



AGENDA - COMMITTEE OF THE WHOLE

Thursday, May 9, 2019, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

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A.	APPROVAL OF AGENDA	
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C.	READING OF MINUTES	
C.1	<u>Minutes from the Special Committee of the Whole Meeting held February 4, 2019</u>	1
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C.5	<u>Minutes from the Special Committee of the Whole Meeting held February 12, 2019</u>	17
D.	Presentation	
D.1	<u>VicPD 2020-2024 Strategic Plan Presentation (11:30 am)</u>	21
	<i>A presentation from the Victoria Police Department providing an overview of the VicPD Strategic Planning Process.</i>	
E.	UNFINISHED BUSINESS	
F.	LAND USE MATTERS	
F.1	<u>952 Johnson Street and 1400 Vancouver Street - Rezoning Application No. 00666, Development Permit with Variance Application No. 00095 and Heritage Designation Application No. 000184 (McCall's Floral Chapel) (Harris Green)</u>	30
	<i>A report proposing the construction of a sixteen-storey, mixed use building with ground-floor commercial and market rental residential apartments above, additionally the single-storey chapel of the McCall's Funeral Home would be retained and integrated into the development for commercial use and</i>	

recommending it moved forward to a public hearing.

- F.2 1068 Chamberlain - Development Permit with Variance Application No. 00110 (Gonzales) 157**

A report proposing for a duplex with a secondary suite by amending the existing Development Permit with Variance reducing the rear yard setback from 12.7m to 10.26m and recommending it be forwarded to an opportunity for public comment.

G. STAFF REPORTS

- G.1 Project Update: Crystal Pool and Wellness Centre Replacement 245**

A report reviewing siting options and seeking Council direction on the preferred location for the new community recreation centre and related amenities.

- G.2 Storefront Cannabis Retailer Regulation Bylaw 19-053 252**

A report presenting the Storefront Cannabis Retailer Regulation Bylaw for Council's consideration.

- G.3 Proclamation - International Internal Audit Awareness Month 284**

A report regarding the proclamation for International Internal Audit Awareness Month.

H. NOTICE OF MOTIONS

I. NEW BUSINESS

- I.1 Attendance at the ICCA Conference, Heidelberg, Germany May 21-24, 2019 289**

A Council Member Motion requesting authorization to attend the International Conference on Climate Action held in Heidelberg, Germany May 21-24, 2019.

- I.2 Community Engagement Strategy for the Transgender, Non-Binary and Two-Spirit (TNB2S) Inclusion Plan**

Report to follow

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE



MINUTES – SPECIAL COMMITTEE OF THE WHOLE

February 4, 2019, 8:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Potts, Councillor Collins, Councillor Young

ABSENT: Councillor Alto, Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, M. Sandhu - Manager, Interdisciplinary Projects, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations; P. Rantucci – Head of Strategic Real Estate.

A. APPROVAL OF AGENDA

Moved by Councillor Loveday

Seconded by Councillor Potts

That the agenda be approved.

CARRIED UNANIMOUSLY

F. STAFF REPORTS

F.3 Draft 2019-22 Strategic Plan - Assessment of Resource Requirements

Mayor Helps provided a summary of how items in the Draft Strategic Plan will be considered.

Moved by Councillor Isitt

Seconded by Councillor Loveday

That the proposed improvement to the delivery of Youth Services to consider funding of a new full-time position be referred to supplementary requests.

CARRIED UNANIMOUSLY

Council asked questions of staff and discussed the draft Strategic Plan.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Loveday
Seconded By Councillor Young

That the Committee of the Whole Meeting be adjourned at 11:50 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - COMMITTEE OF THE WHOLE

February 5, 2019, 8:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Potts, Councillor Collins

ABSENT: Councillor Alto, Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, P. Bruce - Fire Chief, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, J. Jensen - Head of Human Resources, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, M. Sandhu - Manager, Interdisciplinary Projects, J. Paul - Assistant Director of Engineering, J. O'Connor - Deputy Director of Finance, M. Fedyczkowska - Legislation & Policy Analyst, K. Moore - Head of Business and Community Relations; P. Rantucci – Head of Strategic Real Estate.

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the agenda be approved.

CARRIED UNANIMOUSLY

F. 2019 – 2022 Draft Strategic Plan and 2019 Draft Financial Plan

Council continued their discussion on the Draft Strategic Plan and Draft Financial Plan.

Actions from Workshop:

That Council approve the following ongoing allocations of the new property tax revenue from new development:

a. Asset Management

Asset Management Technician \$85,500 plus one additional position up to a maximum of \$102,000.

b. Recruitment and Retention

Disability Coordinator \$128,500

Talent Specialist \$96,500

c. Youth Initiatives

Youth Leaders in Training Program \$20,000

d. Additional Grant Request

Victoria Civic Heritage Trust 2%, \$2,250

That Council approve the following one-time allocation of the 2018 surplus:

a. Managing Growth and New Development

Secretary - Planning \$72,500

Secretary - Legislative Services \$72,500

Planner – Development Services \$107,250

Planner – Parks \$107,250

b. Managing Green Spaces

Overnight Sheltering – Support and Clean-Up \$362,000

c. Youth Initiatives

Youth Strategy Coordinator- \$30,000

d. Council Conflict of Interest Legal Opinion Funding

Conflict of interest funding of \$10,000 for 2019, at \$500 per instance and funding up to \$1500 per council member per year.

Carried

Actions from Workshop:

That Council refer the following to the 2020 Financial Planning Process:

e. Service Improvement and Corporate Initiatives

Service Improvement Team (3) \$380,000

f. Youth Initiatives

Recreation Supervisor - \$105,000

Resources to support program implementation – \$30,000

Carried

Appendix C – Detailed Resource Assessment of Draft Strategic Plan Actions 2019- 2022

If items are not amended, below items in this document are approved.

Strategic Plan Objective # 3 – Affordable Housing

Action from Workshop:

Affordable Housing Tracking	1. Set targets, define affordable housing and track and measure the creation of affordable housing units	\$20,000 surplus
Rental Only Zoning	2. Implement rental only zoning	\$10,000 surplus
Development of Rental Housing	3. Incentivize development of rental housing and look for further opportunities to expedite and simplify development processes for affordable rental housing Direct staff to report back as part of the Housing Strategy Updates on options to incentivize the development of the rental housing sector.	
Municipal Housing Service	4. Create a municipal housing service to acquire land and enter into partnerships for the purposes of providing affordable (de-commodified) housing Proposed amendment: Direct staff to consider and report back to Council on what a housing function in the Planning department would entail. (remove \$35,000)	
Housing Conversion	1. a. Develop city wide strategy for additional house conversion opportunities (remove \$35,000) Direct staff to conduct consultation on this item with other batched items.	
Family Housing	8.b. Incentivize and mandate the creation of multi bedroom residential rental units for families and others.	\$65,000 surplus

8.b., 8.d, 13, 14.c - All work be done in 2019 - Carried.

Action from Workshop:

Housing - Financial Instruments	8.d. Explore the expanded use of tax exemptions to create more affordable housing.	\$60,000
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Postponed until February 6

Action from Workshop:

Amenity Contributions	9. Develop Community Amenity Contribution Policy	\$66,000
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Postponed until February 6

Action from Workshop:

Housing - Increased Staff Capacity	11. Create a Tenant Housing Ambassador to make it easier for renters to navigate the Tenant Assistance Policy, Standards of Maintenance Bylaw and other issues 10. Create a Small Scale Housing Ambassador to make it easier for property owners and homeowners to create affordable housing (10 units or less)
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Fund in 2020 - Carried

Action from Workshop:

Inter-Generational Housing	12. Develop relevant partnerships and pilot a project matching seniors with extra bedrooms with eligible lodgers	\$75,000	2020 2021
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Move to 2021 - Carried

Committee discussed batching the next items together and move to 2019.

Staff advised they will report back on this proposal at the February 6 meeting.

Action from Workshop:

Housing - Grants	13. Consider a grant program for suites including those that are accessible and serve an aging population	\$25,000	2020
	14.c. Examine a grant program to incentivize the creation of affordable garden suites		2020

Housing - Small Scale Development/Infill	14. Garden Suites and Tiny Homes a. Allow tiny homes and garden suites on lots that already have secondary suites	\$10,000	2020
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	or duplexes b. Expand garden suite program to allow larger units on larger lots		2020
	6. Allow moveable tiny homes in all backyards that currently allow garden suites at rents of no more than \$500 per month		2019

Housing - Houseplexes and Townhomes	15. Houseplexes and Townhouses		
	a. Undertake a citywide planning exercise to identify suitable locations for townhouses and houseplexes	\$150,000	2020
	b. Support houseplexes as a form of multi-unit housing that provide a sensitive transition within neighbourhoods	2.0 FTE	2020
	c. Support more family housing including townhouses and rowhouses		2020
	d. Support new ground-oriented housing forms and lock-off suites		2020

Postpone until February 6 - Move these items to 2019

Objective # 3 is complete.

Action from Workshop arising from Objective # 3:

That funding to the Victoria Housing Reserve be increased by \$750,000 allocated from surplus.

Carried

Strategic Plan Objective # 1 – Good Governance

Action from Workshop:

Citizens' Assembly - Resource impact is **up to** \$250,000.

Carried

Action from Workshop:

Appreciative Inquiry Training and Engagement – change wording to:

Offer training in best practices in respectful facilitation to staff, Council members and community leaders.

Carried

At the next meeting on February 6, 2019 Special Committee of the Whole, Council will start with page 4 of *Appendix C – Detailed Resource Assessment of Draft Strategic Plan Actions 2019-2022*

I. ADJOURNMENT OF SPECIAL COMMITTEE OF THE WHOLE

Moved By Councillor Collins

Seconded By Councillor Isitt

That the Committee of the Whole Meeting be adjourned at 11:50 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES - COMMITTEE OF THE WHOLE

February 6, 2019, 8:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Thornton-Joe, Councillor Young, Councillor Collins

ABSENT: Councillor Alto, Councillor Loveday

ABSENT FOR A PORTION OF THE MEETING: Councillor Dubow, Councillor Isitt, Councillor Potts

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhower - Head of Engagement, J. Jensen - Head of Human Resources, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, M. Sandhu - Manager, Interdisciplinary Projects, J. O'Connor - Deputy Director of Finance, M. Fedyczkowska - Legislation & Policy Analyst, K. Moore - Head of Business and Community Relations; P. Rantucci – Head of Strategic Real Estate.

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe

Seconded By Councillor Collins

That the agenda be approved.

CARRIED UNANIMOUSLY

F. 2019 – 2022 Draft Strategic Plan and 2019 Draft Financial Plan

Council continued their deliberations of the 2019 Draft Strategic Plan items and 2019 Draft Financial Plan items, specifically on page 4 of *Appendix C – Detailed Resource Assessment of Draft Strategic Plan Actions 2019- 2022*.

Mayor Helps noted that a motion is only required if funds are allocated to the Strategic Plan item.

Council considered items postponed at the February 5 meeting.

Actions from the Workshop

Bundle the following items to complete the work for \$100,000:

Family Housing	8.b. Incentivize and mandate the creation of family appropriate two and three bedroom rental units	\$65,000
Housing - Financial Instruments	8.d. Explore the expanded use of tax exemptions to create more affordable housing.	\$60,000
Housing - Grants	13. Consider a grant program for suites including those that are accessible and serve an aging population 14.c. Examine a grant program to incentivize the creation of affordable garden suites	\$25,000

Carried

Action from Workshop:

All of the above work be done in 2019.

Carried

Action from Workshop:

Do all this work in **2019:**

Housing - Small Scale Development/Infill	14. Garden Suites and Tiny Homes a. Allow tiny homes and garden suites on lots that already have secondary suites or duplexes b. Expand garden suite program to allow larger units on larger lots 6. Allow moveable tiny homes in all backyards that currently allow garden suites at rents of no more than \$500 per month	\$10,000	2019 2020 2020
Housing - Houseplexes and Townhomes	15. Houseplexes and Townhouses a. Undertake a citywide planning exercise to identify suitable locations for townhouses and houseplexes b. Support houseplexes as a form of multi-unit housing that provide a sensitive transition within neighbourhoods c. Support more family housing including townhouses and rowhouses d. Support new ground-oriented housing forms and lock-off suites	\$150,000 2.0 FTE	2020 2020 2020 2020

Carried

Action from Workshop:

That the above items be forwarded to Council meeting on Feb 14 to be actioned right away.

Carried

Action from Workshop:

Begin holding four town halls per year, one per quarter at \$12,000.

Carried

Action from Workshop:

Move the *Staff Salary Review* to 2021.

Carried

Action from Workshop:

Approve the funding of \$5,000 for the Community Input Process.

Carried

Objective # 1 is complete.

Action from Workshop:

Move *Renters Advisory Committee* into *Objective 3 – Affordable Housing*

Carried

Strategic Plan Objective # 7 – Sustainable Transportation

Action from Workshop:

Add 2 FTE to address traffic calming in neighbourhoods on an on-going basis and that \$250,000 be allocated on a one-time basis allocated to the Building and Infrastructure Reserve for the purpose neighbourhood traffic calming initiatives.

Carried

Strategic Plan Objective # 8 – Strong, Livable Neighbourhoods

Action from Workshop:

Allocate up to \$25,000 as a one-time expense to continue the pilot on Government Street.

Carried

Action from Workshop:

Consider pedestrian only Government Street in 2020-2021 budget process.

Carried

Action from Workshop:

Change from Tactical Urbanism to Place-making and add wording: public play spaces, parklets, and public gatherings places within neighbourhoods.

Carried

Action from Workshop:

Move to consideration of .5 FTE to the 2020 budget.

Carried

Action from Workshop:

That the item be postponed to 2020.

Carried

Action from Workshop:

Develop a Municipal Alcohol Policy to address concerns brought forward by the Late Night Advisory Committee - \$15,000 one-time expenditure from surplus.

Carried

Action from Workshop:

Review the noise bylaw, up to \$10,000.

Carried

Action from Workshop:

That this item be postponed to 2020

Carried

Action from Workshop:

New/Expanded Community Centres – 1 FTE from new assessed revenue:

7. Explore opportunities to expand Quadra Village Community Centre and greenspace in partnership with the Downtown Blanshard Advisory Committee and the CRD

12. Work with SD61 to explore use of Sundance school as a community centre for the Jubilee neighbourhood

15. Establish a Community Centre for the North Park Neighbourhood in conjunction with plans for the Royal Athletic Park Parking lot and/or the Crystal Pool and Wellness Centre Replacement Project.

Carried

Action from Workshop:

Add 'GVPL to north end of city' to this Objective.

Carried

Action from Workshop:

Personnel and Oversight Committee – move to 2020.

Carried

Action from Workshop:

For the Greenways Plan Design Standard, that the amount be adjusted for the resource impact to say 'up to \$30,000'.

Carried

Action from Workshop:

For the Greenways Plan Design Standard, strike out language in 5. support greenway improvements in neighbourhoods, including reviewing subdivision.....leading into 9.

Carried

Strategic Plan Objective # 5 – Health, Well-Being and a Welcoming City

Action from Workshop:

Allocate \$5,000 as a one-time expense from surplus for the Childcare Strategy: create a city-wide childcare strategy and action plan.

Carried

Action from Workshop:

For the Late Night Task Force (Harassment) allocate \$2,500.

Carried

Action from Workshop:

BBQ Pilot: Pilot community BBQ stations in parks and neighbourhood public spaces be moved to a 2020 action.

Carried

I. ADJOURNMENT OF SPECIAL COMMITTEE OF THE WHOLE

Moved By Councillor Dubow

Seconded By Councillor Collins

That the Committee of the Whole Meeting be adjourned at 12:00 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES – SPECIAL COMMITTEE OF THE WHOLE

February 11, 2019, 8:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Collins, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, Councillor Young

PRESENT VIA ELECTRONIC PARTICIPATION: Councillor Loveday

ABSENT: Councillor Dubow

STAFF PRESENT: J. Jenkyns – City Manager, C. Coates – City Clerk, B. Eisenhauer - Head of Engagement, S. Thompson – Deputy City Manager and Chief Financial Officer, A. Hudson - Acting Director of Sustainable Planning & Community Development, T. Soulliere – Director of Parks, Recreation & Facilities, F. Work – Director of Engineering & Public Works, J. Jensen – Head of Human Resources, M. Sandhu - Manager, Interdisciplinary Projects, T. Zworski - City Solicitor, D. Atkinson – Deputy Fire Chief, J. O'Connor – Deputy Director of Finance, K. Moore – Manager of Business & Community Relations, M. Fedyczkowska - Legislation & Policy Analyst.

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Isitt

That the agenda be approved.

CARRIED UNANIMOUSLY

F. 2019 – 2022 Draft Strategic Plan and 2019 Draft Financial Plan

Council continued their deliberations of the 2019 Draft Strategic Plan items and 2019 Draft Financial Plan items, specifically on page 4 of *Appendix C – Detailed Resource Assessment of Draft Strategic Plan Actions 2019- 2022*.

Action from Workshop:

Allocate up to \$250,000 one-time funding for Accessibility Framework implementation in 2019, and any remaining funds at the end of 2019 be contributed to the Accessibility Reserve Fund.

Carried

Action from Workshop:

LIFE Program Expansion: That \$74,000 be allocated from new assessed revenue

Carried

Action from Workshop:

That Council increase the Community Grant Volunteer Coordinator Grant budget to \$10,000 per neighbourhood and up to 25% of the grant amount may be spent on supplies.

Carried

Action from Workshop:

That Council allocate \$6,000 annually for the Urban Food Table from new assessed revenue.

Carried

Action from Workshop:

That Council approve charging for on-street Sunday parking at the regular rate, effective May 1st, and earmark revenue for youth transit passes in consultation with BC Transit.

Carried

Action from Workshop:

#10 Parks Development and Acquisition Strategy: change to adopt a parks and greenways acquisition plan in 2020.

Carried

Action from Workshop:

Council allocate funding for 2 FTEs for two years for zero waste from surplus.

Carried

Action from Workshop:

Tree Preservation Bylaw: allocate \$110,000 from surplus to strengthen the bylaw.

Carried

Action from Workshop:

Direct staff to report back in 2019 with proposed next steps for moving towards zero waste, including any additional proposed expenditures.

Carried

Action from Workshop:

Living Wage: allocate \$9,000 for 2019 from new assessed revenue.

Carried

Action from Workshop:

Living Wage: move the balance of the budget (\$518,000) for consideration at the 2020 financial planning process.

Carried

Action from Workshop:

Development Summit: \$15,000 from surplus.

Carried

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Young

Seconded By Councillor Collins

That the Special Committee of the Whole Meeting be adjourned at 11:35 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



MINUTES – SPECIAL COMMITTEE OF THE WHOLE

February 12, 2019, 12:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, Councillor Collins

PRESENT VIA ELECTRONIC PARTICIPATION: Councillor Loveday

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, A. Meyer - Assistant Director of Development Services, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, T. Zworski - City Solicitor, M. Sandhu - Manager, Interdisciplinary Projects, K. Sidhu - Committee Secretary, J. O'Connor - Deputy Director of Finance, M. Fedyczkowska - Legislation & Policy Analyst

APPROVAL OF AGENDA

Moved By Councillor Alto
Seconded By Councillor Collins

That the agenda be approved.

CARRIED UNANIMOUSLY

F. 2019 – 2022 Draft Strategic Plan and 2019 Draft Financial Plan

Council continued their deliberations of the 2019 Draft Strategic Plan items and 2019 Draft Financial Plan items, specifically on page 4 of *Appendix C – Detailed Resource Assessment of Draft Strategic Plan Actions 2019- 2022*.

Action from Workshop:

Allocate up to \$10,000 to the relocation of the statue in 2019 and direct staff to review Council minutes and other relevant documents from when the City received the statue to see if there are any prohibitions on donating the statue to another entity.

Carried

Action from Workshop:

Reconciliation Training: Allocate \$76,350 from 2018 surplus for 2019 reconciliation training.

Carried

Action from Workshop:

Develop and implement an ongoing, mandatory training program for Council and all city staff, and to have the cognitive portion of the training for all city staff and the experiential portion of the training for those interested participants first.

Carried

Action from Workshop

That Council direct staff to increase funding for the eight community centres by allocating a one time expenditure of \$170,424 from surplus and ask for information from the community centres in time for the 2020 budget regarding what additional services are provided with the new funding.

Carried

Action from Workshop:

That Council direct staff to add \$50,000 to the budget for the Festival Investment Grants starting in 2019 from new assessed revenue.

Carried

Action from Workshop:

Parking: Direct staff to report back on accessible parking and cost implications as part of the access framework implementation.

Carried

Action from Workshop:

That Council direct staff to allocate \$150,000 from surplus in 2019 to provide a public washroom for the south end of downtown.

Carried

Action from Workshop:

That Council direct staff to allocate \$72,000 from new assessed revenue for the Indigenous Artist in Residence Program.

Carried

Action from Workshop:

That Council direct staff to allocate \$15,000 from new assessed revenue for the Mayor's travel budget and that the existing \$35,000 be allocated to the councillor's travel and conference budget.

Carried

Action from Workshop:

That Council direct staff to defer \$95,000 for a Protocol Function in the 2020 budget.

Carried

Action from Workshop:

That Council direct staff to allocate up to \$1,000 from new assessed revenue per councillor per year for constituency funds and report back with a policy for Council's consideration. Total \$8,000.

Carried

Action from Workshop:

That Council direct staff to allocate \$500,000 from the Gas Tax Fund to install pedestrian and cyclist crossing at the Blanshard / Kings crosswalk.

Carried

Action from Workshop:

That Council direct staff to index the My Great Neighbourhood grant program to the rate of inflation beginning in 2019. \$3,000 from new assessed revenue.

Carried

Action from Workshop:

That Council approve the indexing on strategic plan and micro grants to the rate of inflation beginning in 2020.

Carried

Action from Workshop:

That Council direct staff to allocate up to \$20,000 each to James Bay, Oaklands and Hillside/Quadra should those neighbourhoods wish to move forward with neighbourhood-led neighbourhood planning, and direct staff to develop criteria for how the money can be used.

Carried

Action from Workshop:

That Council direct staff to allocate \$2,000 from new assessed revenue for the Poet Laureate and Youth Poet Laureate.

Carried

Action from Workshop:

That Council direct staff to report back on incorporating child friendly spaces, dog friendly spaces, and green spaces as part of the Ship Point Plan in 2021.

Carried

Action from Workshop:

That Council refer the remaining budget items to the 2020 budget process for Council's consideration.

Carried

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Alto

Seconded By Councillor Isitt

That the Special Committee of the Whole Meeting be adjourned at 3:45 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR



The slide features a dark blue background with an orange header bar. In the top left corner is the Victoria Police crest. The header bar contains the text "VicPD Strategic Plan 2020-2024" in white, with three house icons to its right. The main body of the slide contains the text "Victoria Council Engagement Session" in large orange font, and "May 9th, 2019" in smaller orange font at the bottom.

 **VicPD Strategic Plan**
2020-2024

**Victoria Council
Engagement Session**

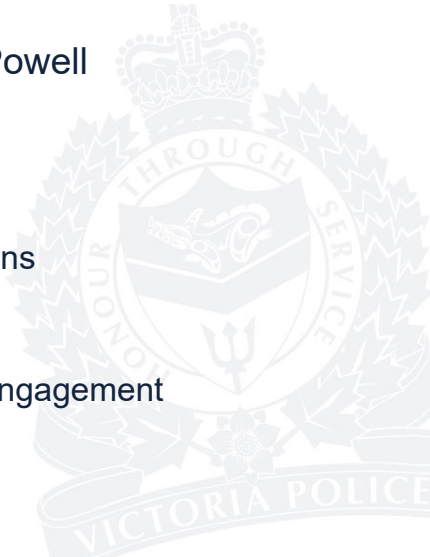
May 9th, 2019

Agenda

- ▣ Overview of the VicPD Strategic Planning Process
- ▣ Engagement Session
 - 3 key questions:
 - 1) “How can VicPD enhance community safety?”
 - 2) “How can VicPD enhance public trust?”
 - 3) “How can VicPD achieve organizational excellence?”

