, with the revised design incorporating additional area for soil cells for trees and stormwater management features. The Class D cost estimate that was provided previously (\$325,639) has not needed to increase.

A Class D cost estimate is an initial or preliminary cost estimate, which is typically completed early in the development process at the conceptual design stage. Class D estimates usually include a contingency of 20-30%. Given the potential for material cost escalation and other uncertainties, the applicant has requested an increased contingency, which has been set to 50%. A price escalation also factors in a cost-of-living increase in the amount of 7% per year for four years. These amounts represent a worst-case scenario that could drive the estimate upwards if there are unanticipated costs (e.g. relocation of underground services, soil remediation, etc.).

The total estimate including the contingency and cost-of-living increase is calculated to be \$530,000. This represents the upper limit of the City's funding contribution for the plaza; it is possible that the costs are less then that estimate. City staff would have oversight of expenditures during plaza construction to ensure that costs are maintained at an acceptable level.

There is a zoning contribution of \$700,000 in the Local Amenities Reserve which is required to be expended in the Jubilee Neighborhood. This funding option is only provided for information purposes only at this time. The specific funding sources would be determined at a future date.

The motion has been updated to include a legal agreement as a condition of rezoning which would secure construction of the plaza by the applicant. Funding would be provided by the City in an amount not exceeding \$530,000 upon satisfactory completion, with any shortfall to be funded by the applicant. The legal agreement would also include a clause to allow the City to potentially choose not to contribute the funds by the time of building permit, in which case the applicant would no longer be required to construct the plaza. The standard frontage improvements included within the Subdivision and Development Services Bylaw would be required to be designed, financed, and constructed by the developer on the Birch Street frontage if the plaza is not constructed.

These funding options are only provided for information purposes only at this time. The specific funding sources would be determined at a future date.

Parking

The parking plan has been revised to provide all accessible parking spaces required under Schedule C of the *Zoning Regulation Bylaw*. The following table shows the proposed parking allotment presented at the COTW meeting, the current proposal, and the amount required under Schedule C (the asterisks indicate where variances are needed):

Stall Type	Previous	Current	Required
	Proposal	Proposal	(Schedule C)
Residential	10	0*	56
Residential visitor	0	1*	6
Residential accessible	1	3	3
Van accessible	1	1	1
Van accessible visitor	0	1	1
Commercial	0	3*	20
Car share	1	2	n/a
Total	13	11	82

The applicant has also revised the parking layout to accommodate two dedicated car share stalls on site to replace the previously proposed off site stalls. Given the potential that the off site stalls may be temporary, the applicant has opted not to pursue the cost of installing EV infrastructure off site and instead will accommodate the vehicles and associated charging infrastructure on site.

The variances have been updated accordingly for these revisions.

Tree Protection Bylaw and Urban Forest Master Plan

The applicant has updated the tree planting plan to account for all seven trees required under the Tree Protection Bylaw. The provision of the trees has not had an impact on the parking layout or the number of stalls that can be provided.

Statutory Right of Way and Dedication

The November 7, 2024 Council motion included a 1.38m statutory right-of-way (SRW) along Birch Street as a condition for rezoning, but the accompanying plans only indicated a SRW of 0.998m.

Staff had requested the larger SRW in a non-volumetric form if the plaza was not to be built. Since the plaza will be secured through a legal agreement, the additional space is not necessary as there will be adequate space for pedestrians and trees. The motion has been updated accordingly to reflect the SRW shown on the plans that were presented to COTW.

The motion has also been updated so that the road dedication on Birch Street and Pembroke Street is required to be completed prior to Building Permit issuance instead of adoption of the zoning bylaw amendment to align with the current standard approach.

Variances

The variances in the motion have been updated for consistency with the revised parking plan for accessible parking described above. Two additional minor changes have been made to the variances in the motion:

- The variance to the 15m minimum distance from short-term bike parking to an entrance needs to be increased from 17.5m to 20m to accommodate the plans.
- A variance to open site space will be required because the new zone will be drafted to include an open site space requirement to reflect current zoning regulation practices, despite the existing zone not including it. This had not been determined yet when the application was at COTW and was therefore not included in the previous motion.

In addition to these variances the floor space ratio has increased a small amount from 2.89:1 to 2.91:1 which will be accommodated in the new site specific zone because density cannot be varied with a Development Permit.

Resource Impacts

Construction of the Birch Street Plaza would require allocation from the Local Amenity Fund or capital budget as described in this report.

Road, 1903/1909 Birch Street, and 1769 Pembroke Street

40

CONCLUSIONS

In response to the Committee of the Whole motion, the applicant has revised the plans to address tree minimums, accessible parking, and car share parking. In addition, a cost estimate of \$530,000 has also been prepared and funding options have been identified to cover the City's costs.

The applicant has revised the proposal based on Council direction, and the motion has been updated accordingly.

Respectfully submitted,

Geordie Gordon Senior Planner Development Services Division Karen Hoese, Director Planning and Development Department

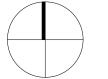
Report accepted and recommended by the City Manager.

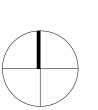
List of Attachments

- Attachment A: Revised Plans date stamped February 6, 2025
- Attachment B: Council Meeting Minutes of November 7, 2024











SHEET LIST

SHEET LIST		
Architectural		Landscape
A000	Cover	L0.00 Cover Page
A010	Renderings / 3D Drawings	L0.01 Tree Management Plan
A011	Renderings / 3D Drawings	L0.02 Tree Management Plan
A012	Street Elevation & Section	L1.01 Material Plan - Level 1
A013	Site Strategy	L1.02 Material Plan - Rooftop
A014	Massing Diagram	L2.00 Planting Schedule - Level 1 L2.01 Tree Planting Plan - Level 1
A050	Code Data	L2.02 Planting Plan - Level 1
A051	Spatial Separation	L2.03 Tree Planting Plan - Rooftop
A100	Survey	L2.04 Planting Plan - Rooftop
A101	Site Plan & Project Data	L3.01 Soil Depth Plan - Level 1 L3.02 Soil Depth Plan - Rooftop
A120	Basement Level	L4.01 Lighting Plan - Level 1
A121	Level 1	L4.02 Lighting Plan - Rooftop
A122	Level 2	L5.01 Sections
A123	Level 3	L6.01 Details
A124	Level 4	
A125	Level 5	
A126	Level 6	Civil
A127	Roof Level	C01 Preliminary Servicing Plan
A200	Elevations	J
A201	Elevations	
A300	Building Sections	
A900	Shadow Study	





PROJECT CONTACTS

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Biophilia design collective 1608 Camosun St

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Leon Plett, P.Eng., Struct. Eng., MIStructE, LEED® AP lplett@rjc.ca

CIVIL

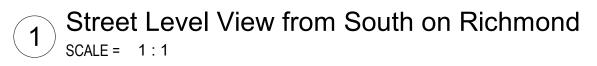
J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC 250.727.2214

Contact: Ross Tuck, P.Eng rtuck@jeanderson.com

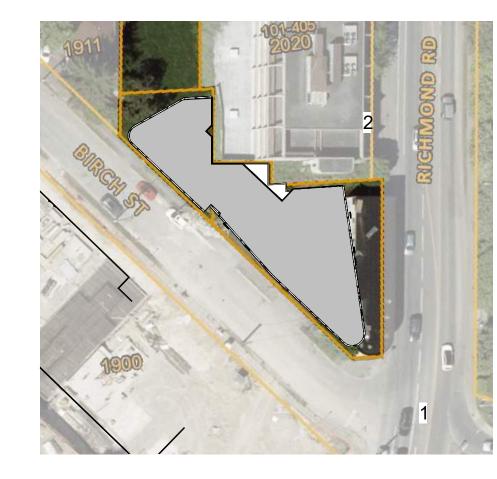
A000



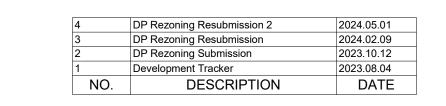






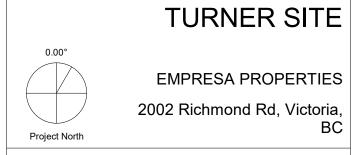


2 Street Level View from North on Richmond SCALE = 1:1





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EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC

Renderings / 3D Drawings

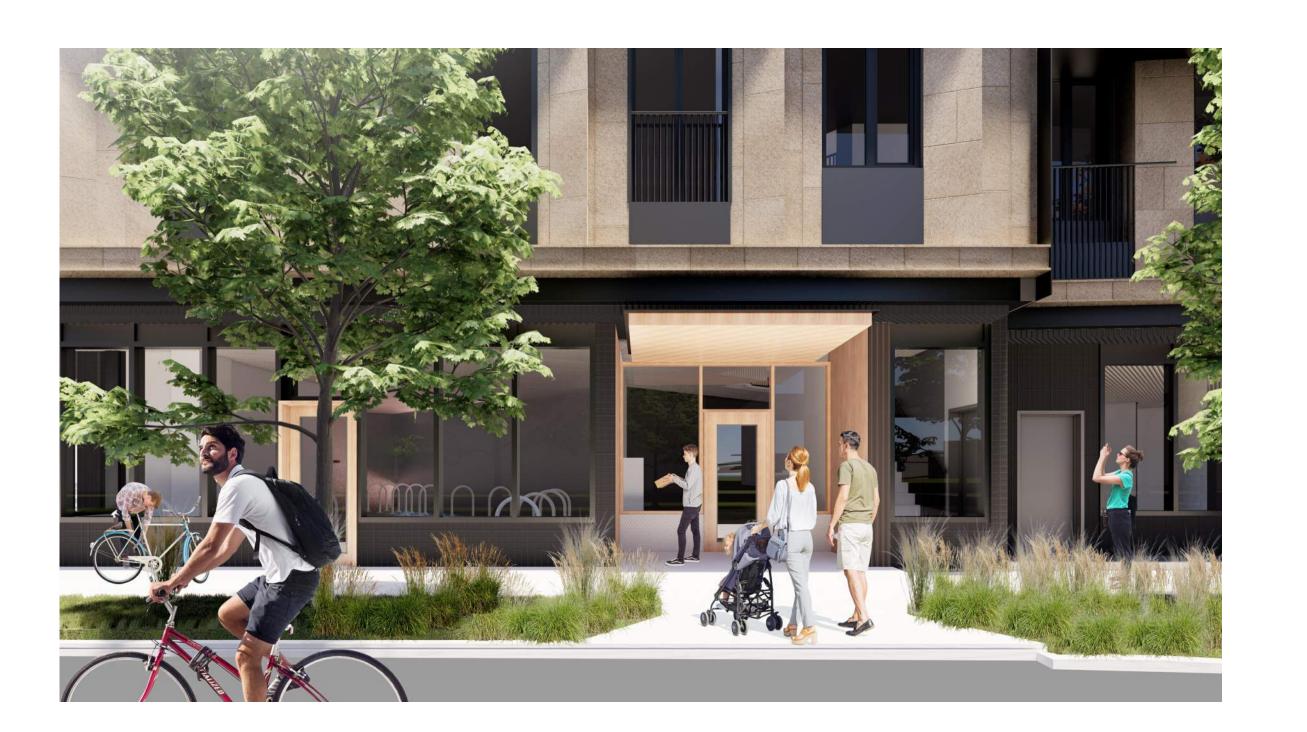
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2024.05.01

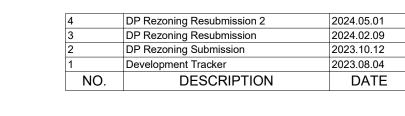








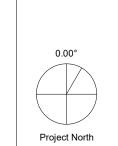
2 Birch Street Residential Entry
SCALE = 1:1





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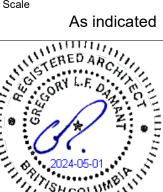


EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

TURNER SITE

Renderings / 3D Drawings

2024-05-01 2:55:18 PM



230:
Revision
2024.05.01

4011





1 Birch Street Elevation - Context SCALE = 1:200



1900 Richmond Rd (Amica Jubilee House) 2002 Richmond Rd 2020 Richmond Rd

Richmond Context Building Elevations

SCALE = 1:200



Context Section through birch street SCALE = 1:200

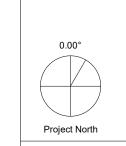


Context Section through richmond road SCALE = 1:200

4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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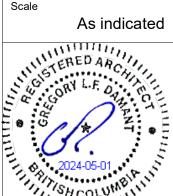


EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

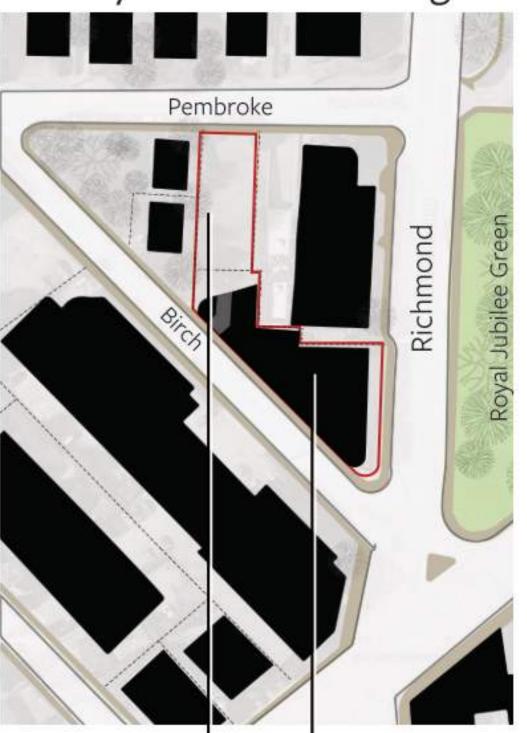
TURNER SITE

Street Elevation & Section

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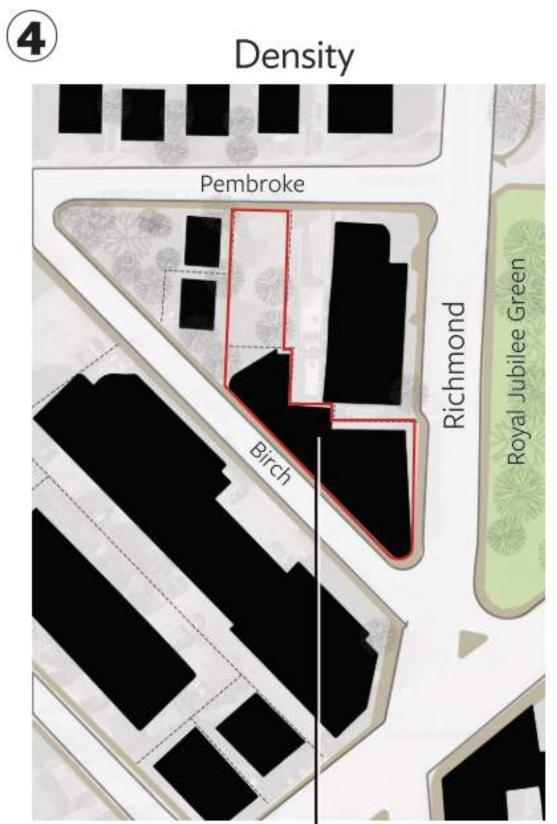


2305



Transitional Condition -Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.

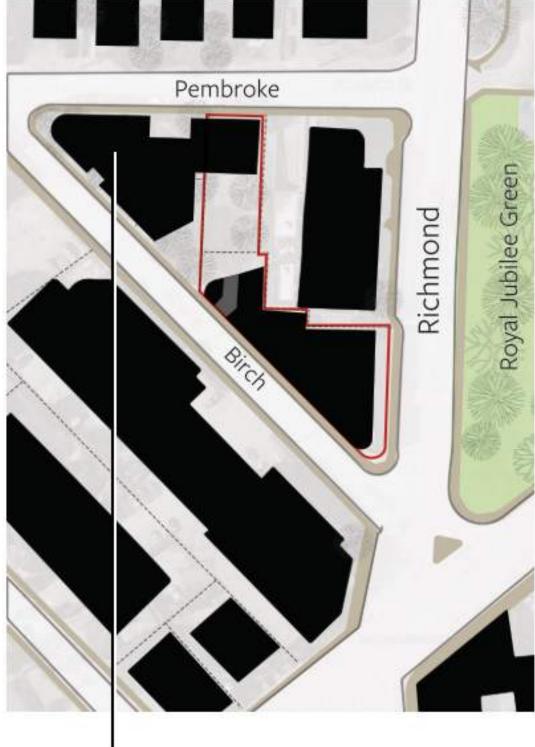
Urban Condition -Concentrate the 6 storey building on the village side.



FSR: OCP - 2:1 Proposed - 2.95: 1

Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

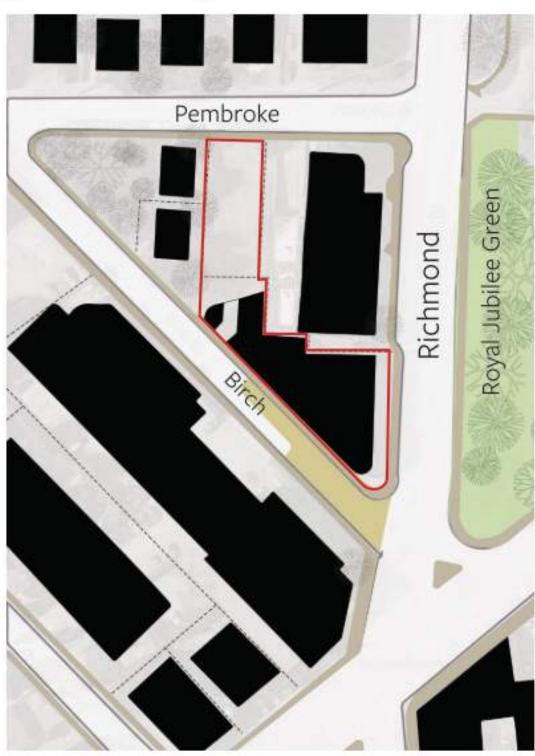
2 Future of the Neighbourhood



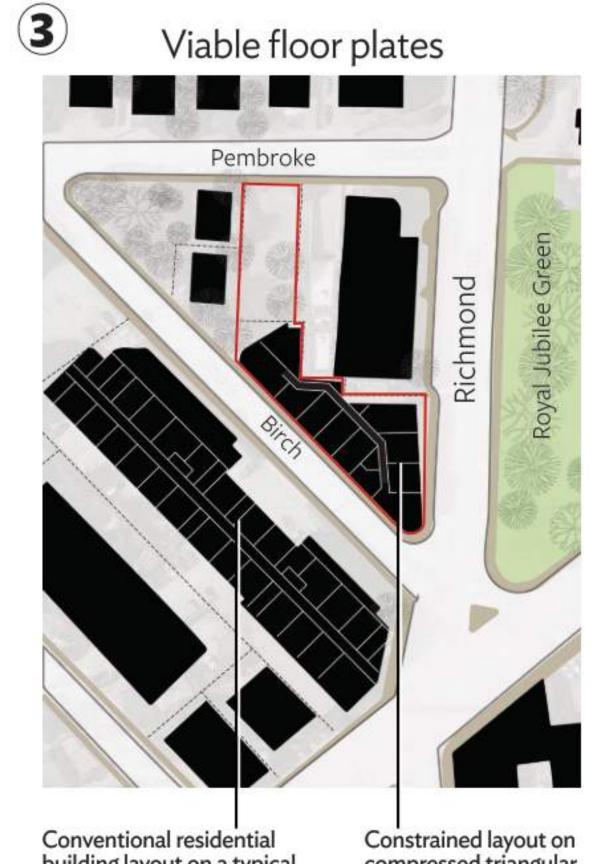
Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

NOTE: West properties are under seperate ownership and the future of those sites is unknown.

Project Priorities

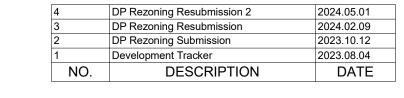


Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.



building layout on a typical city lot. - Setbacks are possible

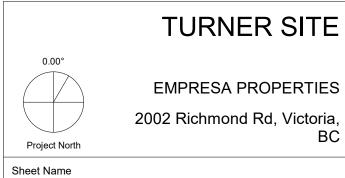
compressed triangular site pushes the building to the property lines.



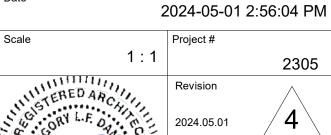


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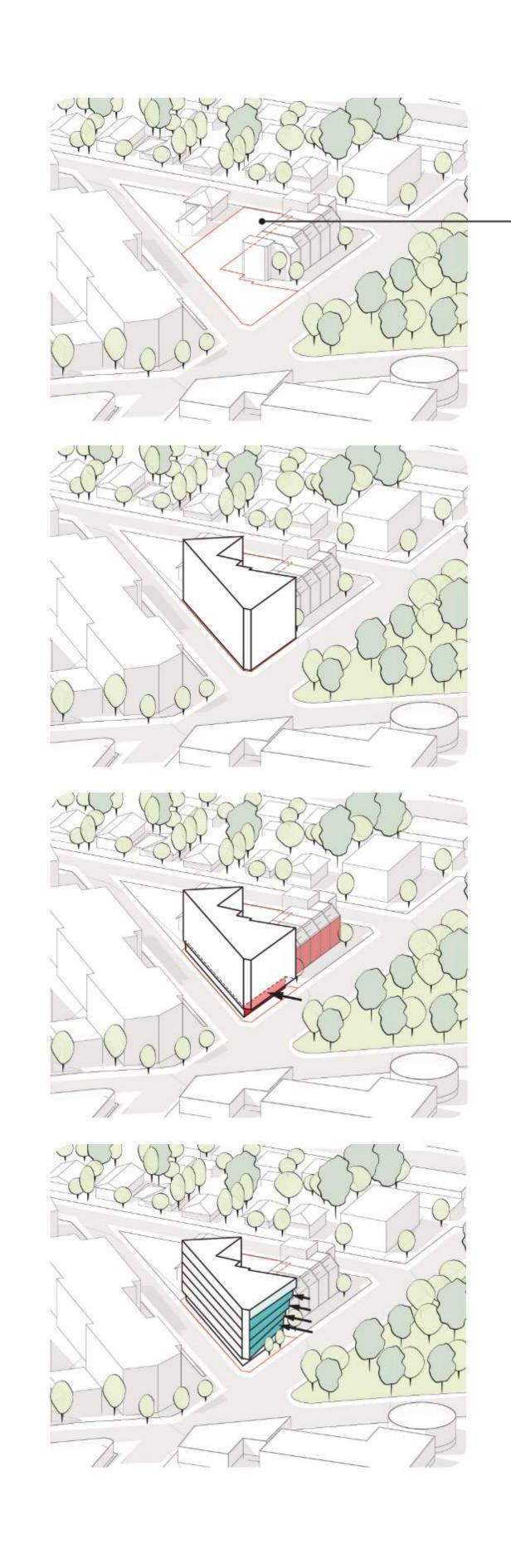
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Site Strategy







Massing Logic Step 1 Site Constraints

- Transitional Condition Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.
- FSR : OCP 2:1Proposed 2.95:1

Massing Logic Step 2 Massing

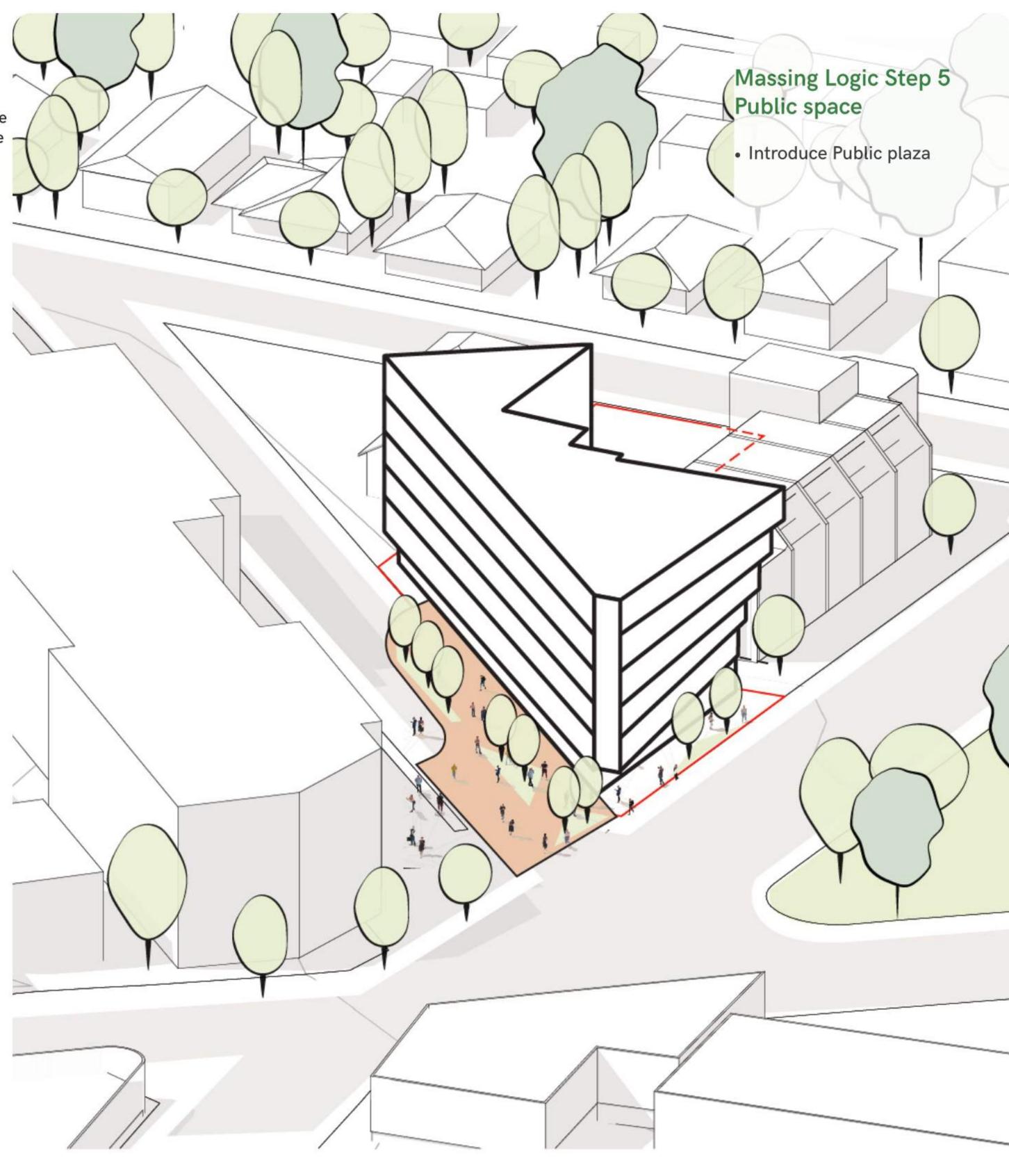
- Urban Condition Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.

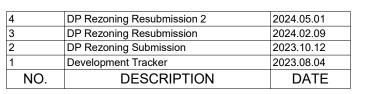
Massing Logic Step 3 Relief

 Align ground-floor setbacks with neighbouring buildings

Massing Logic Step 4 Extension

 The architectural design features floor plates that fan from adjacent street wall to street edge.







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TURNER SITE

EMPRESA PROPERTIES

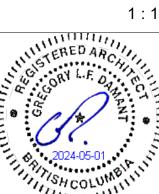
2002 Richmond Rd, Victoria, BC

Massing Diagram

Scale 2024-05-01 2:56:04 PM

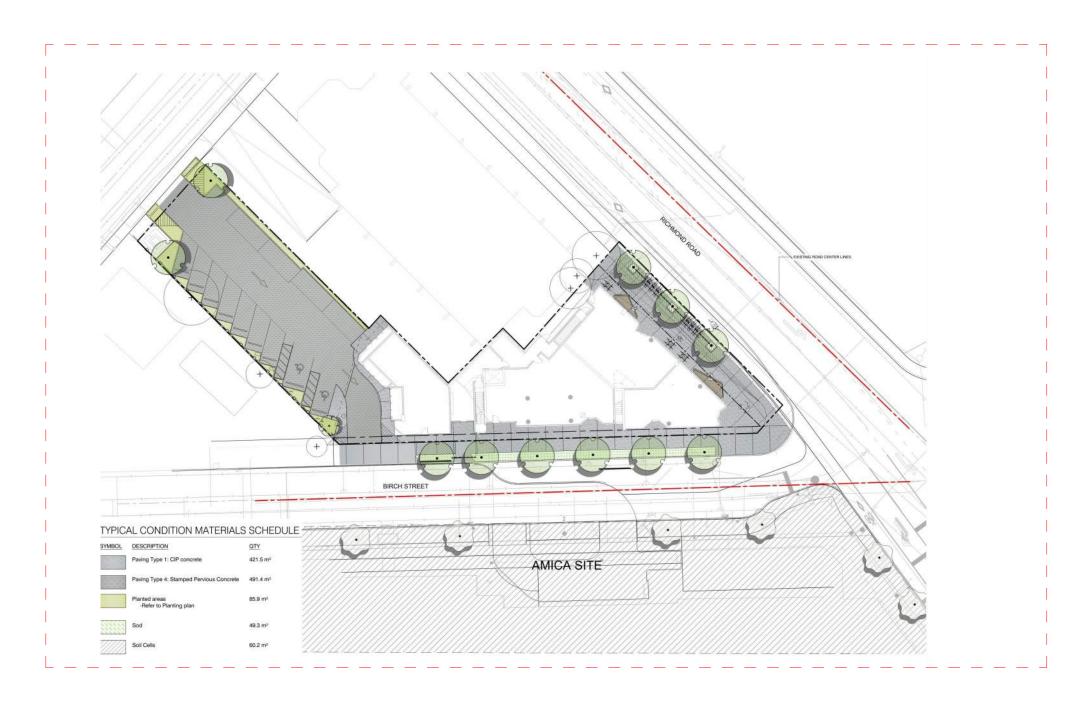
1 : 1 2305

Revision

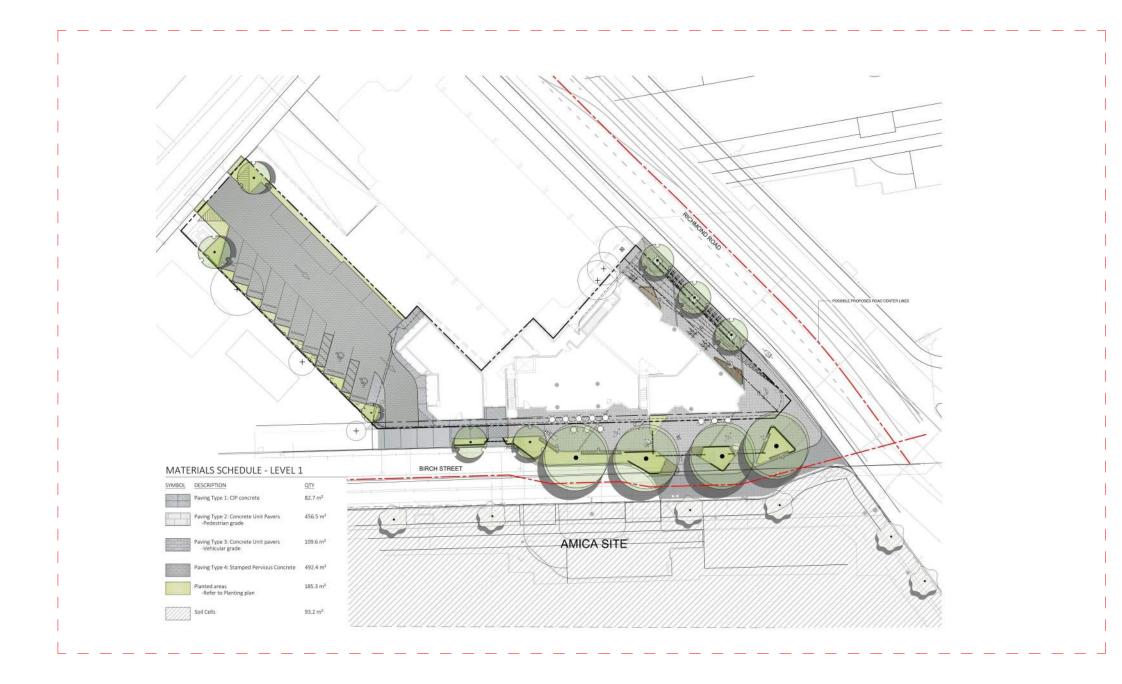


C:\Users\wi||\Documents\2305 Turner Site Central_Wi||Cas

Birch street pedestrian plaza is proposed as a joint effort between Empresa Properties and the City of Victoria. A conventional frontage improvement is shown on the left, and the public plaza is shown on the right. Refer to the cost sharing proposal in the Letter to the Mayor from Empresa properties, accompanying this application



Conventional frontage improvements to centreline of R.O.W, per City of Victoria standards.

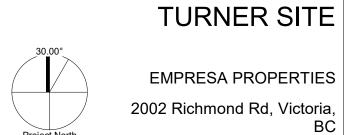


Birch street closure and conversion to public plaza. This design represents on-going collaboration between the applicant and the City of Victoria. Design is subject to change through the ongoing collaborative process.





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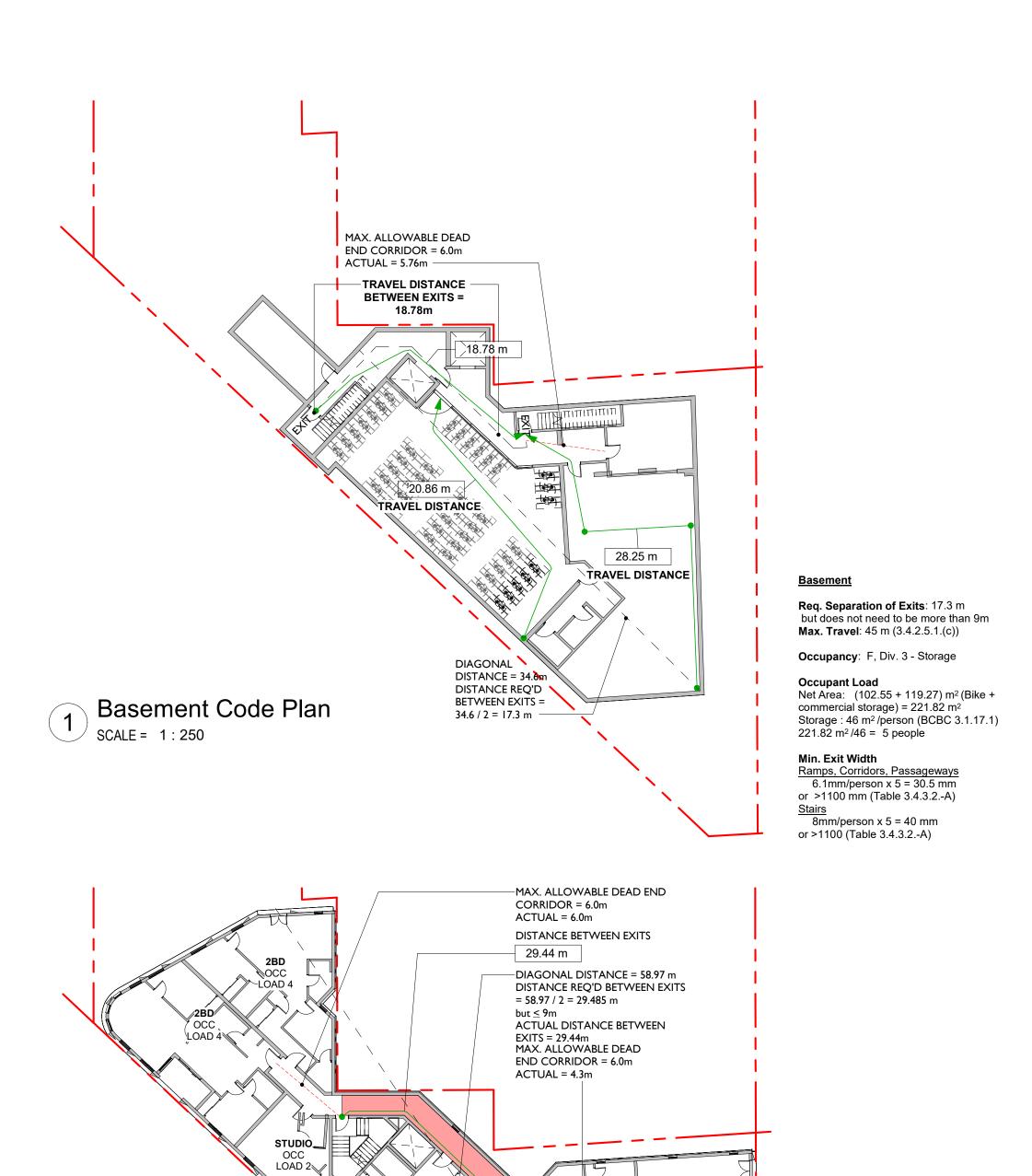
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

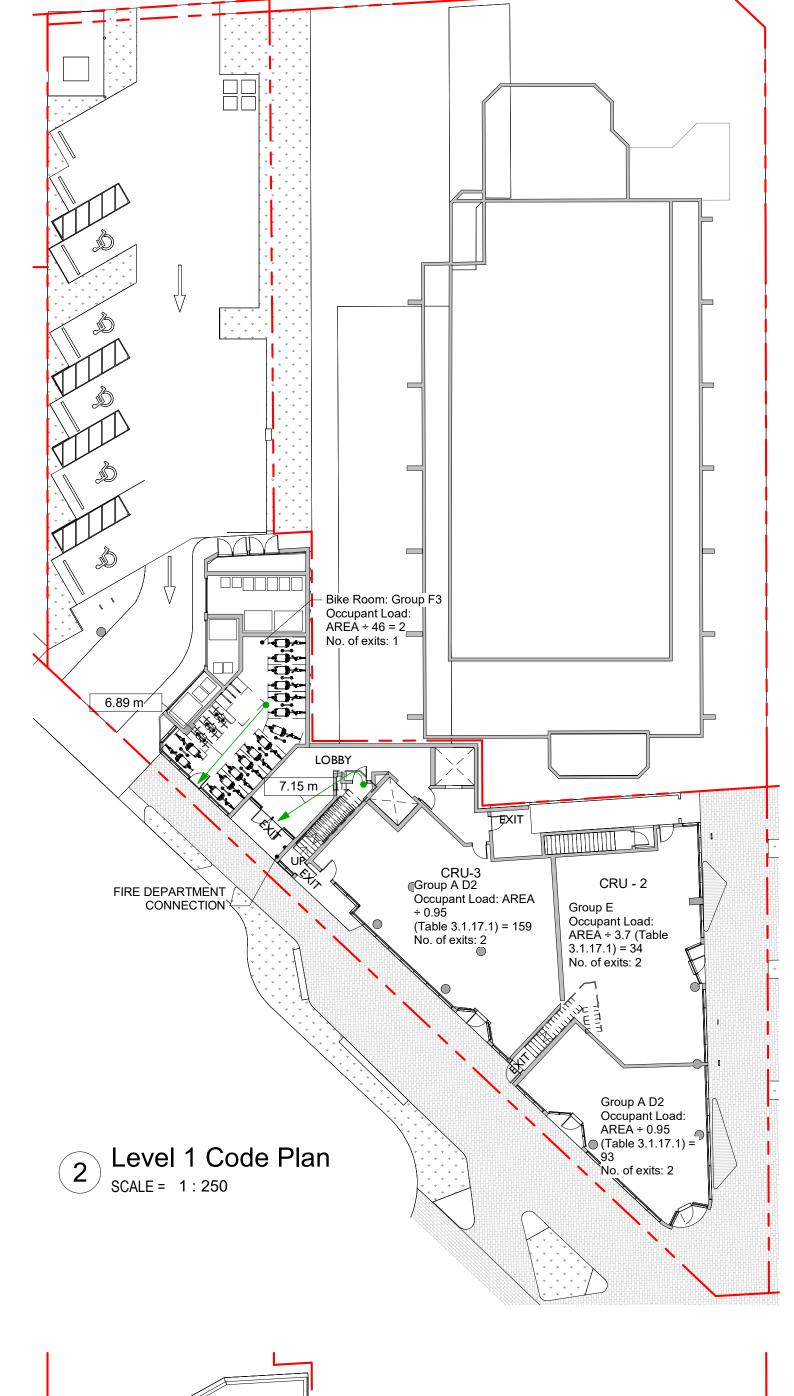
Plaza Proposal

October 12, 2023



2024-05-01 2:56:04 P#8





GROUND FLOOR Max. Travel: 40m (3.4.2.5.1.(b)) Occupancy: CRU 1 -CRU 2 -CRU 3 - A2 BIKE ROOM - F3

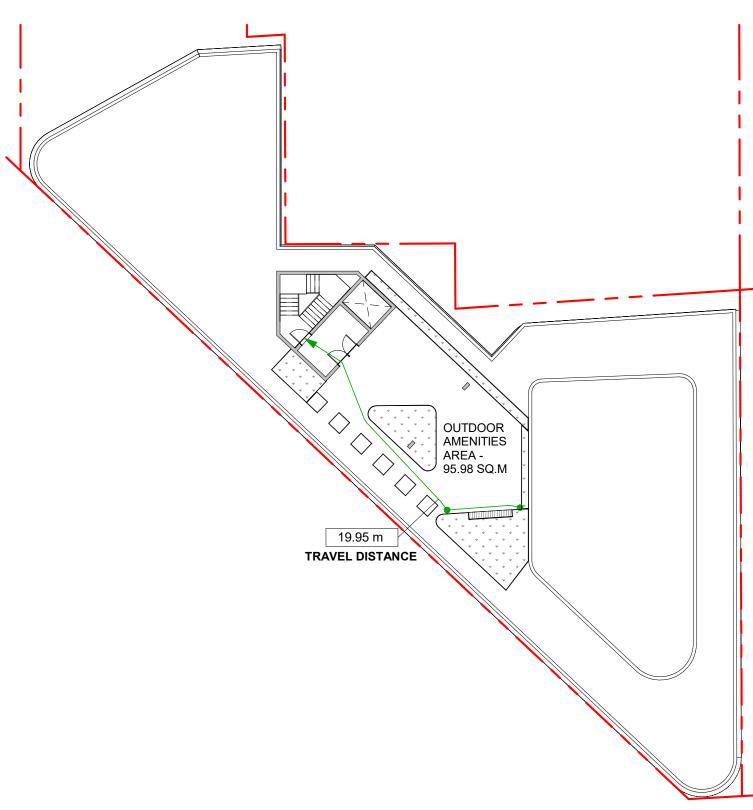
Occupant Load

Area= 87.96 m² 0.95 m²/person for Space with tables and seating (BCBC 3.1.17.1) Load= $87.96 \text{ m}^2 \div 0.95 = 93 \text{ people}$

Area= 123.98 m² 3.7 m²/person for Space with tables and seating (BCBC 3.1.17.1) Load= 123.98 m² ÷ 3.7= 34 people

Area= 150.76 m² 0.95 m²/person for Space with tables and seating (BCBC 3.1.17.1) Load= $150.76 \text{ m}^2 \div 0.95 = 159 \text{ people}$

Bike room: Area= 88.04 m² 46 m²/person for Space with tables and seating (BCBC 3.1.17.1) Load= 88.04 m² ÷ 46= 2 people



ROOF LEVEL Travel Distance: 19.95

Occupancy: A, Div. 2 - ROOFTOP AMENITIES

Max. Travel: 25m (3.3.1.5.1.(d))

Occupant Load Net Area: 95.98 m² space with non-fixed seats and tables: 0.95 m²/person (BCBC 3.1.17.1) 95.98/0.95 = 101.03 people (Limiting rooftop amenity acess to 60 people)

Min. Exit Width

Stairs 8mm/person x 60 = 480mm or >1100 (Table 3.4.3.2.-A)

LEVEL 6

Occupant Load Net Area: 829.356 m²

Min. Exit Width

Req. Separation of Exits: 29.5m

Occupancy: GROUP C - RESIDENTIAL

830/30 = 28 people (3.1.17.1.(1)(b))

Ramps, Corridors, Passageways 6.1mm/person x 28 = 170.8mm

or >1100 (Table 3.4.3.2.-A)

Stairs 8mm/person x 28 =224mm

or >1100 (Table 3.4.3.2.-A)

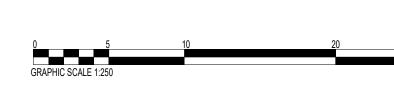
occ LOAD 4

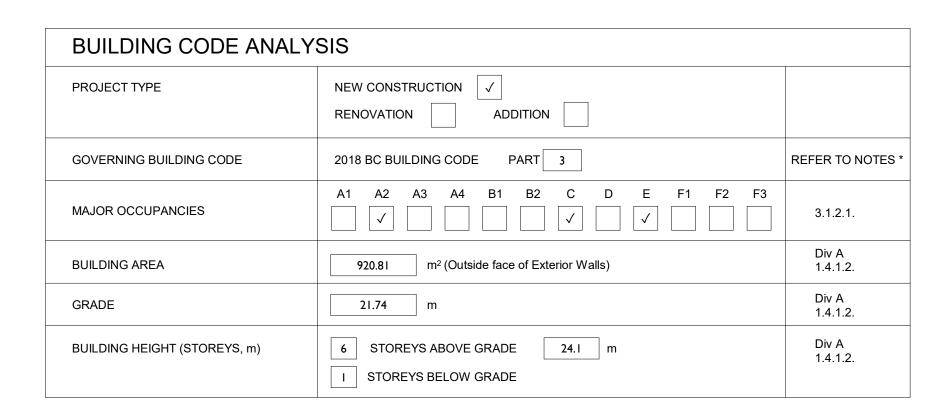
1BD OCC LOAD 2

STUDIO

OCC LOAD 2

Roof Code Plan
SCALE = 1:250





BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION				
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50		
MAXIMUM BUILDING AREA	I500 m ²	3.2.2.50		
NUMBER OF STREETS FACING	3	3.2.2.10		
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE V NON - COMBUSTIBLE V	3.2.2.50.		
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.		

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5
MEZZANINE	YES NO 🗸	3.2.8.

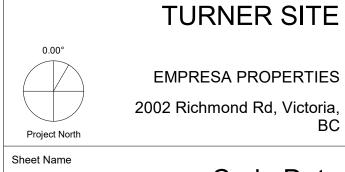
FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	I hrs FLOORS NA MEZZANINE I hrs ROOF (OCCUPIED)	3.2.2.50.(2)
	2 hrs BETWEEN GROUP E AND GROUP C	
	LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	
BETWEEN SUITES	Ihrs RESIDENTIAL SUITES	3.3.1.1.
	2hrs GROUP E AND GROUP A2/C	3.4.4.1.
EXITS	Ihrs 2hrs UP TO LEVEL 2	3.4.4.1.

NO.	DESCRIPTION	DATE
1	Development Tracker	2023.08.04
2	DP Rezoning Submission	2023.10.12
3	DP Rezoning Resubmission	2024.02.09
4	DP Rezoning Resubmission 2	2024.05.01



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Code Data

2025-01-31 2:51:33 PM Project # As indicated 2305 2024.05.01

A050



(1a) AREA OF UNPROTECTED OPENING _____T.O. ELEV ROOF 47699 442.9 m² T.O. Elev. Roof 46199 (1) 1223 m² EXPOSING BUILDING FACE -Roof 43000 Level 6 39800 Level 5 36600 Level 4 33400 Level 3 30200 Level 2 27000

> PROPOSED LIMITING ALLOWABLE AREA OF EXPOSING **OPENINGS** DISTANCE BUILDING FACE OPENINGS OPENINGS (m) (%) (sq.m) (%) 7.62m 36.2% 1223 442.9 75.92% TABLE 3.2.3.7 REQUIRED TYPE OF REQUIRED TYPE OF CONSTRUCTION CLADDING COMBUSTIBLE / NON- Noncombustible

2 BIRCH ST ELEVATION SCALE = 1:250

6a AREA OF EXPOSED WALL 6a EXPOSING COMPARTMENT COMPARTMENT 10.5 m² Roof 43000 6 UNPROTECTED OPENING Level 5 36600 Level 4 33400 Level 3 30200

NORTH FACING ELEVATION FROM PARKING LOT

(6a) AREA OF UNPROTECTED

RICHMOND RD (East) ELEVATION

SCALE = 1:250

SCALE = 1:250

Level 2 27000 Level 1 22500 Average Grade 22106

TABLE 3.2.3.1D (BCBC 2018)				
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
1		NO EXPO	SURE TO PROPER	TY LINE	
2 3	0.97 m	38.5 m²	11.32%	1.1	10.5%
3	0.97 m	38.5 m ²	11.32%	1.1	10.5%
4 5	0.97 m	38.5 m²	11.32%	1.1	10.5%
5	0.97 m	38.5 m²	11.32%	1.1	10.5%
6	0.97 m	38.5 m ²	11.32%	1.1	10.5%
	ENTS ANCE RATING: 45 MIN RUCTION REQ'D: COMBU	ISTIBLE/ NONCOMBUSTIBLE MBUSTIBLE	<u>:</u>		

T.O. Elev. Roof 46199 Roof 43000 (6a) 0.8 m² UNPROTECTED OPENING -(6) 40.2 m² EXPOSING BUILDING FACE Level 6 39800 (5a) 0.8 m² UNPROTECTED OPENING -- (5) 40.2 m² EXPOSING BUILDING FACE Level 5 36600 (4a) 0.8 m² UNPROTECTED OPENING -(4) 40.2 m² EXPOSING BUILDING FACE Level 4 33400 (3a) 0.8 m² UNPROTECTED OPENING -- (3) 40.2 m² EXPOSING BUILDING FACE Level 3 30200 (2a) 0.8 m² UNPROTECTED OPENING -(2) 40.2 m² EXPOSING BUILDING FACE Level 2 27000 Average Grade 22106

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENII (%)
2	0.68 m	40.2 m ²	7.93%	0.8	2%
3	0.68 m	40.2 m ²	7.93%	0.8	2%
4	0.68 m	40.2 m ²	7.93%	0.8	2%
5	0.68 m	40.2 m ²	7.93%	8.0	2%
6	0.68 m	40.2 m ²	7.93%	8.0	2%

ALL COMPARTMENTS MIN. FIRE RESISTANCE RATING: 45 MIN TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE

DISTANCE

0.58m

REQUIRED

OPENINGS

6.77

CONSTRUCTION

COMBUSTIBLE / NON-

COMBUSTIBLE

BUILDING FACE

(sq.m)

219.62

CLADDING

Noncombustible

REQUIRED TYPE OF REQUIRED TYPE OF

4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE

PROPOSED

OPENINGS

(%)

6.25%

OPENINGS

(sq.m)

13.72

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> **TURNER SITE** EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

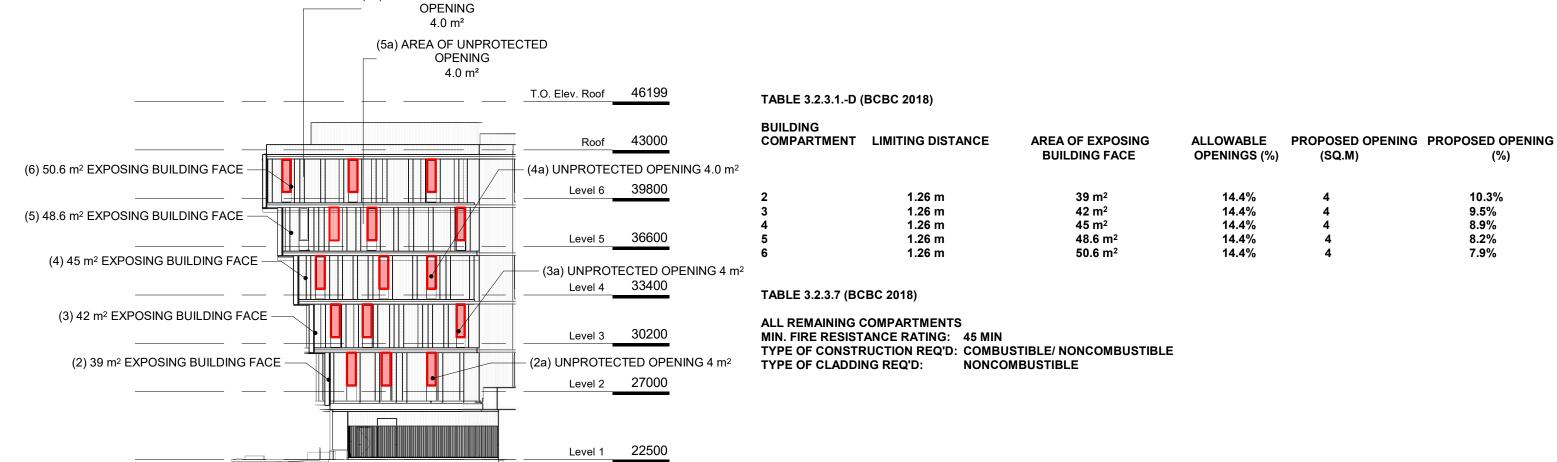
Spatial Separation

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2305

Project # 2024.05.01

4 EAST FACING ELEVATION FROM 2020 RICHMOND

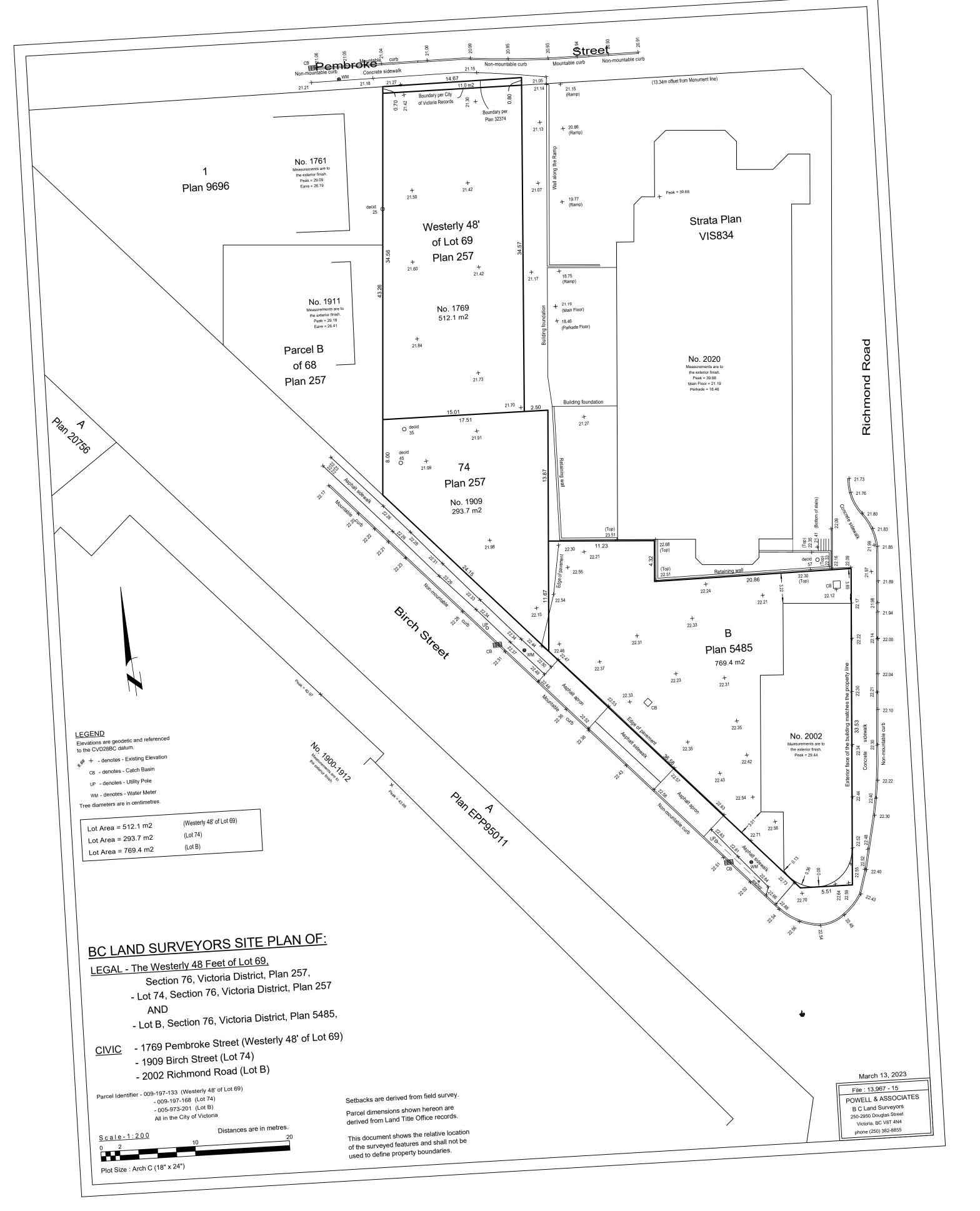


(1a) 219.62 m² UNPROTECTED OPENING T.O. Elev. Roof 46199 (1) AREA OF EXPOSING **BUILDING FACE** 13.4 m² TABLE 3.2.3.1.- D

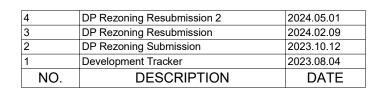
	Level 6 39800
	Level 5 <u>36600</u>
	Level 4 33400
	Level 3 30200
	Level 227000
===	Average Grade 22106,

6 NORTH EAST ELEVATION

5 NORTH FACING ELEVATION FROM 2020 RICHMOND SCALE = 1:250



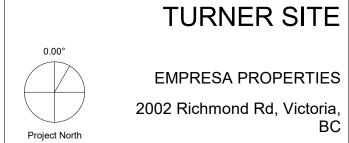
SCALE ADJUSTED FROM 1:200 TO 1:250 TO FIT PAGE - ORIENTED TO PROJECT NORTH





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Sheet Name

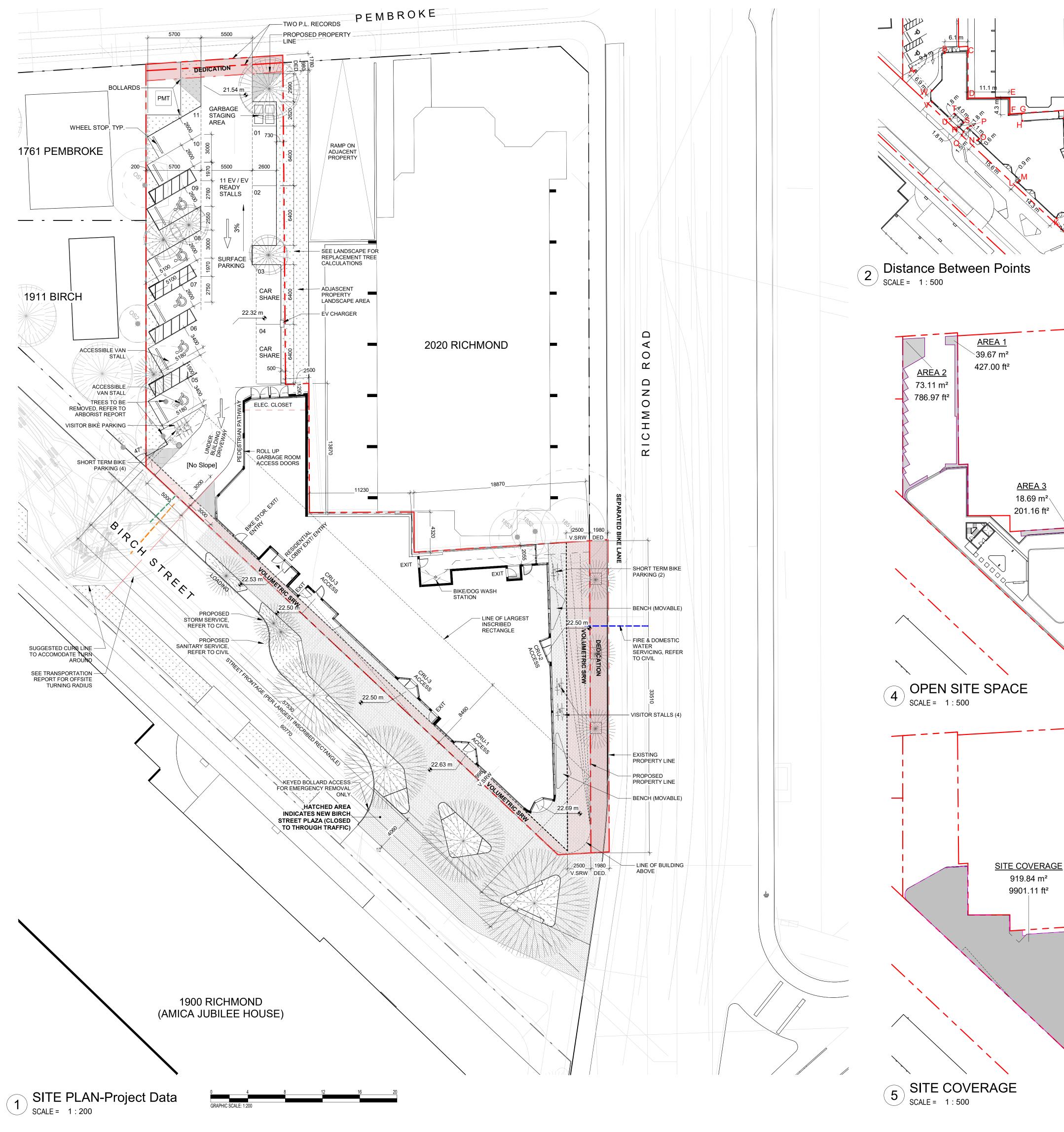
EMPRESA PROPERTIES

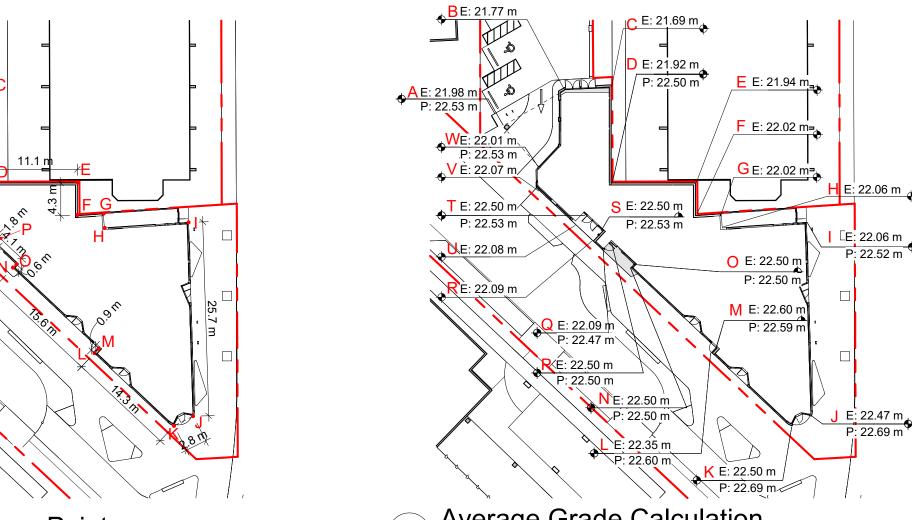
2002 Richmond Rd, Victoria,

Survey

2024-05-01 2:56:13 PM

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3 Average Grade Calculation SCALE = 1:500