VicPD Strategic Planning Team

- Patti Stockton & Sean Powell
 - Police Board Members
- Jason Laidman
 - Deputy Chief of Operations
- Mark MacIntyre
 - Director of Community Engagement
- Kate Salholm
 - Business Analyst



Review of Progress

- Q1 2019:
 - Establish Board Representation ✓
 - Environmental scan of existing strategic plans ✓
 - Board survey ✓
 - Strategic plan framework ✓
- Q2 2019:
 - Engagement (internal & external)



Review of Progress

- Dec-Mar: environmental scan completed of:
 - Current VicPD Strategic Plan
 - Strategic planning guidelines from:
 - Public Safety Canada
 - Canadian Assoc. of Chiefs of Police
 - BC Assoc. of Chiefs of Police
 - Strategic plans of:
 - Other BC police agencies
 - Victoria and Esquimalt

Victoria's 2019-2022 Strategic Plan

- The planning team is taking these key elements of Victoria Council's Strategic Plan into consideration:
 - Good Governance and Civic Engagement
 - Work towards regionalizing police services
 - Exercise fiscal responsibilities in policing expenditures
 - Health, Well-Being and a Welcoming City
 - End sexual harassment and assault
 - Diversity and inclusion training
 - Mental health and addictions advocacy

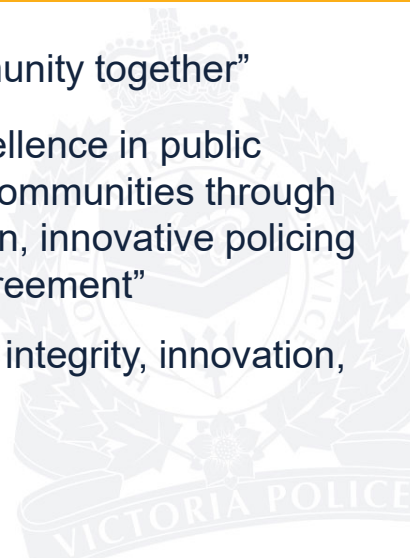
Review of Progress

- Jan 21 – Feb 7: Board members and Chief completed survey for input on:
 - Vision
 - Mission
 - Values
 - Goals



Strategic Plan Framework

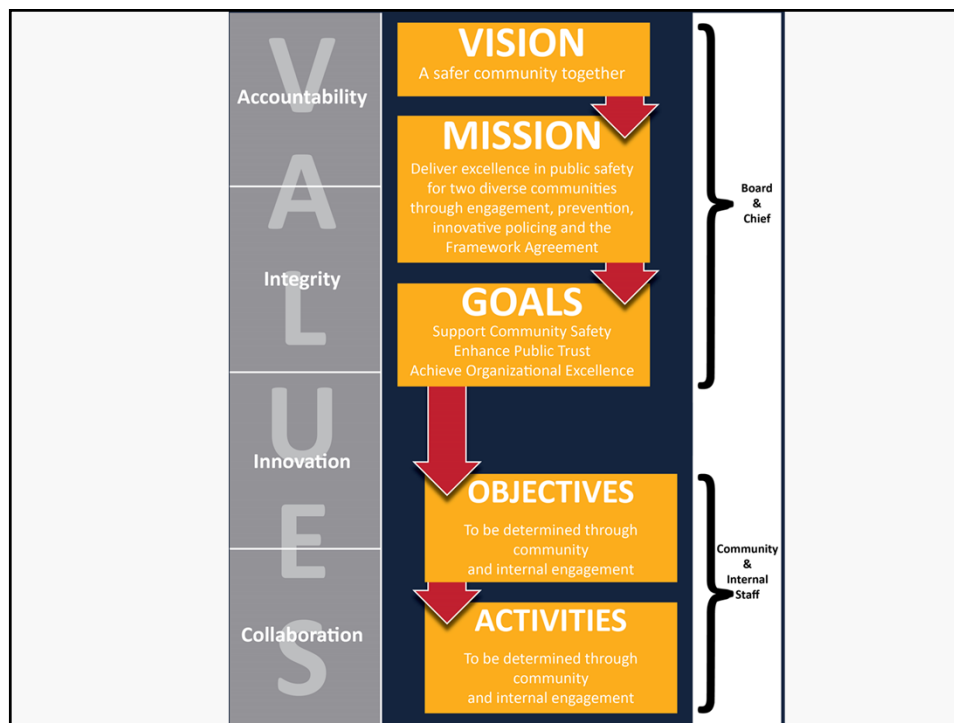
- **Vision:** “A safer community together”
- **Mission:** “Deliver excellence in public safety for two diverse communities through engagement, prevention, innovative policing and the Framework Agreement”
- **Values:** Accountability, integrity, innovation, collaboration



Strategic Plan Framework

■ Goals:

- Support Community Safety
- Enhance Public Trust
- Achieve Organizational Excellence



Next Steps

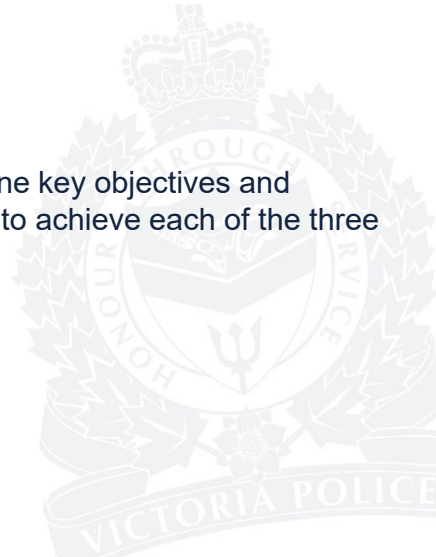
- ▣ Engage VicPD staff (Mar-May)
- ▣ Engage the community (Apr-Jun)
- ▣ Collate input (Jun-Aug)
- ▣ Develop divisional action plans (Aug-Dec)
- ▣ Launch new VicPD strategic plan (Jan 2020)

Engagement Session

- ▣ Seeking Council's input on the 3 main goals:
 - Support Community Safety
 - Enhance Public Trust
 - Achieve Organizational Excellence

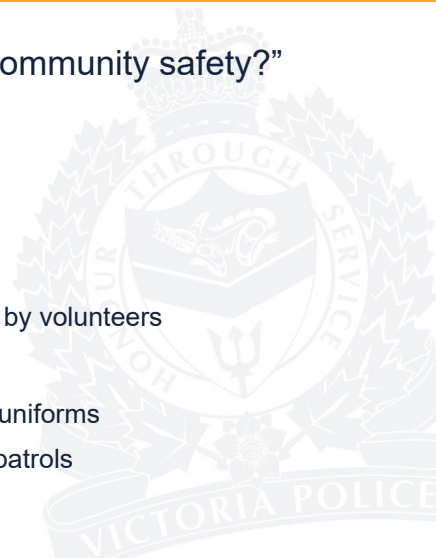
Engagement Session

- ▣ What kind of input?
 - Input to help VicPD determine key objectives and activities that will enable us to achieve each of the three major goals.



Goal 1: Support Community Safety

- ▣ “How can VicPD support community safety?”
- ▣ Examples:
 - Reduce traffic offences
 - by deploying more officers
 - by enhancing Speed Watch by volunteers
 - Increase police visibility
 - by adopting higher visibility uniforms
 - by deploying more walking patrols



Goal 2: Enhance Public Trust

- “How can VicPD enhance public trust?”
- Examples:
 - Be more open with the public
 - by attending more community events
 - by adopting an open data approach
 - Demonstrate accountability to the public
 - by making sure complaints are effectively investigated
 - by improving customer service

Goal 3: Achieve Organizational Excellence

- “How can VicPD achieve organizational excellence?”
- Examples:
 - Ensure employee well-being
 - by making sure injured officers are cared for
 - by ensuring counselling is provided for mental health injuries
 - Be a leader in police innovation
 - by exploring new ways to find efficiencies
 - by leveraging technology to enhance effectiveness





Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole

Date: April 25, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street (McCall's)

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to:
 - a. Preparation of a Housing Agreement to secure the tenure of all dwelling units as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Registration of legal agreements on the property's title to secure public realm improvements, to the satisfaction of the Director of Engineering and Public Works.
 - c. Heritage designation of the chapel building located at 952 Johnson Street and 1400 Vancouver Street.
2. That Council authorize the street-level projecting canopies over the City Right-of-Way and anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 952 Johnson Street and 1400 Vancouver Street. The proposal is to rezone from the S-2 Zone, Special District, to a new zone in order to construct a high-rise, mixed-use residential rental building with an increase in density to 4.4:1 floor space ratio (FSR), and to permit commercial and residential uses at this location. The Rezoning Application is concurrent with Development Permit with Variance Application No. 00095 and Heritage Designation Application No. 000184.

The following points were considered in assessing the Rezoning Application:

- the proposal is consistent with the *Official Community Plan* (OCP, 2012) Core Residential Urban Place Designation in terms of use and density, and the OCP's placemaking and housing policies with regards to heritage conservation and the provision of rental housing
- the proposal is generally consistent with the *Downtown Core Area Plan* (DCAP, 2011) policies for sites within the Residential Mixed-Use District
- as a condition of rezoning, the applicant would provide a Housing Agreement to secure the tenure of all dwelling units as rental in perpetuity, and heritage designation of the chapel building
- the proposal is subject to the City's *Density Bonus Policy* and a land lift analysis was prepared by Rollo & Associates. The economic analysis concluded that given the heritage designation of the chapel and proposed tenure of the units as rental, there is no land lift from the proposed rezoning.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the permitted density from 2:1 to 4.4:1 FSR and to permit residential and commercial uses on the site. A high-rise, mixed-use building is proposed with ground-floor commercial-retail uses at grade and residential rental apartments above. The existing chapel on the site at the corner of Johnson and Vancouver Streets would be retained for commercial use.

The following differences from the standard zone (CA-43 Zone, Pandora Harris Green District as referenced in the S-2 Zone, Special District) are being proposed and would be accommodated in the new zone:

- allow commercial and residential uses
- increase total floor area and density
- reduce the rear and side setbacks.

The proposal also requests an increase in building height, which is recommended by staff to be considered by Council as a variance through the concurrent Development Permit with Variance Application for this property so that it does not become an entitlement linked to the zoning for the site.

Affordable Housing Impacts

The applicant proposes the creation of approximately ninety-three new market rental residential units which would increase the overall supply of housing in the area. The applicant has agreed to enter into a Housing Agreement to secure rental tenure of the residential units in perpetuity.

Tenant Assistance Policy

A Tenant Assistance Plan is not required as there are no existing residential rental units on the subject property.

Sustainability Features

The applicant has identified a number of sustainability features which will be outlined in association with the concurrent Development Permit with Variance Application for this property.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- implementation of the Vancouver Street Bikeway fronting the development
- 130 long-term and 15 short-term bicycle parking spaces on-site. The provision of long-term bike parking stalls exceeds the requirement by 10 stalls.

Public Realm Improvements

The following frontage works are being offered and will be secured in association with the Rezoning Application:

- streetscape improvements to Johnson Street and Vancouver Street fronting the development consistent with the Downtown Public Realm Plan Strategy
- the Vancouver Street corridor is planned as an All Ages and Ability (AAA) bike route with physically separated cycling facilities anticipated for construction in 2020. The proposal would implement the detailed design of the Vancouver Street Bikeway to City standards.

Land Use Context

The area is characterized by a mix of residential, commercial, community service and institution land uses. Immediately adjacent land uses include:

- North: two lots with frontages on Pandora Avenue and Vancouver Street contain two low-rise commercial buildings and a church. A Rezoning Application and Development Permit Application have been submitted for this site to construct a high-rise, mixed-use building with ground-floor commercial and residential above. As advised by the applicant, the two developments are working together to coordinate positioning of the towers within the block as well as the grade-level interface along Vancouver Street.
- South: across Johnson Street, a high-rise, mixed-use building is under construction with ground-floor commercial-retail fronting Vancouver and Johnson Streets and residential above.
- East: across Vancouver Street is a government office building.
- West: adjacent to the site is a mid-rise residential condominium building with ground-floor commercial fronting Johnson Street.

Existing Site Development and Development Potential

The site is presently occupied by the McCall's Funeral Home consisting of a series of one-storey connected pavilion buildings. Under the current S-2 Zone, Special District, the only use permitted is that of funeral undertakers' establishment.

Data Table

The following data table compares the proposal with the existing CA-43 Zone, Pandora Harris Green District, as the zone governed by the most restrictive regulations nearest to the site as referenced in the S-2 Zone, Special District. An asterisk is used to identify where the proposal is less stringent than the existing zone and a double asterisk is used to identify an existing condition. Key policies from the OCP and DCAP are also provided for comparison.

Zoning Criteria	Proposal	Existing Zone S-2 / CA-43	OCP	DCAP
Site area (m ²) – minimum	2151.7	n/a	-	-
Density (Floor Space Ratio) – maximum	4.4*	2	3 - 5.5	3 - 5.5
Total floor area (m ²) – maximum	9468.8*	4303.4	-	-
Lot width (m) – minimum	36.57	n/a	-	-
Height (m) – maximum	49.71*	15.5	-	45
Storeys – maximum	16	n/a	20	-
Site coverage % – maximum	78	n/a	-	-
Setbacks (m) – minimum				
Front (east) – Vancouver Street	0.00** chapel 12.94 building	3	-	0
Rear (west)	0.11*	0 - 3	-	see Building Separation Guidelines
Side (north)	0.21*	0 - 3	-	see Building Separation Guidelines
Side (south) – Johnson Street	0.20* deck 0.61* building	3	-	0
Vehicle parking – residential – minimum	78	76		

Zoning Criteria	Proposal	Existing Zone S-2 / CA-43	OCP	DCAP
Vehicle parking – visitor – minimum	9	9		
Vehicle parking – commercial – minimum	11	11		
Bicycle parking – long term – minimum	130	120		
Bicycle parking – short term – minimum	15	15		

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on July 5, 2018. A letter dated August 18, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The subject site is designated as Core Residential in the *Official Community Plan* which envisions multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys and with total floor space ratios (FSR) ranging from a base of 3:1 to a maximum of 5.5:1. The proposal is consistent with the density and uses envisioned in this Urban Place Designation.

The OCP encourages housing supply to accommodate population growth in the Urban Core and a range of housing types, forms and tenures across the City. The proposed development would provide approximately ninety-three purpose-built market rental dwelling units, secured in perpetuity. Unit sizes range from approximately 460 square feet (studio) to 1481 square feet (3 bedroom), with the majority as one and two bedroom units.

The proposed designation of the chapel building is consistent with OCP placemaking (urban design and heritage) policies to identify, protect and conserve properties of heritage value.

Downtown Core Area Plan

The subject property is within the Residential Mixed-Use District (RMD) in the *Downtown Core Area Plan*, with applicable policies to encourage multi-residential development appropriate to the context of the neighbourhood. The base density for mixed-use development is 3:1 FSR and a maximum density is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR. The maximum building height for the site is outlined as 45m. The DCAP built form policies encourage new buildings to complement their surroundings and to provide a positive interface with the public realm. The proposal's consistency with these policies and other applicable design guidelines is discussed in the report for the concurrent Development Permit with Variance Application.

Heritage policies in the DCAP encourage working with the private sector to identify, protect and conserve property with heritage value in the Downtown Core Area. Energy and Environment policies support adaptation and re-use of existing buildings where appropriate to contribute to environmental stewardship. The proposed retention, seismic upgrading, designation and reuse of the chapel supports these policies.

Density Bonus Policy

As this Rezoning Application was received prior to November 8, 2018, consistent with the Density Bonus Policy, a land lift analysis conducted by G.P. Rollo & Associates has been provided. The Rezoning Application is seeking 1.4 FSR of bonus density; however, the report (attached) concludes that the additional density proposed does not generate a land lift due to the rental tenure of the proposed residential units and heritage conservation costs. As such, it does not recommend that the City seek any contribution from the developer if the applicant secures all the residential units as rental in perpetuity and the heritage designation and conservation measures are fulfilled.

Regulatory Considerations

Building Height

The proposed increase in building height from 15.5m to approximately 49.8m is higher than the maximum height of 45m anticipated in the DCAP for this site. Staff are recommending that a height limit of 45m be included in the new zone, consistent with the *Downtown Core Area Plan*, and that Council consider a height variance issued through Development Permit with Variance Application No. 00095. This would ensure that any additional height given above the maximum specified in the DCAP does not become an entitlement in the zoning and that if for any reason this proposal was not constructed, future approvals would require Council's consideration of this increase in height.

Encroachment Agreement

With any project of this scale that has little to no setbacks, and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the Public Right-of-Way. The resulting material (typically rock anchors) presents no concerns to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement, if the Rezoning Application is approved by Council, and it is deemed necessary to facilitate the construction of the project.

A number of street-level canopies are also proposed along Johnson Street, which project above the City Right-of-Way. These are encouraged in the DCAP and *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) to provide pedestrian weather protection and welcoming streetscapes. In order to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

CONCLUSIONS

The proposal to construct a new high-rise, mixed-use commercial and residential building at a density of 4.4:1 FSR is consistent with the OCP and DCAP with respect to the proposed land use and density. The creation of approximately ninety-three market rental units, secured through legal agreement, advances the goals of the OCP with regards to the provision of rental housing. The retention and designation of the chapel of the McCall Brother's Funeral Home advances the City's heritage conservation goals. Therefore, it is recommended for Council's consideration that the application move forward to a Public Hearing.

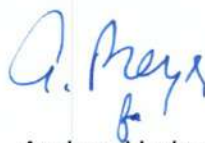
ALTERNATE MOTION

That Council decline Rezoning Application No. 00666 for the property located at 952 Johnson Street and 1400 Vancouver Street.

Respectfully submitted,

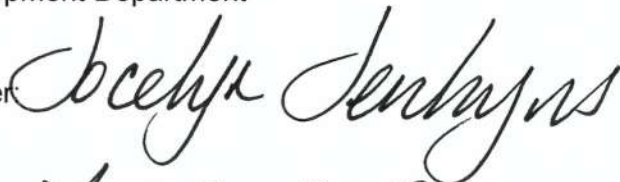


Moira Wilson
Senior Planner – Urban Design
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date: May 3, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 27, 2019
- Attachment D: Letter from applicant to Mayor and Council dated April 20, 2019
- Attachment E: Community Association Land Use Committee Comments dated August 18, 2018
- Attachment F: Land Lift Analysis prepared by Rollo & Associates dated March 11, 2019
- Attachment G: Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists dated November 26, 2018
- Attachment H: Minutes from February 27, 2019 Advisory Design Panel Meeting
- Attachment I: Minutes from April 9, 2019 Heritage Advisory Panel Meeting.



Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole **Date:** April 25, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street (McCall's)

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00666, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street in accordance with:

1. Plans date stamped March 27, 2019
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the building height to 49.8m
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 952 Johnson Street and 1400 Vancouver Street. The proposal is for the construction of a sixteen-storey mixed-use building consisting of ground floor commercial with residential units above, and the retention of the chapel of the McCall Brother's Funeral Home for commercial use. The proposal is concurrent with Rezoning Application No. 00666 and Heritage Designation Application No. 000184. There is a variance requested to increase the building height.

The following points were considered in assessing this application:

- the proposal is generally consistent with design guidelines in the *Downtown Core Area Plan* (DCAP, 2011), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010)
- the subject property is designated Residential Mixed-Use District in the DCAP which encourages multi-residential development
- the requested variance to increase the building height to 49.8m is higher than the maximum building height of 45m described in the DCAP for this site; however, the proposal provides a significant contribution to heritage conservation and the requested increase in height is less than 5m
- the Advisory Design Panel recommend to Council that the Development Permit with Variance Application be approved subject to further consideration of how the proposed building relates to the chapel through podium massing as it wraps around Johnson Street, and resolution of the façade articulation and materials to speak to the original mid-century ethos of the chapel and to mitigate the appearance of bulk. The applicant has made changes to the design to address the Panel's comments
- the Heritage Advisory Panel recommend that Council approve the designation of the chapel as a Municipal Heritage Site.

BACKGROUND

Description of Proposal

The proposal is for the construction of a sixteen-storey, mixed-use building with ground-floor commercial and market rental residential apartments above. Additionally, the single-storey chapel of the McCall's Funeral Home, designed by recognized local architect John Di Castri in a West Coast Modernism-style, would be retained and integrated into the development for commercial use.

Specific details include:

- approximately 93 residential units secured as rental in perpetuity
- street-level retail-commercial units with entrances along Johnson Street
- main residential lobby entrance on Johnson Street
- three levels of underground parking
- a total of 145 bicycle parking spaces comprised of:
 - 130 long-term bicycle parking spaces on the main floor
 - 15 short-term bicycle parking spaces located outside the main building entrances
- indoor and outdoor amenity space at level three, including a communal living area, a co-working space and child play area
- landscaped amenity space at ground-level surrounding the chapel

- exterior building materials consisting of light green and light grey window glass and spandrel glass, white and grey metal panel on tower exterior wall and balconies, frit glass in light green for balconies, white stucco, brick red tile and grey metal panel on the podium, and faux wood finish composite for the canopy and fascia at podium level.

The proposed variance is related to an increase in building height.

Affordable Housing Impacts

The applicant proposes the creation of approximately ninety-three new market rental residential units which would increase the overall supply of housing in the area. The applicant has agreed to enter into a Housing Agreement to secure rental tenure of the residential units in perpetuity.

Tenant Assistance Policy

A Tenant Assistance Plan is not required as there are no existing residential tenants on the subject property.

Sustainability Features

As indicated in the applicant's letter dated April 20, 2019, the following sustainability features are associated with this application:

- roof designed to accommodate a solar panel system
- provision for neighbourhood energy system connection
- green building design noted in the Green Building Indicator list achieved through passive strategies of daylighting, natural ventilation and "double skin" building envelope where possible, and active strategies including efficiency of heat pumps, radiant panels and electric lights.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- implementation of the Vancouver Street Bikeway fronting the development
- 130 long-term and 15 short-term bicycle parking spaces on-site. The provision of long-term bike parking stalls exceeds the requirement by 10 stalls.

Public Realm Improvements

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with this property.

Accessibility Impact Statement

The applicant has identified that the proposed building will meet and exceed current accessibility standards included in the *British Columbia Building Code* and will follow the latest edition of the *Building Access Handbook*. The new building will feature:

- enhanced access in all public zones providing full access throughout all common areas with accessible controls
- all accessible stalls are in close proximity to building entries serviced by elevator with path of travel not exceeding 2% slope in any direction
- wider corridors, doorways, bathrooms and kitchens, including at least one bathroom with

- 30"x48" designated free space and 36" path of travel throughout each dwelling unit
- easy-to-reach electrical outlets and switches or easy-to-use door and faucet handles
- automated door openers in various public locations including all main entries
- selected adaptable units (installed blocking for future grab bars, 1/2" bevelled low profile thresholds, 36" path of travel).

Existing Site Development and Development Potential

The site is presently occupied by the McCall's Funeral Home consisting of a series of one-storey connected pavilions. Under the current S-2 Zone, Special District, the only use permitted is that of funeral undertakers' establishment.

Heritage Context

The site is located in Development Permit Area 3 (HC): Core Mixed-Use Residential. The area is a heritage conservation area of the Harris Green neighbourhood which was historically the developing, commercial border of the city in the postwar years, and linked with the development of the downtown business district. After 1900, Harris Green grew as an extension of the downtown core. By the 1930s, Harris Green had become home to commercial enterprises, including several automobile dealers. The neighbourhood is also home to a number of churches, including the Metropolitan United Church on Pandora and Quadra Streets and North Park's "Church Row" nearby. This proximity to the downtown and several churches made this site a convenient location for a funeral home. The OCP reinforces the heritage conservation designation of this area through acknowledgement of the area's heritage value for its role as a church precinct, and its form and character that evolved in response to the clustering of churches in the area.

Data Table

The following data table compares the proposal with the existing CA-43 Zone, Pandora Harris Green District, as the zone governed by the most restrictive regulations nearest to the site as referenced in the S-2 Zone, Special District. An asterisk is used to identify where the proposal is less stringent than the existing zone and a double asterisk is used to identify an existing condition. Key policies from the OCP and DCAP are also provided for comparison.

Zoning Criteria	Proposal	Existing Zone S-2 / CA-43	OCP	DCAP
Site area (m ²) – minimum	2151.7	n/a	-	-
Density (Floor Space Ratio) – maximum	4.4*	2	3 - 5.5	3 - 5.5
Total floor area (m ²) – maximum	9468.8*	4303.4	-	-
Lot width (m) – minimum	36.57	n/a	-	-
Height (m) – maximum	49.71*	15.5	-	45
Storeys – maximum	16	n/a	20	-

Zoning Criteria	Proposal	Existing Zone S-2 / CA-43	OCP	DCAP
Site coverage % – maximum	78	n/a	-	-
Setbacks (m) – minimum				
Front (east) – Vancouver Street	0.00** chapel 12.94 building	3	-	0
Rear (west)	0.11*	0 – 3	-	see Building Separation Guidelines
Side (north)	0.21*	0 - 3	-	see Building Separation Guidelines
Side (south) – Johnson Street	0.20* deck 0.61* building	3	-	0
Vehicle parking – residential – minimum	78	76		
Vehicle parking – visitor – minimum	9	9		
Vehicle parking – commercial – minimum	11	11		
Bicycle parking – long term – minimum	130	120		
Bicycle parking – short term – minimum	15	15		

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on July 5, 2018. A letter dated August 18, 2018 is attached to this report.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Official Community Plan

Development Permit Area and Design Guidelines

The *Official Community Plan* identifies this property in Development Permit Area 3 (HC): Core Mixed-Use Residential. The key objectives of this designation are:

- to transform the function, form and character of the Core Residential area through mid-to-high-rise residential mixed-use and commercial buildings
- to conserve and enhance the heritage value and special character and significant historic buildings, features and characteristics of this area
- to enhance the area through high quality architecture, landscape and urban design.

The proposal is generally consistent with the objectives of DPA 3 (HC) for the construction of a multi-unit and commercial building that responds to the surrounding context of mid and high-rise buildings and integrating the existing mid-century modern chapel on the site for heritage conservation. The chapel building is proposed for heritage designation as part of the concurrent Rezoning Application.

The proposal is generally consistent with the placemaking policies for buildings and sites including consideration of new infill that responds to context, encouraging human scale in tall buildings with particular attention to street level, and maximizing shop windows and entrances at ground level to support active land uses and for pedestrian interest. The exception is along Vancouver Street where the existing chapel's side wall has no street-level windows. However, a fenced private amenity space interfaces with Vancouver Street on the north side of the chapel as a planted landscape space. Staff encouraged the applicant to explore designing this area as a publically-accessible open space that connects with the chapel and the streetscape; however, the area is proposed as gated for reasons including security and amenity for residents and for landscape maintenance. The provision of a landscaped amenity space at grade-level is consistent with the natural features and landscaping placemaking policy which encourages private landscaped gardens to contribute to Victoria's identity as a city of gardens.

The architecture of the new building is generally consistent with the following design guidelines for Development Permit Area 3 (HC) which are applicable to this proposal:

- *Downtown Core Area Plan* (2011)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006).

Downtown Core Area Plan

The *Downtown Core Area Plan* identifies this site within the Residential Mixed-Use District, which encourages multi-residential development appropriate to the neighbourhood up to 45m in height and to include active street-level businesses, where appropriate, to provide commercial services and contribute to increased pedestrian activity. Detailed Urban Design Guidelines for the Downtown Core Area address the importance of sensitive built forms through building height, scale, massing, setbacks, floor plate restrictions and street wall design.

The proposed increase in building height from 45m to 49.8m is approximately 5m higher than the DCAP policy. The applicant is requesting the additional height as a part of the design approach with a large building setback from Vancouver Street to enable the development to retain and integrate the existing chapel in-situ with open space surrounding it. Given that the requested increase in height is less than 5m, staff feel that it will not have a significant or negative impact.

The proposed tall building includes a cantilevered portion over the chapel, with building floor plates increasing in size at the higher levels. To review the impacts of this approach, staff applied the DCAP built form policy to reduce building bulk of upper storeys which is to minimize the effects of shading and wind vortices, to maintain views to the open sky, and to avoid the presence of bulky upper building mass. Potential impacts of the proposed built form massing were reviewed as follows:

- the new building has been sited to create open space around the one-storey chapel to be retained in-situ as a heritage building; the design approach responds to this unique condition
- the cantilevered elevation of the new building is set back substantially from Vancouver Street and therefore will not impact the streetscape
- an appropriately-scaled podium is provided along Johnson Street to distinguish the base of the building from upper storeys along the street
- a pedestrian-level wind study provided by the applicant concludes that wind conditions over pedestrian sensitive grade-level locations within and surrounding the site will be acceptable for the intended uses throughout the year
- a shadow study provided by the applicant demonstrates sun and daylight access with a normal amount of shadowing anticipated for a high-rise urban development
- floor plates are generally consistent with the maximum 650m² floor plate size limitations for residential floors greater than 30m high
- the relationship between the proposed new building and existing chapel was reviewed by heritage planning, including considerations of scale, materials, and angled geometry. For example, the new building:
 - employs characteristic Di Castri geometry in the angled east façade that creates breathing room at the base for the chapel; its gradual angled rise upward produces a dynamic tension in recognition of the one-storey chapel
 - incorporates elongated window proportions that reference the window openings within the sawtooth façades of the chapel
 - utilizes transparency of glass to create a “hyphenated” circulation link between the new building and the chapel
 - provides manipulated, irregular and orthogonal geometry at the podium along Johnson Street; the rhythm of the two-storey buttressed white stucco street wall elements echo the chapel’s angled and buttressed façade
 - integrates white stucco and faux wood finishes that reference the primary exterior materials of the mid-century modern chapel
 - extends horizontal planes through the faux wood finished canopy and fascia, the expression of the 2nd and 3rd floor slabs and the roof treatment of the hyphenated breezeway
 - terminates with folded roof planes, characteristic of Di Castri’s signature
- the applicant has responded to Advisory Design Panel comments to mitigate the perceived building mass of the tall building by changing the treatment of balconies.

The façade of the new building along Johnson Street has a three-storey street wall incorporating retail-commercial frontage and a main entrance to the residential lobby for an active interface with the street. The south west corner of the proposed building is stepped back and designed to sensitively respond to the residential units in the adjacent five-storey multi-unit building. The proposed building siting and massing generally conforms to the street interface guidelines for Johnson Street, except:

- level 8 to 15 balconies and decks are located approximately 5.5m from the property line which is 0.5m closer to the street than the minimum 6m horizontal setback from the property line to any portion of the building facing the street and greater than 25m high
- level 15 balconies protrude 0.2m into the 1:5 building setback ratio.

This results in a minor intrusion into the setback guidelines which staff recommend as being negligible to the public's experience.

The proposal is also consistent with the residential building separation distance guidelines except that the level 2 decks associated with residential units on the north side of the building are located approximately 0.21m from the north side property line instead of the minimum clearance of 3.5m for balconies. The potential for residential privacy and overlook issues between these four decks and a future redevelopment to the north was considered by staff. If the residential decks overlook a future outdoor amenity space, as may be proposed, they would be considered a positive interface for occasional surveillance. A simple design solution to meet the minimum 3.5m clearance guideline for balconies could be to move the railing back several metres from the property line. However, this would reduce useable outdoor roof space and staff do not feel like it is a significant concern to warrant this revision.

Overall, staff feel the proposal generally meets the DCAP design guidelines with a development that responds to the local context and with a positive interface with the public realm and adjacent buildings.

Buildings, Signs and Awnings Advisory Design Guidelines

The proposal is consistent with the *Advisory Design Guidelines for Buildings, Signs and Awnings* which promotes design that is compatible with the characteristics of the neighbourhood, as follows:

- site planning integrates open space, architecture and streetscapes with a design that provides convenience, quality and security for pedestrians and cyclists
- the massing of the tall building has been considered in relation to adjacent properties and the public realm
- the street-level walkway and amenity space within the site frame the chapel building as a pedestrian-scaled focal point at the intersection
- the podium along Johnson Street is scaled in proportion to the street width and the adjacent chapel, with design elements to create a relationship between the old and new buildings
- the canopy at podium level provides pedestrian weather protection
- the light colour of the architecture responds to the mid-century modern chapel
- the pattern of fenestration provides a vertical expression for the tall building
- vehicle circulation, parking, loading and servicing are located underground to maintain an appropriate relationship at grade to surrounding properties, sidewalks and streets
- signage design is integrated into the architecture
- architectural lighting is integrated into the design of exterior spaces at grade
- the landscape plan includes planting and amenities that consider microclimate and other contextual considerations.

Guidelines for Fences, Gates and Shutters

The *Guidelines for Fences, Gates and Shutters* provide a framework for considering the proposed installation of fences and gates in the development to ensure they are well designed and complement their surroundings. The proposed fence and gate design meets the design guidelines to complement the character of the street, to integrate with building design, finishes and materials, be subordinate to the building façade, be constructed of high quality and durable materials, and to be incorporated into the landscape design with consideration of crime prevention through environmental design (CPTED) principles.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application as there are no trees on the subject site. The urban forest net gain with this application is twelve additional trees.

- The proposal includes five Columnar Beech trees to be planted within the site.
- Two existing public trees on Vancouver Street are proposed for removal in order to construct an improved and expanded public realm area and new AAA bike lanes. The two public trees proposed for removal are a 24cm Diameter at Breast Height (DBH) Honey Locust and a small 6cm DBH Red Maple, both in fair health condition. These trees would also be negatively impacted by construction for the proposed underground parking.
- Working with the City, the applicant has proposed nine new boulevard trees along Vancouver Street and Johnson Street which will be specified as species adaptable to climate change and urban conditions.
- A rain garden is included within the Vancouver Street boulevard to implement green infrastructure for rainwater management, enhancement of greenways, air and water pollution reduction and climate change mitigation and adaptation.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel at its February 27, 2019 meeting and the Panel recommended approval of the development permit proposal subject to:

- further consideration of how the proposed building relates to the chapel through the podium massing as it wraps around Johnson Street
- resolution of the façade articulation and materials of the tower to speak to the original mid-century modern ethos of the chapel and to mitigate the appearance of bulk.

Full meeting minutes are attached to this report. Staff feel that the applicant has adequately addressed the Advisory Design Panel's concerns through the following design revisions as described by the architect:

- the white metal panel balcony guardrails were replaced with a frit glass material on the east, south and west elevations of the tower to mitigate the visual bulk of building mass (while still maintaining screening of objects within the balconies as viewed from below)
- on the podium exterior wall at retail level, the tile was replaced with an applied sand white stucco to unite the new building and existing chapel at grade through colour and material
- the canopy and fascia of the podium is proposed with a faux wood finish composite material to echo the wood canopy of the chapel
- on the east elevation, the fence detail was adjusted and the fence material and colour were changed to a faux corten metal in bronze to reinforce the character of the mid-century modern architectural style of the existing chapel.

Heritage Advisory Panel Review

The application for heritage designation was reviewed by the Heritage Advisory Panel at its April 9, 2019 meeting, and the Panel recommended that Council approve the designation of the chapel, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

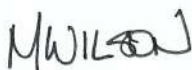
CONCLUSIONS

The proposal to construct a sixteen-storey, mixed-use commercial and residential apartment building is generally consistent with the *Downtown Core Area Plan, Guidelines for Fences, Gates and Shutters, and Advisory Design Guidelines for Buildings, Signs and Awnings* which are applicable to this proposal. Although the requested variance for an increase in building height slightly exceeds the maximum height for this site anticipated in the DCAP, staff feel that, in this instance, the variance is supportable given that the development provides a significant contribution to heritage conservation in the City through retention of the one-storey mid-century modern chapel and the additional height is less than 5m. The proposal was reviewed by the Advisory Design Panel which recommended approval of the Development Permit Application subject to further design resolution and considerations that have been responded to by the applicant.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street.

Respectfully submitted,




Moira Wilson
Senior Planner – Urban Design
Development Services Division



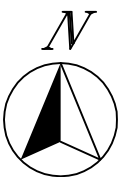
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: May 3, 2019

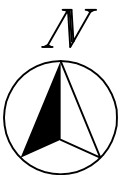
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 27, 2019
- Attachment D: Letter from applicant to Mayor and Council dated April 20, 2019
- Attachment E: Community Association Land Use Committee Comments dated August 18, 2018
- Attachment F: Land Lift Analysis prepared by Rollo & Associates dated March 11, 2019
- Attachment G: Pedestrian Level Wind Study prepared by Gradient Wind Engineers & Scientists dated November 26, 2018
- Attachment H: Minutes from February 27, 2019 Advisory Design Panel Meeting
- Attachment I: Minutes from April 9, 2019 Heritage Advisory Panel Meeting.



952 Johnson Street and
1400 Vancouver Street
Rezoning No.00666





952 Johnson Street and
1400 Vancouver Street
Rezoning No.00666





**1400
VANCOUVER ST
VICTORIA, BC**

MIXED-USE
COMMERCIAL/
RESIDENTIAL
DEVELOPMENT

03.22.2019

OWNER: 1153279 BC Ltd

ARCHITECT: AVR P ARCHITECTURE
910-B RICHARDS STREET
VANCOUVER, BC V6B 3C1

SUBMITTAL: REZONING AND
DEVELOPMENT PERMIT
APPLICATION

CITY OF VICTORIA

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APR 01 2019

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MAR 27 2019



PROJECT INFORMATION TABLE

ZONE SITE SPECIFIC		NEW COMMERCIAL	
SITE AREA, 151.74pm		232.84pm	RESTORED HERITAGE
TOTAL COMMERCIAL, 548.74pm		316.04pm	
FLOOR SPACE RATIO 0.4			
SITE COVERAGE 78%			
OPEN SPACE, 560.74pm			
HEIGHT OF BUILDING, 49.71m			
NUMBER OF STOREYS, 16			
LIST NUMBER ON SITE, 39			
TOTAL BICYCLE PARKING, 45			
	130		LONG TERM
	15		SHORT TERM

PARKING		ALLES THAN 45M2		2	
B145 TO 70 M2)		39		52	
B145 TO 70 M2)		B145 TO 70 M2)		52	
2/A	0.5	0.1	1	0.1	UNIT
39/B	0.6	0.1	1.25	0.1	UNIT
52/C	1	0.1	1.25	0.1	UNIT
REQUIRED					
Vehicle	Vehicle	Bike	Vehicle	Bike	Vehicle
1	0.2	2	0.2	2	0.2
39/B	2.4	3.9	48.75	3.9	48.75
52/C	52	5.2	65	5.2	65
Commercial			4	6	6
75	10	120	15		

Commercial Parking Requirement		
Office	1 per	70 m ²
Personal Service	1 per	50 m ²
Retail	1 per	80 m ²
Restaurant	1 per	40 m ²

BUILDING STRATEGY			
Services	Building Height (building/Blocky)		
(Millimium)	0.15m	15-45m	45-50m
Front-south	0.00-0.01	chapel	
	32.24m new building		
Side-south	0.65m	0.61/0.2 at level 2	6.1/5.5
	0.11m	0.11/0.11 at level 2	13.51/10.9
Rear-west	0.11/0.11	at level 2	8.1/6.3
Side-west	0.27m	0.17/0.17 at level 2	100/m ²
			6.9/6.5
			100/m ²

LEVEL 15 roof edge horizontal below 45m therefore not counted in 45m setback

LEVEL 15 roof edge over 45m

* LEVEL 15 roof deck handrail below 45m therefore not counted in 45m setback
RESIDENTIAL USE DETAILS

NUMBER OF UNITS	93
UNIT TYPE:	A(LESS THAN 45M2) 2

B(45 TO 70 M2) 30
C(MORE THAN 70 M2) 50

GROUND ORIENTED UNITS	N/A
MINIMUM UNIT FLOOR AREA (SM)	42.8
TOTAL RESIDENTIAL FLOOR AREA (SM)	6995.43

TOTAL FLOOR AREA

9,468.8

FLOOR SPACE AREA SUMMARY(SM) & RESIDENTIAL UNIT MATRIX
RESIDENTIAL[illegible]

VICTORIA

1400 Vancouver St, Victoria, BC, Canada

TABLE OF CONTENTS

GENERAL	LANDSCAPE
TO 00 COVER SHEET	LEVEL 1 LANDSCAPE CONCEPT
TO 01 TABLE OF CONTENTS	LEVEL 2 LANDSCAPE CONCEPT
TO 02 SITE ANALYSIS	

RENDERING & EXHIBITS

A1 01	RENDERING EXHIBITS 1
A1 02	RENDERING EXHIBITS 2
A1 03	RENDERING EXHIBITS 3
A1 04	RENDERING EXHIBITS 4
A1 05	RENDERING EXHIBITS 5

ARCHITECTURAL DRAWINGS

A2/00	EXISTING SITE PLAN
A2/01	PROPOSED SITE PLAN
A2/02	PARKING LEVEL B3
A2/03	PARKING LEVEL B2
A2/04	PARKING LEVEL B1
A2/05	LEVEL GROUND
A2/06	LEVEL 2
A2/07	LEVEL 3
A2/08	LEVEL 4 (ILS-13 SIMILAR)
A2/09	LEVEL 14
A2/10	LEVEL 15
A2/11	LEVEL 16 (SIMILAR LEVEL 16)
A3/01	EAST ELEVATION
A3/02	SOUTH ELEVATION
A3/03	WEST ELEVATION
A3/04	NORTH ELEVATION
A3/05	ENLARGED ELEVATION EAST & SOUTH
A3/06	ENLARGED ELEVATION WEST & NORTH
A3/07	CONTEXT ELEVATION EAST/SOUTH
A3/08	CONTEXT ELEVATION WEST/NORTH
A4/01	CONCRETE SECTION
A4/02	SHADOW STUDY
A4/03	BUILDING SETBACK ENVELOP
A4/04	SITE SURVEY
A5/01	AVERAGE GRADE ELEVATION
A5/02	MATERIAL BOARD

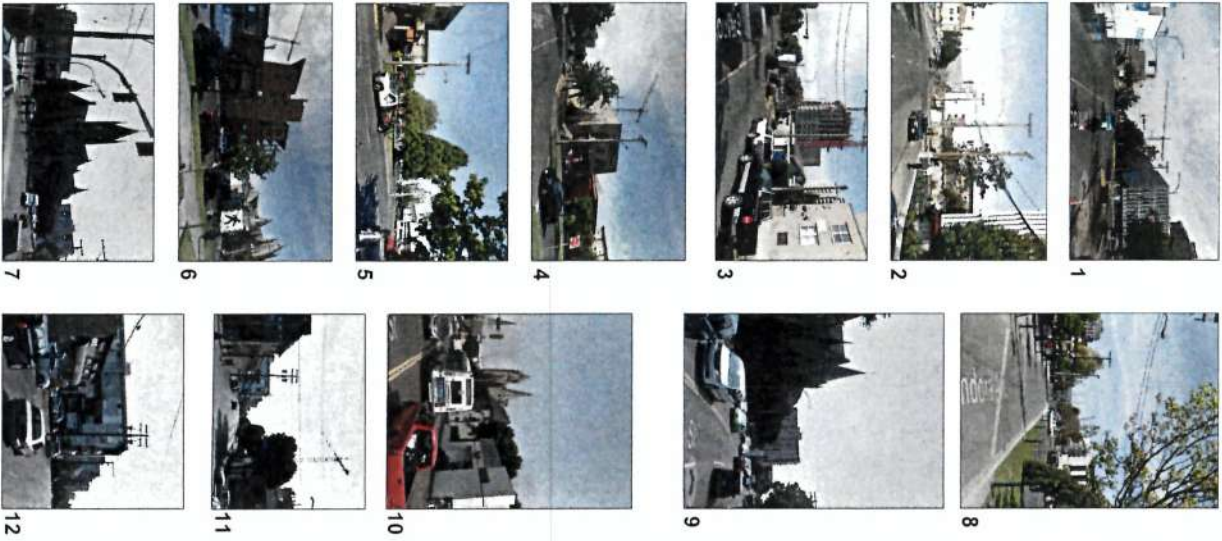
VICINITY MAP



PROJECT LOCATION

CITY OF VICTORIA
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APR 18 2019 MAR 27 2019

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA



CONTEXT 3D IMAGE



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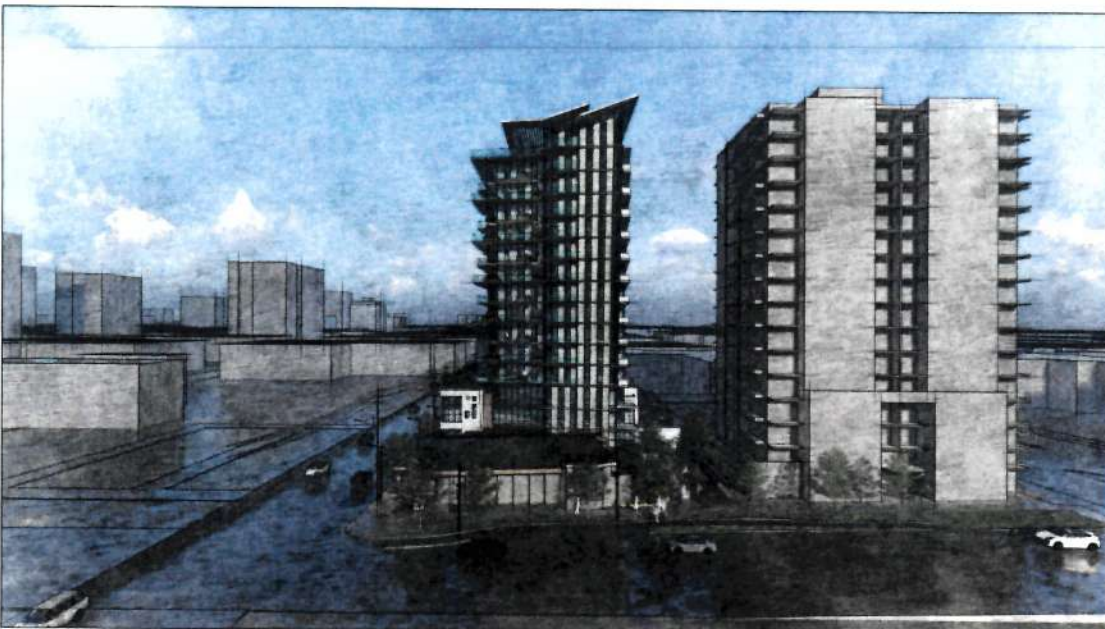
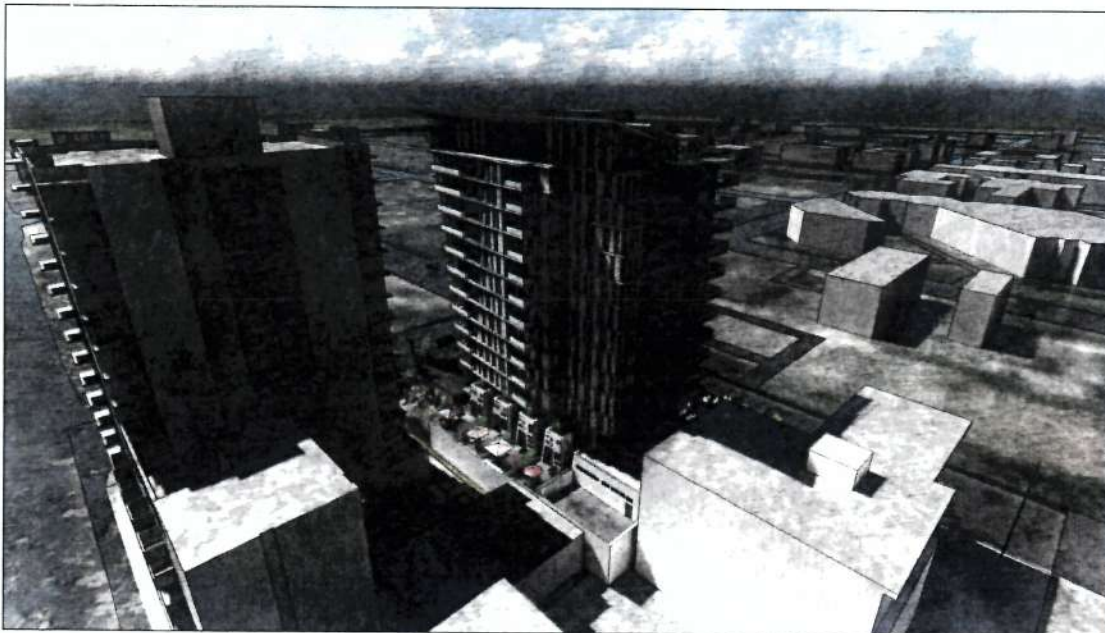
MAR 27 2019