ZONING DATA

AREA 3 18.69 m² 201.16 ft²

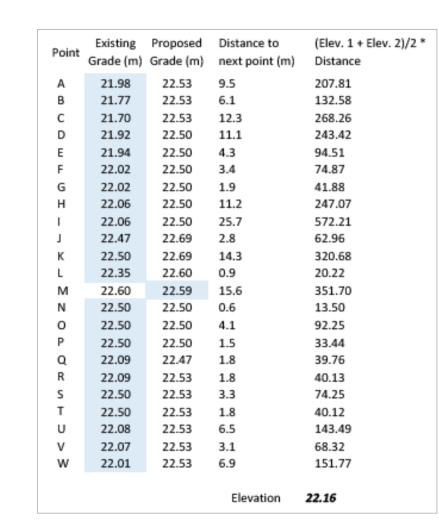
919.84 m² 9901.11 ft²

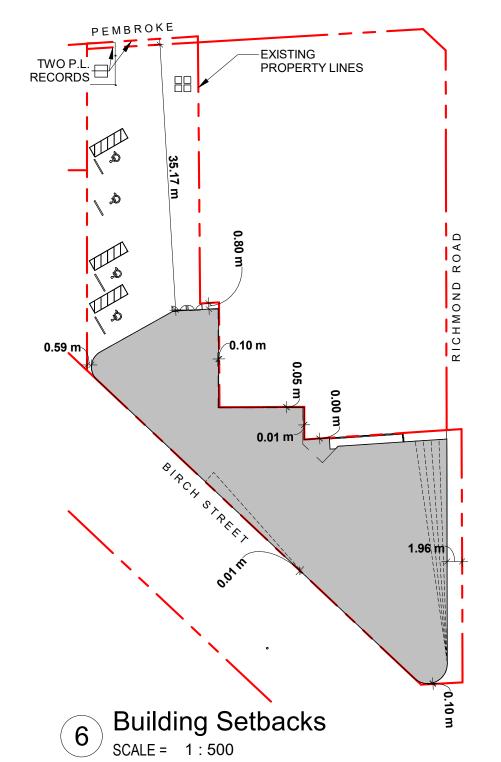
0	5	10	20	30	40	50
GRAPI	HIC SCAL	E 1:500				

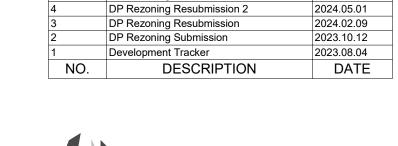
ZONE		TBD -	SITE SPEC	IFIC		
USE			ENTIAL (L: MERCIAL (
EXISTING SITE	AREA		1,586.8	m ²		
PROPOSED DE	EDICATION AREA		93.5	m ²		
PROPOSED SI	TF ARFA	1,494.2 m ²				
REGULATORY		L	1,171.2			
GROSS FLOOF			4319.3	m²		
COMMERCIAL	FLOOR AREA		370.1 r	n² 		
TOTAL RESIDE	ENTIAL FLOOR AREA	3949.2 m ²				
BUILDING HEIC (from Natural G			24.0 r	m		
SETBACKS	RICHMOND		1.96 r	n		
	PEMBROKE		35.17 r	n		
	BIRCH		10.0	n		
	WEST (SIDE)		0.6	m		
EXTERIOR OPI	EN SPACE	136.1 m ²				
OPEN SITE SPA	ACE	8.8 %				
FLOOR SPACE	RATIO (FSR)	2.89 : 1				
SITE COVERAG	GE		61.7	%		
PARKING - VE	HICLE					
USE	DENSITY	RATE	REQ'D	PROVIDED		
	10 UNITS (<45m ²)	0.75 / unit	7.5			
RESIDENTIAL	25 UNITS (45-70m ²)	0.90 / unit	22.5	11 SPACES		
	20 UNITS (>70m²)	1.30 / unit	26	(3 ACCESS. + 2 VAN		
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	ACCESS.)		
COMM. *	395.3m ²	1 / 20m²	19.7			
PARKING - BIO	YCLE	TOTAL:	81			
JSE	DENSITY	RATE	REQ'D	PROVIDED		
	10 UNITS (<45m ²)	1 / unit	10	4401000		
RESIDENTIAL	45 UNITS (> 45m ²)	1.25 / unit	56	116 LONG TERM (15		
VISITOR (RES.)	55 UNITS	6 spaces	6	CARGO)		
COMM. *	395.3m ²	1 / 200m²	2	10 SHORT TERM		
/ISTOR (COMM.)*	395.3m ²	1 / 100m²	4			
	I	TOTAL:	78			
RESIDENTIA	L USE DETAIL					
Total number	of Units		55			
UNIT TYPE		I.				
Studio			10			
1 Bed			25			
2 Bed			20			
Minimum unit	floor area		33.74	 m²		

33.74 m²

* MOST RESTRICTIVE CRU USE APPLIED FOR SCHEDULE-C CALUCATIONS



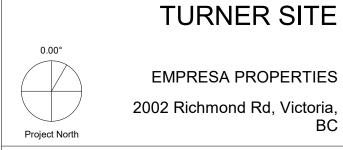






CASCADIA ARCHITECTS INC

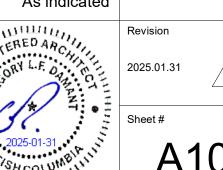
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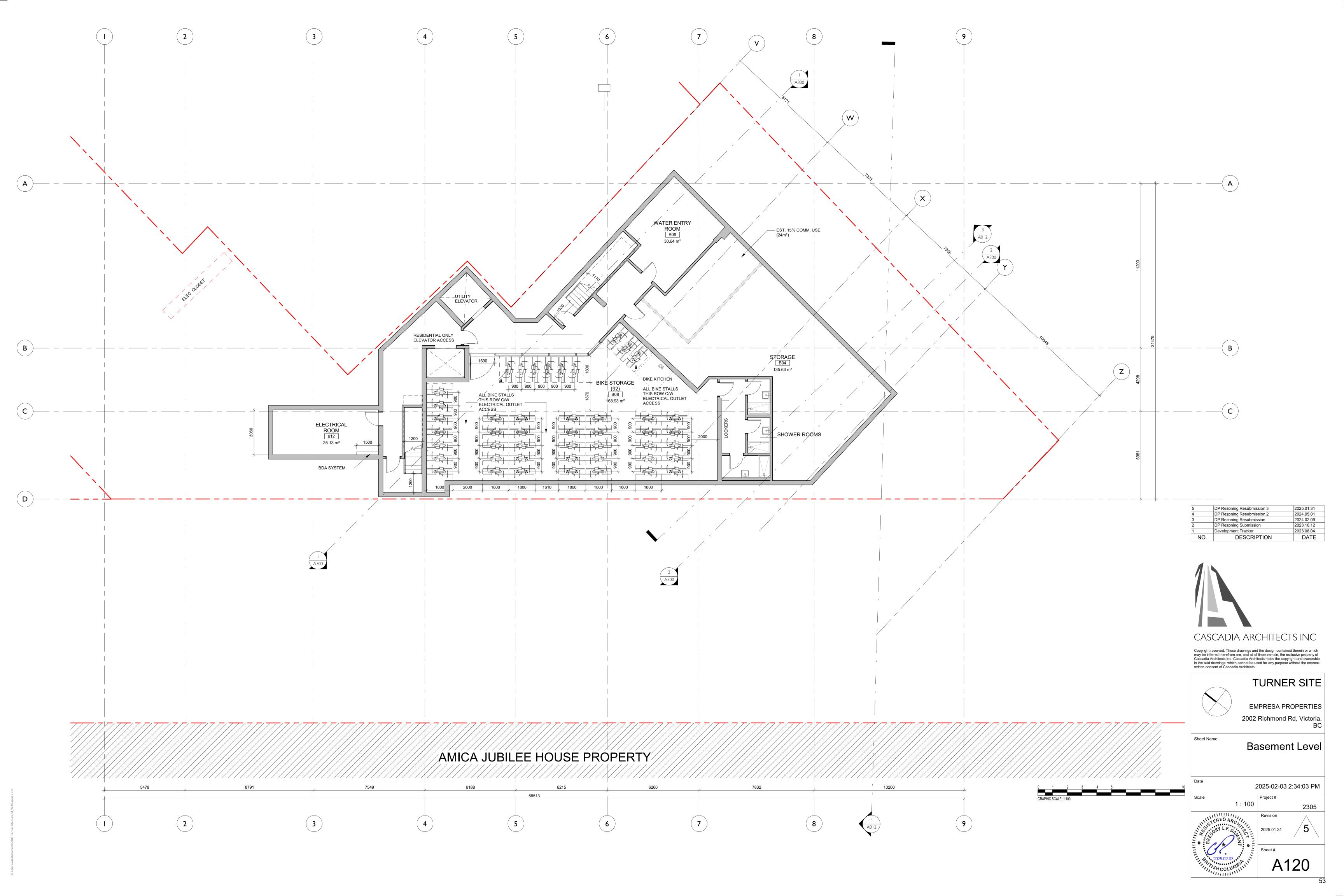


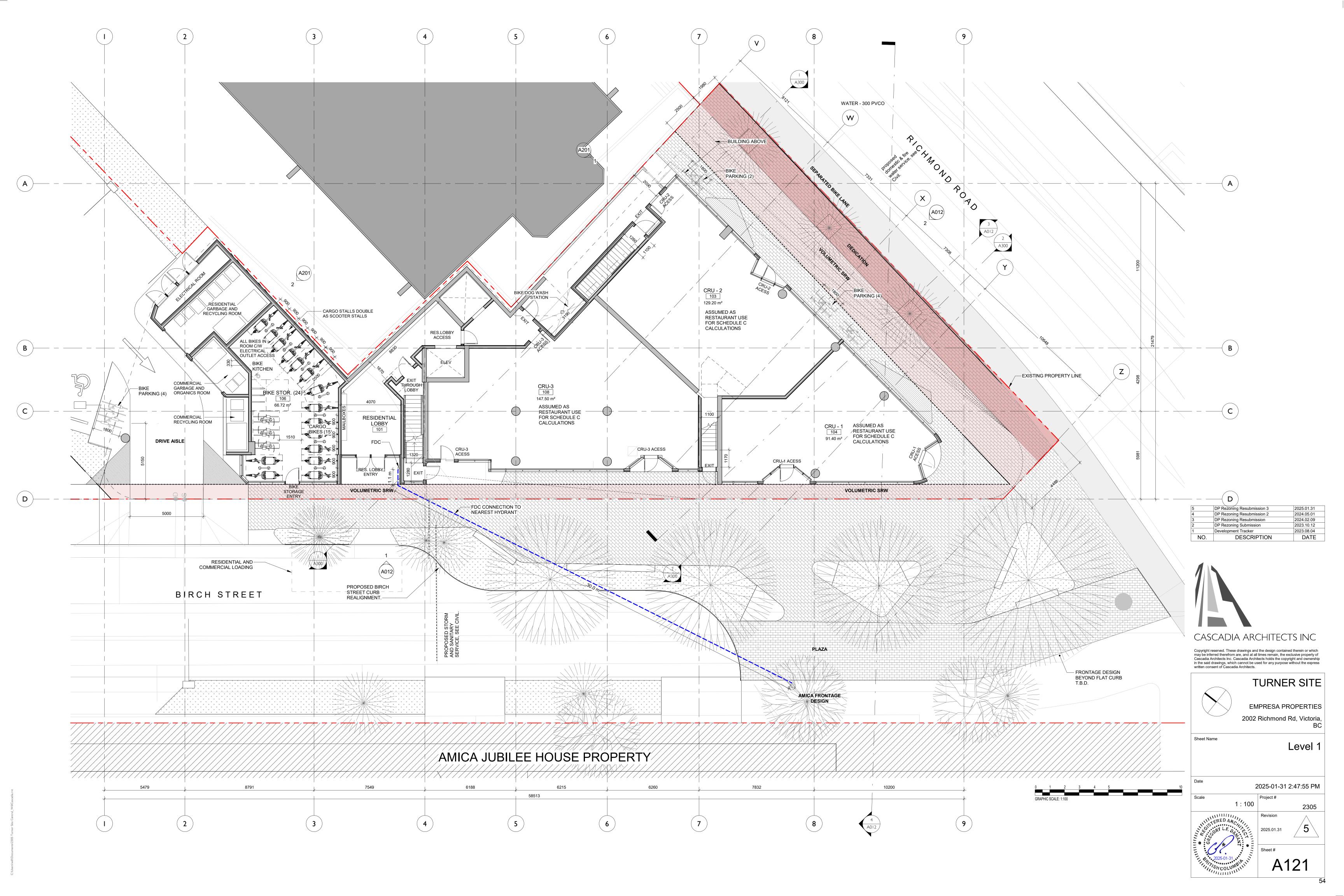
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

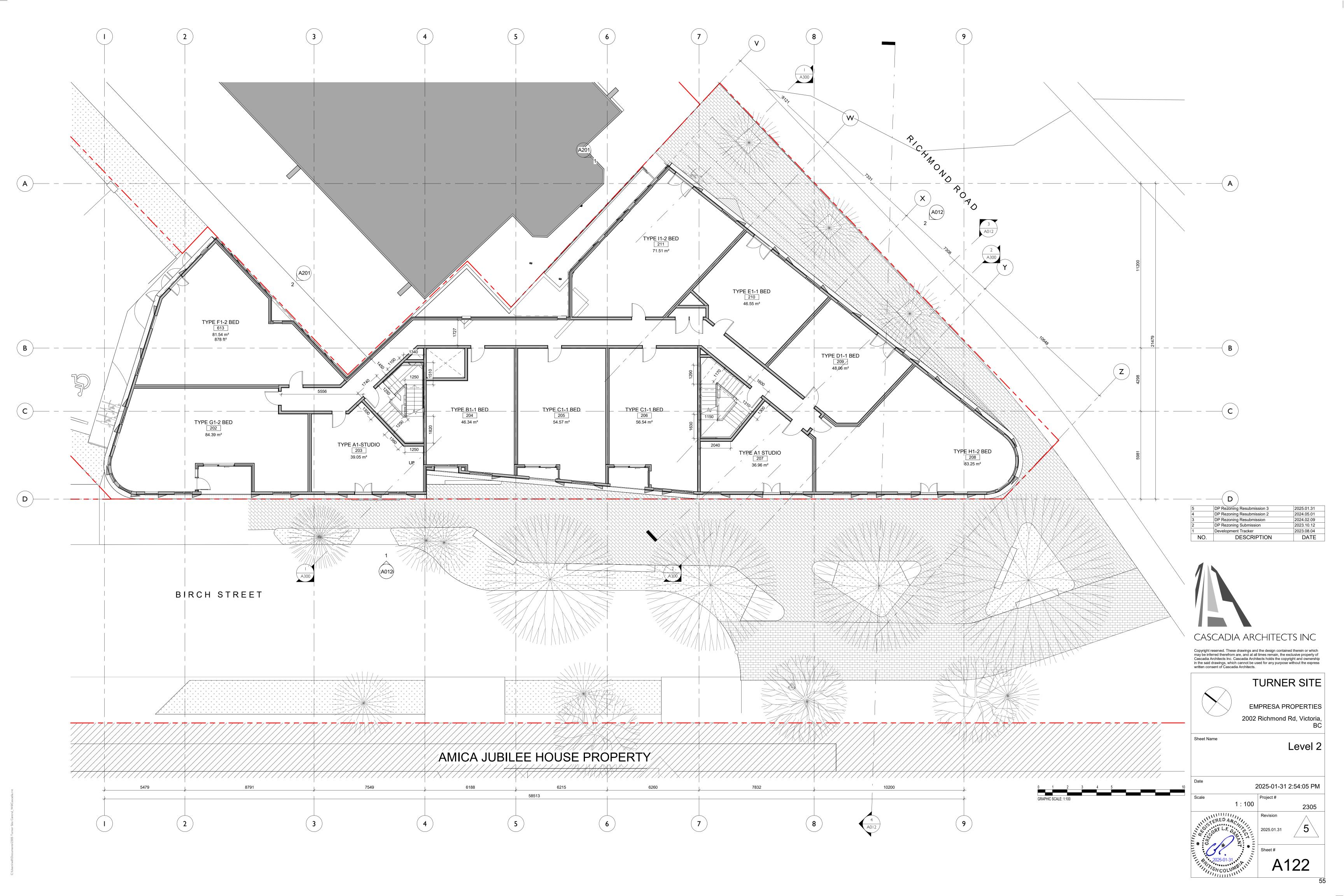
Site Plan & Project Data

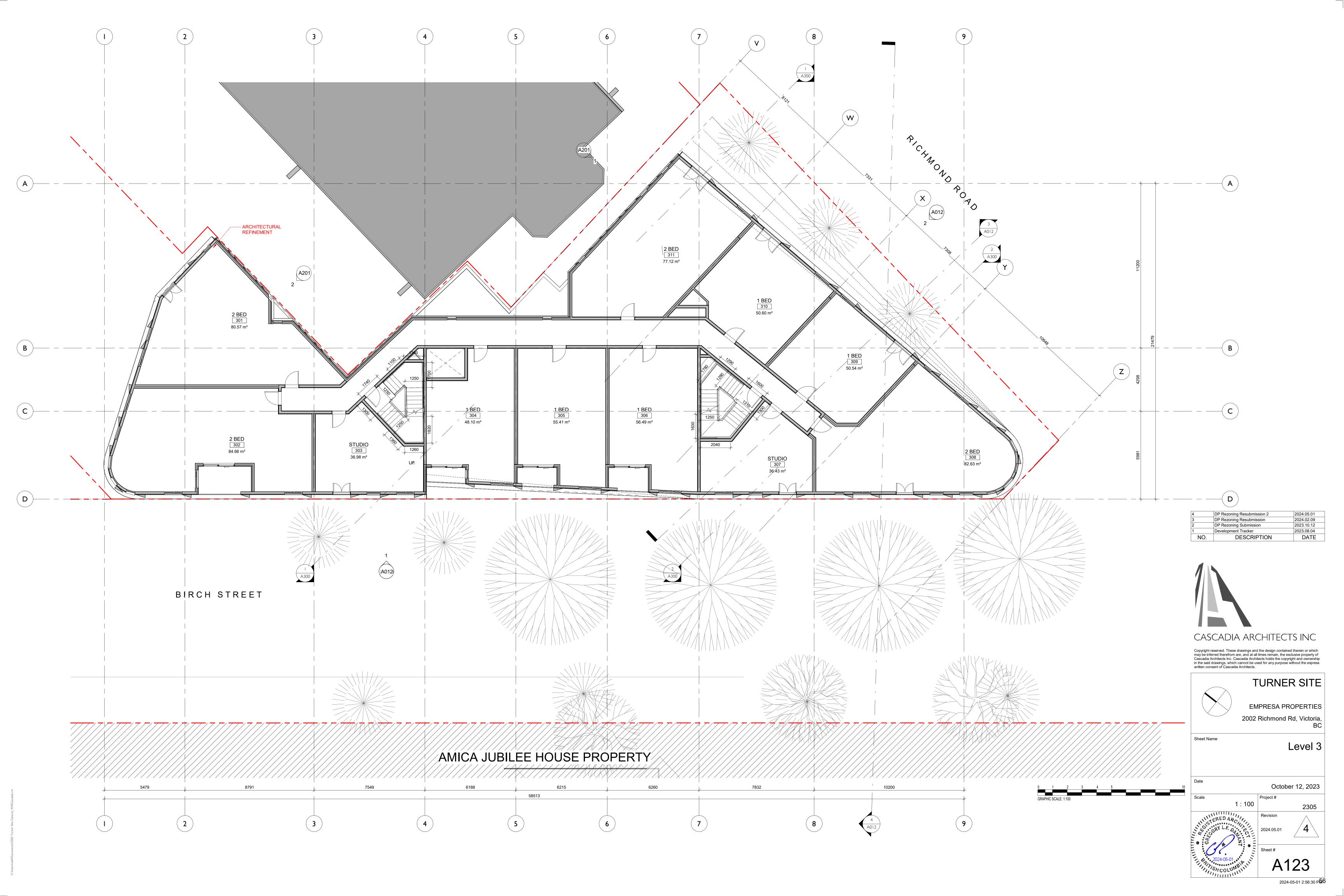
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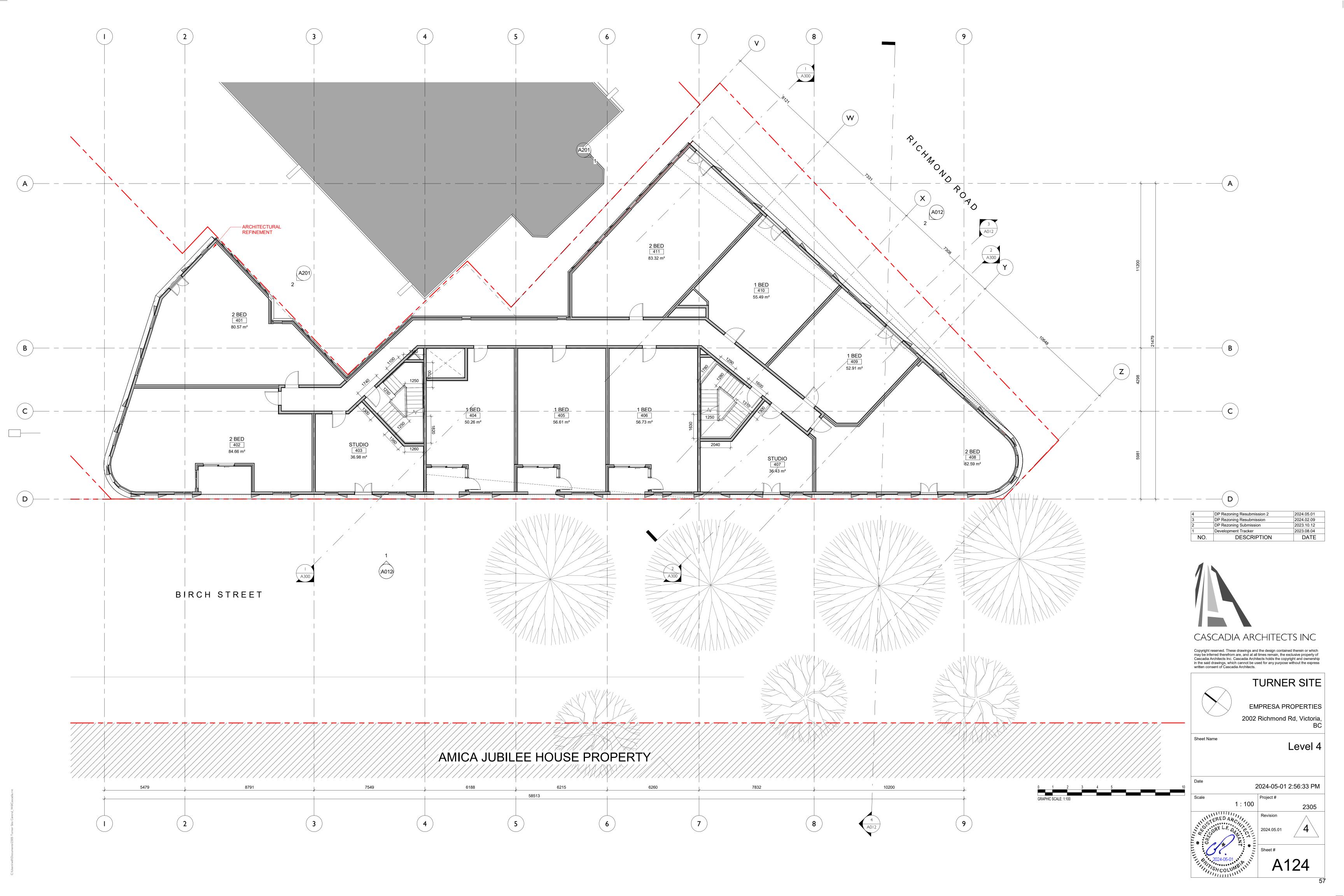