PROJECT NO	18003
AGENCY #	
DATE AT 24:00	
NTS	
SHEET TITLE	CONCEPT EXHIBITS 01
SHEET NUMBER	R1.01

DESCRIPTION	DATE
DE - REZONING	10/11/20
DE - REZONING	01/28/20
ADP - MEETING	02/19/20
ADP - REZONING	03/22/20

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

AVRP
ARCHITECTURE INC.
9116 BICHARD STREET
VANCOUVER, B.C.
V6N 1G7



AVRP
ARCHITECTURE INC.
8108 RICHARD STREET
VANCOUVER, B.C.
V6P 4A7



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CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST., VICTORIA,
BC, CANADA

REVISION	DESCRIPTION	DATE
01	PRELIMINARY	10/11/2018
02	REVISED	01/28/2019
03	REVISED	03/13/2019
04	FOR PERMITTING	03/22/2019

PROJECT NO. 18003

AGENCY & SCALE 1/4" = 1'-0"

NTS

SHEET TITLE

CONCEPT
EXHIBITS 02

SHEET NUMBER

R1.02

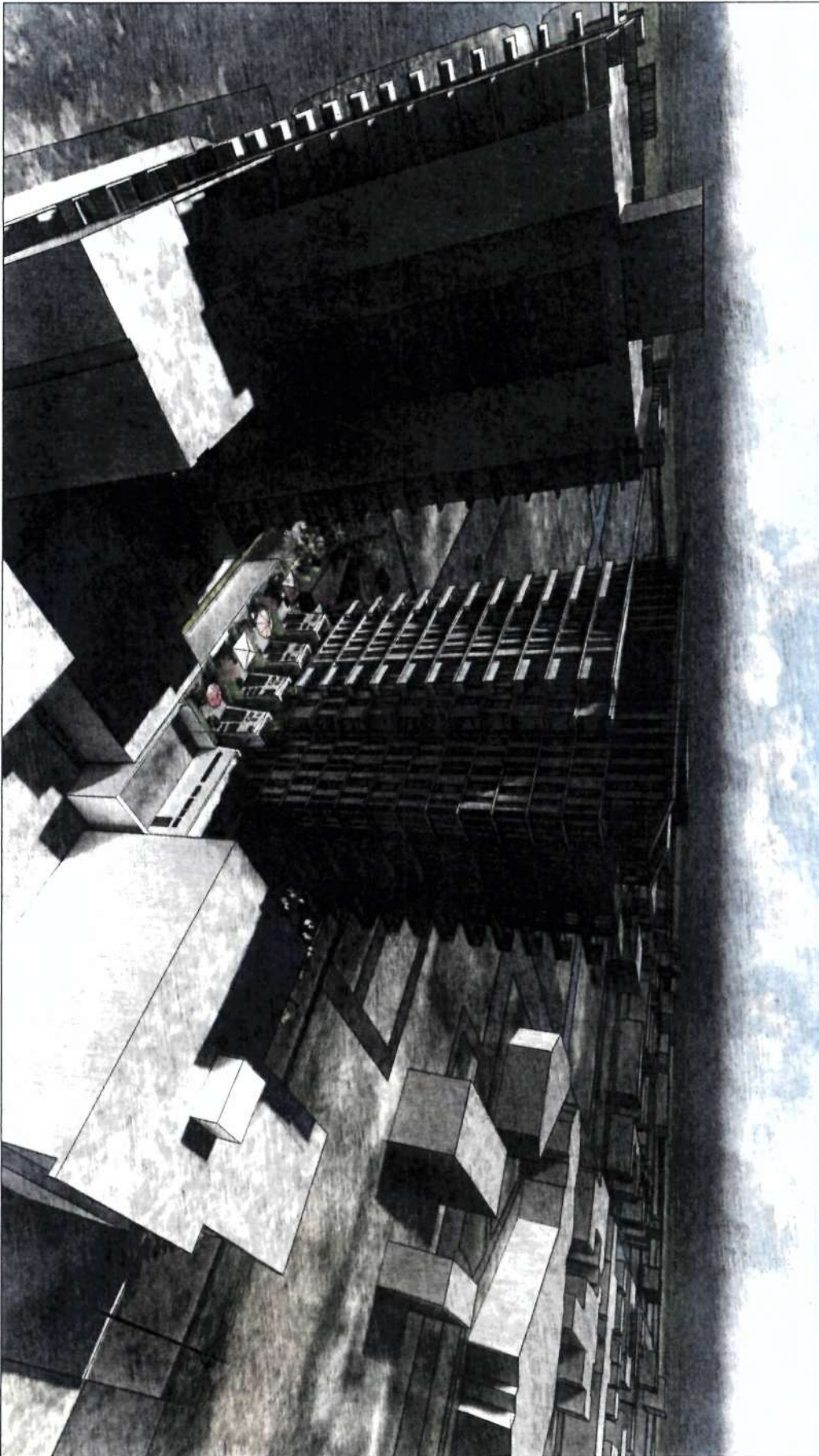
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MAR 27 2018

R1.03

PROJECT NUMBER
CONCEPT
EXHIBITS 03

DATE
10/11/13

PROJECT NO.
1003

NTS

DATE
10/11/13

PROJECT NO.
1003

NTS

DATE
10/11/13

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PROJECT NO.
1003

NTS

DATE
10/11/13

PROJECT NO.
1003

NTS

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BC, CANADA

PROJECT NAME

CONTRACT NO.

STAGE



ARCHITECTURE INC.
VANCOUVER, BC
604-684-4477



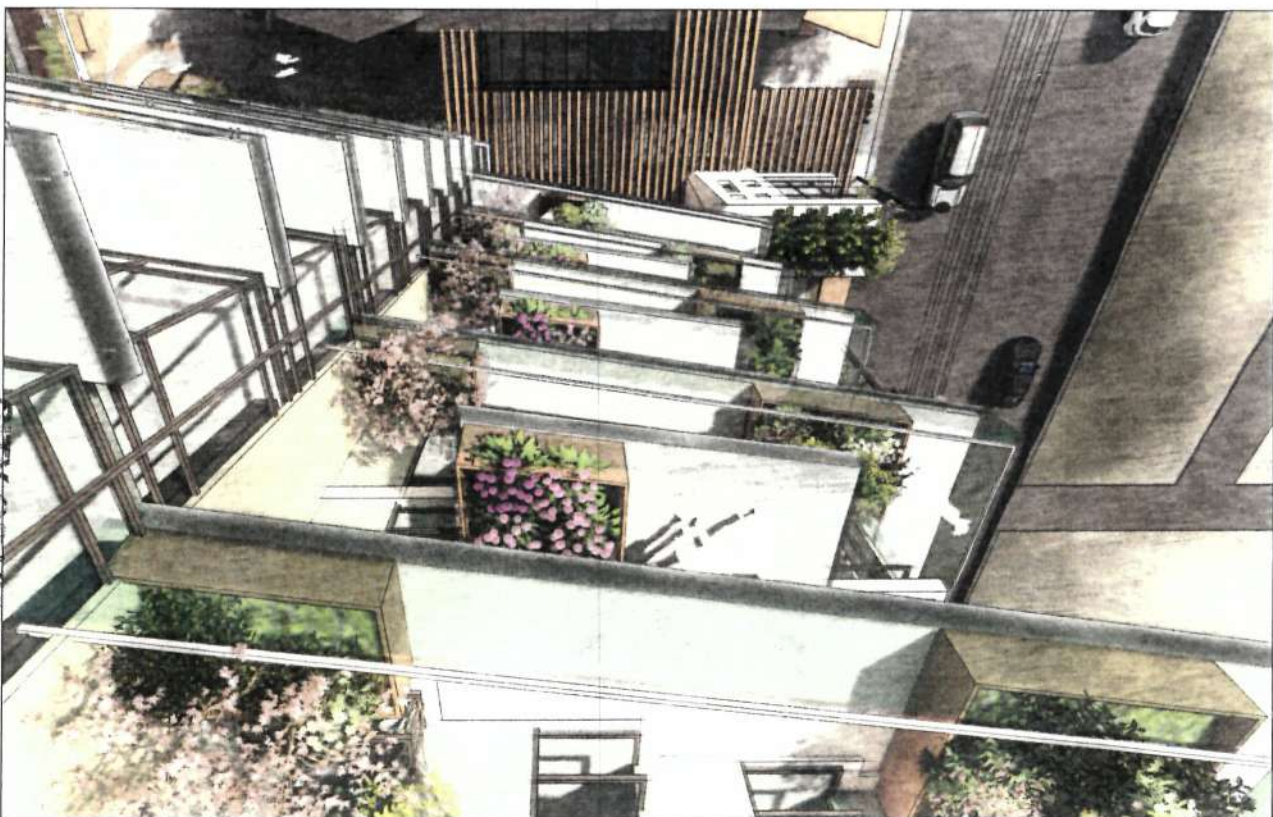
CITY LEVEL



BUILDING
ENTRANCE



BUILDING ENTRANCE



CITY OF VICTORIA

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PROJECT NAME
1400 VANCOUVER ST
PROJECT NUMBER
R1.04

DATE
02.13.2019
BY
J. B. BROWN

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VANCOUVER STREET ENTRANCE



COURTYARD ENTRY



SUNNY SUMMER MORNING



CITY OF VICTORIA



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8106 RICHARD STREET
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V6N 1A9



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PROJECT NAME

**VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA**

DATE	DESCRIPTION	DATE
10/11/2018	CONCEPT	
01/28/2019	CONCEPT	
02/19/2019	CONCEPT	
03/22/2019	CONCEPT	

PROJECT NO. 18001

AGENCY & SCALE: 1/4" = 1'-0"

NTS

SHEET TITLE

CONCEPT EXHIBITS 05

SHEET NUMBER

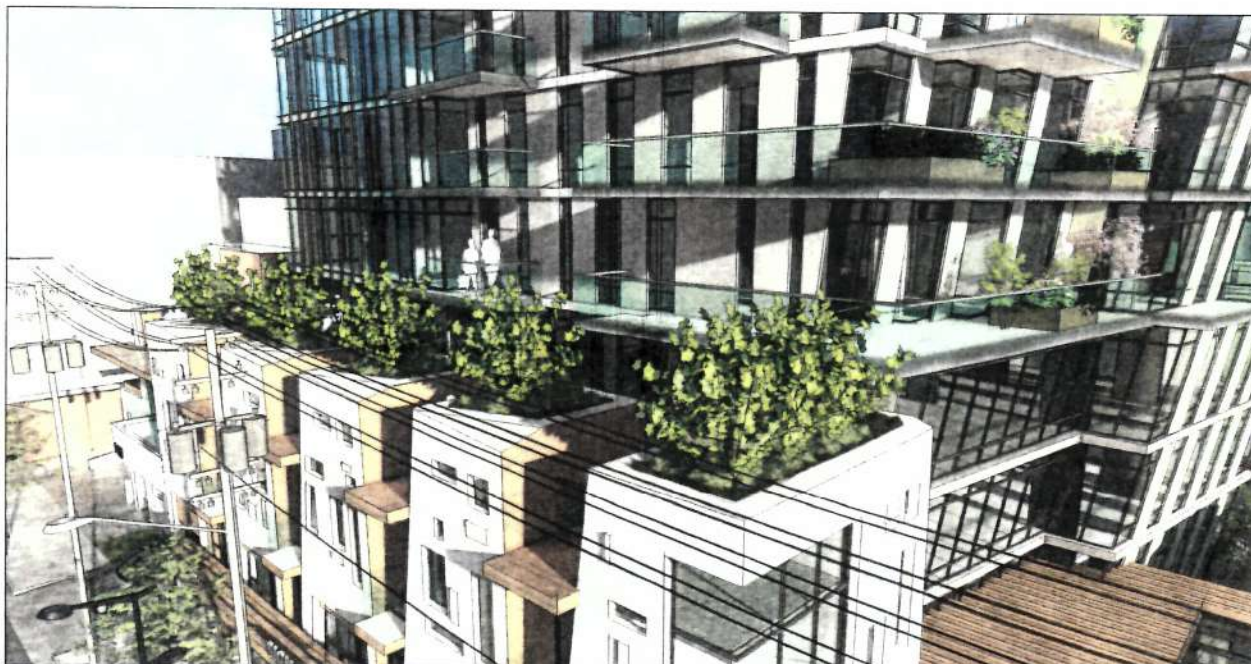
R1.05

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Planting clusters, flowering accent trees, native forest understory



CITY OF VICTORIA Life at different levels



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(604) 682-4478



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PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION
10.11.2018	OP. RELINQUING
01.29.2019	OP. RELINQUING #2
02.18.2019	OP. MEETING
03.22.2019	OP. RESUBMITTAL

PROJECT NO. 18005

AGENCY

SCALE AT 24'X36'

NTS

SHEET TITLE

CONCEPT

EXHIBITS 06

SHEET NUMBER

R1.06

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APR 01 2019

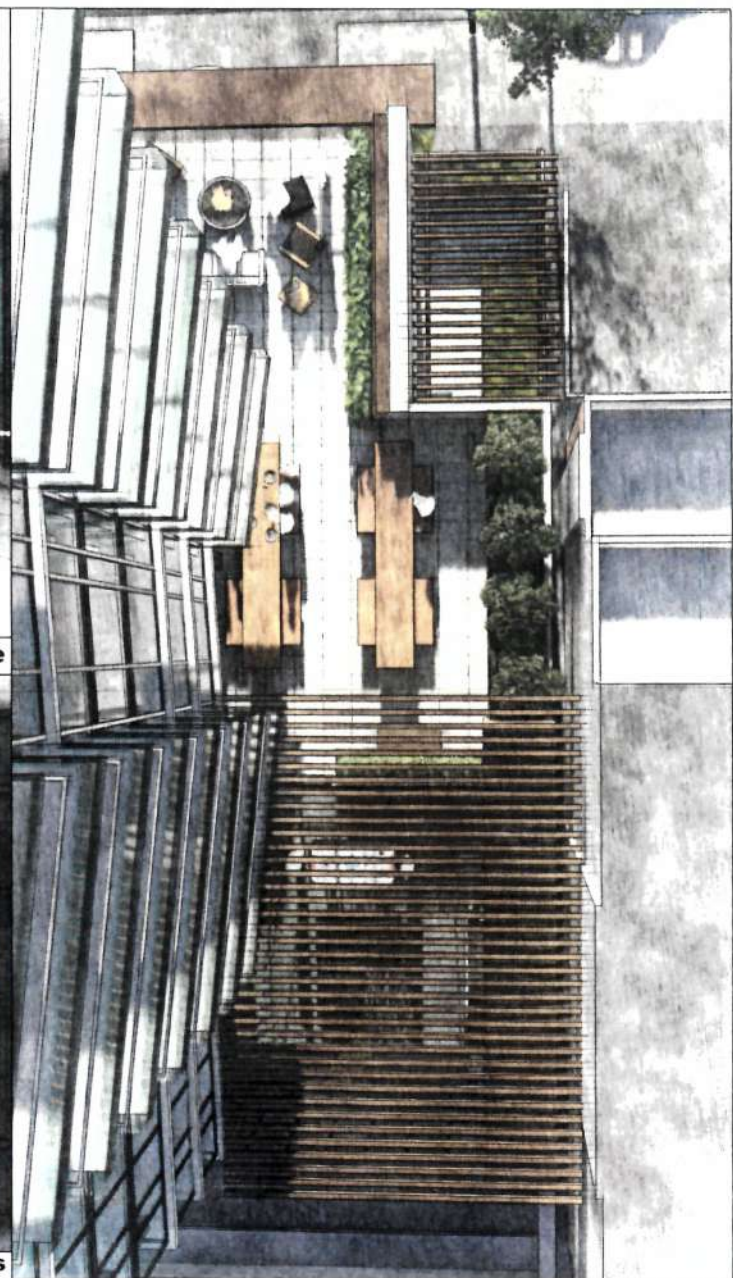
MAR 27 2019



Hub for interaction: bistro tables, communal table, barbecue



Barbecue, tall glasses, perennials



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MAR 27 2019



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510A RICHARD STREET
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PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION	DATE
10/11/2018	DP, REZONING	
01/20/2019	DP, REZONING #2	
02/19/2019	ADP MEETING	
03/22/2019	ADP PRESENTATION	

PROJECT NO. 1800

AGENCY & SCALE AT 1/4"=1'

NTS

SHEET TITLE

CONCEPT

EXHIBITS 07

SHEET NUMBER

R1.07



Early Thursday morning: street trees, benches, shop windows to peruse



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ARCHITECTURE INC.
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(604) 662-4479



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BC, CANADA

DATE	DESCRIPTION	DATE
10/11/2018	CP, PREZING	
01/20/2019	CP, PREZING #2	
02/19/2019	ADP MEETING	
03/22/2019	ADP RESUBMITTAL	

PROJECT NO: 18003

SCALE: 1/24"=1'-0"

NTS

SHEET TITLE

CONCEPT

EXHIBITS 08

SHEET NUMBER

R1.08

AVRPA ARCHITECTURE INC. 1000 RICHMOND STREET, VANCOUVER, BC V6B 4A7. TEL: 604-681-1111. FAX: 604-681-1112. WWW.AVRPA-ARCHITECTURE.COM



AVRPA
ARCHITECTURE INC.
1000 RICHMOND STREET
VANCOUVER, BC
V6B 4A7
TEL: 604-681-1111
FAX: 604-681-1112
WWW.AVRPA-ARCHITECTURE.COM

COX

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CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION	DATE
10-11-2016	OP. REZONING	
01-28-2010	OP. REZONING #2	
02-19-2011	ADP MEETING	
03-22-2011	ADP RESUBMITTAL	

PROJECT NO. 1400

AGENCY &
SCALE AT 24'X36'

NTS

SHEET TITLE
RENDERING 01

SHEET NUMBER

CITY OF VICTORIA

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APR 01 2019 **MAR 27 2019**

STREET VIEW, SOUTH EAST **A1.01**

STREET VIEW, NORTH EAST



CITY OF VICTORIA

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APR 01 2019

MAR 27 2019

PROJECT NO. 1000
SHEET NO. 1
DATE 03/22/2019
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

COX
ARCHITECTS
1000-1000
VANCOUVER, BC
V6Z 1A1
TEL: 604-681-4444
WWW.COXARCHITECTS.COM

A1.02

I, the undersigned, being a duly qualified and licensed architect, hereby certify that this is a true and correct copy of the original drawing as submitted to the City of Victoria for the purpose of obtaining a building permit.