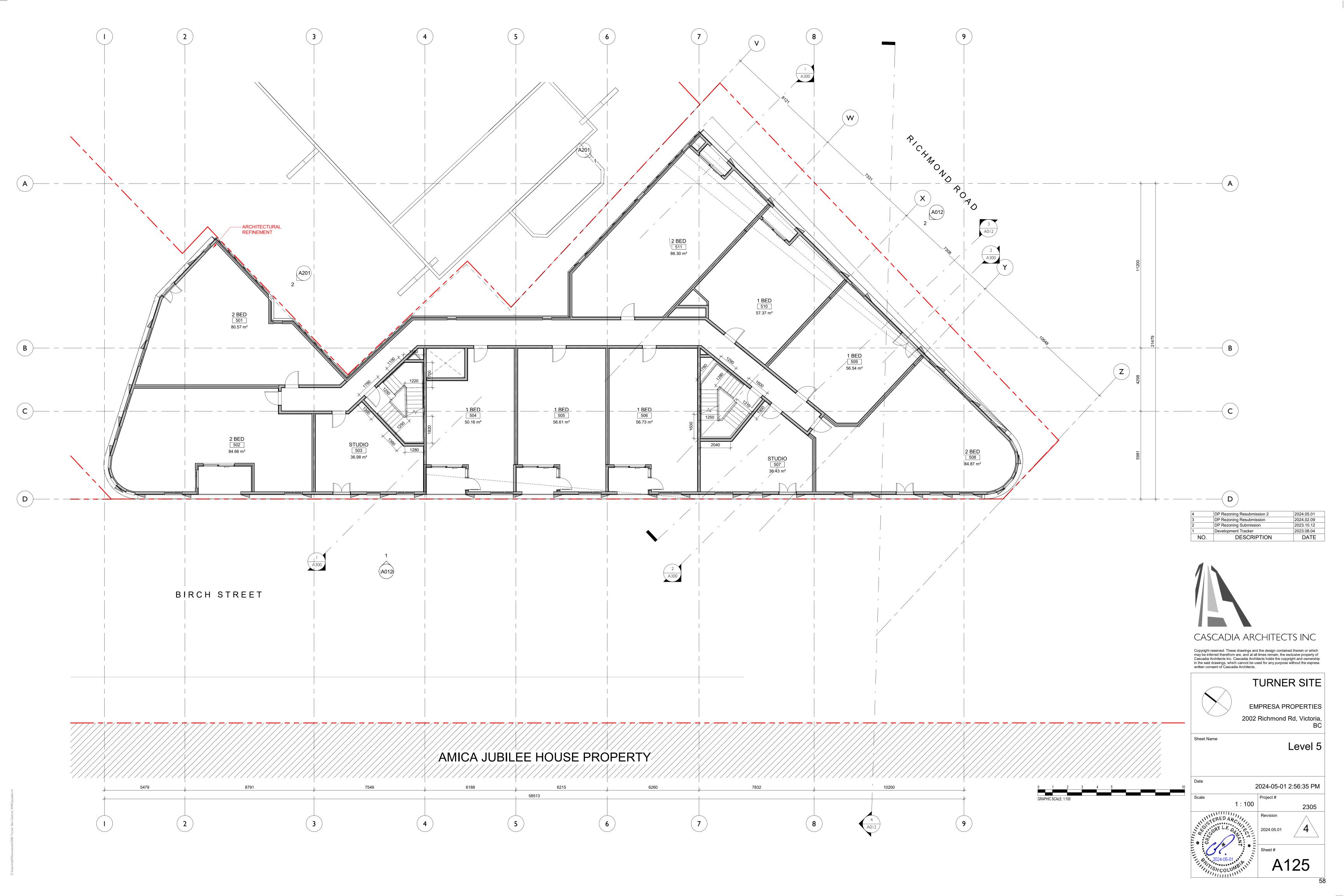


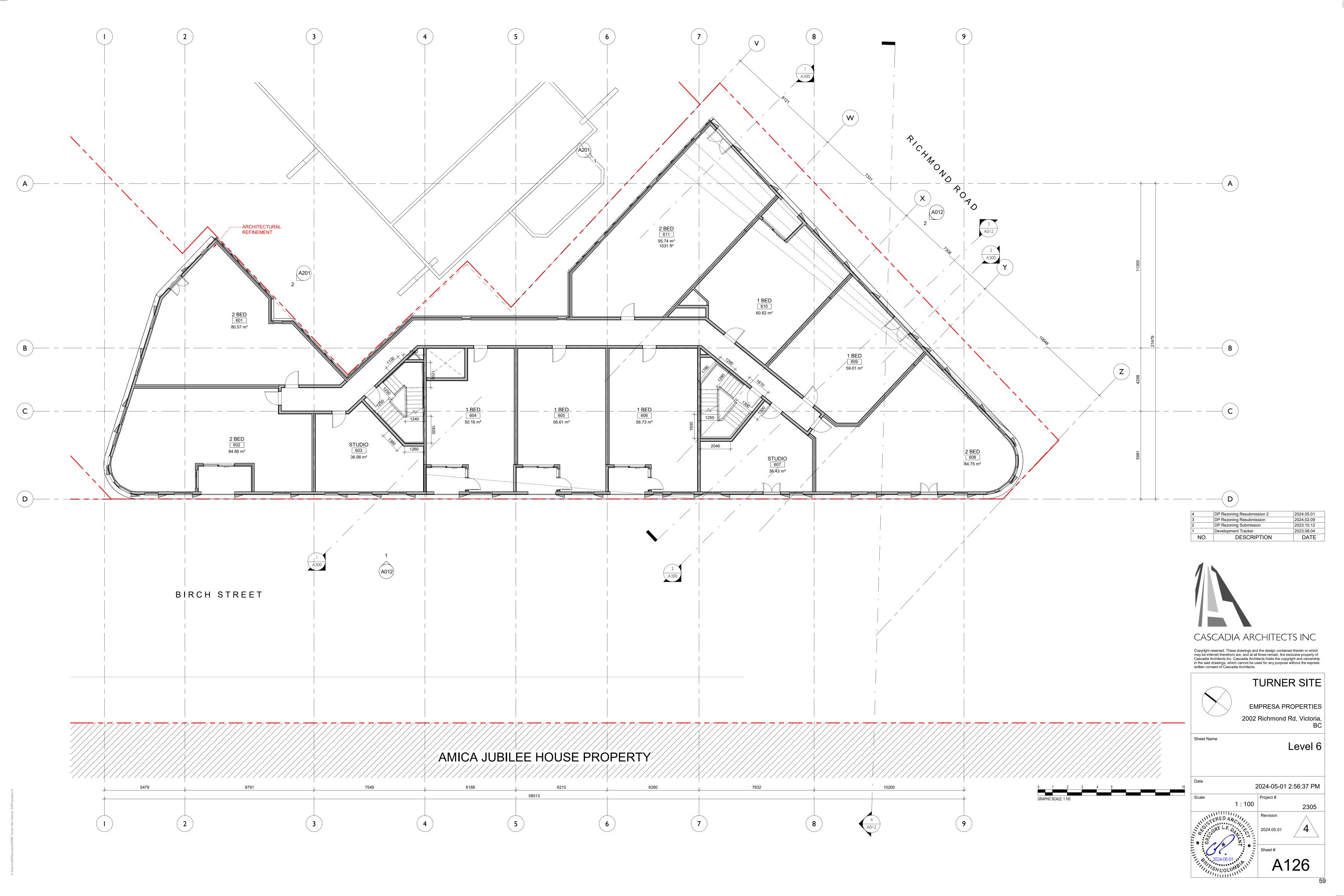


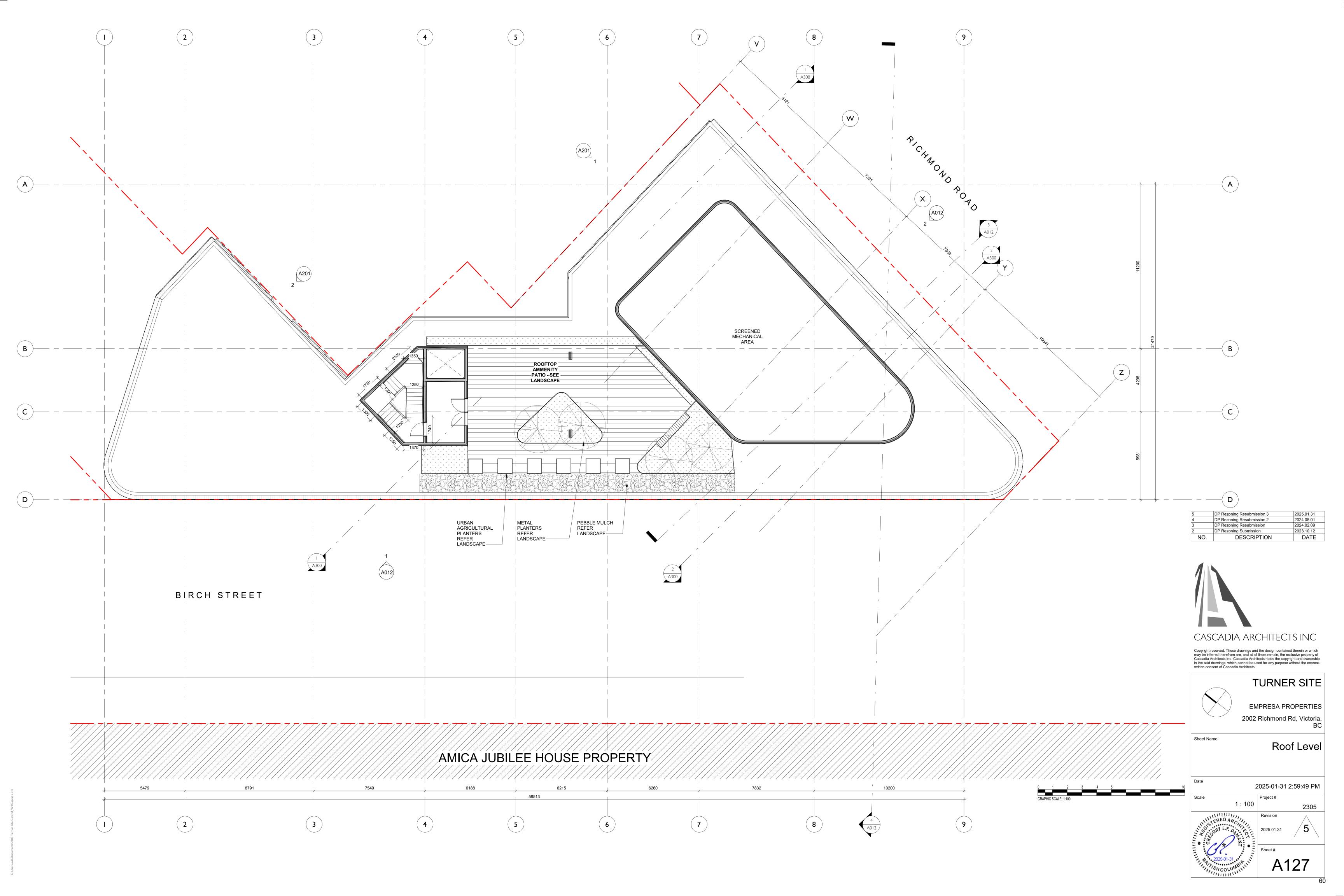


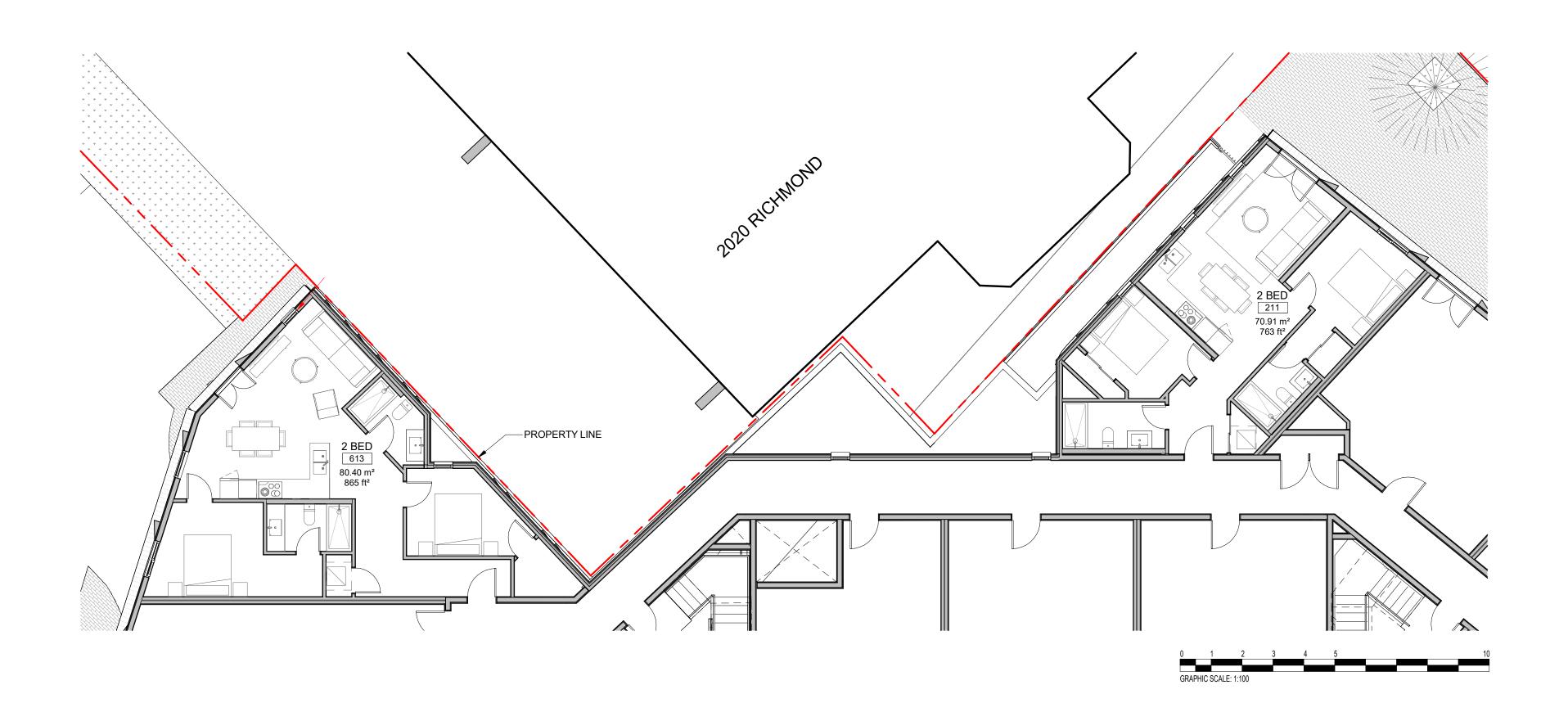








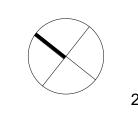








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EMPRESA PROPERTIES 2002 Richmond Rd, Victoria,

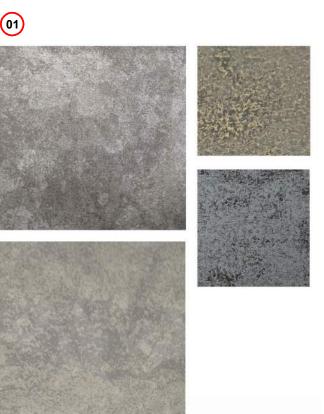
Unit Layouts along PL

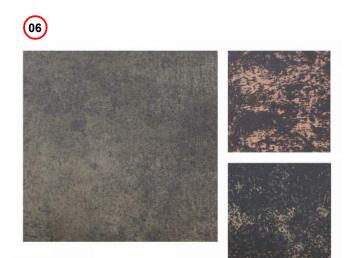
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-URBAN AGRICULTURAL 05 Richmond Road Elevation

SCALE = 1:100 PLANTERS REFER LANDSCAPE



MATERIALS LEGEND

01 Metal Panel - Colour 01

02 Cementitous Panel - Dark Colour 02

03 Metal Picket - Dark Colour 02

04 Cast-in-place Arch. Concrete

05 Black tile

06 Metal Panel - Colour 02

07 Aluminum (Dark) pergola

08 Wood

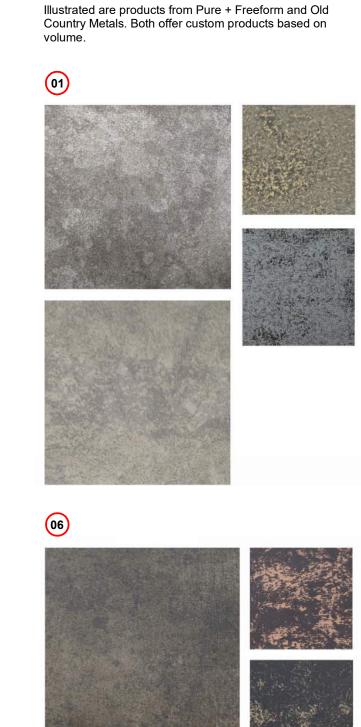
09 Wood Soffit



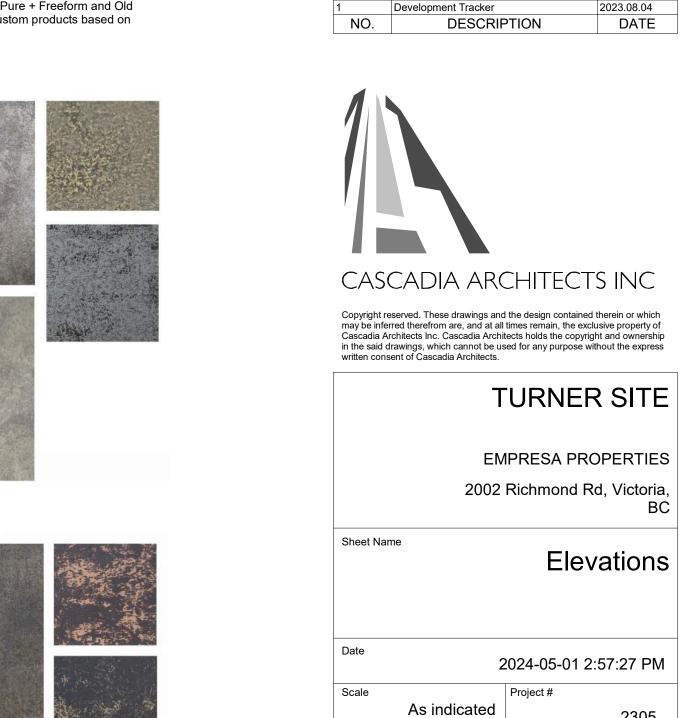
DP Rezoning Submission

NORTH FACING ELEVATION FROM 2020 RICHMOND SITE SCALE = 1:100





Range of materials based on availability and cost:

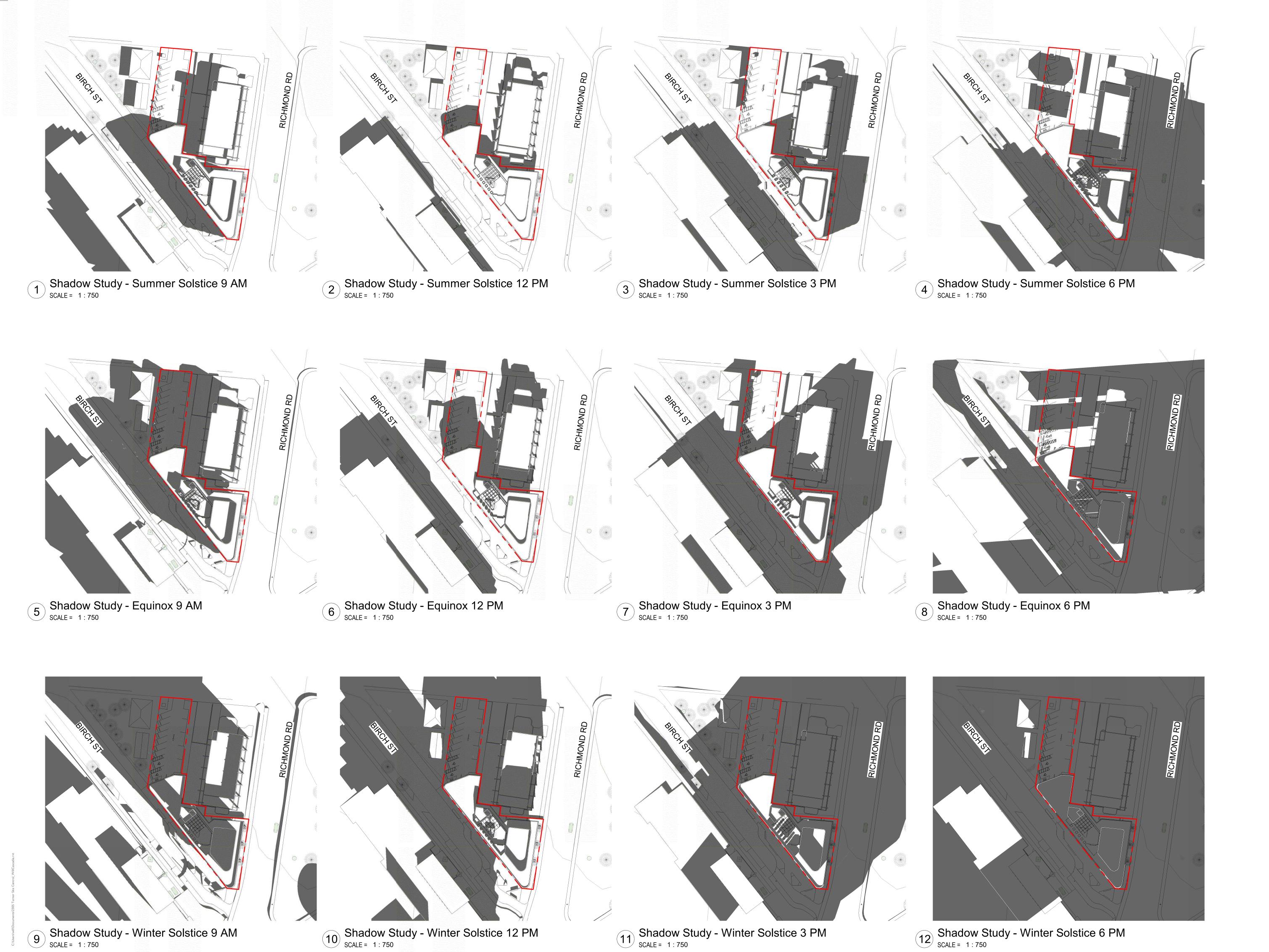


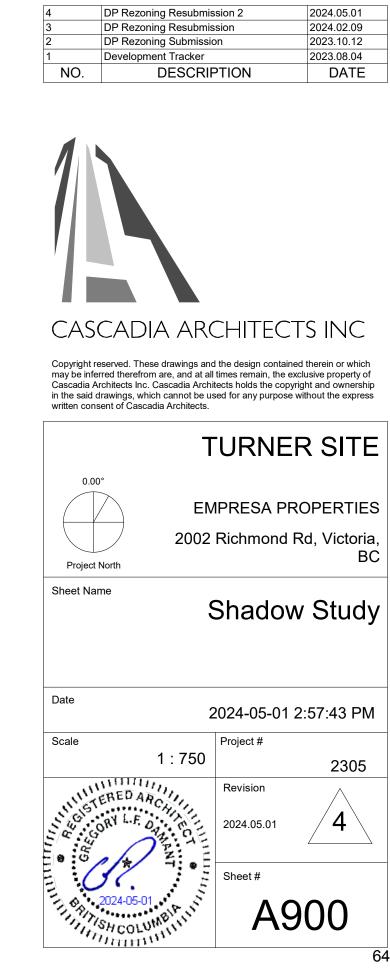
2305

2024.05.01

2024.02.09 2023.10.12

2023.08.04 DATE









TURNER SITE

2002 RICHMOND RD. VICTORIA, BC

SHEET LIST

L0.00 COVER PAGE

L0.01 TREE MANAGEMENT PLAN

L3.01 SOIL DEPTH PLAN - LEVEL 1

L0.02 TREE MANAGEMENT PLAN

L3.02 SOIL DEPTH PLAN - ROOFTOP

L1.01 MATERIALS PLAN - LEVEL 1

L3.11 SOIL CELLS PLAN - LEVEL 1

L1.02 MATERIALS PLAN - ROOFTOP L3.21 STORMWATER MANAGEMENT PLAN - LEVEL1

L2.00 PLANTING SCHEDULE - LEVEL 1 L4.01 LIGHTING PLAN - LEVEL 1
L2.01 TREE PLANTING PLAN - LEVEL 1 L4.02 LIGHTING PLAN - ROOFTOP

L2.02 PLANTING PLAN - LEVEL 1 L5.01 SECTIONS
L2.03 TREE PLANTING PLAN - ROOFTOP L6.01 DETAILS

L2.04 PLANTING PLAN - ROOFTOP

GENERAL LANDSCAPE NOTES

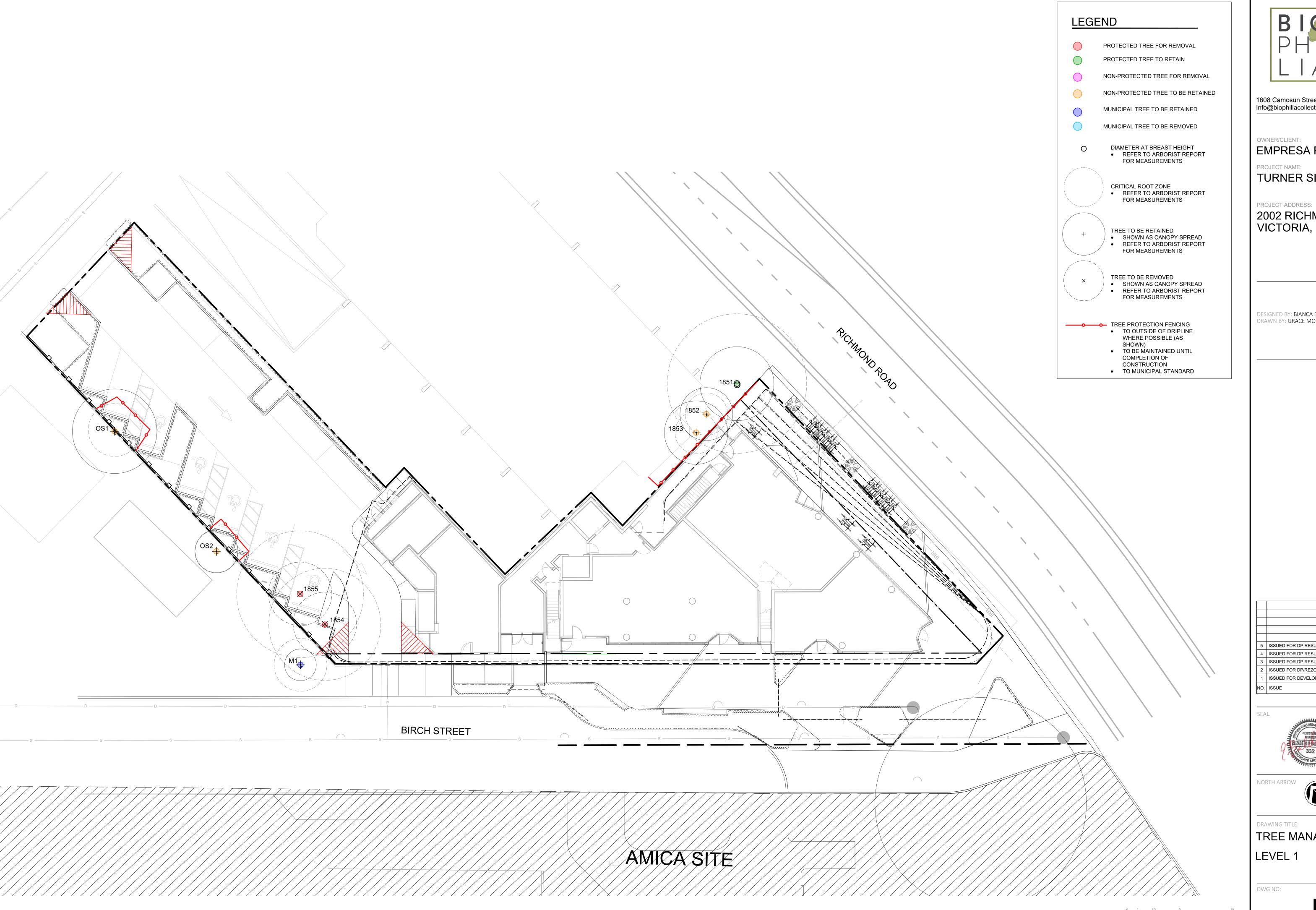
STANDARDS

1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF VICTORIA DEVELOPMENT STANDARDS

- 2. ALL WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE BC LANDSCAPE STANDARD (BCLS) AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS PLATINUM EDITION (MMCD) AND
- MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.

 3. IN CASES OF CONFLICT BETWEEN THE BCLS AND THE MMCD STANDARDS, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
- 4. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE BCLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
- 5. GROWING MEDIUM AND GROWING MEDIUM TESTING TO MMCD AND BCLS SECTION 6.
- 6. IRRIGATION TO IIABC AND BCLS STANDARDS.

65





1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

5	ISSUED FOR DP RESUBMISSION	1/31/2025
4	ISSUED FOR DP RESUBMISSION	5/1/2024
3	ISSUED FOR DP RESUBMISSION	2/9/2024
2	ISSUED FOR DP/REZONING	10/11/202
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/202
NO.	ISSUE	MM/DD/Y`





TREE MANAGEMENT PLAN LEVEL 1

DWG NO:

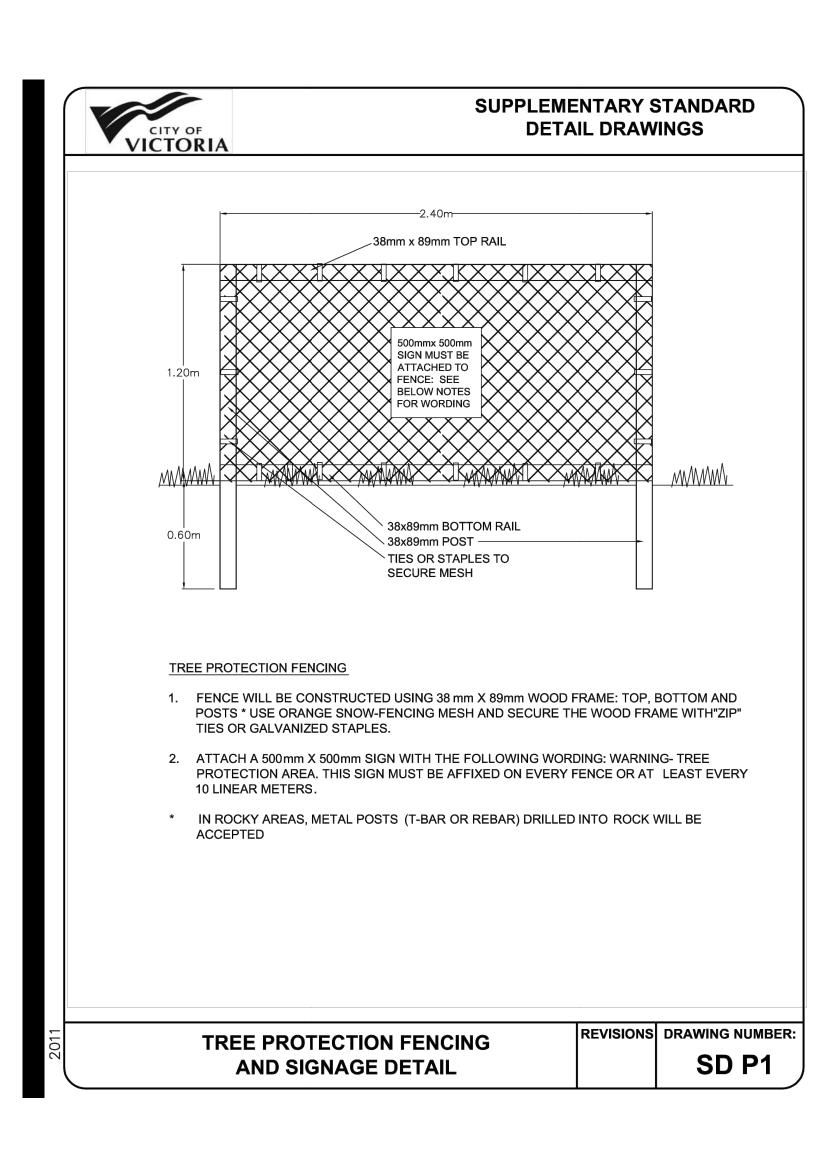
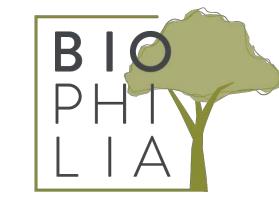


Table 1. Tree Inventory

Tag #	Surveyed	Location (On, Off, Shared, City)	Off, Shared,	Bylaw	Name		dbh	lbh crown	Condition	Condition		Relative	Retention	General field	Tree retention/location comments	Retention status
	? (Yes/No)			protected ? (Yes/No)	Common	Botanical	(cm)	radius (m)	root zone radius (m)	Health	Structural	tolerance	Suitability	observations/remarks		
1851	No	Off	Yes	Norway Maple	Acer platanoides	55	3.5	6.6	Fair- good	Fair-poor	Moderate	Suitable	Codominant structure with active inclusions, limited rooting area, large surface roots topped repeatedly.	Root zone likely restricted to within planter, depending on depth of retaining wall. Will require significant pruning to accommodate new building, retention will depend on extent of pruning required.	Retain*	
1852	No	Off	No	Japanese Maple 'Full Moon'	Acer palmatum 'Full moon'	7,4,4	2.5	2	Fair- good	Fair-poor	Moderate	Suitable	Multiple stems, competing for light.	Root zone restricted to within planter. No impacts anticipated.	Retain	
1853	No	Off	No	Japanese Maple 'Coral Bark'	Acer palmatum 'Coral Bark'	7,7,5	3	2	Fair	Fair	Moderate	Suitable	Multiple stems, deadwood, overhangs existing balcony.	Root zone restricted to within planter. No impacts anticipated.	Retain	
1854	Yes	On	Yes	Pear	Pyrus spp.	44	3.5	5.3	Fair-poor	Fair-poor	Moderate	Suitable	Dieback, deadwood.	Within proposed building area	Remove	
1855	Yes	On	Yes	Pear	Pyrus spp.	29,22	3	6	Fair	Fair	Moderate	Suitable	Codominant with included bark in union, small deadwood.	Within proposed parking area.	Remove	
OS1	Yes	Shared	No	Sycamore Maple	Acer pseudoplatanus	~20	4	2.5	Fair	Fair	Moderate	Suitable	Drought stress.	Shared tree, retention will depend on potential impacts from proposed parking area,	Retain*	
OS2	No	Off	No	Golden Chain Tree	Laburnum anagyroides	~8,7	2	2	Fair	Fair	Moderate	Suitable	Co-dominant 2 stems previously removed.	Neighbours tree, retention will depend on potential impacts from proposed parking area.	Retain*	
M1	No	Off	Yes	Golden Chain Tree	Laburnum anagyroides	8,7,6	1.5	2.5	Fair-poor	Poor	Moderate	Suitable	Decay at base, bark damage.	Municipal tree, should be possible to isolate it from construction activity.	Retain	



1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156

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TURNER SITE

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2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

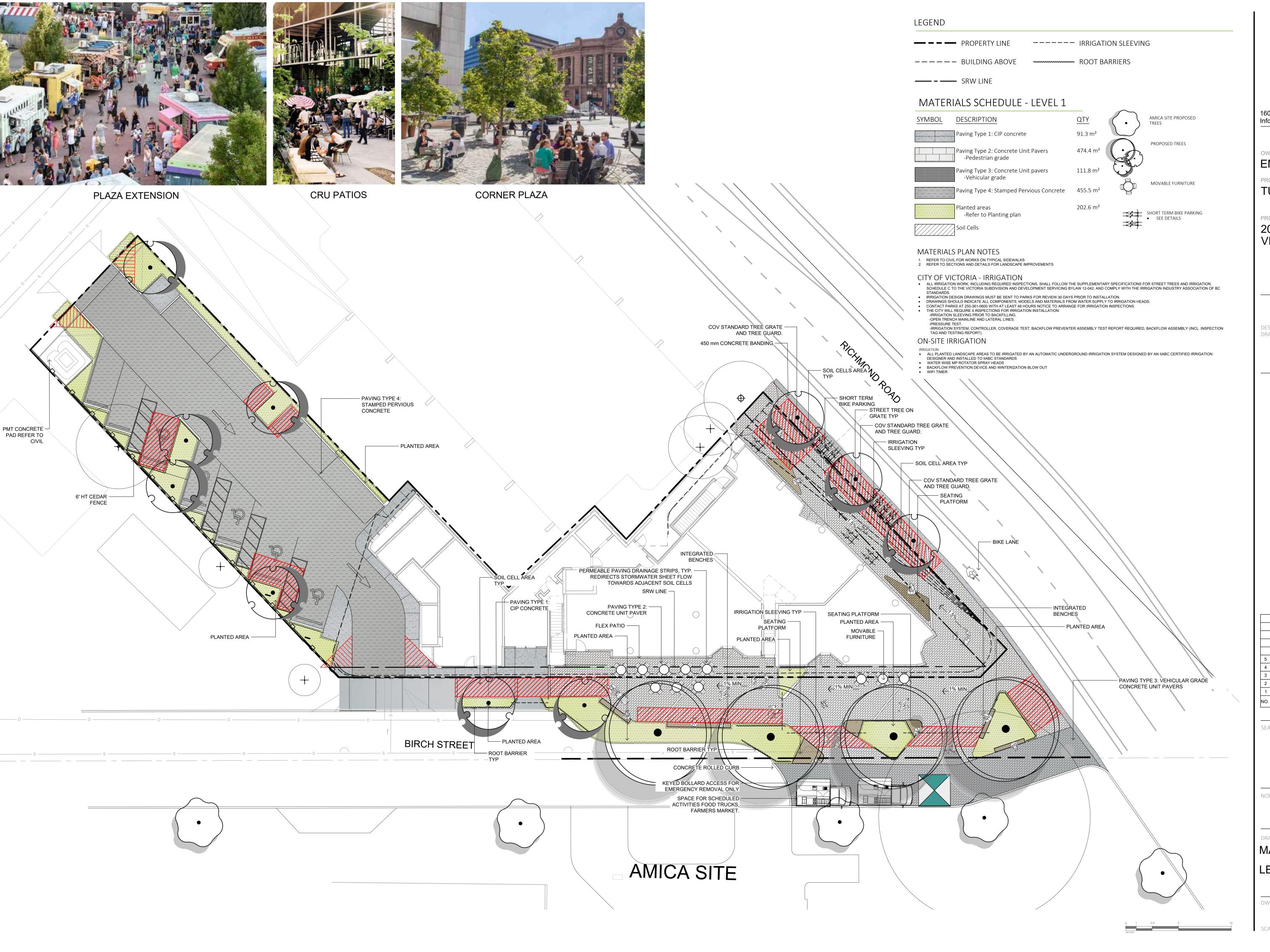
5	ISSUED FOR DP RESUBMISSION	1/31/2025
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3	ISSUED FOR DP RESUBMISSION	2/9/2024
2	ISSUED FOR DP/REZONING	10/11/2023
1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY





TREE MANAGEMENT PLAN LEVEL 1

DWG NO:





1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

EMPRESA PROPERTIES

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1	ISSUED FOR DEVELOPMENT TRACKER	08/08/2023
NO.	ISSUE	MM/DD/YY







DRAWING TITLE:

MATERIALS PLAN LEVEL 1

DWG NO:

1:150 L1.0



BBQ STAND



URBAN AGRICULTURE PLANTERS



LOUNGE AREA

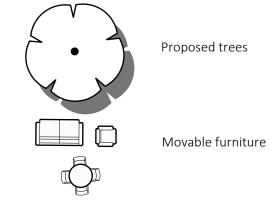
LEGEND

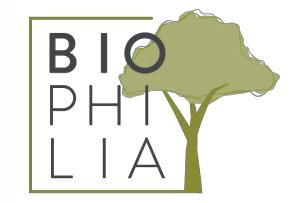
— – – PROPERTY LINE

---- BUILDING ABOVE

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	<u>QTY</u>
	Paving Type 5: Wooden Deck	94.2 m ²
	Pebble Mulch	27.1 m ²
	Maintenance Strip	3.9 m²
	Planted areas -Refer to Planting plan	47.3 m²
	Urban agriculture	5.4 m ²





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NO.	ISSUE	MM/DD/Y





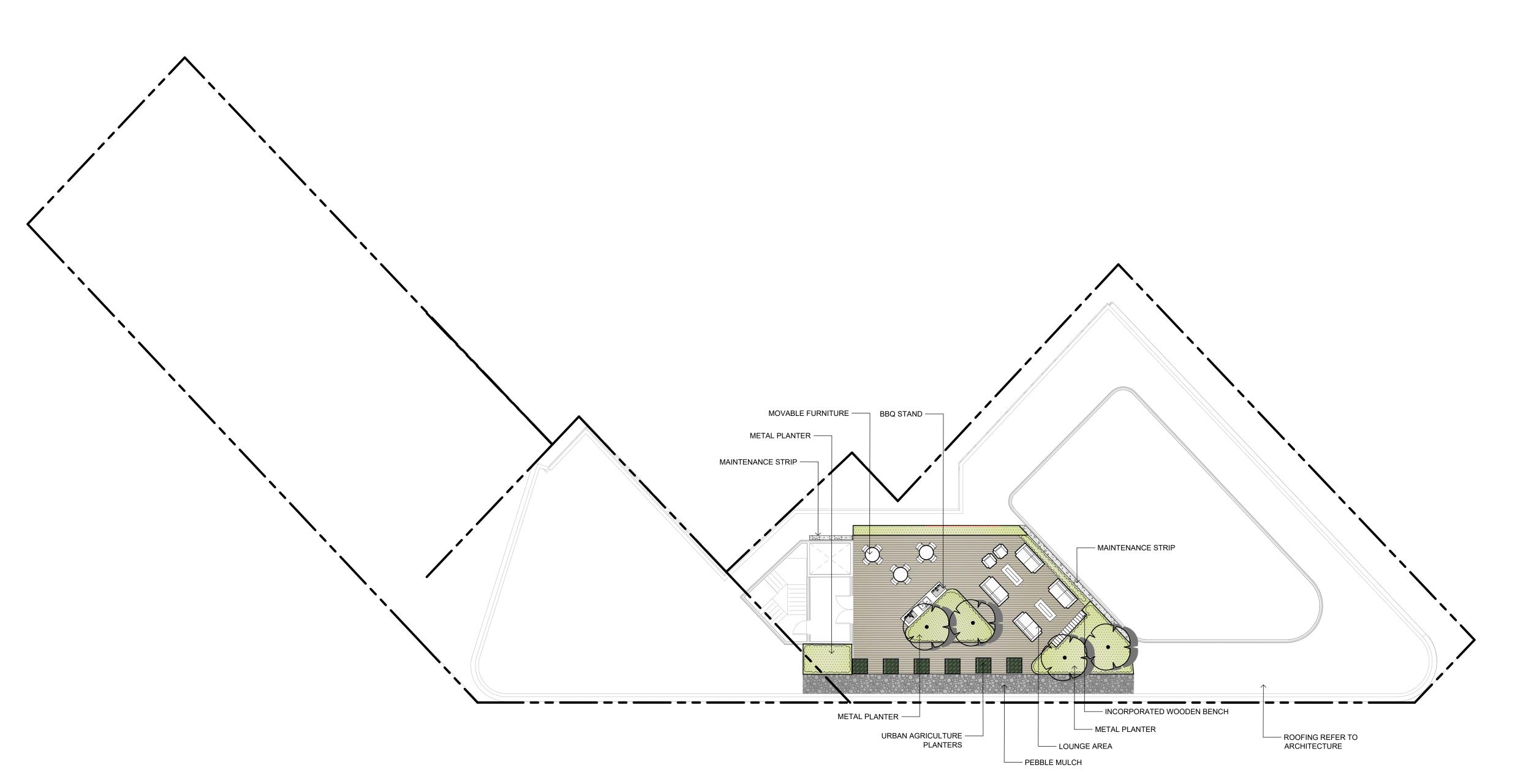


DRAWING TITLE:
MATERIALS PLAN

ROOFTOP

DWG NO:

L1.02



2025-01-15 18:28 PLANT SCHEDULE LEVEL 1

PLANT	2CHE!	JULE LEVEL I					
SYMBOL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
+	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
+	АА	Off-site medium, vertical tree	60mm Cal.	As Shown	B&B, Well Established	3	SPECIES TO BE DETERMINED BY PARKS AT BP
) ^{QG}	Off-site large tree	60mm Cal.	As Shown	B&B, Well Established	4	SPECIES TO BE DETERMINED BY PARKS AT BP
	СЛ	Cercidiphyllum japonicum / Katsura Tree	60mm Cal.	As Shown	B&B, Well Established	3	ON-SITE TREES
$\left(+\right)$	FD	Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech	60mm Cal.	As Shown	B&B, Well Established	2	ON-SITE TREE
SHRUBS	СР	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2 POT	1000 mm.	Full, Well Established	1	EVERGREEN, DROUGHT TOLERANT
	Нр	Hebe pinguifolia `Sutherlandii` / Sutherland Hebe		1000 mm.	Full, Well Established		
			#2 POT			24	EVERGREEN SEAM EVERGREEN BROUGHT TOLERANT
(2+,)	Lh	Ligustrum vulgare 'Swift' / First Editions® Straight Talk® Privet	#2 POT	800mm	Full, Well Established	46	SEMI-EVERGREEN, DROUGHT TOLERANT
ون	Рс	Prostanthera cuneata / Alpine Mint Bush	#2 POT	1200mm	Full, Well Established	1	POLINATOR SUPPORT, EVERGREEN, DROUGHT TOLERANT
GRASSES							
	Ck2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 POT	600mm	Full, Well Established	56	POLINATOR SUPPORT, DROUGHT TOLERANT
WALL STATE OF THE	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	#1 POT	450mm	Full, Well Established	77	POLINATOR SUPPORT, DROUGHT TOLERANT
3. F	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	41	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
PERENNI <i>A</i>	J S						
(•)	AG2	Allium x 'Globemaster' / Globemaster Ornamental Onion	#1 POT	600mm	Full, Well Established	18	POLINATOR SUPPORT, DROUGHT TOLERANT
$\widetilde{\cdot}$	EB	Echinops bannaticus 'Blue Glow' / Blue Glow Globe Thistle	#1 POT	600mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOLERANT
$\widetilde{\Omega}$	Es	Erica carnea 'Springwood White' / White Spring Winter Heath	#1 POT	450mm	Full, Well Established	10	POLINATOR SUPPORT, EVERGREEN
(+ h)	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	27	POLINATOR SUPPORT, DROUGHT TOLERANT
6 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	13	POLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN
(·)	RH	Rudbeckia hirta / Black-eyed Susan	#1 POT	600mm	Full, Well Established	70	POLINATOR SUPPORT, DROUGHT TOLERANT
\sim	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	26	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
£	SC2	Santolina chamaecyparissus / Lavender Cotton	#1 POT	450mm	Full, Well Established	153	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
(·	Тр	Thymus pseudolanuginosus / Woolly Thyme	#1 POT	300mm	Full, Well Established	149	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
+	VB	Verbena bonariensis / Tall Verbena	#1 POT	750mm	Full, Well Established	21	POLINATOR SUPPORT, DROUGHT TOLERANT, EVERGREEN
\sim		Veronica peduncularis 'Georgia Blue' / Georgia Blue Speedwell			Full, Well Established		POLINATOR SUPPORT, DROUGHT TOLERANT, SEMI-EVERGREEN
+	Vp	veronica peduncularis deorgia bide / deorgia bide speedwell	#1 POT	450mm	i uii, vveii Estabiisfied	13	I OLINATON SOFFONT, DINOUGITE TOLENANT, SEIVII-EVENGREEN

A TOTAL OF 86.5% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019).

PLANTING PLAN NOTES

- 1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH
- 5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- 6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
 7. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:

EMPRESA PROPERTIES

PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

5	ISSUED FOR DP RESUBMISSION	1/31/2025
4	ISSUED FOR DP RESUBMISSION	5/1/2024
3	ISSUED FOR DP RESUBMISSION	2/9/2024
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NO.	ISSUE	MM/DD/YY





DRAWING TITLE:

PLANTING SCHEDULE LEVEL 1

DWG NO:



DAWYCK'S GOLD EUROPEAN BEECH KATSURA TREE FAGUS SYLVATICA 'DAWYCK GOLD' CERCIDIPHYLLUM JAPONICUM

PLANT SCHEDULE LEVEL 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
TREES							
+	AR	Off-site medium tree	60mm Cal.	As Shown	B&B, Well Established	2	SPECIES TO BE DETERMINED BY PARKS AT BP
+	AA	Off-site medium, vertical tree	60mm Cal.	As Shown	B&B, Well Established	3	SPECIES TO BE DETERMINED BY PARKS AT BP
	QG	Off-site large tree	60mm Cal.	As Shown	B&B, Well Established	4	SPECIES TO BE DETERMINED BY PARKS AT BP

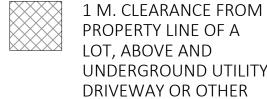
Cercidiphyllum japonicum / Katsura Tree 60mm Cal. As Shown B&B, Well Established 3 ON-SITE TREES Fagus sylvatica 'Dawyck Gold' / Dawyck Gold European Beech 60mm Cal. As Shown B&B, Well Established 2 ON-SITE TREE

LEGEND

- - - IRRIGATION SLEEVING **ROOT BARRIERS**

PART 1 REPLACEMENT TREES (1:1)

PART 2 REPLACEMENT TREES (2:1)



PROPERTY LINE OF A UNDERGROUND UTILITY, DRIVEWAY OR OTHER PAVED SURFACE

BP PLANTING PLAN NOTES

- 1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- 6. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
- 7. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN. 8. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE.

STREET TREES NOTES

1. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M

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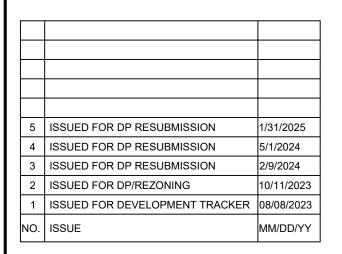
PROJECT NAME:

TURNER SITE

PROJECT ADDRESS:

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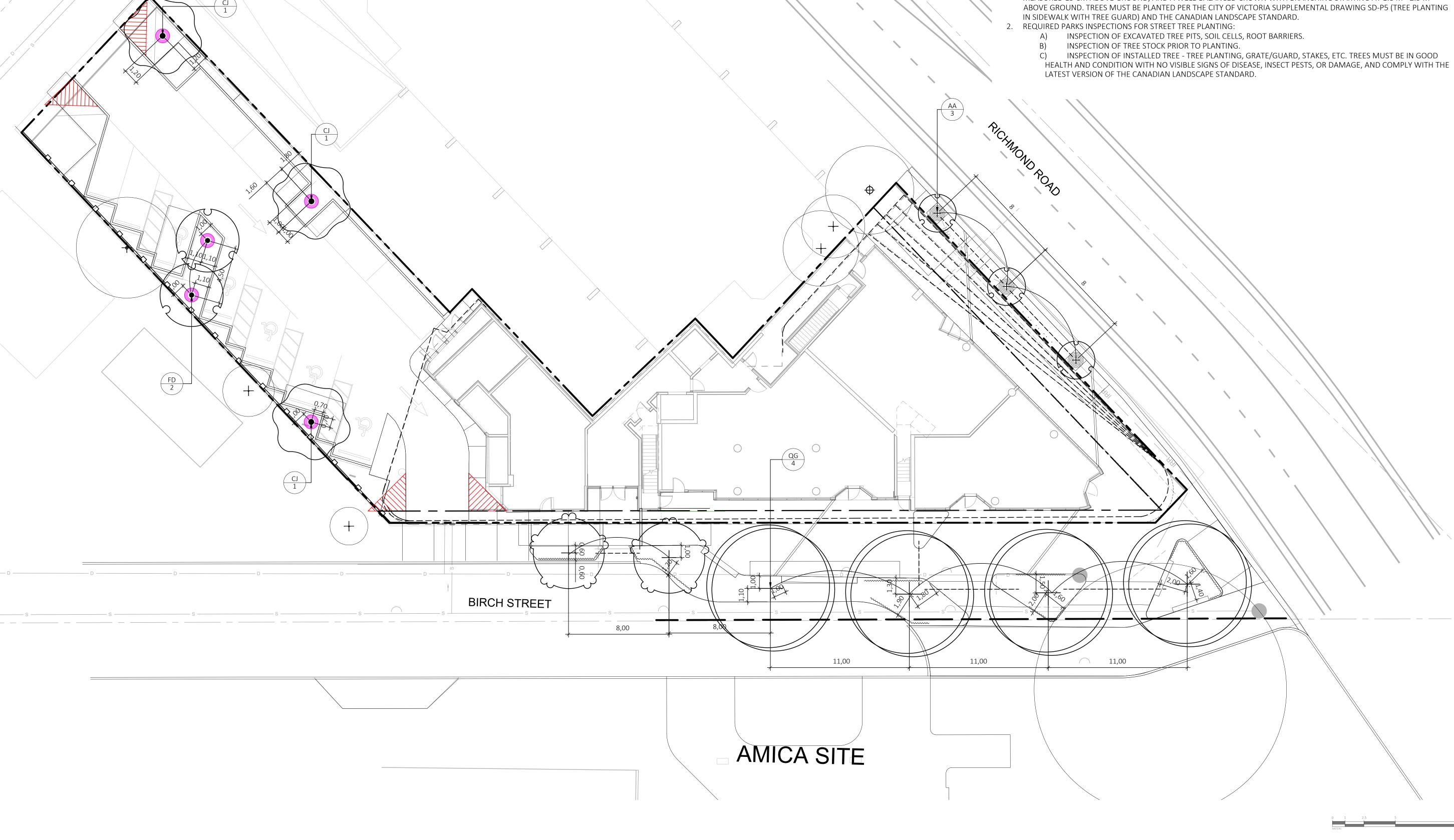


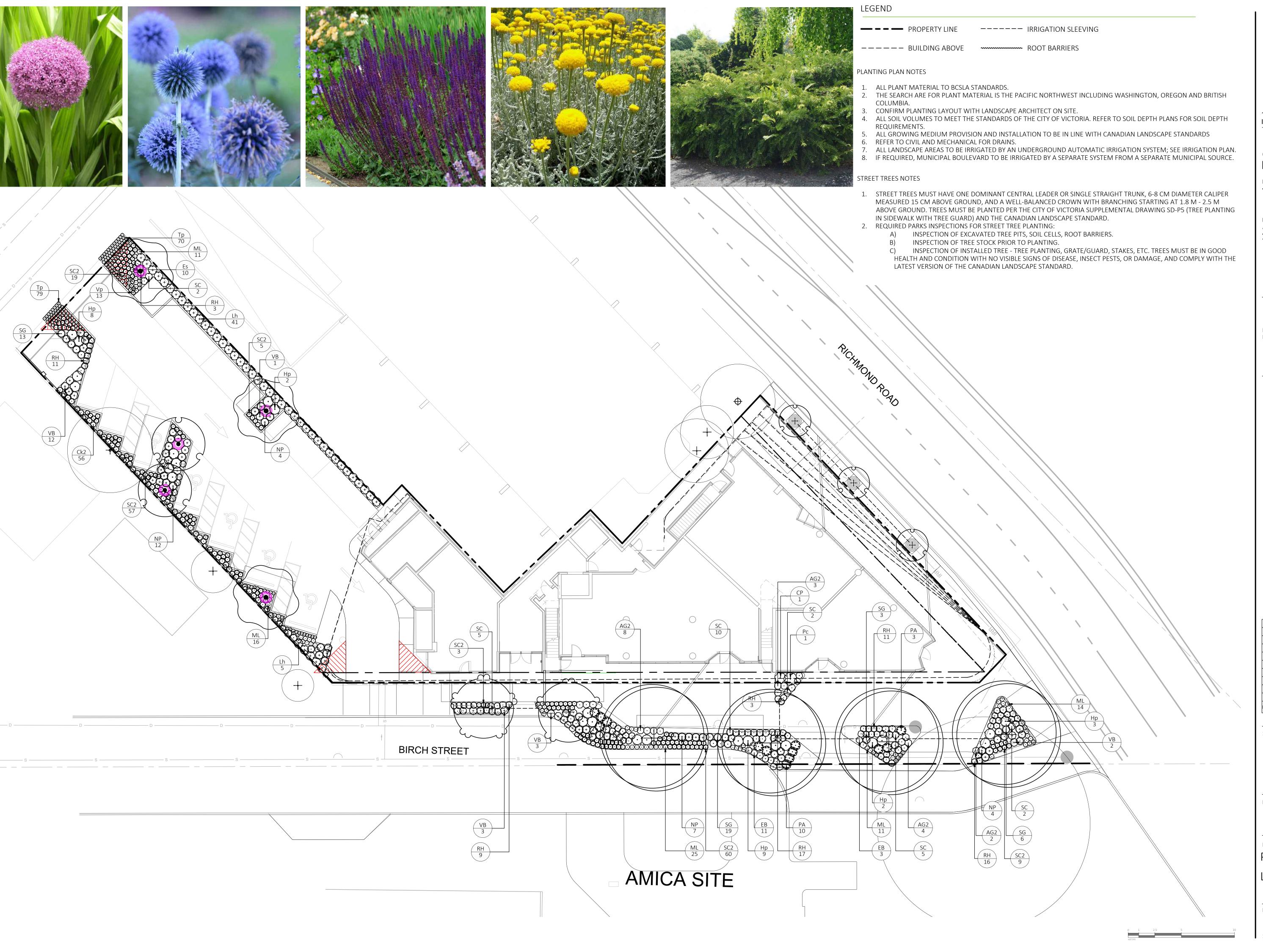


DRAWING TITLE:

TREE PLANTING PLAN LEVEL 1

DWG NO:







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DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI

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SEAL



IORTH ARROW



DRAWING TITLE:

PLANTING PLAN

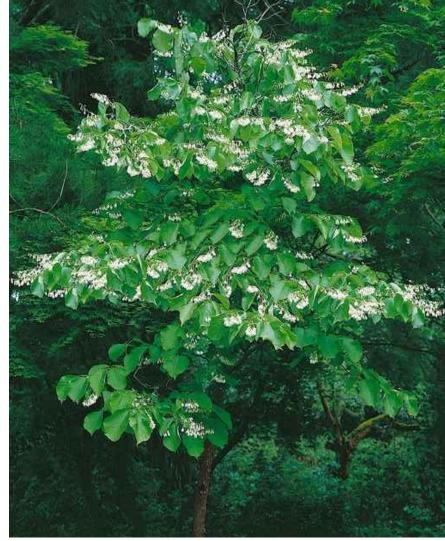
LEVEL 1

DWG NO:

L2.02



FRAGRANT SNOWBELL STYRAX OBASSIA



VENUS DOGWOOD CORNUS X 'KN30-8'

LEGEND

———— PROPERTY LINE --- IRRIGATION SLEEVING

BUILDING ABOVE

PART 1 REPLACEMENT TREES (1:1)



PART 2 REPLACEMENT TREES (2:1)

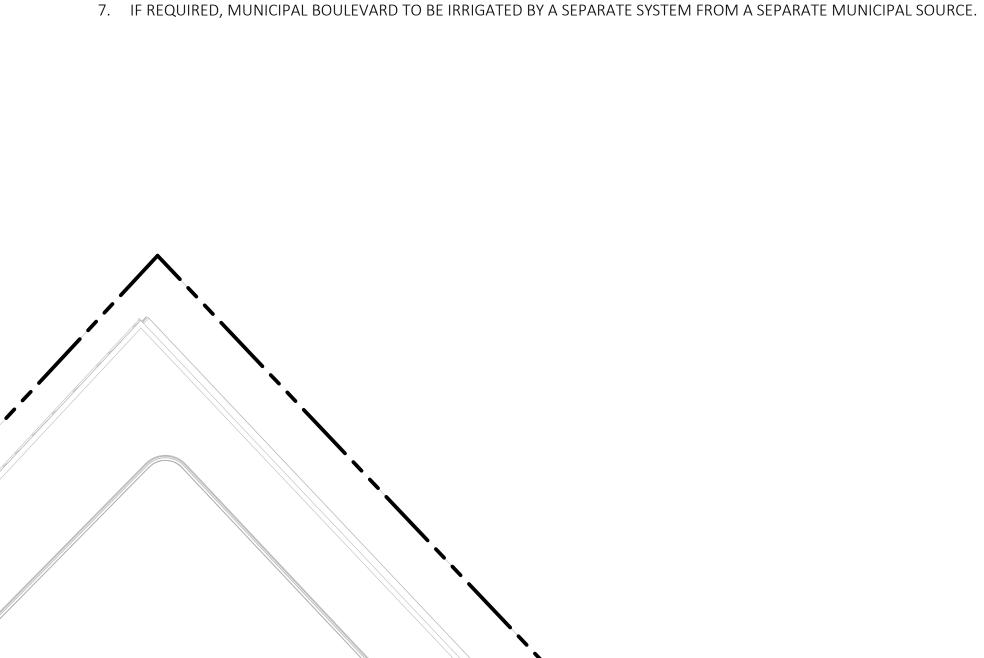
----- ROOT BARRIERS

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
TREES							
	CV	Cornus x 'KN30-8' / Venus® Dogwood	60mm Cal.	As Shown	B&B, Well Established	1	ON-SITE TREES
£ • 3	SO	Styrax obassia / Fragrant Snowbell	60mm Cal.	As Shown	B&B, Well Established	3	ON-SITE TREES

PLANTING PLAN NOTES

- 1. ALL PLANT MATERIAL TO BCSLA STANDARDS.
- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH
- REQUIREMENTS. 5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS
- 6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM





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NO.	ISSUE	MM/DD/Y







DRAWING TITLE:

TREE PLANTING PLAN ROOFTOP

DWG NO:









DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL (2019). PLANTING PLAN NOTES 1. ALL PLANT MATERIAL TO BCSLA STANDARDS. 3. CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE. REQUIREMENTS. 5. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS 6. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM 7. IF REQUIRED, MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE MUNICIPAL SOURCE. Colored Colore

LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

PLANT SCHEDULE ROOFTOP

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	<u>QTY</u>	REMARKS
SHRUBS							
	Нр	Hebe pinguifolia `Sutherlandii` / Sutherland Hebe	#2 POT	1000 mm.	Full, Well Established	10	EVERGREEN
\bigcirc	Рс	Prostanthera cuneata / Alpine Mint Bush	#2 POT	1200mm	Full, Well Established	8	POLINATOR SUPPORT, EVERGREEN, D
GRASSES	SG	Stipa gigantea / Giant Feather Grass	#2 POT	750mm	Full, Well Established	28	POLINATOR SUPPORT, DROUGHT TOI
PERENNIAI	<u>LS</u>						
	AK	Agastache x 'Kudos Mandarin' / Kudos Mandarin Anise Hyssop	#1 POT	500mm	Full, Well Established	17	POLINATOR SUPPORT, DROUGHT TOL
+	EG	Echinacea x 'TNECHPG' / Prima™ Ginger Coneflower	#1 POT	500mm	Full, Well Established	19	POLINATOR SUPPORT, DROUGHT TOL
(+)	NP	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1 POT	750mm	Full, Well Established	8	POLINATOR SUPPORT, DROUGHT TO
5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	PA	Perovskia atriplicifolia / Russian Sage	#2 POT	900mm	Full, Well Established	16	POLINATOR SUPPORT, DROUGHT TOI SEMI-EVERGREEN
\bigcirc	SC	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 POT	600mm	Full, Well Established	10	POLINATOR SUPPORT, DROUGHT TO

A TOTAL OF 91.37% OF THE ON-SITE PLANTING PROVIDES POLLINATOR SUPPORT AS REQUIRED PER THE

- 2. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH
- 4. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF VICTORIA. REFER TO SOIL DEPTH PLANS FOR SOIL DEPTH

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2002 RICHMOND RD VICTORIA, BC.