STREET VIEW, SOUTH WEST



AVRP
ARCHITECTURE INC
9106 RICHARD STREET
VANCOUVER, B.C.
V6N 1M2 CANADA



STAMP

CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION	DATE
01/11/2018	OP. REZONING	10/11/2018
01/28/2019	OP. REZONING #2	01/28/2019
02/18/2019	AOP MEETING	02/18/2019
07/22/2019	AOP RESUBMITTAL	07/22/2019

PROJECT NO. 1800

AGENCY
SCALE: AS SHOWN
M/S

SHEET TITLE
RENDERING 03

SHEET NUMBER

A1.03

RECEIVED

DEEMED

APR 01 2019

MAR 27 2019



DEEMED

MAR 27 2018



A1.04



STREET VIEW, SOUTH WEST



STREET VIEW, SOUTH EAST



SOUTH EAST CORNER DETAIL



SOUTH WEST CORNER DETAIL



STREET VIEW, SOUTH WEST



STREET VIEW, NORTH EAST



EXISTING CHAPEL DETAIL



STREET VIEW, NORTH WEST



AVRP
ARCHITECTURE INC.
8100 RICHARD STREET
VANCOUVER, B.C.
V6P 4K7S



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PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION	DATE
10/11/2018	OP. REVIEWING	
01/20/2019	OP. REVIEWING #2	
02/19/2019	ADP MEETING	
03/22/2019	ADP RESUBMITTAL	

PROJECT NO. 18003

SHEET NO. 44 OF 136

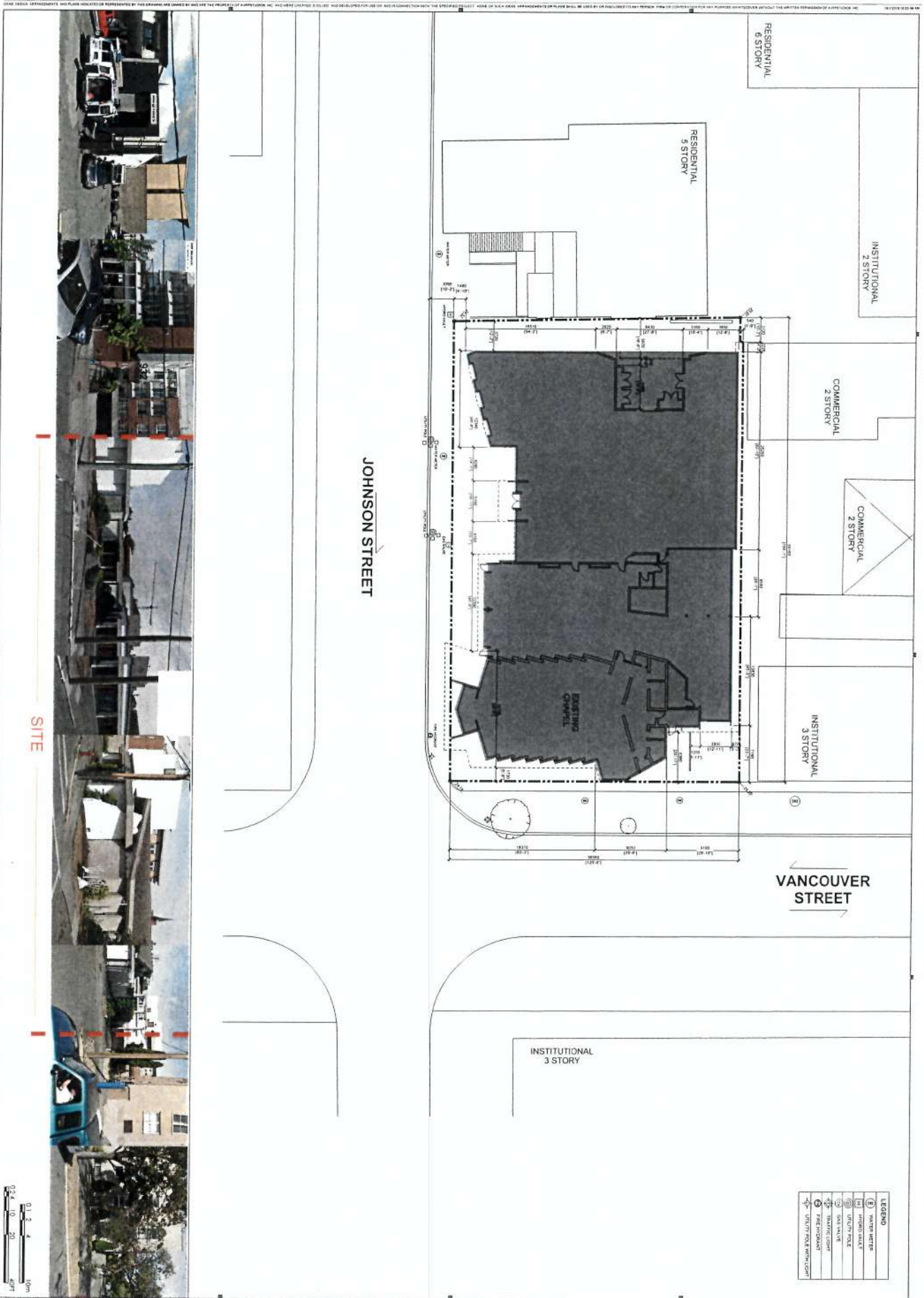
SHEET TITLE

RENDERING 05

SHEET NUMBER

A4.05

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APR 01 2019 **MAR 27 2019**



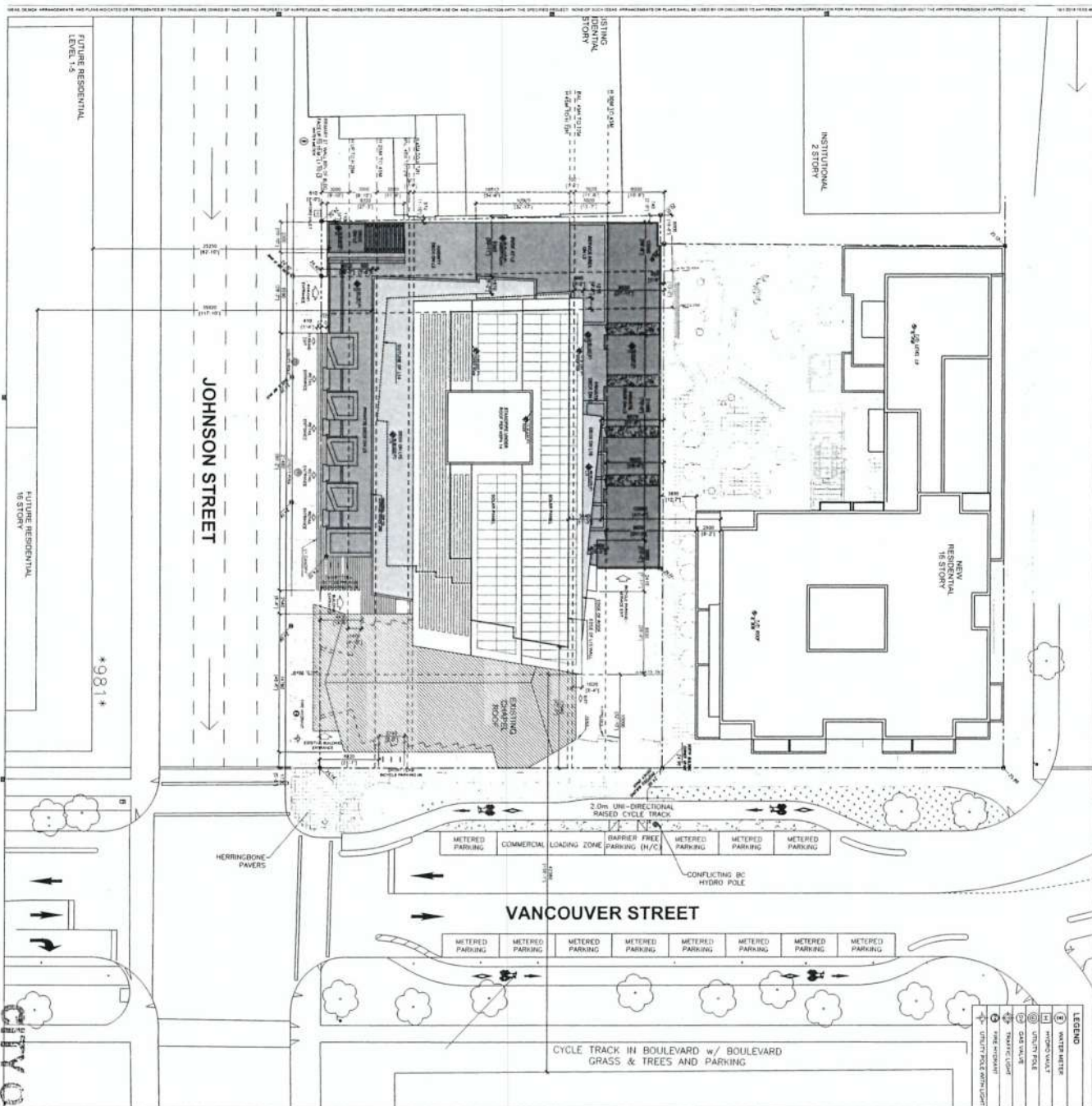
LEGEND	
(M)	WATER METER
(W)	PROPOSED WALK
(P)	UTILITY POLE
(G)	GAS VALVE
(T)	TRAFFIC LIGHT
(F)	FIRE HYDRANT
(L)	UTILITY POLE WITH LIGHT

CITY OF VICTORIA
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VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA



PROJECT NO: 1003
DATE: 10/11/2011
DESCRIPTION: EXISTING SITE PLAN
SCALE: 1/200
SHEET NUMBER: A2.00



LEGEND	
	WATER METER
	AIR-COND UNIT
	UTILITY POLE
	GAS VALVE
	REFRIGERATOR
	WATER CONDENSER
	UTILITY POLE WITH LIGHT

PROJECT INFORMATION TABLE

ZONE SITE SPECIFIC	
SITE AREA 2,151.75sqm	
TOTAL COMMERCIAL 548.7sqm	
	233 sqm NEW COMMERCIAL
	315 sqm RESTORED HISTORIC
FLOOR SPACE RATIO 4	
SITE COVERAGE 78%	
OPEN SITE SPACE 560.7sqm	
HEIGHT OF BUILDING 49.7m	
NUMBER OF STOREYS 16	
PARKING SPOTS 130	
TOTAL BICYCLE PARKING 140	
	130 LONG TERM
	10 SHORT TERM

BUILDING SET

Subtasks	Building Height (Building/alcove)	15.45m	45.50m	
(Minimum)	0.15m			
Front-seat	12.94-new building			
	0.61m	6.1/5.5	13.51/m ²	
Side-sonch	0.15m	0.61/0.2 at level 2		
Rear-seat	0.11m	0.11/0.11 at level 2	8.1/6.5	10.0/m ²
Side-sonch	0.21m	0.21/0.21 at level 2	6.9/6.5	10.0/m ²

LEVEL 15 roof deck: handrail below 45m therefore not counted in 45m subtasks

LEVEL 15 USE DETAILS

RESIDENTIAL USE DETAILS

UNIT TYPE: TOTAL NUMBER OF UNITS

557

8(45 TO 70 M2) 35
C(MORE THAN 70 M2) 52

(MORE THAN 70 M2) 52

MINIMUM UNIT FLOOR AREA (

42.8
CONF 43

TOTAL FLOOR AREA

9,466.8

CE AREA SUMMARY(SM) & RESIDENTIAL UNIT MATRIX

LVL	LVL AREA	LVL PERIMETER	TOTAL	TOTAL UNIT AREA		AMENITY	COMMERCIAL	RESTORED HERITAGE	MECH	OVERALL	TOTAL FLOOR AREA	PARKING	SHAFT	TOTAL FLOOR AREA	TOTAL
				UNIT AREA	PERIMETER										
1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
2	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
3	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
4	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1
5	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
6	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1
7	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1
8	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1
9	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1
10	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
11	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1
12	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1	12.1
13	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1	13.1
14	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1
15	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1
16	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1
17	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1	17.1
18	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1	18.1
19	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1	19.1
20	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1
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22	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1	22.1
23	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1
24	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1	24.1
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26	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1	26.1
27	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1	27.1
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85	85.1	85.1	85.1	85.1	85.1	85.1	85.1	85							

DESCRIPTION	DATE
CP MEETING	10 11 2011
CP MEETING	01 28 2011
CP MEETING	02 19 2011
CP MEETING	03 22 2011



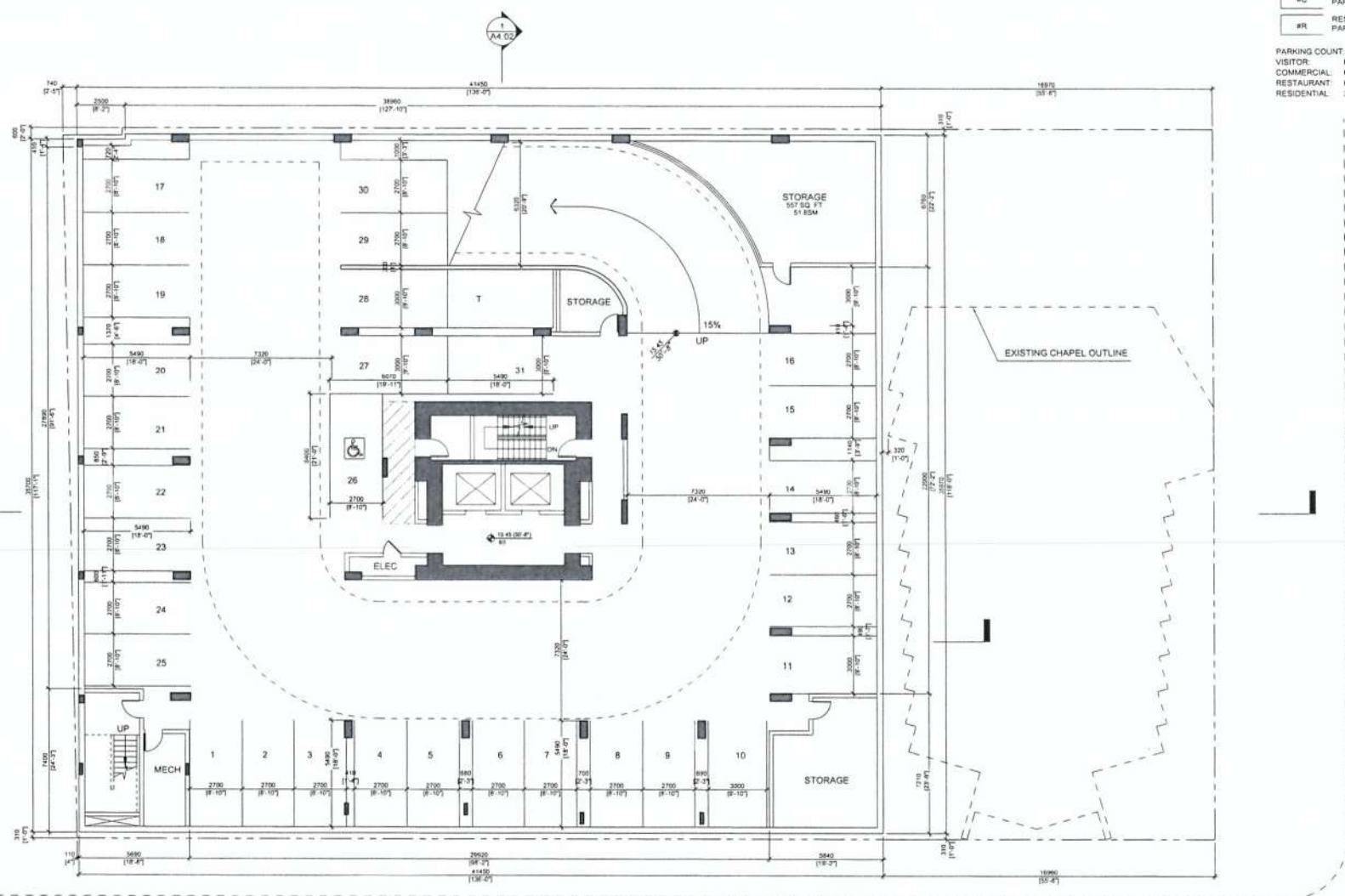
EXISTING CHAPEL FRONT VIEW CA. 1960

0 1 2 4
 10m
 0 2 4 10 20
 40m
 A2.01

RECEIVED DEEMED
APR 01 2019 MAR 27 2019

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE: 03/22/2018
 DRAWN: J. BROWN
 CHECKED: J. BROWN
 PROJECT: 1800
 SHEET: B3
 SCALE: 1/8" = 1'-0"



PARKING LEGEND

#V	VISITOR PARKING
#C	COMMERCIAL PARKING
#R	RESTAURANT PARKING

PARKING COUNT

VISITOR	0
COMMERCIAL	0
RESTAURANT	0
RESIDENTIAL	30

AVRP
 ARCHITECTURE INC
 810 RICHARD STREET
 VANCOUVER, B.C.
 (604) 682-4419

COX

STAMP

CONSULTANT

PROJECT NAME

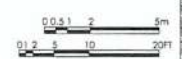
VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

REVISIONS

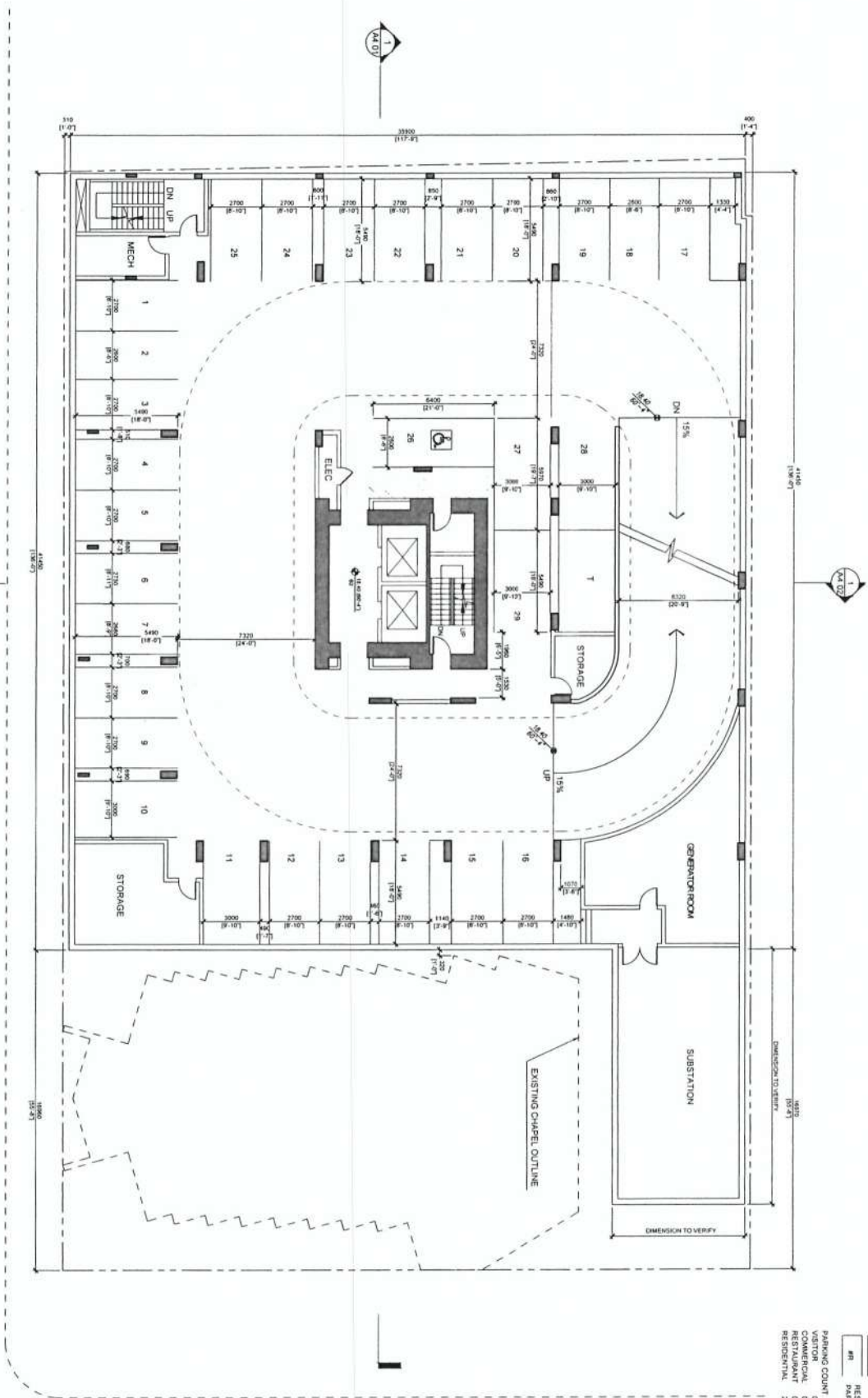
NO.	DESCRIPTION	DATE
01	REVISION	10/11/2018
02	REVISION	01/28/2019
03	REVISION	02/13/2019
04	REVISION	03/22/2019

CITY OF VICTORIA
RECEIVED
APR 18 2019

DEEMED
MAR 27 2019



PROJECT NO: 1800
 SHEET TITLE: PARKING LEVEL B3
 SHEET NUMBER: A2.02



PARKING LEGEND

#/	VISITOR PARKING
MC	COMMERCIAL PARKING
RR	RESTAURANT PARKING

PARKING COUNT

VISITOR	5
COMMERCIAL	0
RESTAURANT	0
RESIDENTIAL	29

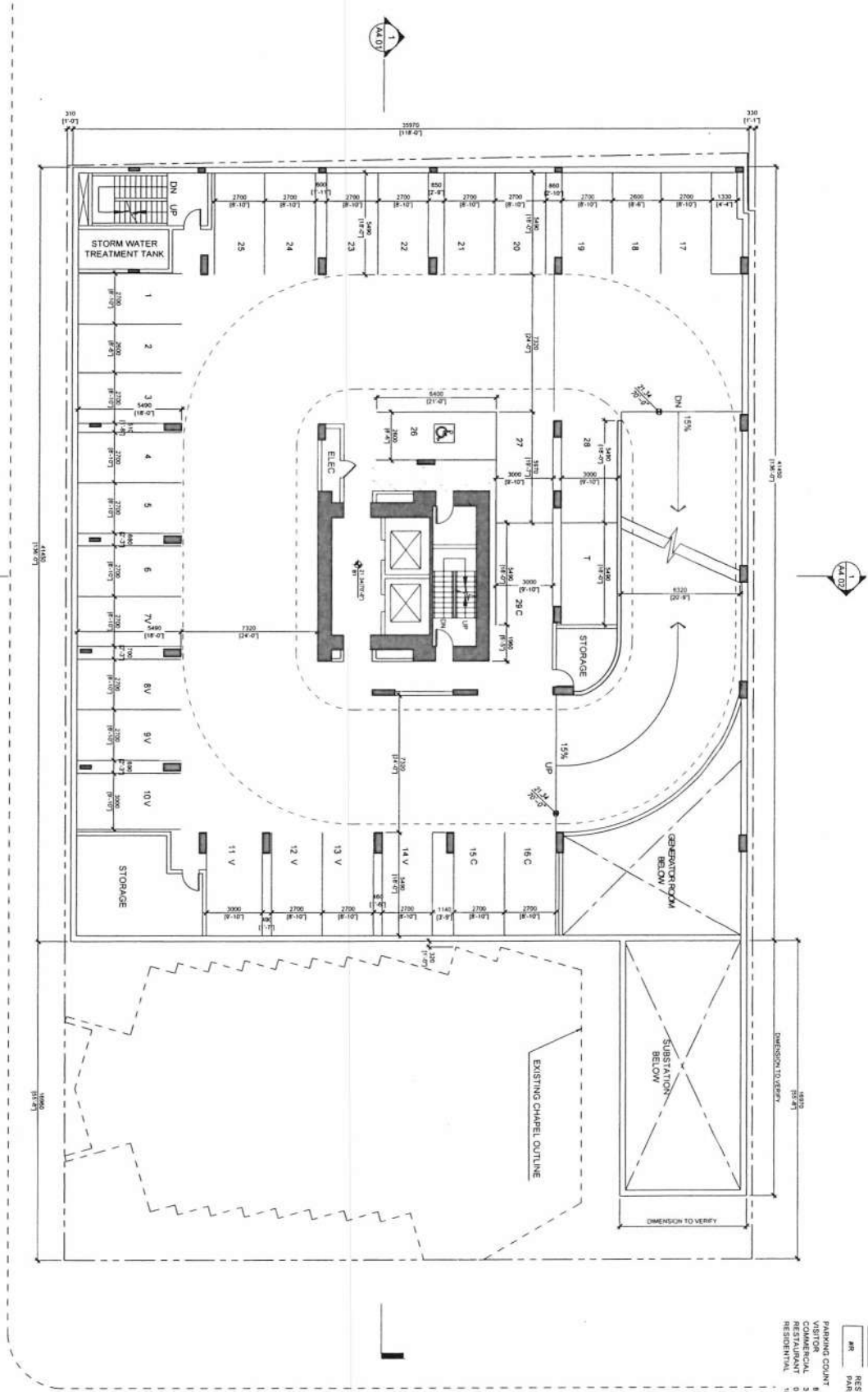


VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

REVISION
DATE
BY
CHECKED
DATE
BY
APPROVED
DATE
BY

PROJECT NO. 1803
PROJECT NAME 1400 VANCOUVER ST
SHEET NO. 1
SHEET TITLE PARKING LEVEL
PARKING LEVEL 92
DATE 03.21.19
SCALE 1"=100'

CITY OF VICTORIA
RECEIVED **DEEMED**
APR 01 2019 MAR 27 2019



PARKING LEGEND

#V	VISITOR PARKING
#C	COMMERCIAL PARKING
#R	RESTAURANT PARKING

PARKING COUNT

VISITOR	8
COMMERCIAL	3
RESTAURANT	2
RESIDENTIAL	18

CITY OF VICTORIA
RECEIVED
DEEMED

APR 01 2019
 MAR 27 2019



A2.04

PROJECT NO: 1003
 CLIENT: VICTORIA
 SCALE: 1/100
 SHEET TITLE: PARKING LEVEL
 SHEET NUMBER: B1

DESCRIPTION: DATE
 DATE: 03/11/2018
 PREPARED BY: 03/18/2018
 CHECKED BY: 03/22/2018

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

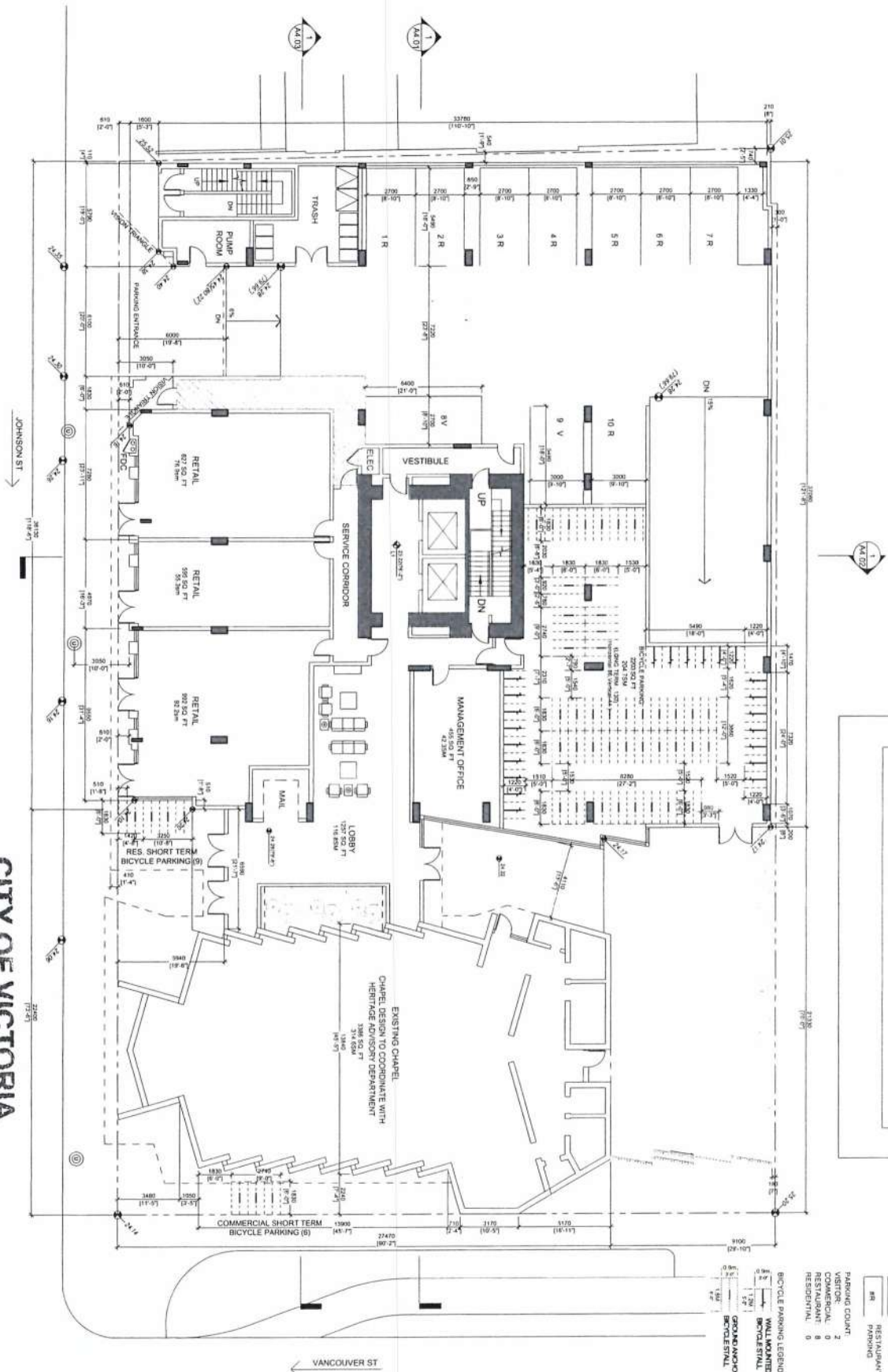
CONSULTANT

PROJECT NAME



AVP
 ARCHITECTURE INC.
 1100 BROAD STREET
 VICTORIA, B.C.