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ISSUED FOR DP RESUBMISSION ISSUED FOR DP RESUBMISSION ISSUED FOR DP/REZONING 1 ISSUED FOR DEVELOPMENT TRACKER 08/08/2023

NO. ISSUE

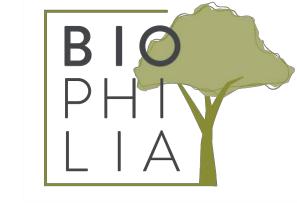




DRAWING TITLE: PLANTING PLAN ROOFTOP

DWG NO:

REPLACEMENT TREES SOIL VOLUME SOIL VOLUME REQUIRED (m3) PROPOSED — — PROPERTY LINE ---- IRRIGATION SLEEVING A.ESTIMATED SOIL B. # ---- BUILDING ABOVE ROOT BARRIERS AREA (m2) SC PLANTING AREA ID G. LARGE TOTAL SMALL MEDIUM LARGE SMALL MEDIUM SOIL DEPTH SCHEDULE - MAIN LEVEL ON-SITE AREA 1.00 15.00 15.00 PLANTING AREA A 18.30 1.00 18.30 <u>QTY</u> SYMBOL DESCRIPTION 2.00 15.00 PLANTING AREA B 30.13 30.00 1000 MM MIN SOIL DEPTH 157.6 m² ----SOIL CELLS AREA 13.34^{1} 0.94^{3} 12.60 SOIL CELLS: 1000 MM SOIL DEPTH 116.0 m² -----PLANTING BEDS 17.53 1.00 17.53 SOIL CELLS: 800 MM SOIL DEPTH 31.3 m² PLANTING AREA C 15.53 1.00 15.00 15.00 450 MM MIN SOIL DEPTH 0.94^{3} -----SOIL CELLS AREA 6.91^{1} 6.53 53.4 m² ----PLANTING BEDS 9.00 1.00 9.00 SOIL DEPTH PLAN NOTES 1.00 15.00 PLANTING AREA D 15.00 15.00 1. ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS. 9.89^{1} 0.94^{3} ----SOIL CELLS AREA 9.35 2. REFER TO SPECIFICATIONS FOR SOIL TYPE AND COMPOSITION 5.65 1.00 ---PLANTING BEDS 5.65 PLANTED AREA A: 18.30 M² OFF-SITE AREAS OF IRRIGATED SOIL VOLUME. 18.30 M³ PER 30.00 | 120.00 | 150.00 PLANTING AREA E 152.75 2.00 4.00 58.05^2 0.94^{3} ----SOIL CELLS AREA 54.56 97.87 1.00 97.87 ----PLANTING BEDS PLANTING AREA F 32.7600 0.94^{3} 31.04 30 0.94^{3} 1.00 PLANTING AREA G 20.9500 19.85 20.00 20 1. NUMBER REFLECTS AREAS MULTIPLIED BY 0.8 TO REFLECT STRATAVAULT DEPTH. LATERAL ROOT GROWTH PRIORITIZED WHERE POSSIBLE 2. NUMBER REFLECTS THE AREA MULTIPLIED BY 0.7 (STRATAVAULT SOIL CONTENT) 3. ADJUSTMENT FACTOR MODIFIED FROM 0.92 (COV'S) TO 0.94 (STRATAVAULT) FOR PLANTING AREA G:
SOIL VOLUME 19.85 M³
19.85 M³ PER TREE ACCURACY 4. PLEASE SEE SOIL CELLS PLAN L3.11 FOR FURTHER DETAIL PLANTED AREA C: 15.53 M² OF IRRIGATED SOIL VOLUME. 15.53 M³ PER — PLANTING AREA F: SOIL VOLUME 31.04 M³ 15.52 M³ PER TREE PLANTED AREA B: —
30.13 M³ OF
IRRIGATED SOIL
VOLUME. 15.06 M³ PER TREE. PLANTED AREA D: – 15.00 M³ OF IRRIGATED SOIL VOLUME. 15.00 M³ PER TREE. BIRCH STREET PLANTED AREA E: SOIL VOLUME 152.75 M³ — 4 LARGE TREES: 30.45 M³ PER TREE 2 MEDIUM TREES: 15.45 M³ PER TREE AMICA SITE



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EAL



NORTH ARROW



DRAWING TITLE:
PLANTING PLAN

LEVEL 1

DWG NO:

L3.01

LEGEND

— – – PROPERTY LINE

---- BUILDING ABOVE

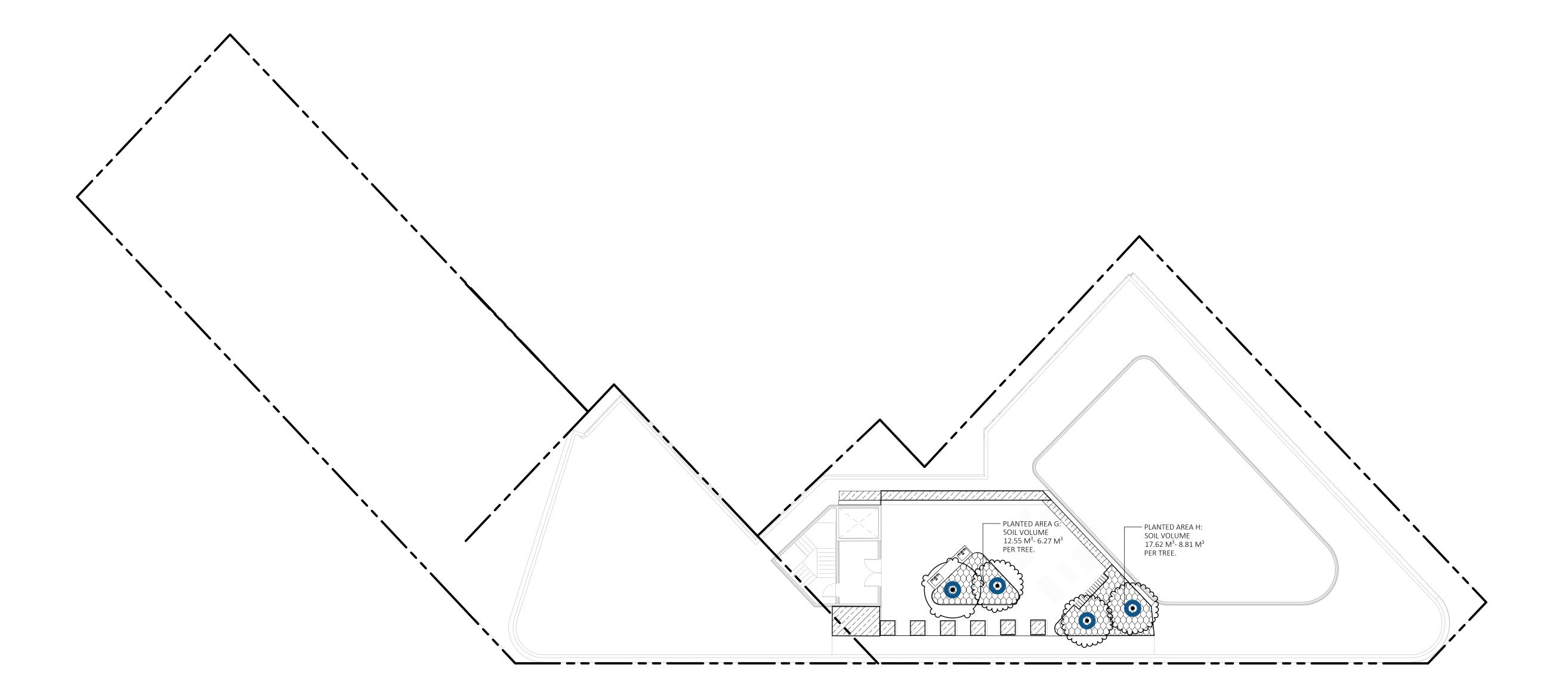
	SOIL DEPTH SCHEDULE - ROOFTO
_	

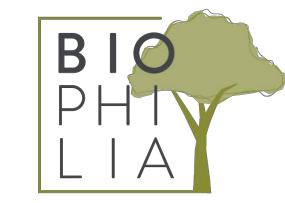
SYMBOL	DESCRIPTION	QTY
	1000 MM MIN SOIL DEPTH	30.2 r
	450 MM MIN SOIL DEPTH	22.4 r

SOIL VOLUME				REPLACEM PROPOSED			SOIL VOL	JME REQU	JIRED (m3)	
PLANTING AREA ID	AREA (m2)	SC	A.ESTIMATED SOIL VOLUME		C. # MEDIUM	D. # LARGE		F. MEDIUM	G. LARGE	TOTAL
			ON-SITE	AREA						
PLANTING AREA G	12.55	1.00	12.55		2.00		6.00			12.00
PLANTING AREA H	17.62	1.00	17.62		2.00		6.00			12.00

SOIL DEPTH PLAN NOTES

- 1. ALL GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS.
- 2. REFER TO SPECIFICATIONS FOR SOIL TYPE AND COMPOSITION





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SEA



NORTH ARRO



DRAWING TITLE:

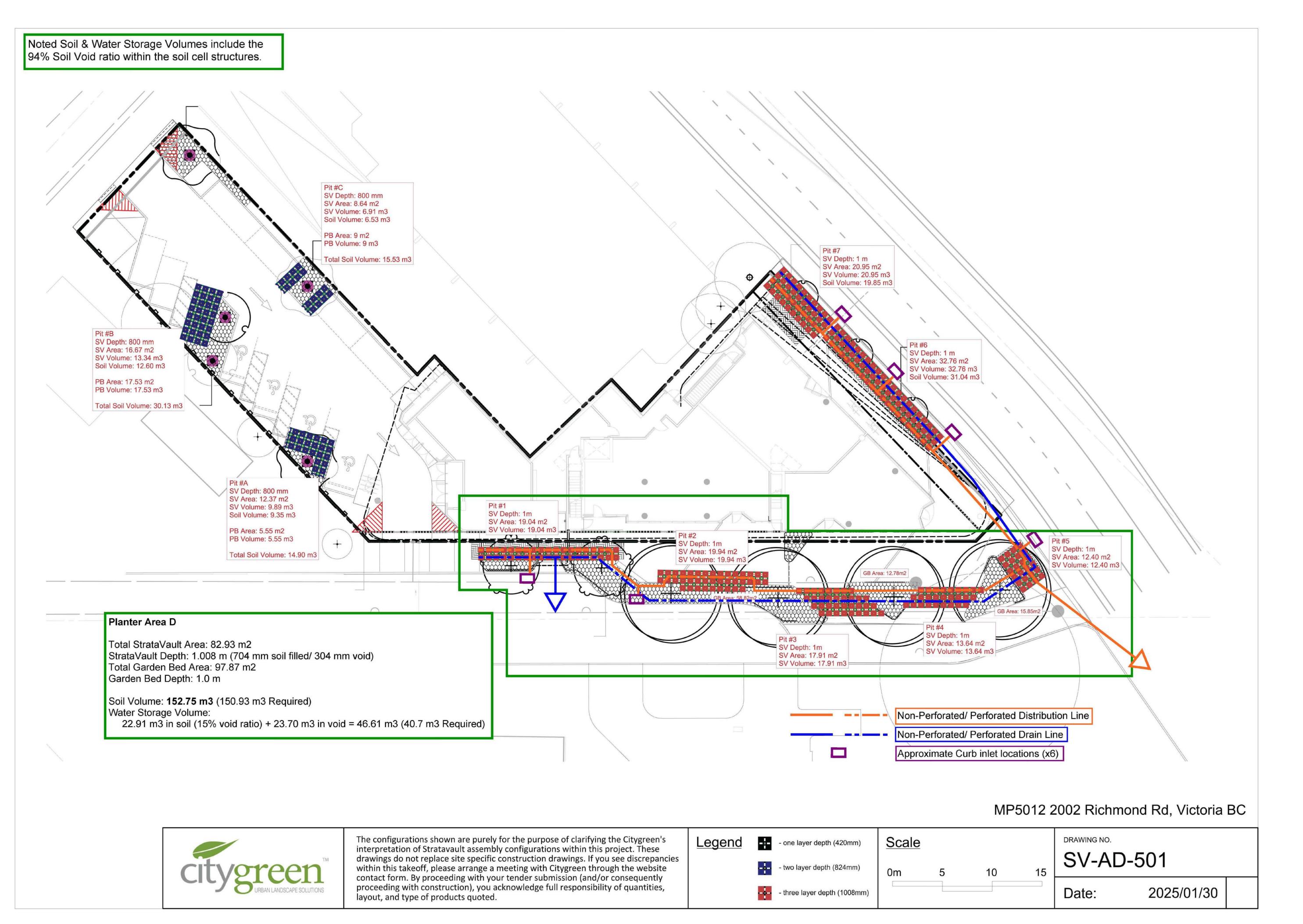
SOIL DEPTH PLAN

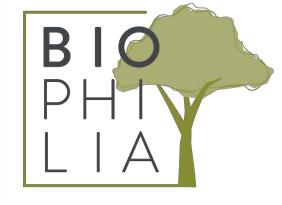
ROOFTOP

DWG NO:

L3.02

SCALE: **1:150**





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DRAWING TITLE: SOIL CELLS PLAN

DWG NO:

LEVEL 1

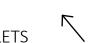


PROPERTY LINE

--- BUILDING ABOVE



DRAINAGE AREAS



SOIL CELLS CURB INLETS DIRECTION OF STORMWATER SHEET FLOW

STORMWATER PLAN NOTES

- 1. DRAINAGE AREAS FOR REFERENCE ONLY. CHANGES TO DRAINAGE AREAS MAY OCCUR ON FURTHER STAGES OF DEVELOPMENT.
- 2. REFER TO CIVIL FOR SCHEMATIC GRADING.
- 3. REFER TO SOIL CELLS PLAN FOR SOIL CELL DISTRIBUTION, DISTRIBUTION AND OVERFLOW LINES.



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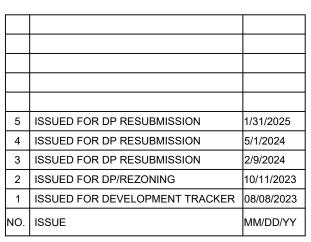
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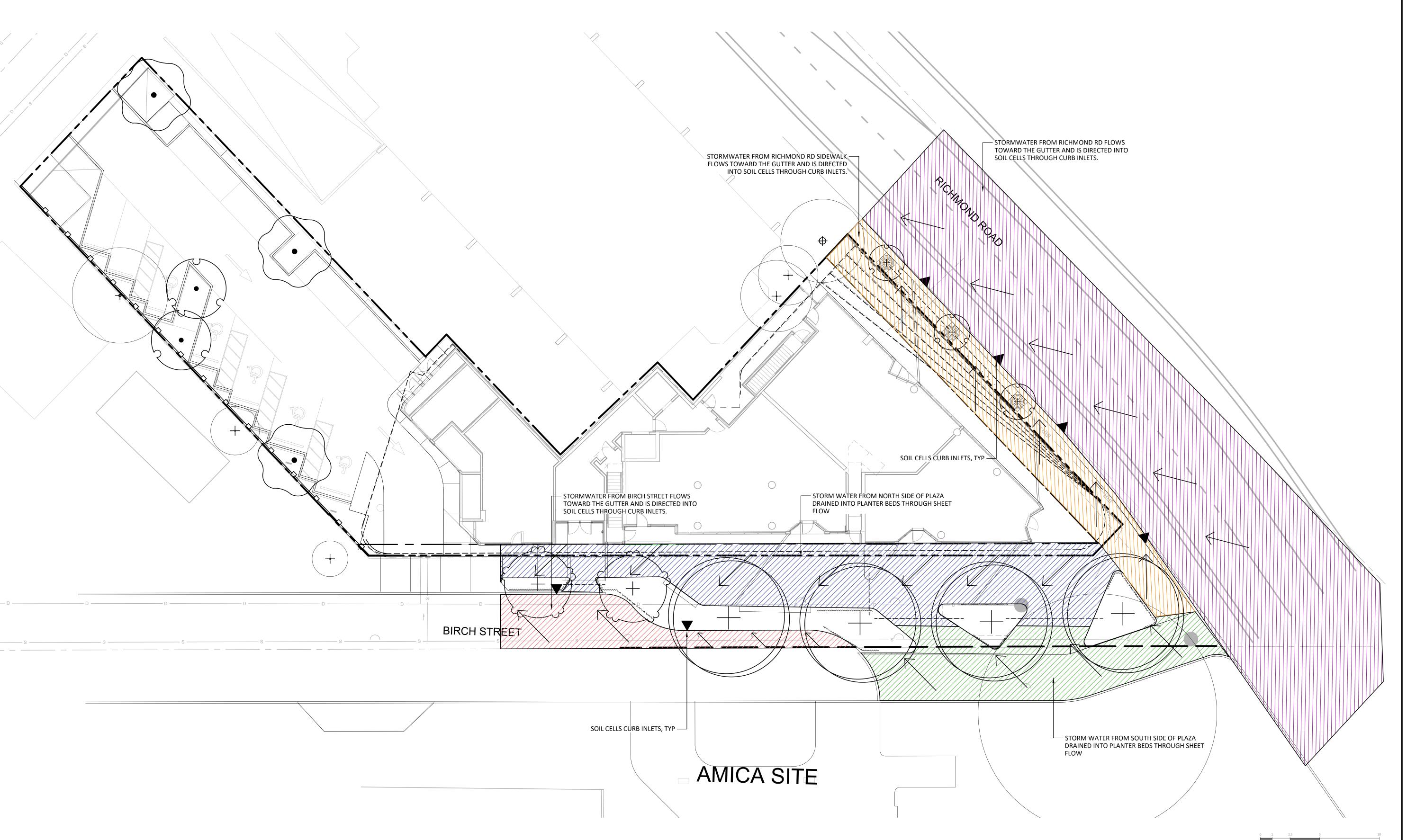


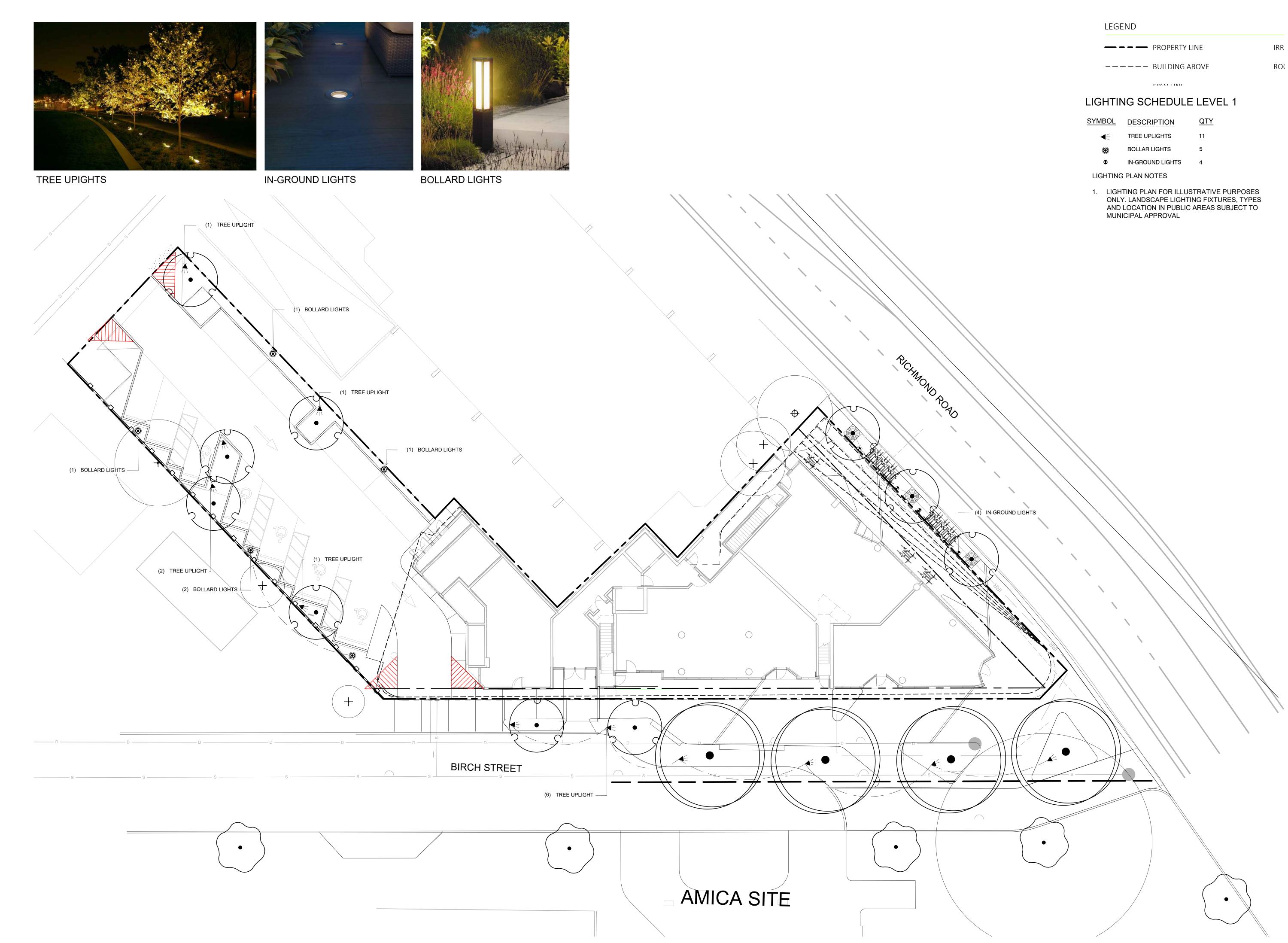




DRAWING TITLE: STORMWATER MANAGEMENT PLAN LEVEL 1

DWG NO:







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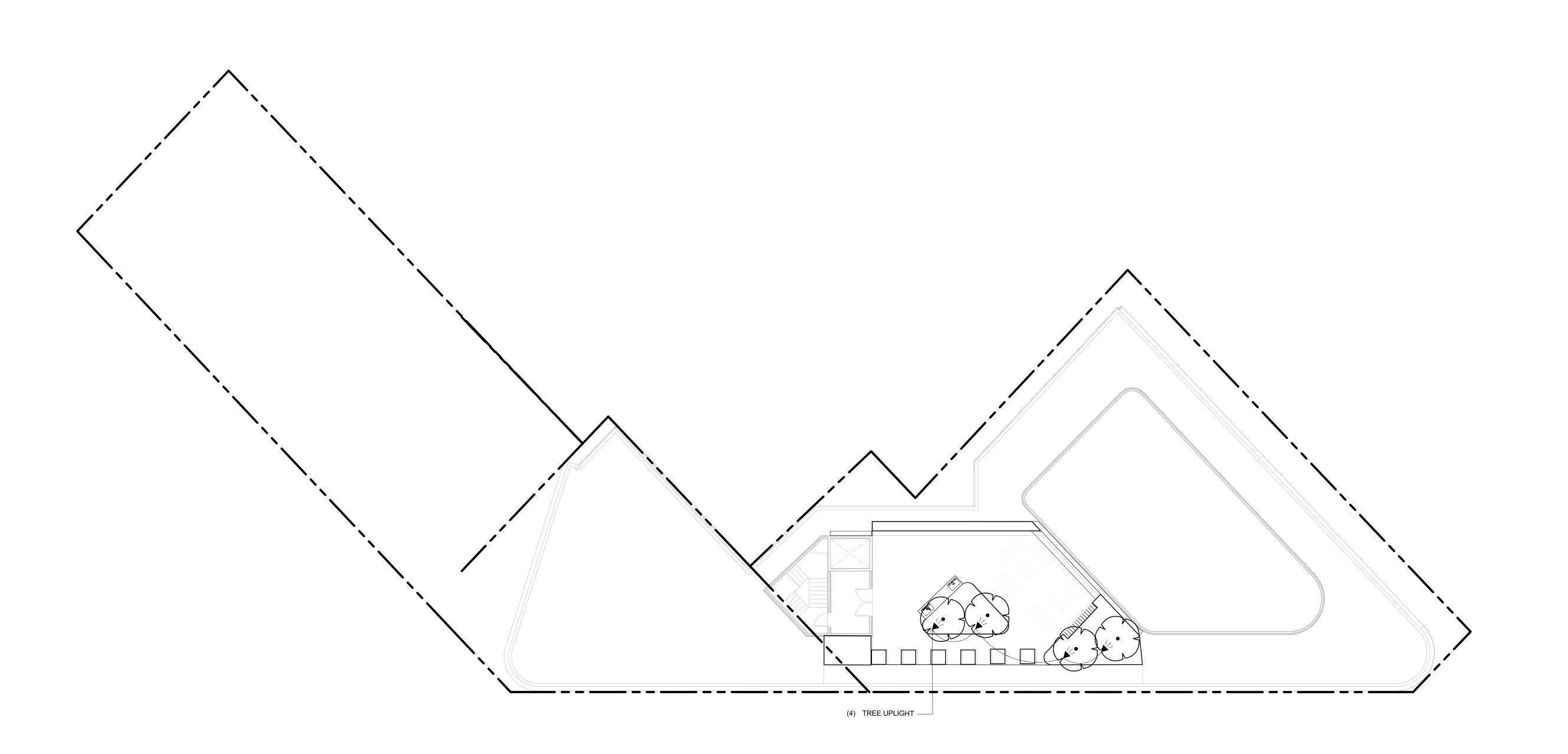
DRAWING TITLE:

LIGHTING PLAN

LIGHTING PLAN

DWG NO:

.... L4.01



LEGEND

— — — PROPERTY LINE

---- BUILDING ABOVE

LIGHTING SCHEDULE ROOFTOP

2024-02-05 16:42
SYMBOL MANUFACTURER/MODEL/DESCRIPTION QTY

TREE UPLIGHTS



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SEA



NORTH ARRO



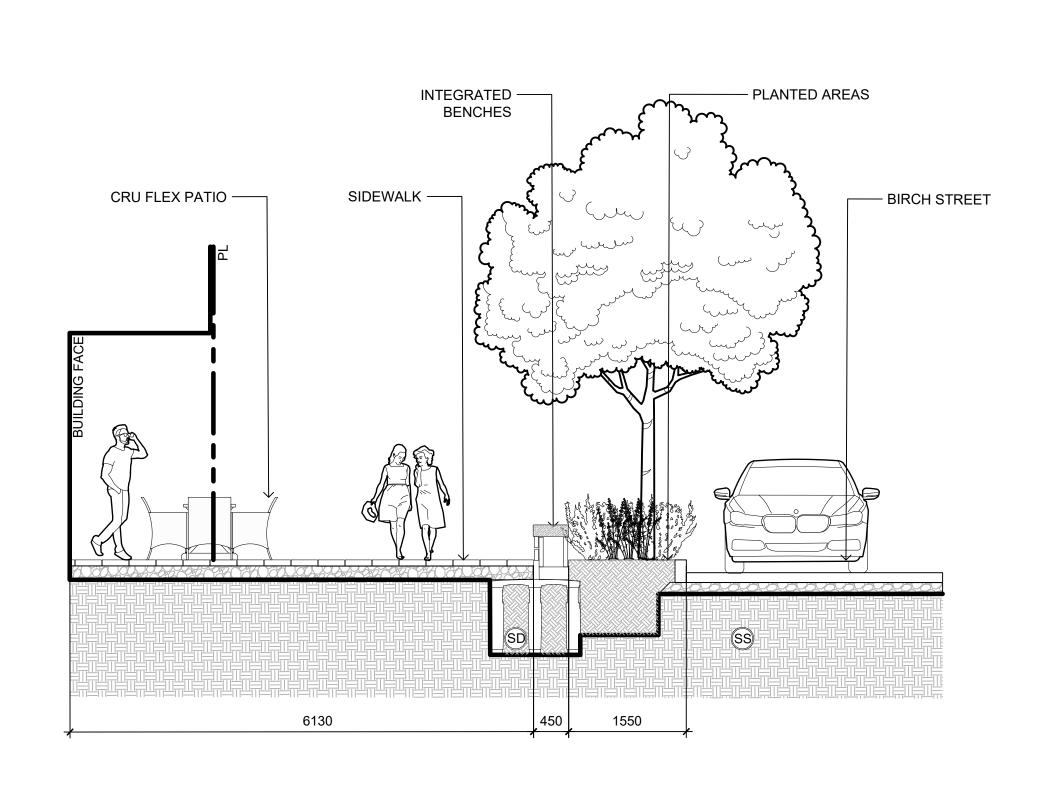
DRAWING TITLE:

LIGHTING PLAN ROOFTOP

DWG NO:

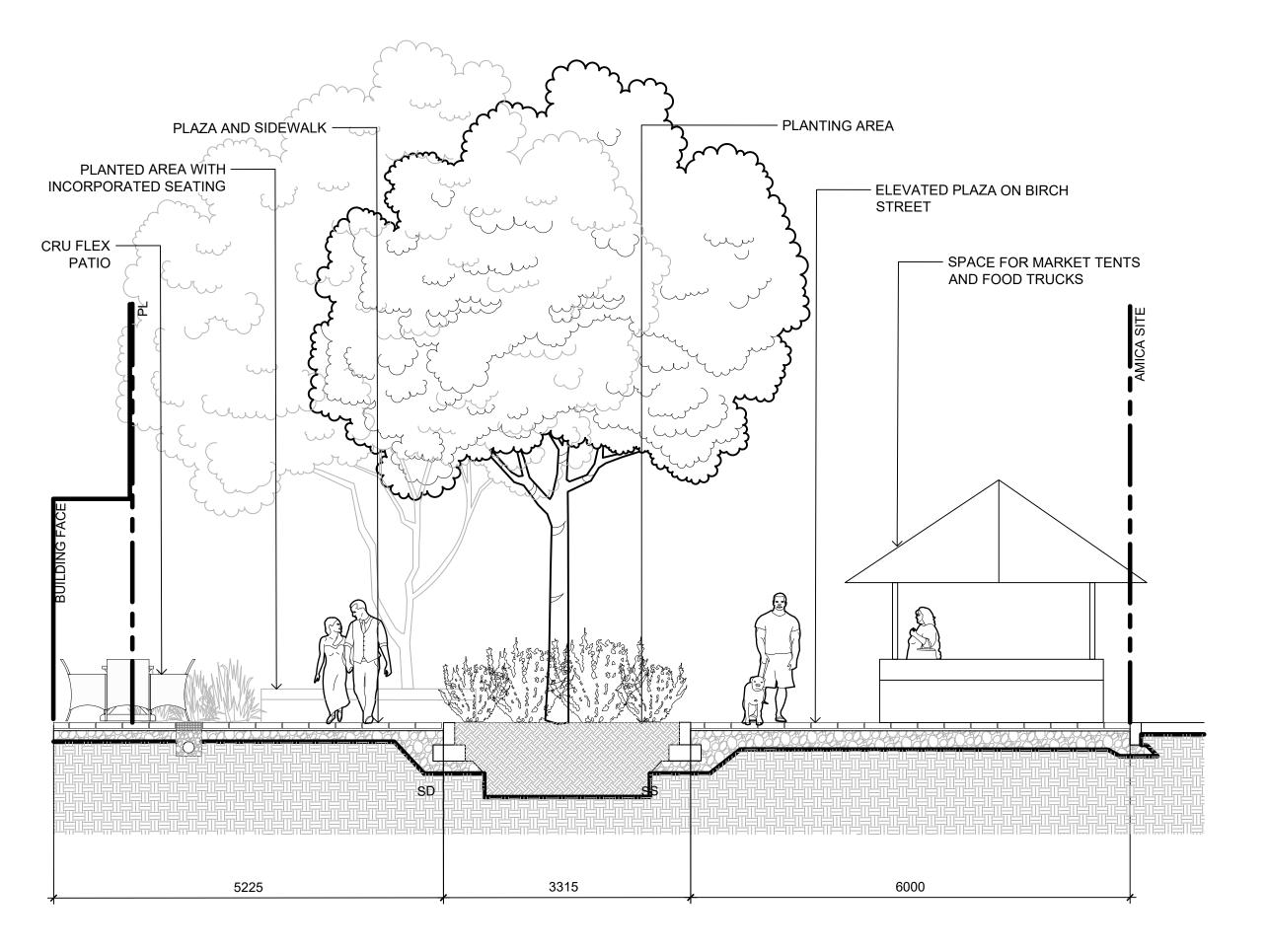
L4.02

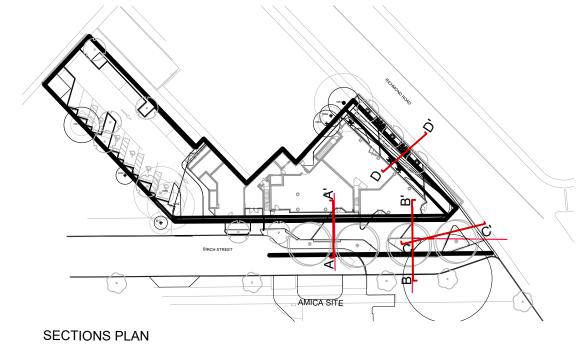




SECTION A-A': BIRCH STREET

3 SECTION C-C': CORNER PLAZA





NOTE: SECTION FOR ILLUSTRATION PURPOSES ONLY. FOR CONSTRUCTION INFORMATION REFER TO PLANS AND DETAILS.



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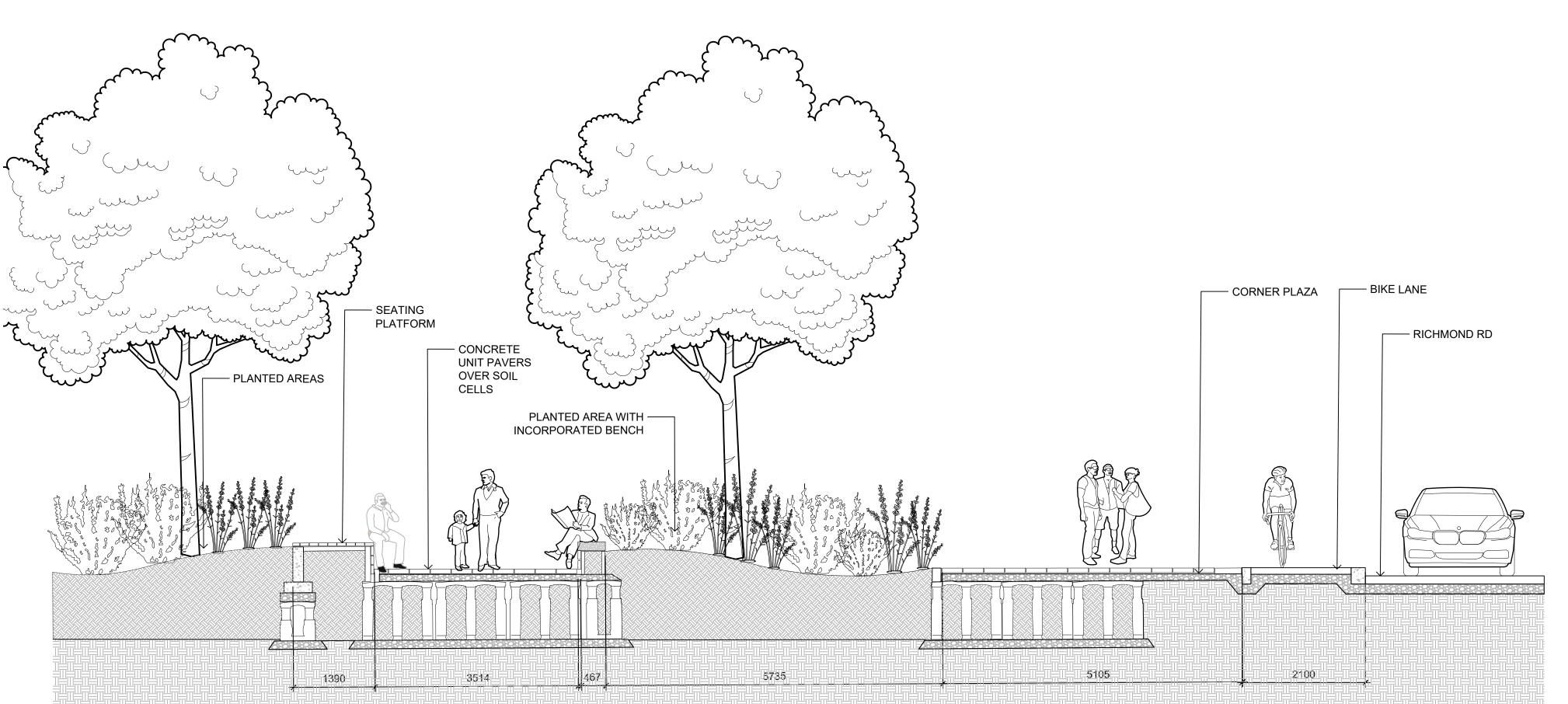
ISSUED FOR DP RESUBMISSION

ISSUED FOR DP RESUBMISSION

1 ISSUED FOR DEVELOPMENT TRACKER 08/08/2023

ISSUED FOR DP/REZONING

2 SECTION B-B': ELEVATED PLAZA



SOIL CELLS —— UNDER PAVEMENT - SHORT TERM BIKE PARKING SIDEWALK -OVER RAIN GARDEN – BIKE LANE — RICHMOND ROAD 2040 2100

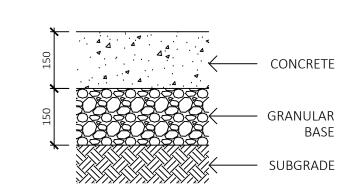
4 SECTION D-D': RICHMOND ROAD

DWG NO:

NORTH ARROW

DRAWING TITLE:

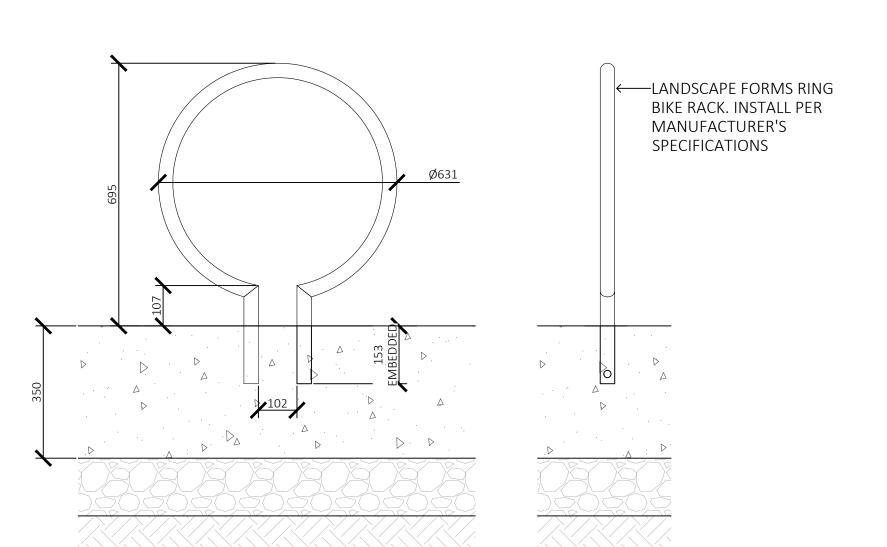
SECTIONS



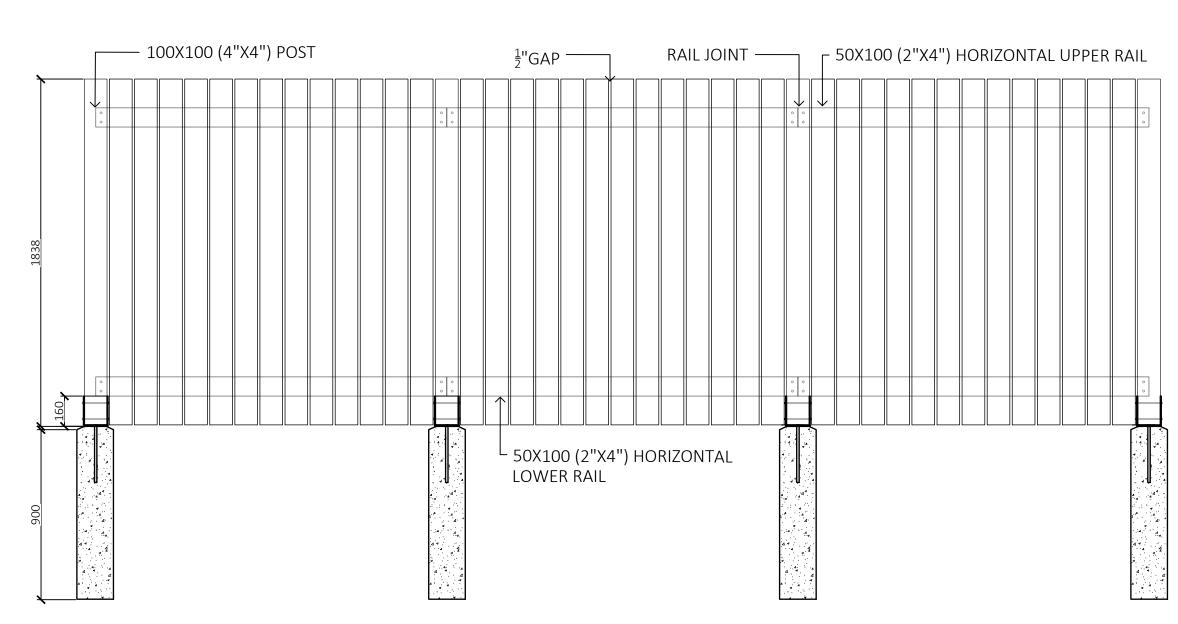
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- CONCRETE SIDEWALK TO MMCD/MUNICIPAL
- \ PAVING TYPE 1: CIP CONCRETE
- JOINT WIDTH AND JOINT FILL AS PER PAVER MANUFACTURER SPECIFICATION — CONCRETE UNIT PAVER BEDDING SAND — GRANULAR BASE
- SUBGRADE AND GRANULAR BASE TO BE COMPACTED TO MIN. 95% MPD.
- GRANULAR BASE TO BE COMPACED IN MAX. 100mm LIFTS. PAVER AND PAVER INSTALLATION TO MMCD AND MANUFACTURER'S
- 2 \ PAVING TYPE 2: CONCRETE UNIT PAVERS

SPECIFICATION UNLESS NOTED OTHERWISE.

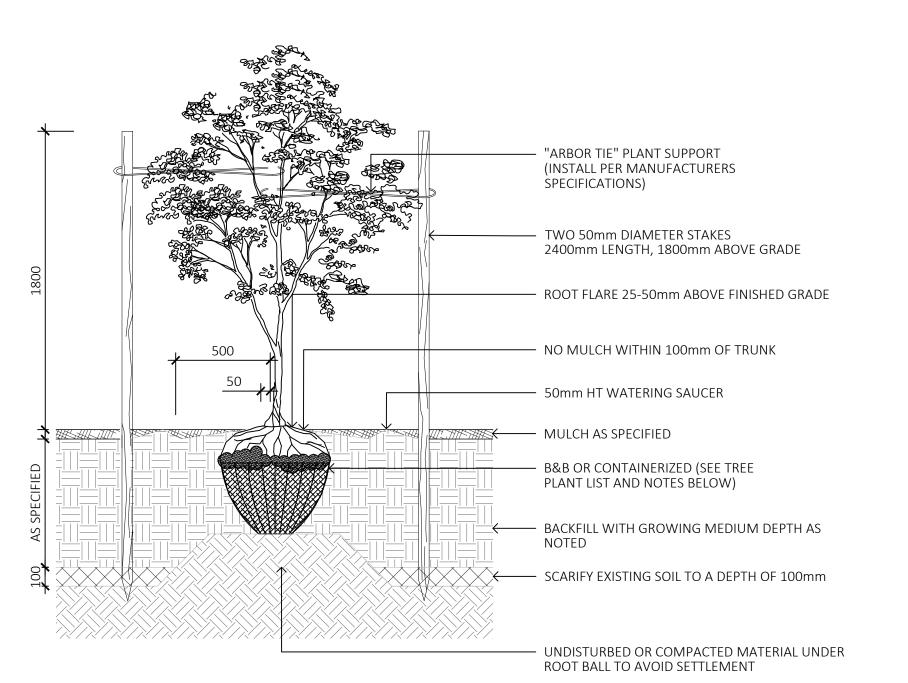
/ 1:10



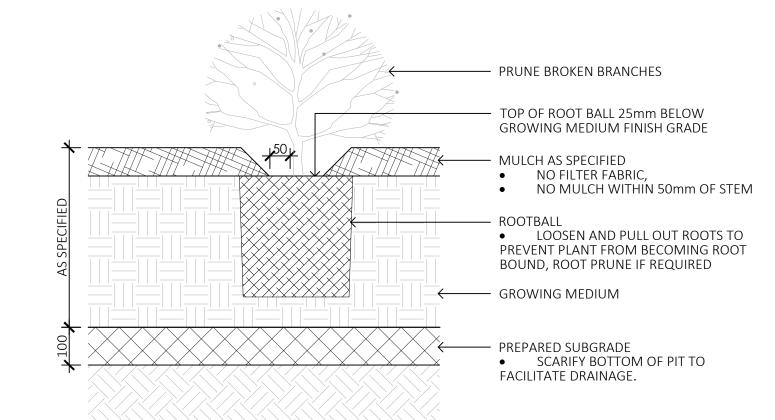
LANDSCAPE FORMS RING BIKE RACK



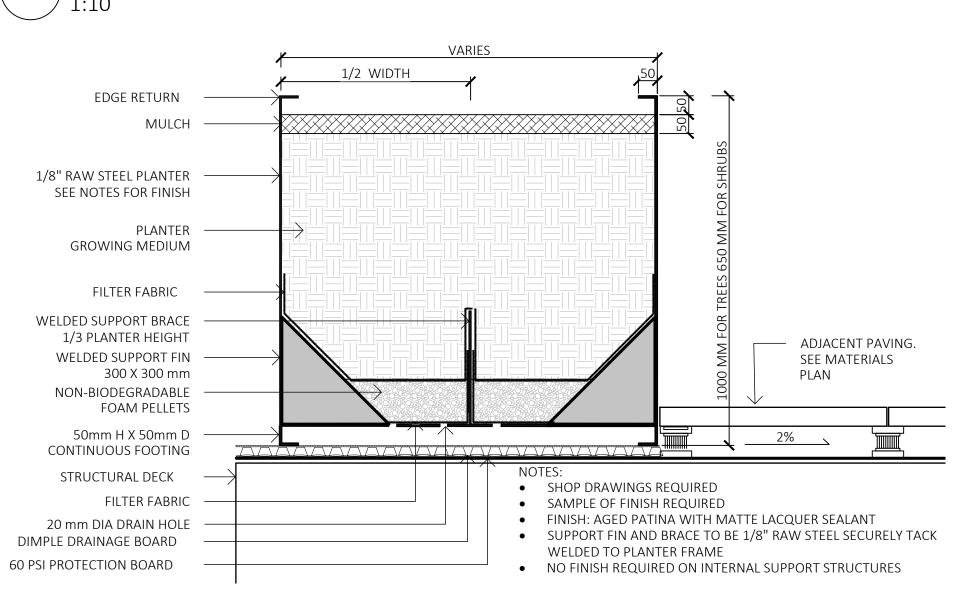
- FINISHED SIDE OF FENCE TO FACE ADJACENT PROPERTY
- 2. ALL LUMBER TO BE SMOOTH, FINISHED 4 SIDES, CLEAR GRADE SEASONED CEDAR ALL RIPPED BOARDS TO BE PLANED SMOOTH ALL SCREWS TO BE POLYMER COATED EXTERIOR WOOD SCREWS
- 4. ALL NUTS AND WASHERS TO BE SELF LOCKING STAINLESS STEEL
- 5. POST BASE ANCHOR TO BE BLACK POWDER COATED STEEL



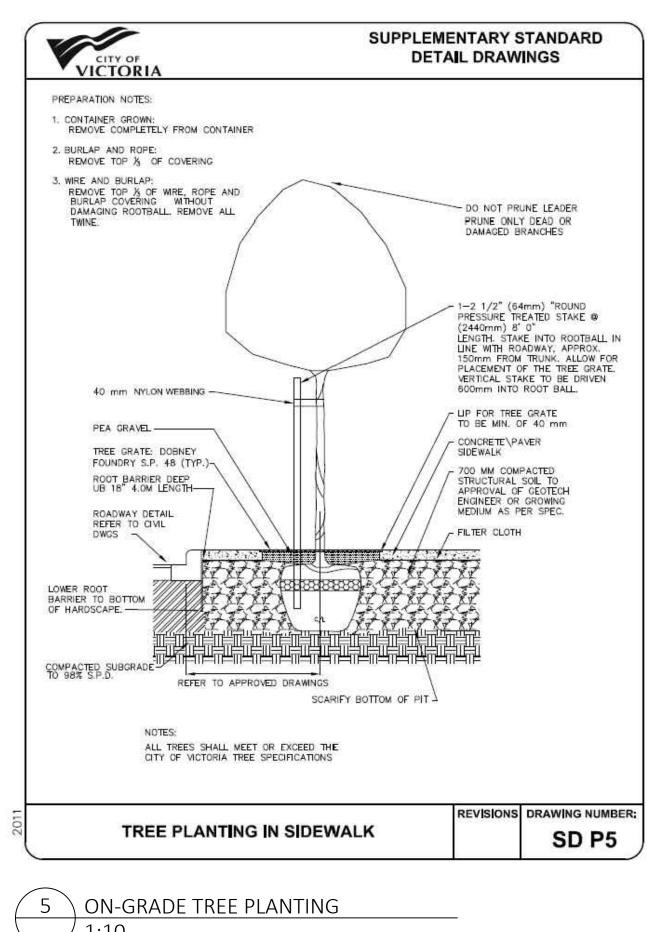
- 1. CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
- FOR B&B: REMOVE TOP 1/3 OF BURLAP AND CAGE PRIOR TO BACKFILLING WITH GROWING MEDIUM FOR CONTAINERS: LOOSEN ROOT STRUCTURE AND ENSURE NO CIRCLING ROOTS BY LIGHT ROOT PRUNING
- 4. INSTALL TREE TIE AT APPROX. 50% OF TREE HT. FOR CONIFERS LESS THAN 3m HT. AND 100mm BELOW LOWEST BRANCH FOR
- DECIDUOUS LESS THAN 100mm CAL. DO NOT REMOVE OR CONSTRAIN ANY BRANCHES.
- STANDARD TREE PLANTING DETAILS TO BE APPLIED ACCORDINGLY TO TREES PLANTED IN PLANTERS 6. TREE PLANTING ON MUNICIPAL PROPERTY TO MUNICIPAL STANDARD DETAIL
- ON-GRADE TREE PLANTING



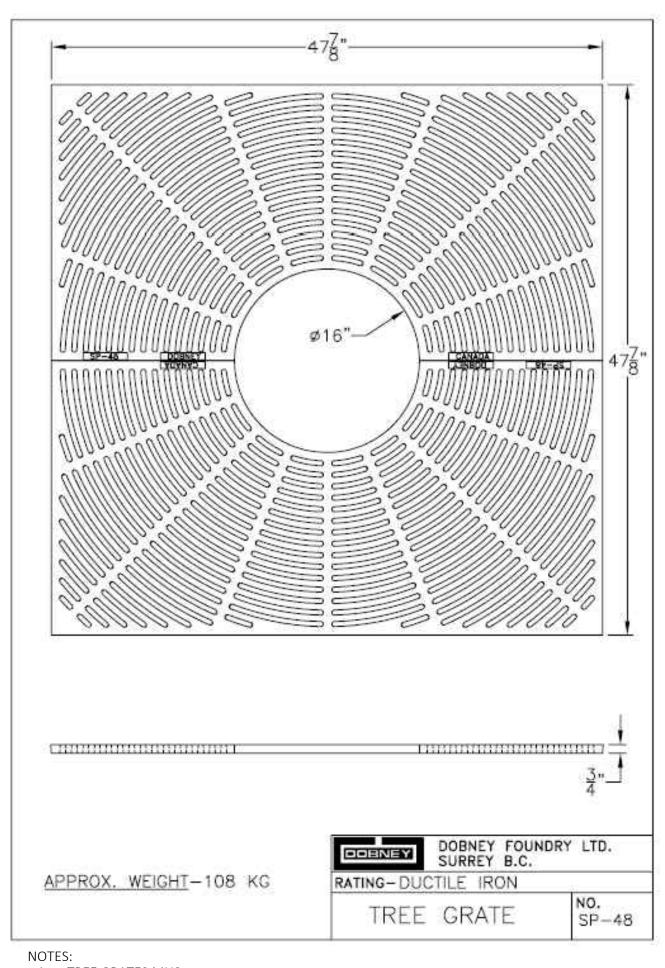
- 1. SHRUB PLANTING AS PER WRITTEN SPECIFICATIONS 2. GROWING MEDIUM AND MULCH AS PER WRITTEN SPECIFICATIONS
- 6 \ ON-GRADE SHRUB PLANTING





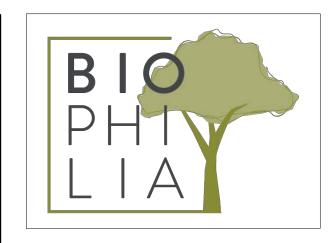






1. TREE GRATES MUST BE COATED WITH BLACK BITUMEN





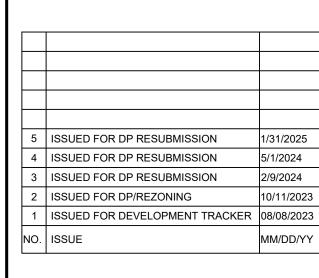
1608 Camosun Street, Victoria BC V8T 3E6 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT: **EMPRESA PROPERTIES**

PROJECT NAME: TURNER SITE

PROJECT ADDRESS: 2002 RICHMOND RD VICTORIA, BC.

DESIGNED BY: BIANCA BODLEY DRAWN BY: GRACE MORAZZANI



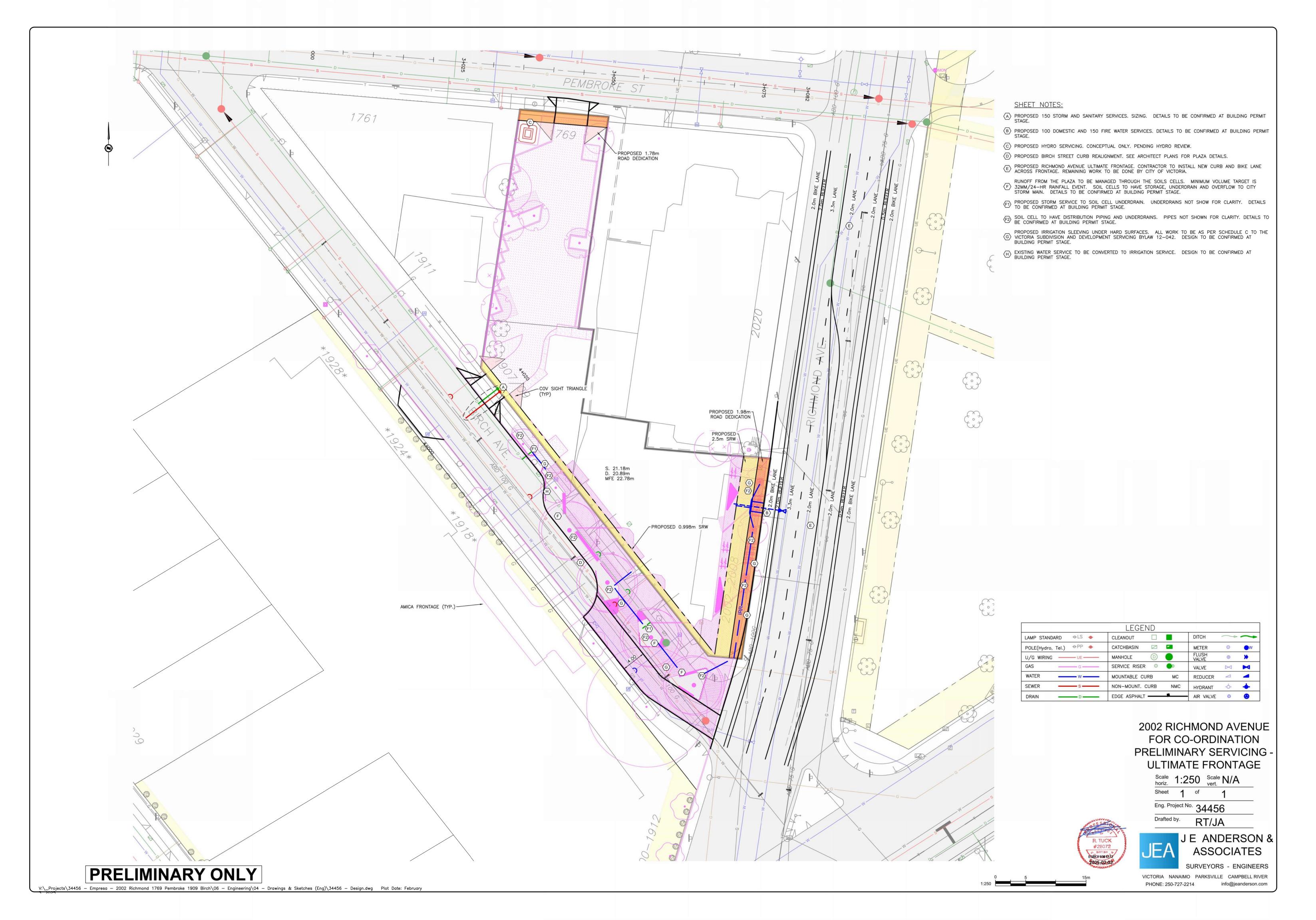




DRAWING TITLE:

DETAILS

DWG NO:





November 7, 2024, 1:25 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIABC
To be held immediately following the Committee of the Whole Meeting
The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum
Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Dell,

Councillor Gardiner, Councillor Hammond, Councillor Loughton,

Councillor Thompson

PRESENT

ELECTRONICALLY: Councillor Kim

ABSENT: Councillor Coleman

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /

Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, K. Hoese - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, B. Roder - Senior Legislative

Coordinator, A. Klus - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities, and thanked them for allowing us to live, work and play on their lands.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

Council to Follow (COTW) Meeting Minutes November 07, 2024

D.1 Rise and Report

D.1.a From the June 27, 2024 Closed Council Meeting

Council rose and reported on the approved Closed Council resolutions.

E. CONSIDERATION OF MINUTES

Moved and Seconded:

That the following items be approved:

E.1 Minutes from the Daytime Council Meeting held October 03, 2024

That the minutes from the Daytime Council meeting held October 03, 2024 be approved.

E.2 Minutes from the Daytime Council meeting held October 10, 2024

That the minutes from the Daytime Council meeting held October 10, 2024 be approved.