PARKING LEGEND

RV	VISITOR PARKING
CC	COMMERCIAL PARKING
RR	RESTAURANT PARKING

PARKING COUNTS

COMMERCIAL	0
RESTAURANT	8
RESIDENTIAL	0

BICYCLE PARKING LEGEND

WALL MOUNTED	WALL MOUNTED
STREET	STREET
INDOOR UNLOCKED	INDOOR UNLOCKED
LOCKED	LOCKED

CITY OF VICTORIA
RECEIVED
DEEMED
APR 18 2019
MAR 27 2019



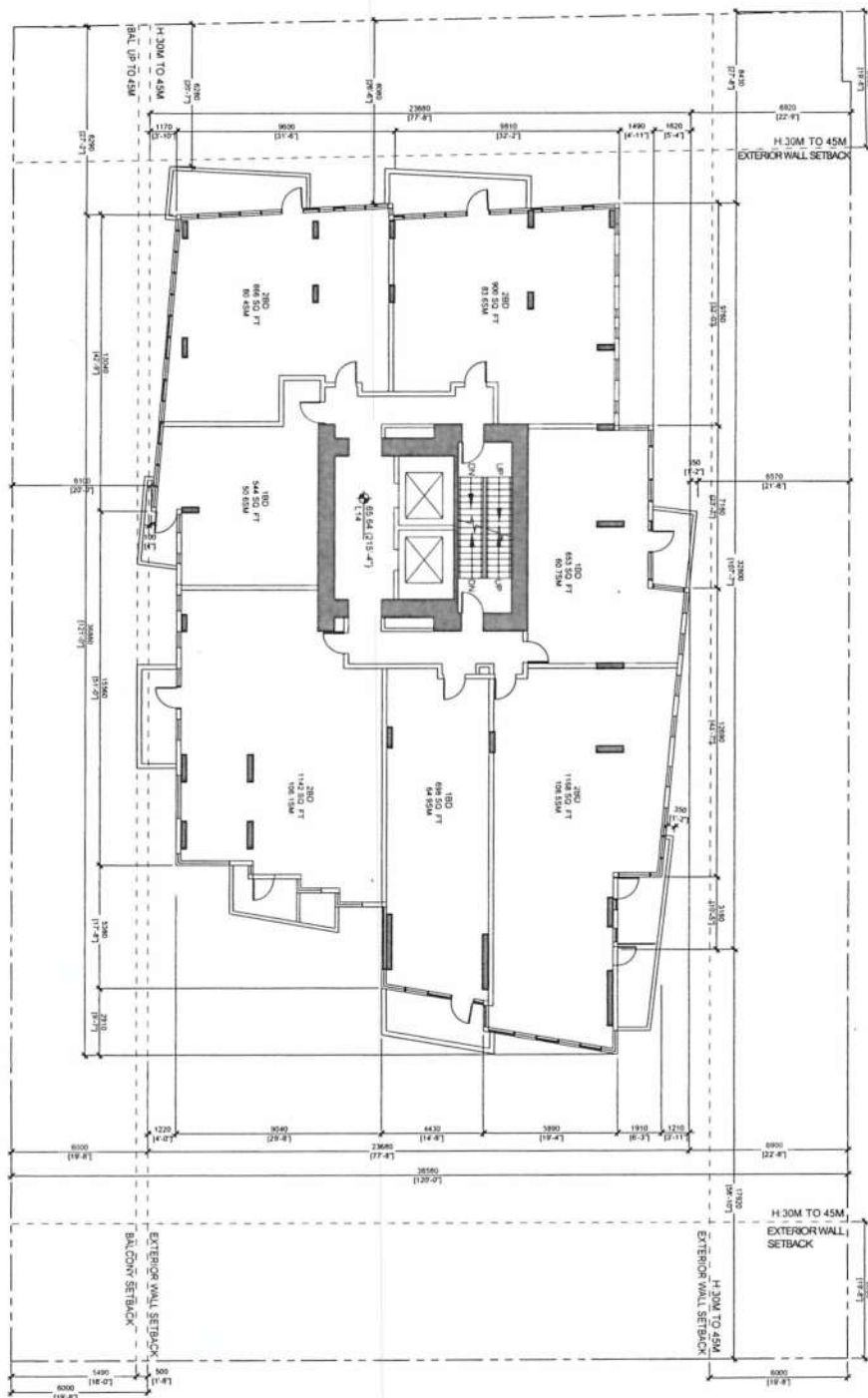
VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA



PROJECT NO. 3000
PROJECT NAME 1400 VANCOUVER ST
DATE 01/11/2018
BY [Signature]
CHECKED [Signature]
PROJECT NUMBER A2.05



71



CITY OF VICTORIA

RECEIVED DEEMED

APR 01 2019 MAR 27 2018



A2.09

PROJECT NO: 1000
 SCALE: 1/100
 DATE: 01/11/2018
 LEVEL: 14
 SHEET NUMBER: 14

REVISION: 01/11/2018
 DATE: 01/11/2018
 BY: [Signature]
 FOR: [Signature]

VICTORIA
 1400 VANCOUVER ST, VICTORIA,
 BC, CANADA

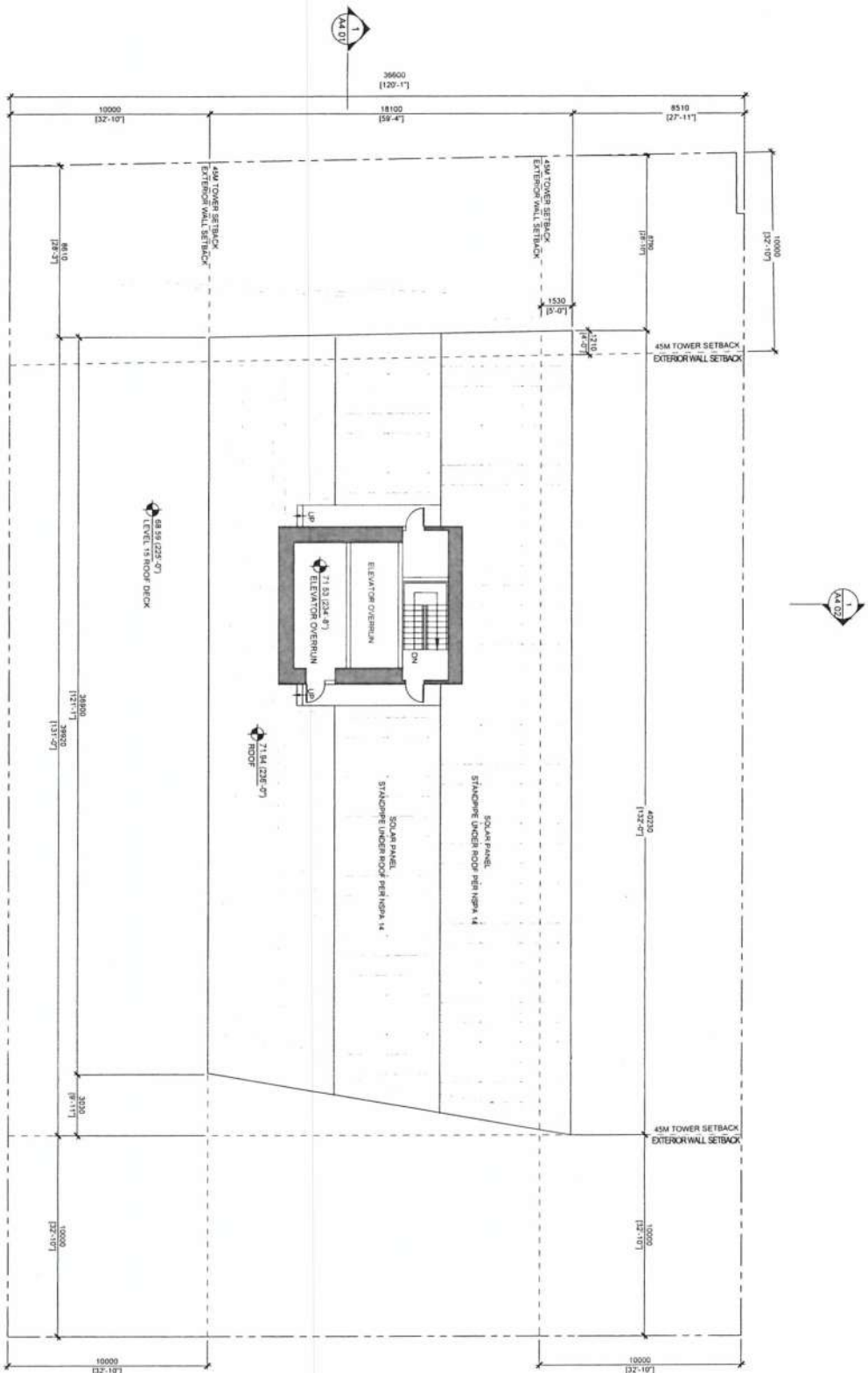
PROJECT NAME:

CHECKED BY:



AVRIP
 ARCHITECTURE INC.
 1400 VANCOUVER ST.
 VICTORIA, BC
 V8M 1A1





CITY OF VICTORIA

RECEIVED

DERIVED

APR 01 2019

MAR 27 2019

A2.11

PROJECT NO. 1000
SHEET NO. 1000
SCALE 1" = 100'
N
SHEET TITLE
MECHANICAL
LEVEL 16
SHEET NUMBER

1:100 $\oplus z$

MECHANICAL

Species Name: _____

A2.11

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

ISSUE DATES	DESCRIPTION	DATE
01/11/20	DR RECEIVING	01/11/20
01/28/20	DR RECEIVED	01/28/20
02/19/20	ACQ MEETING	02/19/20
03/22/20	ACQ RESUBMITAL	03/22/20

PROJECT NAME

CONSULTANT

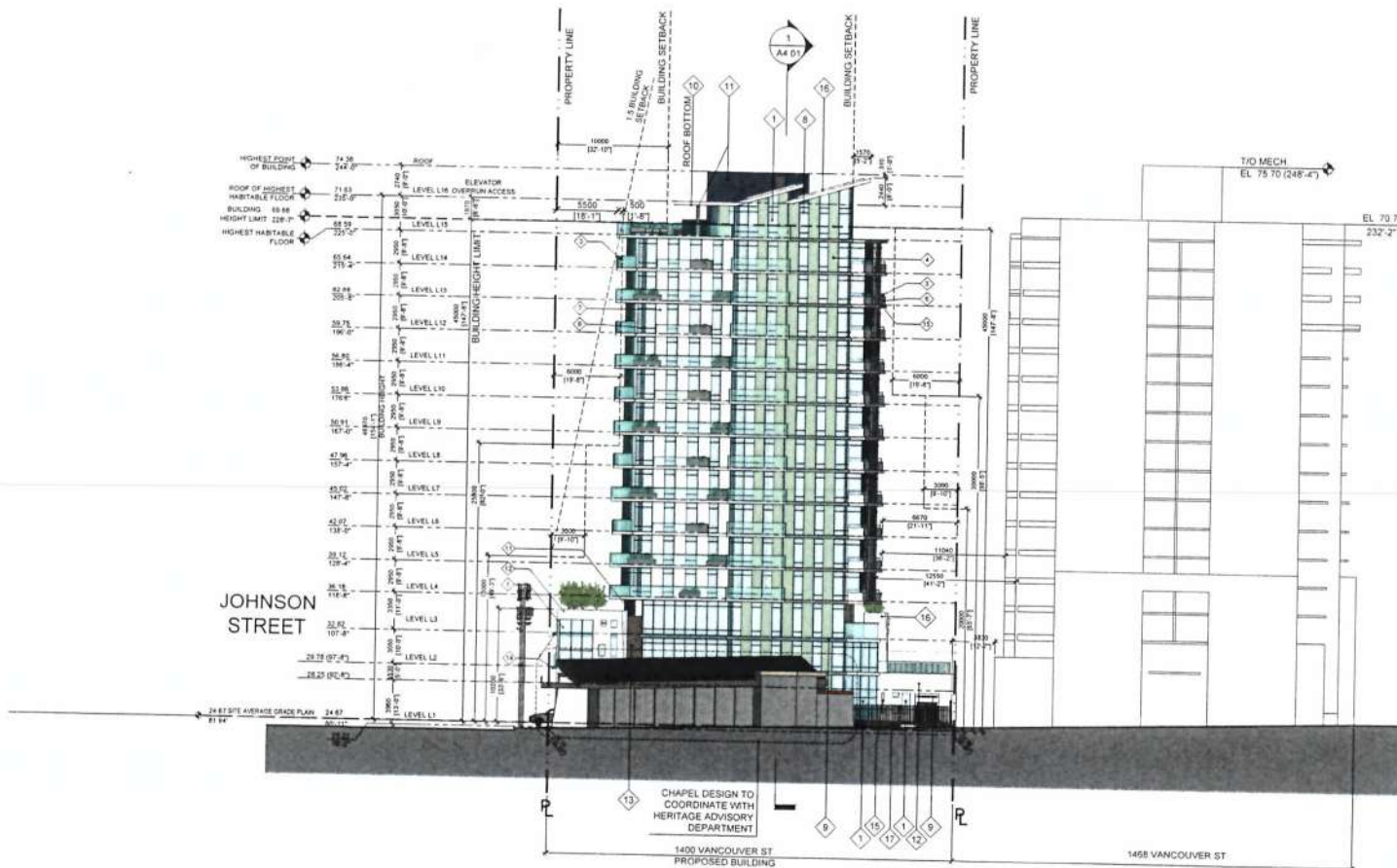
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AVRP
ARCHITECTURE INC
9106 RICHARD STREET
VANCOUVER, B.C.
V6N 1C5



AVRP ARCHITECTURE INC. 9106 RICHARD STREET VANCOUVER, B.C. V6N 1G5 TEL: 604-682-4473 FAX: 604-682-4475



MATERIALS LEGEND

1	GL-1 Low-E Glass	Window Glass - Light Green
2	GL-2 Low-E Glass	Window Glass - Light Gray
3	GL-3 Wet Glass	Handrail - Light Green w/ pattern at bottom
4	SP-1 Spandrel Glass	Window Wall - Light Gray
5	SP-2 Spandrel Glass Panel	Window Wall - Light Green
6	M-1 Metal Panel Coat	Balcony - Paint White
7	M-2 Metal Panel Coat	Tower Exterior Wall - Paint with White
8	M-3 Metal	Mullions & Window Frames - Gun Gray
9	M-4 Metal Panel Coat	Roof Bottom - Bronze
10	M-5 Metal Panel Coat	Antenna Panel Column - Gray
11	T-1 White Stucco	Product - Sand White
12	T-2 Tin	Product - Black Red
13	CP-1 Composite	Faux Wood Finish Canopy & Balcony - Orange
14	CP-2 Composite Panel	Floor Slab - White
15	Solar Panel	
16	M-7 Faux Content Metal	Fence - Content Bronze

AVRP ARCHITECTURE INC.
9106 RICHARD STREET
VANCOUVER, B.C.
V6N 1G5
TEL: 604-682-4473
FAX: 604-682-4475

COX

STAMP

CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

REV. DATE DESCRIPTION DATE

DP, REZONING 10-11-2018

DP, REZONING 01-26-2019

ADP MEETING 02-18-2019

ADP RESUBMITAL 03-22-2019

PROJECT NO. 18003

AGENCY 247330

1:200

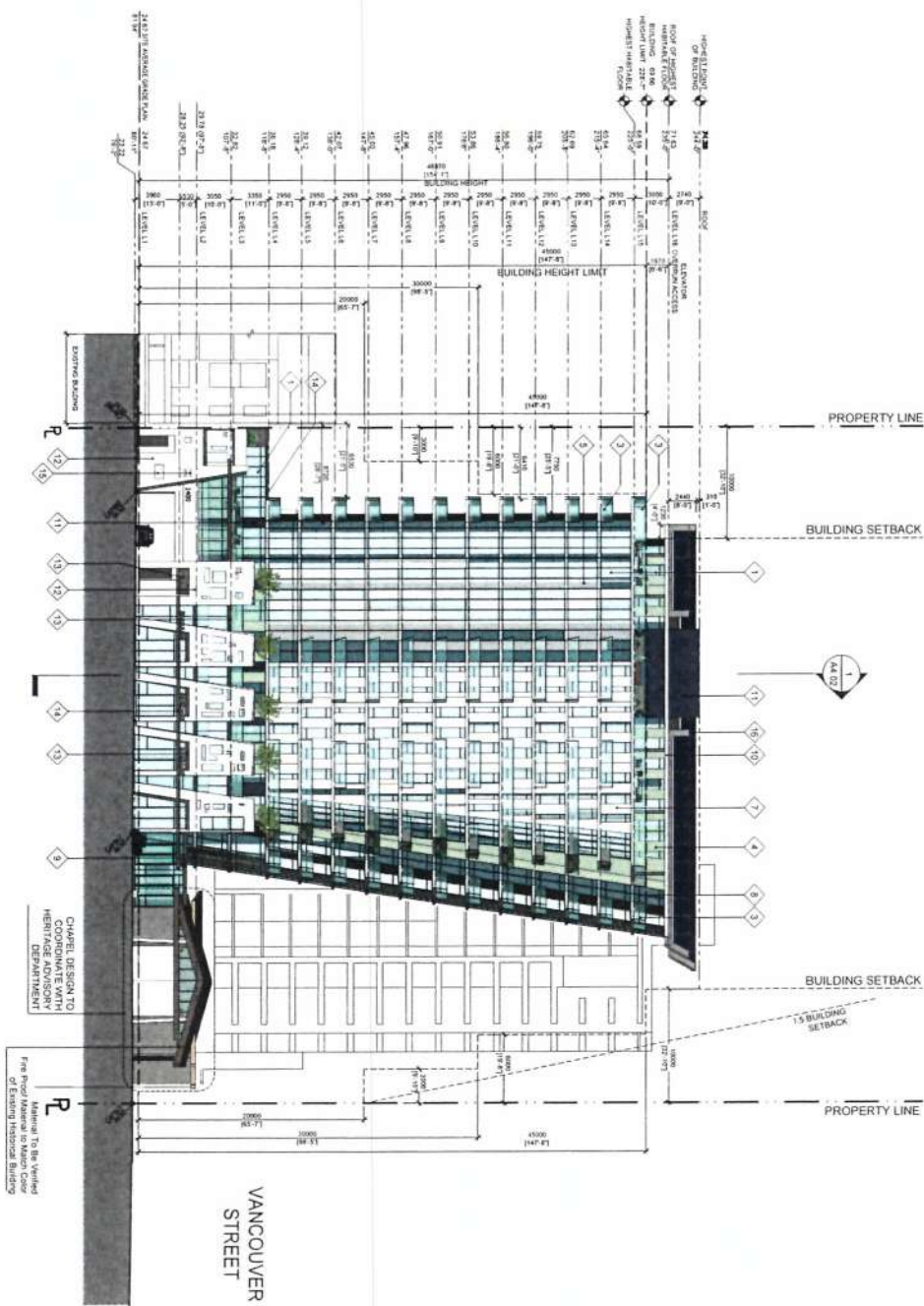
EAST ELEVATION

SHEET NUMBER

A3.01

CITY OF VICTORIA
RECEIVED **DEEMED**
APR 01 2019 **MAR 27 2019**





MATERIALS LEGEND	
1	GLASS CURTAIN WALL - 100% GLASS
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CITY OF VICTORIA
RECEIVED
DEEMED
APR 01 2019
MAR 27 2019