CARRIED UNANIMOUSLY

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the October 17, 2024 Committee of the Whole Meeting

Moved and Seconded:

That the following items be approved:

F.1.a.a 2002 Richmond Road, 1903, 1909 Birch Street, and 1769 Pembroke Street: Rezoning Application No. 00862 and Development Permit with Variances Application No. 00252 (Jubilee)

Rezoning Application

- 1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated October 3, 2024, for 2002 Richmond Road, 1903/1909 Birch Street, and 1769 Pembroke Street.
- 2. That after publication of notification in accordance with section 467 of the Local Government Act, first, second,

and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:

- a. The following revisions to the plans:
 - revise site and landscape plans to meet tree minimum, siting and soil volume requirements in accordance with the Tree Protection Bylaw No. 21-035, to the satisfaction of the Director of Parks, Recreation and Facilities
 - ii. revise parking layout to the satisfaction of the Director of Planning and Development to include:
 - 1. all accessible parking required under Schedule C for all on-site uses
 - 2. a landscaping buffer
 - 3. two on-site stalls dedicated to car share vehicles equipped with level two charging stations.
- b. The following inclusions to the Transportation Demand Management program to the satisfaction of the Director of Planning and Development:
 - i. provision of two on-site or on-street stalls dedicated to car share vehicles and equipped with level two charging stations installed by the applicant
 - ii. provision of two electric car share vehicles
 - iii. car share memberships and usage credits for all units
 - iv. provision of fifty percent of long-term bicycle parking spaces with access to an electrical outlet to enable E-bicycle charging
 - v. provision of a bicycle wash station with a functioning spigot and drain in a dedicated bicycle maintenance area.
- c. Any revisions to the variances necessary as a result of plan changes outlined above.
- 3. That subject to third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. A housing agreement securing rental in perpetuity and a unit mix consisting of a minimum of twenty-two two-bedroom units.
 - b. Transportation Demand Management agreement including:

- i. provision of two on-site or on-street stalls dedicated to car share vehicles and equipped with level two charging stations
- ii. a car share membership and usage credit for each residential unit
- iii. purchase of two electric car share vehicles
- iv. fifty percent of long-term bicycle parking spaces to have access to an electrical outlet to enable e-bicycle charging
- v. provision of fifteen at grade on-site long-term oversized cargo bicycle sized stalls 2.4m long x 0.9m wide
- vi. provision of a dedicated bicycle maintenance and wash station with a functioning spigot and drain
- vii. a contribution of at least \$40,000 to the BC Transit EcoPASS program for use by residents and employees of the commercial units.
- 4. That subject to third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. A 2.50m wide volumetric statutory right of way along Richmond Road for highway purposes.
 - b. A 1.38 m wide volumetric statutory right of way along Birch Street Road for highway purposes.
 - A 1.98 m wide road dedication along Richmond Road for highway purposes to be deposited prior to building
 - d. A 1.78 m wide road dedication along Pembroke Street for highway purposes to be deposited prior to building permit.
 - e. Provision of the following public realm improvements in accordance with plans dated May 2, 2024:
 - City of Victoria standard tree guards for all street trees in grates
 - ii. soil cells to achieve recommended soil volumes for all new street trees
 - iii. design and installation of a grade-raised protected bicycle lane on Richmond Road.
- 5. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- That Council endorses the construction of the Birch Street public plaza, and requires a report with a detailed cost estimate showing that portion that is constructed by the developer and that portion that may

- require funding by the City for the construction of the Birch Street plaza, complete with funding options, prior to final adoption of the rezoning bylaw.
- 7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice, consider the following motion:

- That subject to the adoption of the Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00252 for 2002 Richmond Road, 1903/1909 Birch Street, and 1769 Pembroke Street, in accordance with revised plans submitted to the Planning and Development department subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the front (Birch Street) setback from 3.0m for the first storey to 1.38m and from 6.0m above the first storey to 0.0m
 - ii. reduce the flanking street (Richmond Road) setback from 2.4m to 0.00m
 - iii. reduce the west side setback from 2.40m above the first storey to 0.59m
 - iv. reduce the east side setback from 2.40m above the first storey to 0.0m
 - v. reduce the internal north and west lot line setbacks from 2.40m above the first storey to 0.0m
 - vi. reduce the parking minimum from eightyseven stalls to thirteen stalls
 - vii. increase maximum distance for bike parking from building entrance from 15m to 17.5m
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.
- F.1.a.b Council Member Motion: Advocacy to Province to Support Small Businesses and other Commercial Tenants

That Council direct the Mayor to write an advocacy letter to appropriate ministries, and the Premier, following the election, to request the following:

- Greater supports for small businesses and other commercial tenants experiencing high commercial rents and the impacts of current economic conditions:
- 2. For the Province to consider impacts to downtown Victoria when making decisions about remote and hybrid work arrangements;
- 3. For a renewed focus on addressing street disorder and its underlaying causes, such as insufficient regionwide supportive housing, affordable housing, deeply subsidized housing, and health and social services, including for mental health and addictions, all of which sit with the provincial government.

CARRIED UNANIMOUSLY

F.1.b Report from the October 24, 2024 Committee of the Whole Meeting

Moved and Seconded:

That the following items be approved:

F.1.b.a 837 Broughton Street: Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 (Downtown)

Rezoning Application No. 00874

- 1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development for 837 Broughton Street.
- That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Civil plans to show a new boulevard tree, soil cells and an irrigation water service on the Broughton Street frontage to the satisfaction of the Director of Parks, Recreation and Facilities.
 - b. Revisions to the Civil, Site and Landscape plans to show the conceptual design for a marked crosswalk, with overhead sign on Broughton Street (in front of subject property).

- 3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. No residential unit shall be stratified under the Strata Property Act, excluding the ground floor Broughton Street facing unit, which may be strata titled to allow for a commercial use or studio.
 - b. The residential units shall be rental in perpetuity, in accordance with the following requirements: i. one unit may be occupied by the owner or a member of the owner's family.
 - c. Provision of transportation demand management measures to the satisfaction of the Director of Engineering and Public Works including:
 - i. car share memberships for each residential unit and the ground floor studio live-work unit
 - ii. provision of at least eight long-term bicycle stalls in excess of the minimum requirements of Schedule C – Off Street Parking
 - iii. provision of a minimum of six long-term bicycle stalls being allocated to oversized or cargo bicycles
 - iv. all long-term bicycle stalls having access to an electrical charging outlet
 - v. provisions of a bicycle repair station and bicycle wash area
 - vi. space for two mobility scooters with electrical charging capability.
 - d. Provision of the following public realm improvements to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities:
 - design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically the 'New Town District', including furnishings, materials, and sidewalk scoring patterns
 - ii. Design and installation of a marked crosswalk, with overhead sign on Broughton Street (in front of subject property). Related marked crossing works north of the centre line of Broughton Street would be limited to concrete curb, curb extension, sidewalk, ramp, drainage, signage, paint and tactile domes and would exclude works or effort related to additional trees and/or soil cells, relocation of infrastructure, lighting, or electrical controls.

- iii. City of Victoria standard tree guards for all street trees in grates.
- 4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application No. 00272

That Council, after giving notice, consider the following motion:

- "That subject to the adoption of the necessary zoning regulation bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00272 for 837 Broughton Street in accordance with plans submitted to the Planning and Development department and date stamped by Planning on September 12, 2024 (as amended), subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required number of residential vehicle parking stalls from 25 to zero;
 - ii. reduce the required number of visitor parking stalls from 4 to zero;
 - iii. reduce the required number of van accessible parking stalls from 1 to zero;
 - iv. reduce the required rear yard setback from 8m to 7m, for portions of the building above the first storey.
 - Plan changes to reflect the frontage improvements to accommodate a mid-block crosswalk to the satisfaction of the Director of Engineering and Public Works.
- 2. That the Development Permit with Variances if issued, lapses two years from the date of this resolution."

F.1.b.b 2025 Draft Budget Public Engagement Summary Report

That Council receive the 2025 Draft Budget Public Engagement Summary Report for information.

F.1.b.c 2025-2029 Draft Financial Plan

That Council:

- 2. Following all budget presentations and deliberations:
 - c. Approve an amendment to the Financial Sustainability Policy to allocate all new property tax revenue from new development to the annual capital budget.
- 3. On October 24, 2024:
 - a. Endorse the consultation approach for the 2025-2029 Financial Plan as set out in this report.
 - b. Direct staff to continue the consultation approach set out in this report for future years.

F.1.b.d 2025 Committee and Council Meeting Schedule

That Council approve the 2025 Committee of the Whole and Council meeting schedule attached to this report and make it available to the public as required under Section 127 of the *Community Charter*.

CARRIED UNANIMOUSLY

F.1.b.e Council Member Motion: 2025 Budget Considerations, Core Services and Programs – Public Engagement

Moved and Seconded:

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, and to direct staff to provide Council with a tabulation and analysis of the current planned engagement feedback program to be launched on October 25.

OPPOSED (3): Councillor Caradonna, Councillor Dell, and Councillor Thompson

CARRIED (5 to 3)

F.1.c Report from the November 07, 2024 Committee of the Whole Meeting

F.1.c.a New Location for Storage Facility for Unhoused Victorians

Moved and Seconded:

1. That Council directs staff to work with SOLID Outreach Society and BC Housing to move the storage facility at 926/930 Pandora Street to another location.

CARRIED UNANIMOUSLY

G. BYLAWS

G.1 Amendment Bylaw for Business Licence Bylaw

Moved and Seconded:

That the following bylaw be adopted:

1. Business Licence Bylaw, Amendment Bylaw (No. 35), No. 24-046

CARRIED UNANIMOUSLY

H. NOTICE OF MOTIONS

There were no notice of motions.

I. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE NOVEMBER 07, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(c) labour relations or other employee relations;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(1)(g) litigation or potential litigation affecting the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

The daytime meeting was closed to the public at 1:46 p.m.

J. APPROVAL OF CLOSED AGENDA

K. CONSIDERATION OF CLOSED MINUTES

L. NEW BUSINESS

L.1 WITHDRAWN

This item was withdrawn from the Closed agenda.

L.2 <u>Litigation and Legal Advice - Community Charter Sections 90(1)(g) and 90(1)(i)</u>

Council discussed a litigation and legal matter. The discussion was recorded and kept confidential.

L.3 <u>Land, Service at Preliminary Stages and Intergovernmental Relations -</u> Community Charter Sections 90(1)(e), 90(1)(k) and 90(2)(b)

Council discussed a land, service at preliminary stages, and intergovernmental relations matter. The discussion was recorded and kept confidential.

L.4 <u>Employee Relations and Service at Preliminary Stages – Community Charter Sections 90(1)(c) and 90(1)(k)</u>

Council discussed an employee relations and service at preliminary stages matter. The discussion was recorded and kept confidential.

L.5 <u>Intergovernmental Relations and Law Enforcement – Community Charter Section 90(2)(b) and 90(1)(f)</u>

Council discussed an intergovernmental relations and law enforcement matter. The discussion was recorded and kept confidential.

M. <u>CONSIDERATION TO RISE & REPORT</u>

N. ADJOURNMENT

Moved and Seconded:	
That the Council Meeting be adjourned at	4:15 p.m.
CARRIED UNANIMOUSLY	
CITY CLERK	MAYOR

NO. 25-013

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-118 Zone, Richmond Road District, and to rezone land known as (2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street) from the C-1 Zone – Limited Commercial District (2002 Richmond Road) and the R1-B Zone, Single Family Dwelling District (1909 Birch Street, and 1769 Pembroke Street) to the R-118 Zone, Richmond Road District.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1356)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption <u>PART 3 Multiple Dwelling Zones</u> by adding the following words:

"3.160 R-118 Zone, Richmond Road District"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.159 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street, legally described as:
 - (a) PID: 005-973-201 LOT B SECTION 76 VICTORIA DISTRICT PLAN 5485
 - (b) PID: 009-197-168 LOT 74 SECTION 76 VICTORIA DISTRICT PLAN 257
 - (c) PID: 009-197-133 THE WESTERLY 48 FEET OF LOT 69 SECTION 76 VICTORIA DISTRICT PLAN 257

and shown hatched on the attached map, is removed from the C-1 Zone – Limited Commercial District (2002 Richmond Road) and the R1-B Zone, Single Family Dwelling District (1909 Birch Street, and 1769 Pembroke Street) and placed in the R-118 Zone, Richmond Road District.

READ A FIRST TIME the	day of	2025
READ A SECOND TIME the	day of	2025
READ A THIRD TIME the	day of	2025
ADOPTED on the	day of	2025

CITY CLERK MAYOR

Schedule 1

PART 3.160 - R-118 ZONE, RICHMOND ROAD DISTRICT

3.160.1 Definitions

- a. In this Part, "rooftop structure" includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- b. In this Part, "parapet" means a vertical projection of a wall at the outer edge of a roof.

3.160.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Multiple dwelling
- b. Commercial uses:
 - business offices
 - ii. professional businesses
 - iii. retail stores
 - iv. restaurants
 - v. theatres
 - vi. <u>clubs</u> for social or recreational purposes
 - vii. high tech
 - viii. <u>cultural facilities</u>
 - ix. personal services
 - x. medical offices

3.160.3 Lot Area

a. Lot area (minimum)

1490 m²

3.160.4 Floor Area, Floor Space Ratio

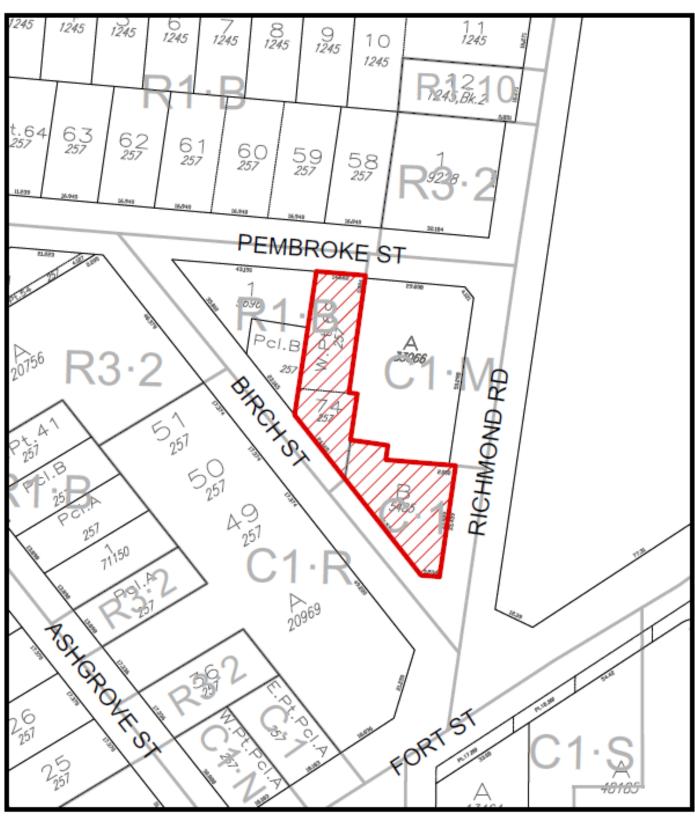
a. Floor space ratio (maximum)

2.91:1

Schedule 1

PART 3.160 - R-118 ZONE, RICHMOND ROAD DISTRICT

3.160.	5 Height, Storeys	
<u>а.</u>	Principal <u>building height</u> (maximum)	24.10m
b.	Storeys (maximum)	6
c.	Projections into height (maximum)	
	i. <u>Parapets</u>	1.0m
	ii. Rooftop Structures	5.0m
3.160.	6 Setbacks, Projections	
a.	Front yard setback (minimum)	3.0m for the first <u>storey</u> of a <u>building</u>
		6.0m for portions of a <u>building</u> above the first <u>storey</u>
b.	Rear yard setback (minimum)	6.0m
c.	Side yard setback from interior lot lines (minimum)	0.0m for the first <u>storey</u> of <u>building</u>
		2.4m for portions of a <u>building</u> above the first <u>storey</u>
d.	Side yard setback on a flanking street for a corner lot (minimum)	2.40m
e.	Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum)	2.0m
3.160.	7 Site Coverage, Open Site Space	
a.	Site Coverage (maximum)	75.0%
b.	Open site space (minimum)	31.0%
3.160.	8 Vehicle and Bicycle Parking	
a.	Vehicle parking (minimum)	Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part
b.	Bicycle parking (minimum)	Subject to the regulations in Schedule "C"





2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street Rezoning No.00862



From: Andrew Hawes Sent: July 3, 2025 1:43 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Turner Building Development

To whom it may concern,

As the former Turner Building development is approaching its third reading before CIty Council I wanted to write to express my strong support for the redevelopment project.

As a long term resident of Victoria and the Jubilee neighbourhood I am pleased to see Empresa Properties is proceeding with the necessary work to remediate a long standing community eyesore. The residential and commercial space is much needed in this locale, plus the landscaping and sidewalk improvements will be a huge improvement to street level in a busy pedestrian area.

Thank you,

Andrew Hawes

From: Rob Kettner

Sent: July 4, 2025 11:39 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Turner building project

Dear Mayor and Council,

I'm writing on behalf of Hey Happy, a well-established and proudly independent café located in downtown Victoria. For the past 11 years, we've been an integral part of the city's daytime culture—serving the community with thoughtfully sourced coffee, locally made goods, and a space that brings people together.

We're incredibly excited to be partnering with Empresa Properties to open our second location within the upcoming Turner building project at 2002 Richmond Road. This project represents more than just a new business opportunity for us—it's a meaningful step toward bringing vibrancy, walkability, and community energy to North Jubilee.

The introduction of a public plaza along Birch Street is a particularly exciting element of this proposal. It has the potential to become a true gathering place—a space where people can connect, slow down, and enjoy the neighbourhood. As a café, we play a natural role in animating such spaces, drawing foot traffic and offering a welcoming presence for both residents and visitors alike.

We truly believe this project will bring lasting benefits to the North Jubilee neighbourhood, and we're excited to be part of that vision. We hope you'll consider supporting this thoughtful and community-focused development. If you have any questions about our involvement or the role we hope to play in this space, please don't hesitate to reach out—we'd be happy to connect.

Warm regards,

Rob Kettner

Owner, Hey Happy

rob kettner hey happy lower johnson st victoria bc To: Development Services email inquiries

Subject: RE: Turner Revival

From: Shane Devereaux <>
Sent: July 3, 2025 12:03 PM
To: Victoria Mayor and Council <>

Subject: Turner Revival

Hello Mayor and Council.

I just wanted to express my support for the proposed revitalization of the former Turner location in the Jubilee neighbourhood. As a nearby resident I have been looking forward to seeing this project take shape for many many years. I'm really happy to see the design brought to this site and I believe it will be a big step towards continuing the Jubilee neighbourhoods progression. I'm particularly impressed with the west side of the building and its focus on pedestrians and placemaking. Finally the size and scope of the project seem aligned with the OCP and the developer has a proven track record of quality builds.

thank you

--

Shane Devereaux

Victoria, Canada

^{*} note that this email is only checked once every business workday. If you need something urgently, please contact one of the shops listed below, or for personal communication, please call or text me! thanks *

NO. 25-052

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to adopt the annual financial plan for the year 2025.

Under its statutory powers, including section 165 of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1. This Bylaw may be cited as the "FIVE YEAR FINANCIAL PLAN BYLAW, 2025, Amendment Bylaw (No.1), No. 25-052"
- 2. Bylaw No. 25-034, the Five Year Financial Plan Bylaw, 2025, is amended by:
 - a. repealing Schedule 1 and replacing it with the Schedule 1 attached to this Bylaw as Schedule A; and
 - b. repealing Schedule 2 and replacing it with the Schedule 2 attached to this Bylaw as Schedule B.
 - c. repealing Schedule 3 and replacing it with the Schedule 3 attached to this Bylaw as Schedule C; and
 - d. repealing Schedule 4 and replacing it with the Schedule 4 attached to this Bylaw as Schedule D.

READ A FIRST TIME the	10 th	day of	July	2025
READ A SECOND TIME the	10 th	day of	July	2025
READ A THIRD TIME the	10 th	day of	July	2025
ADOPTED the		day of		2025

CITY CLERK MAYOR

Bylaw No. 25-034 Amendment #1 Schedule 1 - July 10, 2025 City of Victoria

2025 - 2029 Operating Financial Plan

		Budget	Revised	Budget	Revised			
	2025	Amendments	2025	Amendments	2026	2027	2028	2029
REVENUES								
Property Value Taxes	193,490,810		193,490,810		207,276,290	225,178,380	242,795,270	260,249,660
Property Value Taxes from New Assessments	1,445,190		1,445,190		1,000,000	500,000	500,000	500,000
Parcel Taxes	1,380,460		1,380,460		1,309,460	1,309,460	1,309,460	1,309,460
Special Assessments	1,372,000		1,372,000		1,290,000	1,290,000	1,290,000	1,290,000
Grants in Lieu of Taxes	8,159,000		8,159,000		8,322,190	8,488,620	8,658,380	8,831,540
User Fees and Charges	8,677,310		8,677,310		9,058,260	9,231,570	9,407,150	9,586,160
Permits and Licences	7,214,850		7,214,850		7,322,750	7,432,810	7,545,070	7,659,580
Parking Services	30,538,000		30,538,000		31,145,520	31,765,210	32,397,250	33,041,980
Sewer Utility Fees and Charges	9,541,730		9,541,730		10,383,270	11,315,680	12,327,130	13,452,690
Stormwater Utility Fees and Charges	8,220,990		8,220,990		9,240,840	9,530,320	10,474,930	11,232,820
Water Utility Fees and Charges	27,657,600		27,657,600		30,625,290	32,236,040	33,000,380	35,626,800
Other Sources	55,170,550		55,170,550		54,154,050	54,619,600	51,282,670	52,361,390
	352,868,490	-	352,868,490	-	371,127,920	392,897,690	410,987,690	435,142,080
TRANSFERS FROM								
Accumulated Surplus	1,596,060		1,596,060		-	-	-	-
Reserves								
Art in Public Places	300,000		300,000		150,000	150,000	150,000	150,000
Financial Stability	4,668,720	4,000,000	8,668,720		1,641,500	1,222,700	1,223,940	1,225,200
Tree Replacement	183,990	,,	183,990		185,900	187,840	189,820	191,840
Climate Action	1,016,520		1,016,520		700,350	707,520	641,560	380,930
Development Stabilization	1,225,020		1,225,020		1,225,020	1,225,020	1,225,020	1,225,020
Victoria Housing	1,220,020	1,650,000	1,650,000		1,220,020	1,220,020	1,220,020	1,220,020
Police Emergency Response	5,700	1,030,000	5,700		5,810	5,930	6,050	6,170
Folice Emergency Response	8,996,010	E 650 000					3,436,390	
	8,996,010	5,650,000	14,646,010	-	3,908,580	3,499,010	3,430,390	3,179,160
	361,864,500	5,650,000	367,514,500	-	375,036,500	396,396,700	414,424,080	438,321,240

Bylaw No. 25-034 Amendment #1 Schedule 2 - July 10, 2025 City of Victoria

2025 - 2029 Operating Financial Plan

	Dudat.							
	2025	Budget Amendments	2025	Budget Amendments	2026	2027	2028	2029
EXPENDITURES								
General Government	76,425,810	5,950,000	82,375,810	400,000	74,659,360	78,268,880	81,781,090	85,476,670
Police	80,986,340	5,950,000	80,986,340	400,000	86,183,740	90,799,420	96,474,150	101,640,800
Victoria Fire Department	23,968,050		23,968,050		24,974,370	25,796,600	26,620,960	27,445,690
Engineering and Public Works	30,960,350		30,960,350		29,483,330	29,702,040	29,841,170	29,912,780
Sustainable Planning and Community Development	14,219,900		14,219,900		13,499,610	13,507,870	9,031,190	9,039,790
Parks, Recreation and Facilities	30,848,450		30,848,450		30,967,050	31,159,320	31,355,340	31,555,270
Greater Victoria Public Library	6,307,310		6,307,310		6,435,260	6,565,860	6,699,160	6,835,220
Victoria Conference Centre	7,456,700		7,456,700		7,463,340	7,588,050	7,715,270	7,845,060
	5,167,730		5,167,730		5,277,270	5,379,680	5,484,130	5,590,690
Sewer Utility								
Stormwater Utility	5,407,860		5,407,860		5,661,420	5,849,190	6,040,680	6,236,050
Water Utility	20,589,600		20,589,600		21,218,290	21,841,040	22,483,380	23,145,800
DEBT SERVICING	302,338,100	5,950,000	308,288,100	400,000	305,823,040	316,457,950	323,526,520	334,723,820
Principal and Interest - General	6,734,320		6,734,320		10,221,980	12,736,360	16,322,170	19,891,280
Principal and Interest - Parking Services	312,420		312,420		10,221,300	12,700,000	10,022,170	13,031,200
rincipal and interest - raiking Services	7,046,740	_	7,046,740	-	10,221,980	12,736,360	16,322,170	19,891,280
TRANSFERS TO	,,,,,,,,,		.,,.		, ,	,,	,,	,,
Capital Funds								
General	16,540,000		16,540,000		21,540,000	26,540,000	31,540,000	36,540,000
Sewer Utility	4,763,000		4,763,000		5,495,000	6,325,000	7,232,000	8,251,000
Stormwater Utility	4,149,000		4,149,000		4,944,000	5,075,000	5,283,000	5,501,000
Water Utility	5,298,000		5,298,000		7,637,000	8,625,000	8,747,000	10,711,000
Reserves								
Equipment and Infrastructure								
City Equipment	1,000,000		1,000,000		1,000,000	1,000,000	1,000,000	1,000,000
City Vehicles and Heavy Equipment	2,000,000		2,000,000		2,500,000	3,000,000	3,500,000	4,000,000
City Buildings and Infrastructure	3,847,460		3,847,460		2,447,220	2,463,940	2,488,910	2,506,880
Parking Services Equipment and Infrastructure	2,850,000		2,850,000		2,850,000	2,850,000	2,850,000	2,850,000
Multipurpose Arena Facility Equipment and Infrastructu			201,340		205,370	209,480	213,670	217,950
Canada Community-Building	4,246,470		4,246,470		4,246,470	4,416,330	4,416,330	4,416,330
Police Vehicles, Equipment and Infrastructure	1,320,000		1,320,000		1,346,400	1,373,330	1,400,790	1,428,810
Sewer Utility Equipment and Infrastructure	400,000		400,000		400,000	400,000	400,000	400,000
Stormwater Utility Equipment and Infrastructure	100,000		100,000		100,000	100,000	675,000	1,050,000
Water Utility Equipment and Infrastructure	1,770,000		1,770,000		1,770,000	1,770,000	1,770,000	1,770,000
Recreation Facilities Equipment and Infrastructure	42,300		42,300		43,150	44,010	44,890	45,790
Financial Stability	3,272,870		3,272,870		2,100,000	2,240,000	2,240,000	2,240,000
Tax Sale Lands	245 720	(200,000)	45 700	(400,000)	-	400.000	400,000	400,000
Victoria Housing Art in Public Places	315,720	(300,000)	15,720	(400,000)	-	400,000	400,000	400,000
	-		-		-	-	-	-
Climate Action	11,000		11,000		- 11,220	- 11,440	11,660	11,900
Police Emergency Response	195,000		195,000		195,000	195,000	195,000	195,000
Park Furnishing								170,480
Artificial Turf	157,500		157,500		160,650	163,860	167,140	170,480
Local Amenities	52,479,660	(300,000)	52,179,660	(400,000)	58,991,480	67,202,390	74,575,390	83,706,140
	361,864,500	5,650,000	367,514,500	-	375,036,500	396,396,700	414,424,080	438,321,240

Bylaw No. 25-034 Amendment #1 Schedule 3 - July 10, 2025 City of Victoria 2025 - 2029 Capital Plan

		Budget	Revised				
	2025	Amendments	2025	2026	2027	2028	2029
REVENUES							
Utility Connection Fees	1,150,000		1,150,000	1,150,000	1,150,000	1,150,000	1,150,000
Grants and Partnerships	11,716,000	(4,000,000)	7,716,000	8,500,000	-	-	-
TRANSFERS FROM							
Operating Funds							
General	16,540,000		16,540,000	21,540,000	26,540,000	31,540,000	36,540,000
Water Utility	5,298,000		5,298,000	7,637,000	8,625,000	8,747,000	10,711,000
Sewer Utility	4.763.000		4.763.000	5.495.000	6.325.000	7.232.000	8.251.000
Stormwater Utility	4,149,000		4.149.000	4,944,000	5.075.000	5,283,000	5.501.000
Reserves	4,143,000		4,143,000	4,344,000	3,073,000	3,203,000	3,301,000
Equipment and Infrastructure	7.811.000		7.811.000	1.762.000	963.000	793.000	807.000
City Equipment City Vehicles and Heavy Equipment	7,811,000		7,811,000	2,500,000	3,337,000	3.111.000	3.791.000
City Vehicles and Heavy Equipment City Buildings and Infrastructure	29,385,000		29,385,000	2,415,000	4,057,000	1,112,000	4,923,000
Accessibility Capital	851.000		851.000	521,000	4,037,000	1,112,000	4,323,000
Debt Reduction	1,804,000		1,804,000	521,000		-	28,196,000
Parking Services Equipment and Infrastructure	4.808.000		4.808.000	1.161.000	870.000	380.000	16.294.000
Canada Community-Building	9,460,000		9,460,000	4,988,000	5,609,000	5,796,000	4,085,000
Multipurpose Equipment and Infrastructure	755,000		755.000	1,119,000	178,000	55.000	58,000
Police Vehicles, Equipment and Infrastructure	1,500,000		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Sewer Utility	9,662,000		9,662,000	2,859,000	2,150,000	1,550,000	1,150,000
Stormwater Utility	6,357,000		6,357,000	1,647,000	-	-	-
Water Utility	6,003,000		6,003,000	359,000	-	-	-
Tax Sale Lands	1,425,000		1,425,000	-	-	-	-
Local Amenities	310,000		310,000	-	-	-	-
Development Cost Charges	1,334,000		1,334,000	-	-	-	-
Parks and Greenways Acquisition			.		.		.
Park Fixture Dedication Program	156,000		156,000	156,000	156,000	156,000	156,000
Tree Replacement Program	206,000		206,000	211,000	216,000	198,000	202,000
Bastion Square Revitalization Trust	129,000		129,000	-	-	-	-
Climate Action	39,000		39,000	-	-	-	-
Growing Communities Fund	-	4,000,000	4,000,000	-	-	-	-
Debt Proceeds	31,218,000		31,218,000	31,542,000	23,633,000	41,891,000	47,184,000
	164,272,000	-	164,272,000	102,006,000	90,384,000	110,494,000	170,499,000

Bylaw No. 25-034 Amendment #1 Schedule 4 - July 10, 2025 City of Victoria 2025 - 2029 Capital Plan

		Budget	Revised		•		•
	2025	Amendments	2025	2026	2027	2028	202
XPENDITURES							
Capital Equipment Capital Programs and Projects	32,179,000		32,179,000	10,501,000	8,019,000	9,731,000	8,890,000
Transportation	45,258,000		45,258,000	29,213,000	25,482,000	25,934,000	27,848,000
Parks	15,988,000	(4,000,000)	11,988,000	5,293,000	6,723,000	6,786,000	6,613,000
Facilities	13,453,000		13,453,000	27,245,000	22,051,000	36,847,000	92,925,000
Environmental Remediation	1,425,000		1,425,000	-	-	-	-
Sanitary Sewers	17,101,000		17,101,000	9,083,000	8,775,000	9,082,000	9,701,000
Stormwater	13,730,000		13,730,000	7,838,000	7,794,000	8,050,000	8,317,000
Waterworks	13,059,000		13,059,000	8,925,000	9,175,000	9,297,000	11,261,000
Contingency	350,000		350,000	350,000	350,000	350,000	350,000
Police	1,500,000		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Structures	6,967,000		6,967,000	2,005,000	261,000	2,317,000	2,473,000
Victoria Conference Centre	1,320,000		1,320,000	53,000	254,000	600,000	621,000
Real Estate	1,942,000		1,942,000	-	-	-	-
Community Safety and Wellbeing	-	4,000,000	4,000,000	-	-	-	-
	164,272,000	-	164,272,000	102,006,000	90,384,000	110,494,000	170,499,000