A3.02

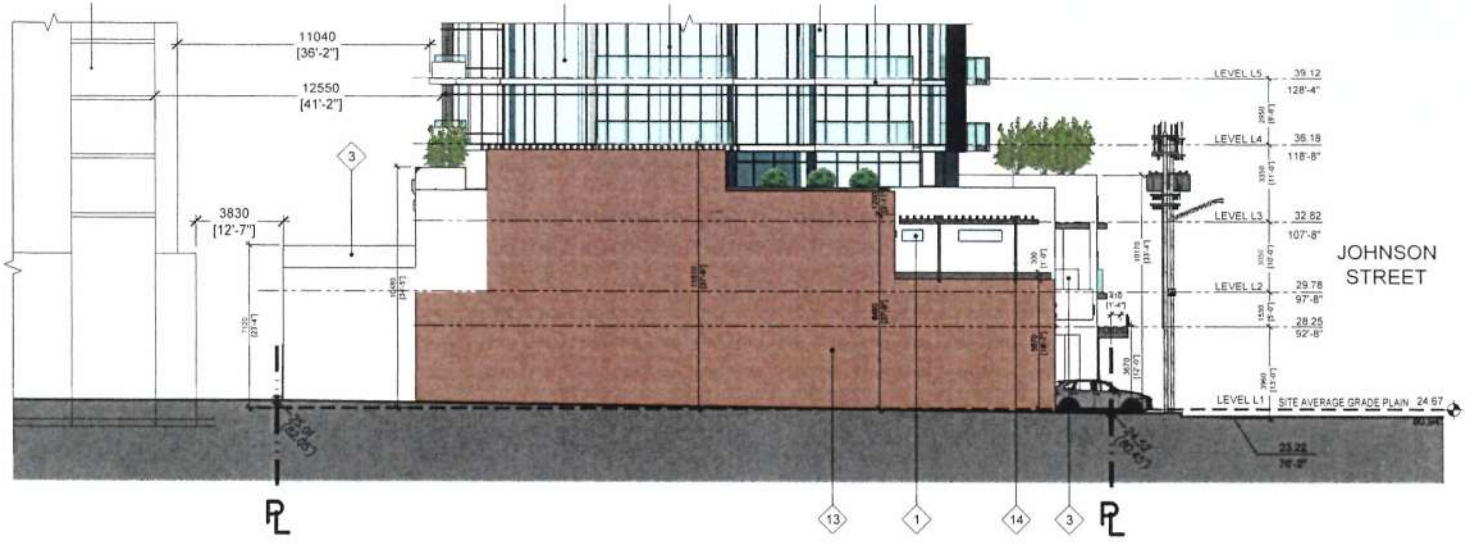
VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA



REVISIONS
 NO. DATE
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 2 01/11/2018
 3 01/11/2018
 4 01/11/2018
 5 01/11/2018
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ENLARGED WEST ELEVATION

MATERIALS LEGEND	
1	GL-1 Low-E Glass Window Glass - Light Green
2	GL-2 Low-E Glass Window Glass - Light Gray
3	GL-3 4mm Glass Handrail - Light Green w/ pattern at bottom
4	SP-1 Spandrel Glass Window Wall - Light Gray
5	SP-2 Spandrel Glass Panel Window Wall - Light Green
6	M-1 Metal Panel Coat Balcony - Paint White
7	M-2 Metal Panel Coat Tower Exterior Wall - Paint Milk White
8	M-3 Metal Mullions & Window Frames - Gun Gray
9	M-4 Metal Panel Coat Porch Decorative Slat - Light Gray
10	M-5 Metal Panel Coat Roof Bottom - Bronze
11	M-6 Metal Panel Coat Amenity Plaza Column - Gray
12	T-1 White Shutter Porch - Sand White
13	T-2 Tile Porch - Brick Red
14	CP-1 Composite - Faux Wood Finish Canopy & Fascia - Orange
15	CP-2 Composite Panel Floor Slab - White
16	Solar Panel
17	M-7 Faux Corrugated Metal Fence - Corrugated



STAMP
CONSULTANT
PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE	DESCRIPTION
10/11/2018	CP-1 REVISION
01/28/2019	CP-2 REVISION
02/19/2019	ADP MEETING
03/22/2019	ADP MEETING

PROJECT NO: 18003
AGENCY: 1
SCALE: AT 24'X36'
1: 100
SHEET TITLE: ENLARGED ELEVATION WEST & NORTH
SHEET NUMBER

A3.06



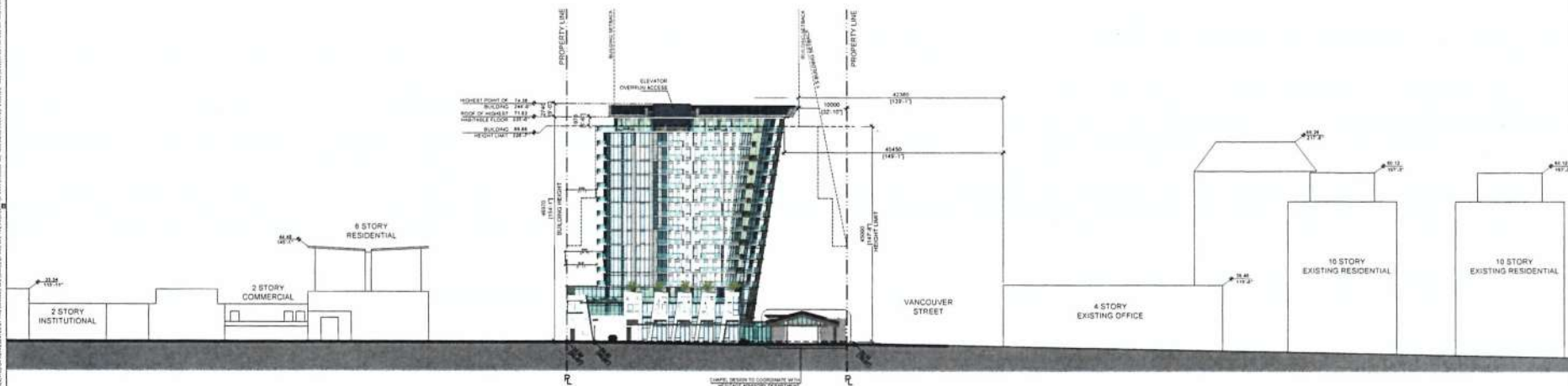
ENLARGED NORTH ELEVATION

CITY OF VICTORIA
RECEIVED
APR 01 2019
DEEMED
MAR 27 2019





EAST ELEVATION



SOUTH ELEVATION

CITY OF VICTORIA

RECEIVED

DEEMED

APR 01 2019

MAR 27 2018



AVRP
ARCHITECTURE INC
9106 RICHARD STREET
VANCOUVER BC
604-662-4479



STAMP

CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

ISSUE DATES	DESCRIPTION	DATE
01-11-2018	DP PRELIMINARY	01-11-2018
01-28-2018	DP PRELIMINARY #2	01-28-2018
02-19-2018	ADP MEETING	02-19-2018
03-22-2018	ADP PRELIMINARY	03-22-2018

PROJECT NO 1000

AGENCY & SCALE AT 3/4"=1'-0"

1:400

SHEET TITLE

CONTEXT

ELEVATION

EAST & SOUTH

A3.07

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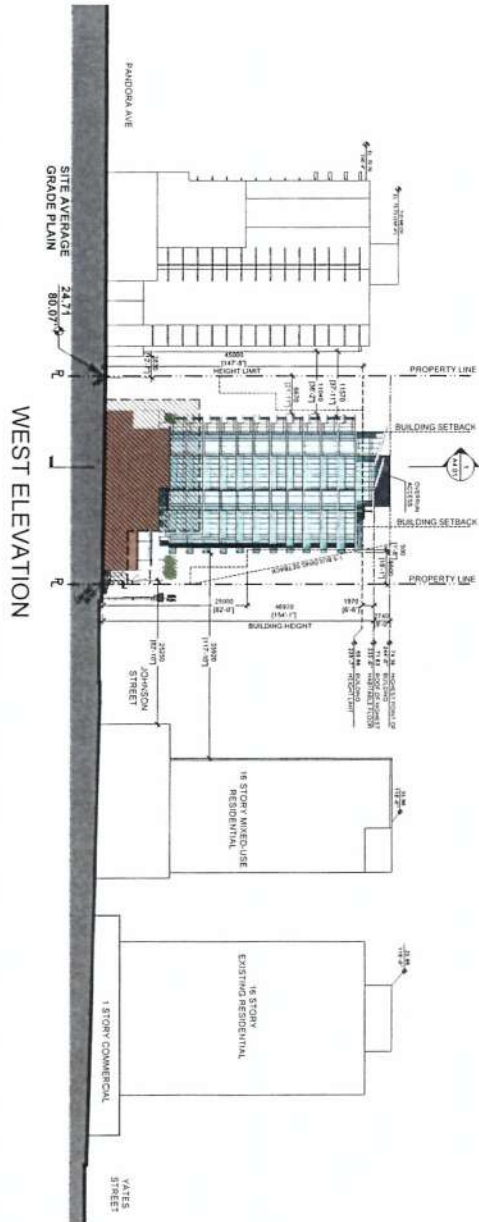
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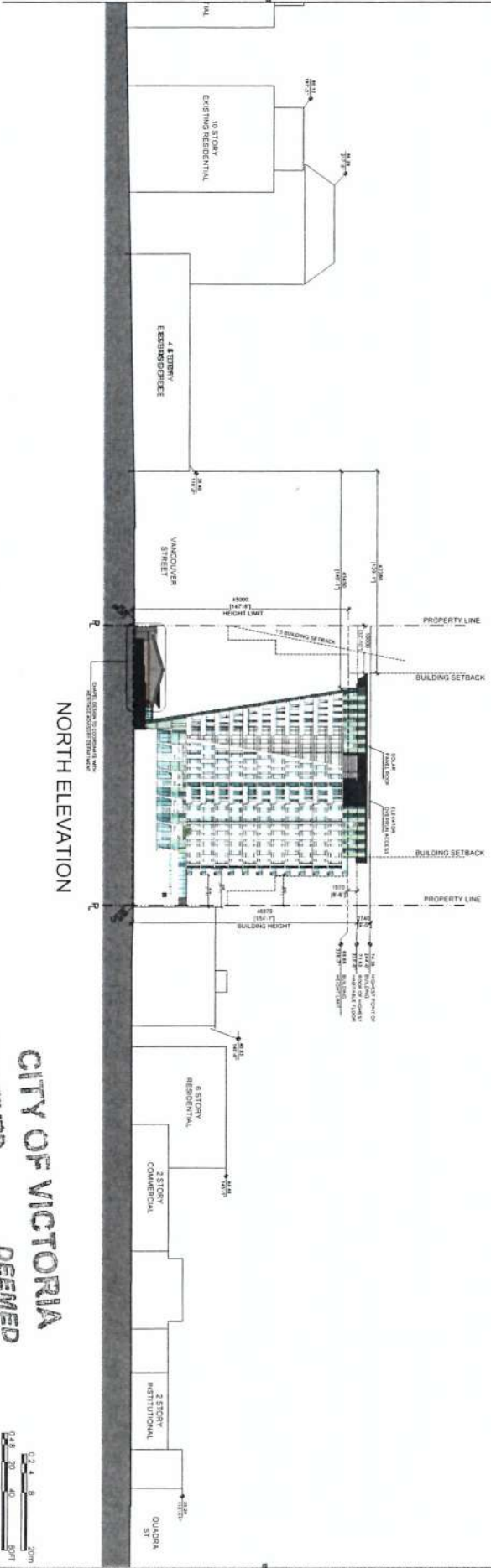
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WEST ELEVATION

NORTH ELEVATION



CITY OF VICTORIA
RECEIVED
DEEMED
 APR 01 2019
 MAR 27 2019



A3.08
 CONTEXT
 ELEVATION
 WEST & NORTH

PROJECT NO: 1000
 SHEET NO: 1000

DATE: 01/28/2019
 BY: [Signature]
 CHECKED: 03/22/2019
 BY: [Signature]

PROJECT TITLE
 1:400

CONTRACT NO.
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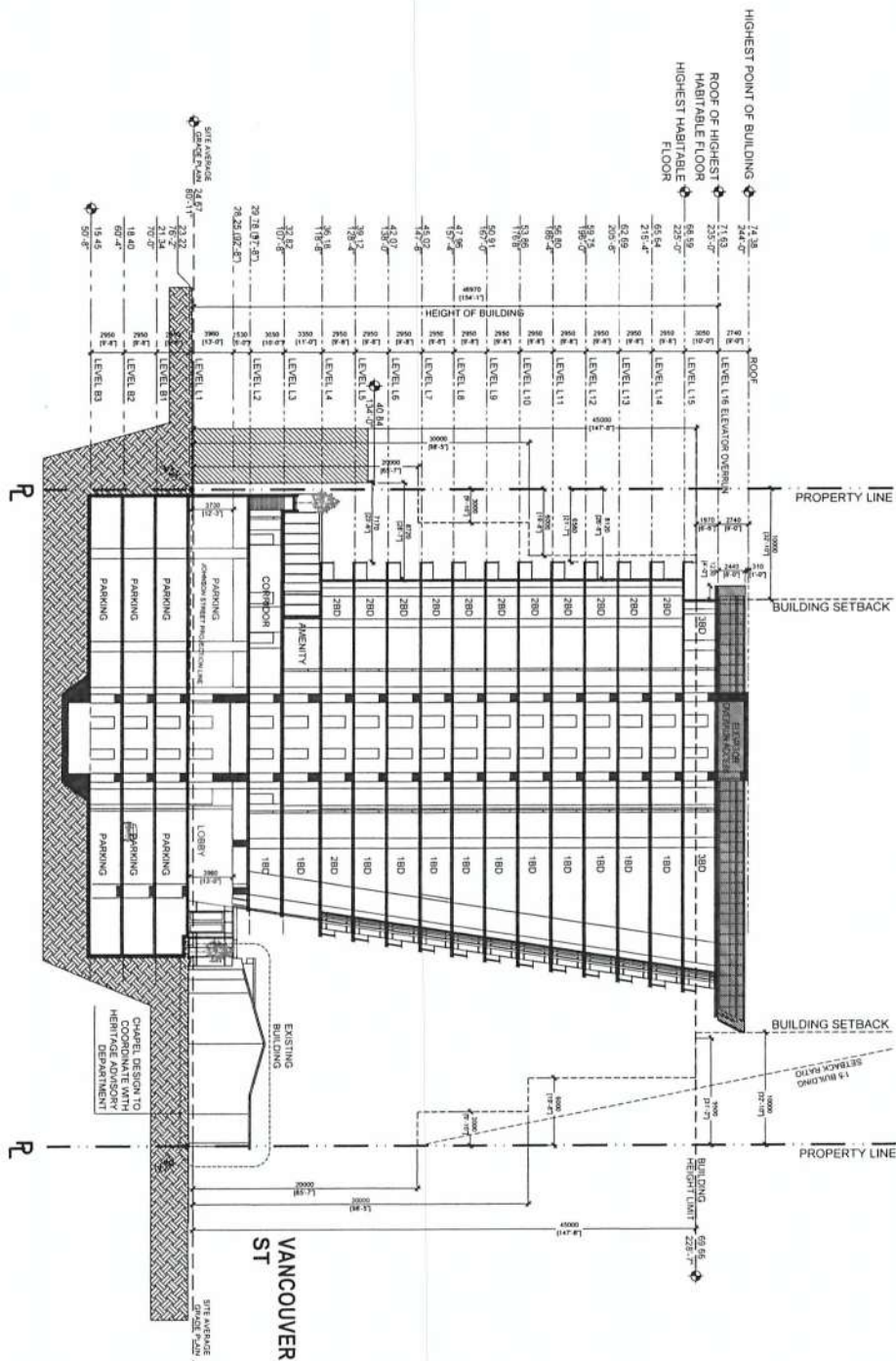
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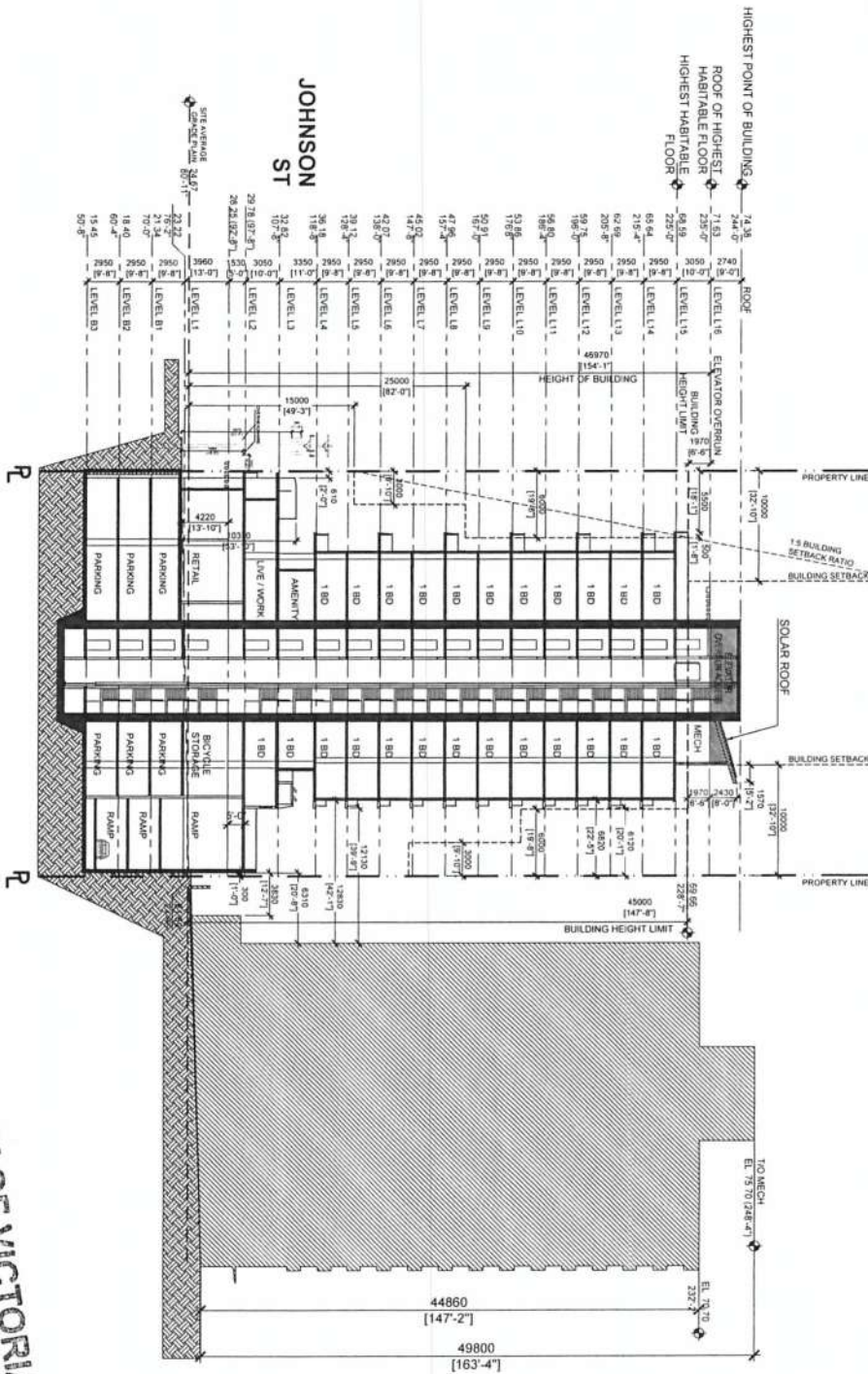
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CONTRACT NO.
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VICTORIA
 1400 VANCOUVER ST, VICTORIA,
 BC, CANADA





CITY OF VICTORIA
RECEIVED
APR 01 2019
DEEMED
MAR 27 2019



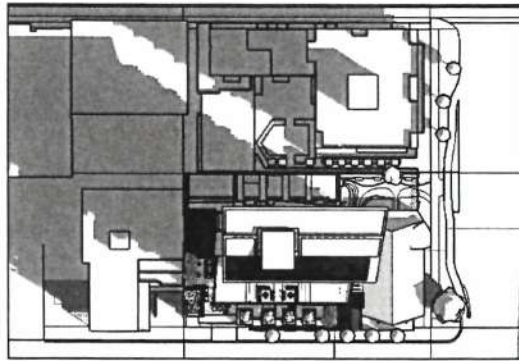
A4.02

PROJECT NO. 15003
SHEET NO. 1/200
CROSS SECTION
CITY OF VICTORIA

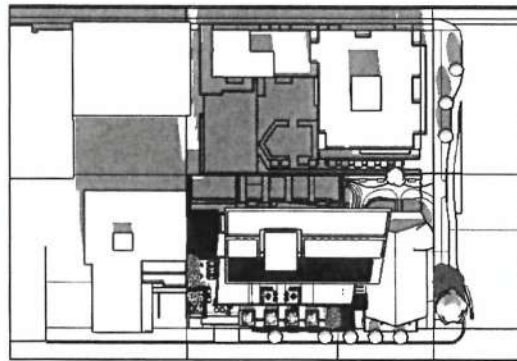
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VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

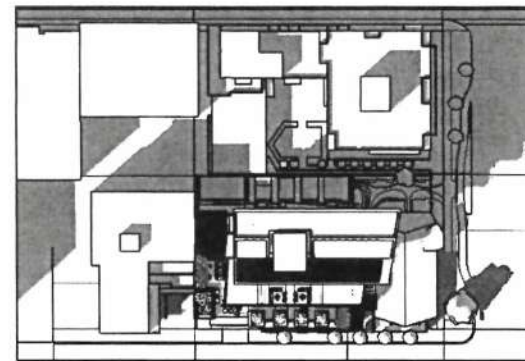
AVRP
ARCHITECTURAL VISIONS INC.
1100 BROADVIEW STREET
VANCOUVER, B.C.
V6H 1V1
TEL: 604-271-1100
FAX: 604-271-1101
WWW.AVRP.COX
COX
CONSULTANT



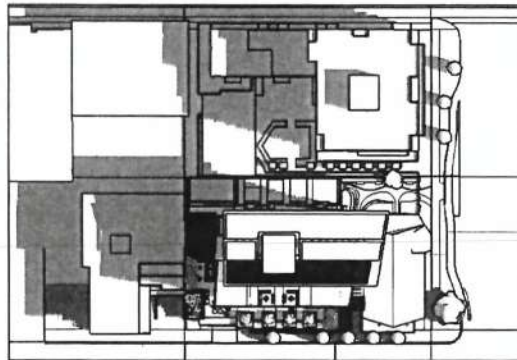
March 21st, 09:00am



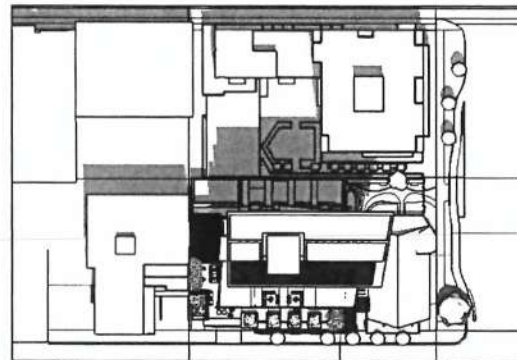
March 21st, 12:00pm



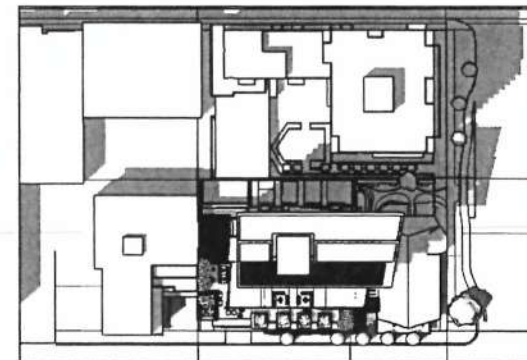
March 21st, 2:00pm



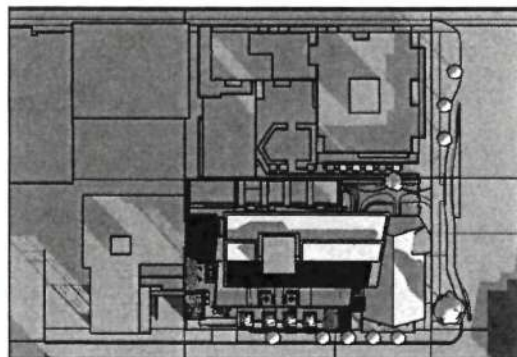
June 21st, 9:00am



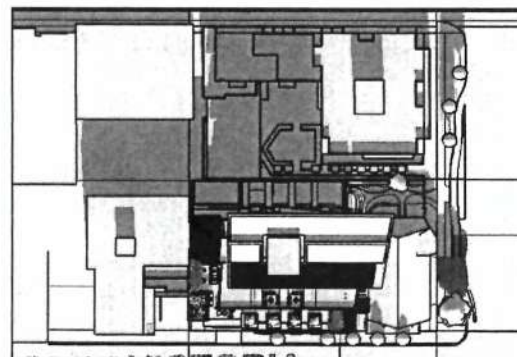
June 21st, 12:00pm



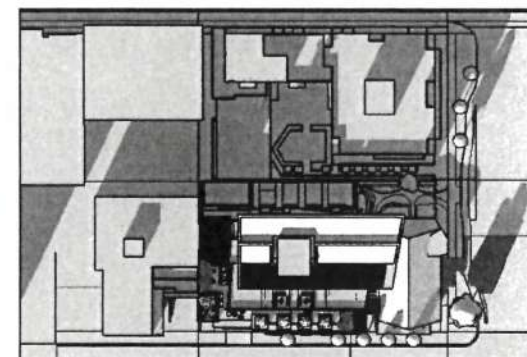
June 21st, 2:00pm



December 21st, 9:00am



December 21st, 12:00pm



December 21st, 2:00pm

CITY OF VICTORIA
RECEIVED DEEMED

APR 01 2019

MAR 27 2018



AVRP
ARCHITECTURE INC.
9106 RICHARD STREET
VANCOUVER, B.C.
V6N 1A5



STAMP

CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

ISSUE DATES DESCRIPTION DATE
OP. REZONING 10.11.2011
OP. REZONING RE. 01.28.2011
ADP MEETING 02.19.2011
ADP RESUBMITTAL 03.22.2011

PROJECT NO. 18003

AGENCY & SCALE AT 24'x36'

NTS

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A5.01



BUILDING ENVELOP

*1:5 SETBACK RATIO
ALONG JOHNSON STREET

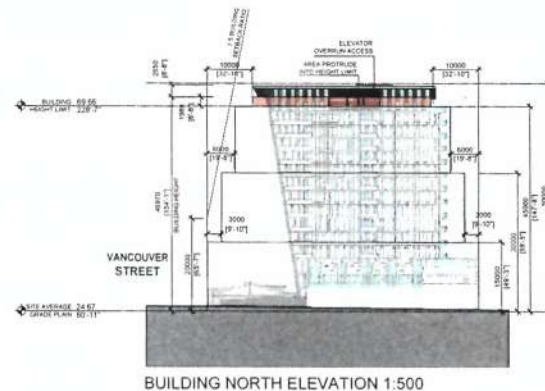
ELEVATOR
OVERRUN ACCESS

AREA OVER 6M
SETBACK

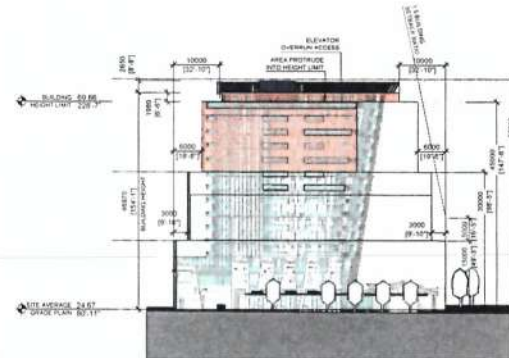
AREA OVER 45M

SOLAR ROOF

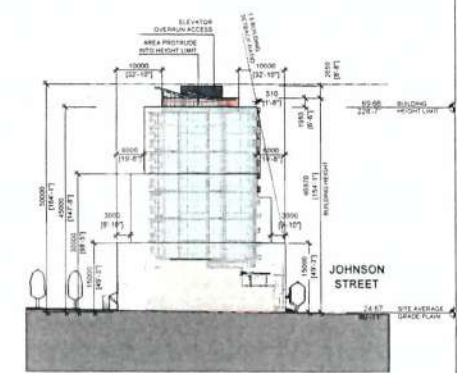
* Note: By Downtown Core Area Plan 6.184.6, parapets, cornices, guardrails and other architectural elements are excluded from 1:5 building setback ratio requirement.



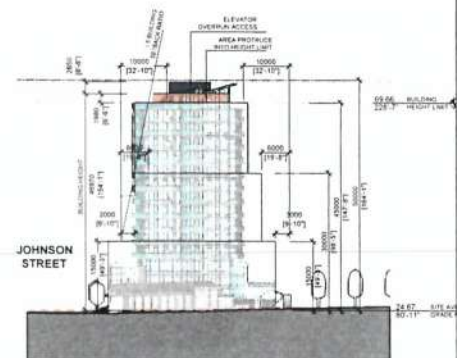
BUILDING NORTH ELEVATION 1:500



BUILDING SOUTH ELEVATION 1:500



BUILDING WEST ELEVATION 1:500



BUILDING EAST ELEVATION 1:500

LEVEL	CEILING SLAB TO AVERAGE GRADE PLAIN	TOTAL FLOOR AREA	PLATE LIMITATION	
			FLOOR PLATE LIMITATIONS	HEIGHT
L16 (Overrun)	49.71	50.11	650	>30M
L15	46.97	387.38		
L14	43.92	648.02		
L13	40.97	640.1		
L12	38.03	632.48		
L11	35.08	624.86		
L10	32.13	617.24		
L9	29.19	609.62		
L8	26.24	602		
L7	23.29	594.38		
L6	20.35	586.76	930	20-30M
L5	17.4	579.14		
L4	14.45	571.52		
L3	11.51	544.61		
L2	8.15	970.26	N/A	0-20M
L1	5.11	810.31		

CITY OF VICTORIA
RECEIVED DEEMED
APR 01 2019 MAR 27 2019



STAMP

CONSULTANT

PROJECT NAME

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

DATE
DESCRIPTION DATE
CP REVISION #2 01 28 2019
ADP MEETING 03 19 2019
ADP REVISION #1 03 22 2019

PROJECT NO 10003

AGENCY A

SCALE AT 24"x36"

SHEET TITLE

BUILDING
ENVELOP

SHEET NUMBER

A5.02

B. C. LAND SURVEYOR'S SITE PLAN OF:
LOT A, VICTORIA CITY, PLAN 13740

SCALE = 1 : 200

doi:10.1017/S0007122612000096

The extended path size of this path is 1.000 in width by 1.000 in height. It starts and ends at a scale of 1:20.

LEGEND

Measurements are generally based on City of Victoria Integrated Survey Manual 95-102 (Vol. 1 & 2 1995).
Contours are descriptive, and only accurate to 1/2 interval.
Grass shot are taken at the point nearest a
grass shot at a truck line are in gutter.

Tree bases and canopies approximately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

It is only natural. We provide our signs, the artist interprets it after this manner - while it is just called the artist's concept of this or that.

For example we required for the exhibition
of our artist: Don't Use

This request is intended for use as a interpretative game
It is based on Karl Jaspers' 2nd co-requisite, and does not
represent a boundary crossing

POST-1945 accepts no requests during -
- including for any changes that we suffered -
as a third party as a result of our decisions
made at a time years before this request

CERTIFIED CORRECT
on the 8th day of August, 2011

Bradley W. Cunniff, BCLS

<u>MUNICIPALITY</u>	<u>PID No.</u>
Victoria	004-612-264
<u>ZONING</u>	<u>SITE AREA</u>
TBA	2151.7 m ² 23160 s. f.

FILE: 11453 - 16
 06/11/16, 11:53am (2017-06-09)
 Brad Cunnin Land Surveyor
 2235 Lydia Street
 Victoria, BC V8T 4H1
 ph (250) 480-9447
 Brad@CunninSurveyor.ca

AV
RE

AVRP
ARCHITECTURE INC.
8106 RICHARD STREET
VANCOUVER, B.C.
(604) 652-4479

COX

SYAM

CONSULTANT

CONCLUSIONS

VICTORIA
1400 VANCOUVER ST, VICTORIA,
BC, CANADA

ISSUE DATES	DESCRIPTION	DATE
DP_REZONING		10/11/2011
DP_REZONING #2		01/28/2012
ADP MEETING		02/19/2012
ADP RESUBMITTAL		03/22/2012

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

AGENCY # _____

1:300

SHEET TITLE

SITE SURVEY

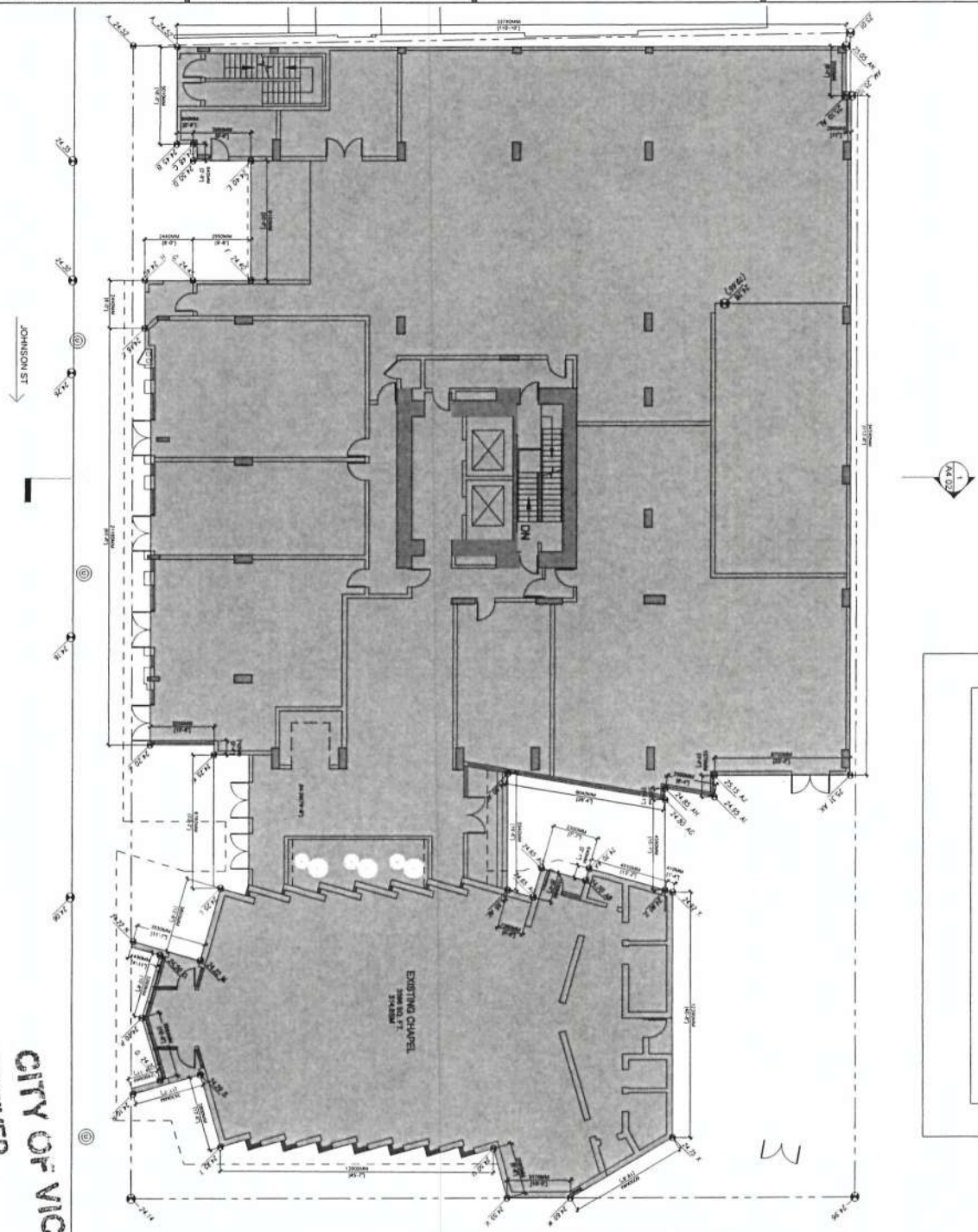
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MAR 27 2019




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APR 01 2019
MAR 27 2018

POINTS NAME	ELEVATION	POINTS NAME	ELEVATION
GRADE POINT A	24.45	GRADE POINT U	24.45
GRADE POINT B	24.45	GRADE POINT V	24.45
GRADE POINT C	24.45	GRADE POINT W	24.45
GRADE POINT D	24.45	GRADE POINT X	24.45
GRADE POINT E	24.45	GRADE POINT Y	24.45
GRADE POINT F	24.45	GRADE POINT Z	24.45
GRADE POINT G	24.45	GRADE POINT AA	24.45
GRADE POINT H	24.45	GRADE POINT AB	24.45
GRADE POINT I	24.45	GRADE POINT AC	24.45
GRADE POINT J	24.45	GRADE POINT AD	24.45
GRADE POINT K	24.45	GRADE POINT AE	24.45
GRADE POINT L	24.45	GRADE POINT AF	24.45
GRADE POINT M	24.45	GRADE POINT AG	24.45
GRADE POINT N	24.45	GRADE POINT AH	24.45
GRADE POINT O	24.45	GRADE POINT AI	24.45
GRADE POINT P	24.45	GRADE POINT AJ	24.45
GRADE POINT Q	24.45	GRADE POINT AK	24.45
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GRADE POINT T	24.45	GRADE POINT AN	24.45

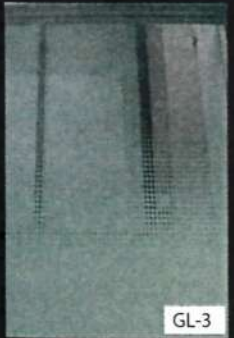
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POINT B	24.45	2.95	172.35
POINT C	24.45	2.95	172.35
POINT D	24.45	2.95	172.35
POINT E	24.45	2.95	172.35
POINT F	24.45	2.95	172.35
POINT G	24.45	2.95	172.35
POINT H	24.45	2.95	172.35
POINT I	24.45	2.95	172.35
POINT J	24.45	2.95	172.35
POINT K	24.45	2.95	172.35
POINT L	24.45	2.95	172.35
POINT M	24.45	2.95	172.35
POINT N	24.45	2.95	172.35
POINT O	24.45	2.95	172.35
POINT P	24.45	2.95	172.35
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POINT R	24.45	2.95	172.35
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POINT T	24.45	2.95	172.35
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POINT V	24.45	2.95	172.35
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POINT X	24.45	2.95	172.35
POINT Y	24.45	2.95	172.35
POINT Z	24.45	2.95	172.35
POINT AA	24.45	2.95	172.35
POINT AB	24.45	2.95	172.35
POINT AC	24.45	2.95	172.35
POINT AD	24.45	2.95	172.35
POINT AE	24.45	2.95	172.35
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POINT AJ	24.45	2.95	172.35
POINT AK	24.45	2.95	172.35
POINT AL	24.45	2.95	172.35
POINT AM	24.45	2.95	172.35
POINT AN	24.45	2.95	172.35



GL-1




GL-2




GL-3




SP-1




SP-2



M-2




M-3




M-4



CP-2




M-6




M-1


T-1



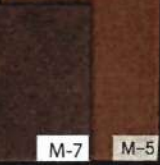
T-2




CP-1



M-7



M-5



1400 VANCOUVER ST VICTORIA, BC

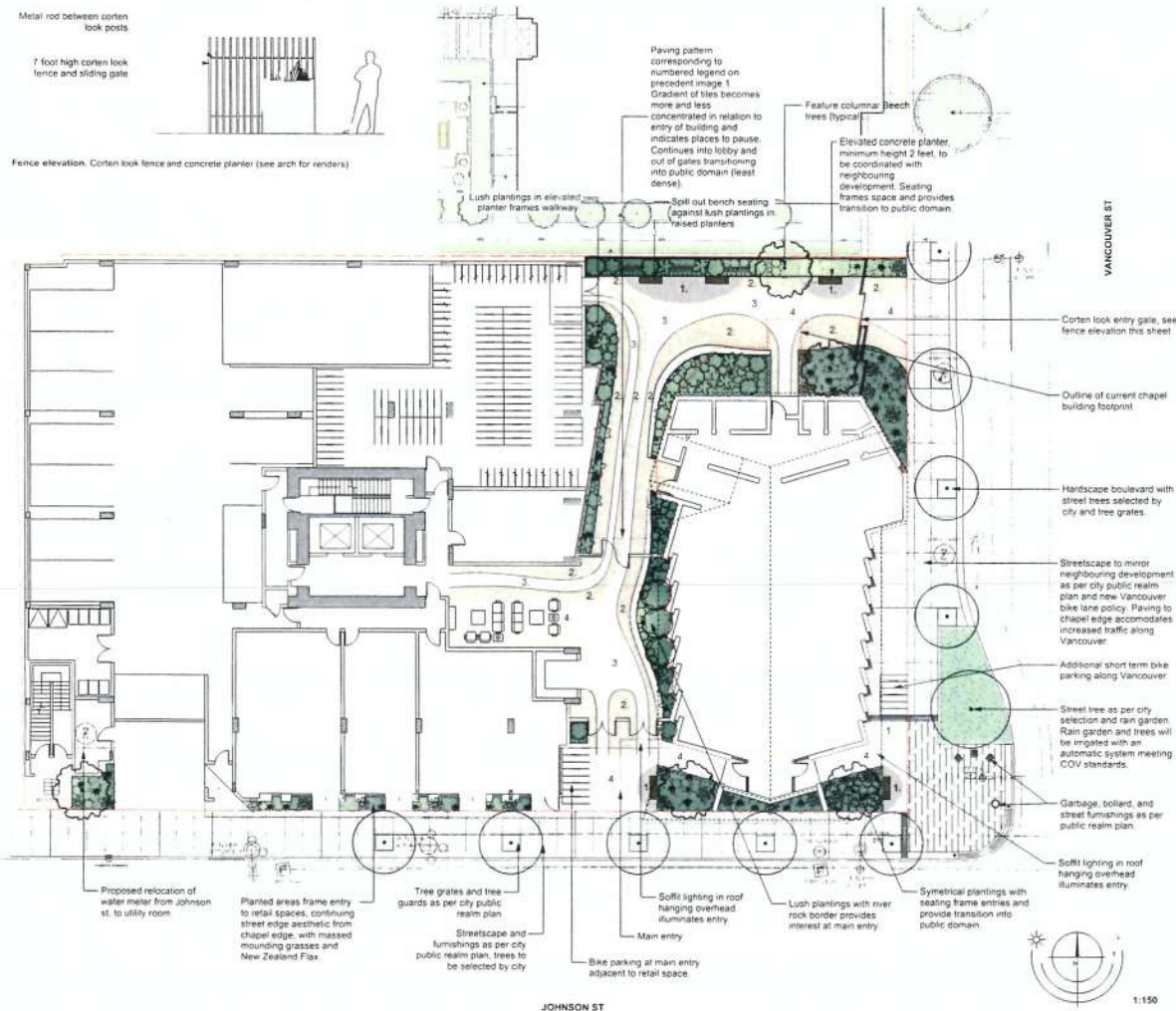
01.14.2019

OWNER: 1153779 BC Ltd

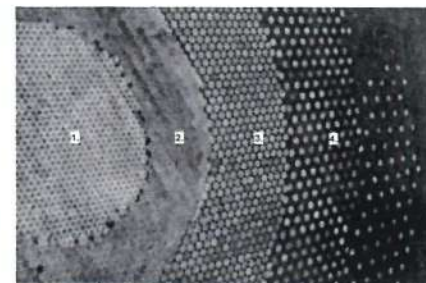
ARCHITECT: AVRP ARCHITECTURE 3106 RICHARD STREET VANCOUVER, BC V6J 4A7

SUBMITTAL: REVISING AND DEVELOPMENT PERMIT APPLICATION

MATERIALS LEGEND		
1	GL-1 Low-E Glass	Window Glass - Light Green
2	GL-2 Low-E Glass	Window Glass - Light Gray
3	GL-3 Frit Glass	Handrail - Light Green w/ pattern at bottom
4	SP-1 Spandrel Glass	Window Wall - Light Gray
5	SP-2 Spandrel Glass Panel	Window Wall - Light Green
6	M-1 Metal Panel Coat	Balcony - Paint White
7	M-2 Metal Panel Coat	Tower Exterior Wall - Paint Milk White
8	M-3 Metal Mullions & Window Frames	- Gun Gray
9	M-4 Metal Panel Coat	Podium Decorative Slab - Light Gray
10	M-5 Metal Panel Coat	Roof Buttom - Bronze
11	M-6 Metal Panel Coat	Amenity Patio Column - Gray
12	T-1 White Stucco	Podium - Sand White
13	T-2 Tile	Podium - Brick Red
14	CP-1 Composite	Faux Wood Finish Canopy & Fascia - Orange
15	CP-2 Composite Panel	Floor Slab - White
16	Solar Panel	
17	M-7 Faux Corten Metal	Fence - Corten Bronze



Landscape Concept Plan Level 1



Precedent image 1. Tile Pattern and Gradient

1. Seating areas
2. Seize circulation areas
3. Entry ribbons
4. Public realm transitions and lobby



Precedent image 2. Street edge plantings. New Zealand Flax, massed low mounding grasses, and sparsely planted columnar trees

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
FaLy	5	Fagus sylvatica 'Fastigata'	Fastigiate Beech	6' on call
PrMu	7	Prunus mugo 'mugo'	Swiss Mountain Pine, Mugo Pine	# 12 pot
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
PrLa	8	Prunella unedo 'Compacta'	Compact Strawberry Bush	# 12 pot
FaJa	3	Fatsia japonica	Fatsia	# 12 pot
HoSp	1	Hosta plantainensis 'Elegans'	Hosta	# 5 pot
MuBa	3	Musa basoo	Hardy Fiber Banana	# 13 pot
RuMa	2	Rhododendron macrophyllum	Pacific Rhododendron	# 12 pot
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
PrMu	6	Prunus mugo 'pumilio'	Dwarf Mugo Pine	# 5 pot
PrLu	36	Prunus lusitana	Portuguese Laurel	# 5 pot
RuMa	7	Rhododendron macrophyllum	Pacific Rhododendron	# 12 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
BaBa	25	Begonia x 'Baby Doll'	Baby Doll Begonia	# 1 pot
FaJa	211	Festuca glauca	Common Blue Fescue	# 1 pot
HaMa	40	Hakonechloa macrospora	Golden Japanese Forest Grass	# 5 pot
HoSp	10	Hosta plantainensis 'Elegans'	Hosta	# 5 pot
JaJa	34	Juncus ensifolius	Ornamental Rush	# 5 pot
MaPe	18	Matthiola pennsylvanica	Ornamental Mustard	# 5 pot
OpJa	125	Ophiopogon japonicus	Standard Mondo Grass	# 1 pot
PhTe	26	Phormium tenax	New Zealand Flax	# 7 pot
ZaAr	50	Zantedeschia Aethiopica	White Calla Lily	# 1 pot
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
ArJa	258	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kalm's Laurel	# 7 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards.
2. All soft landscape to be irrigated with an automatic irrigation system.

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|----|-------------|------------------|
| A. | Jan 14, '19 | Issued for DP |
| B. | Feb. 11 '19 | Revision |
| C. | Mar. 22 '19 | DP re-submission |

REVIEWS



80-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 538-0105

PROJECT

1400 Vancouver Street
Victoria, BC

TITLE

Level 1 Landscape
Concept

SCALE

1:150

DRAWN O.L.
CHECKED B.W.

PROJECT NO.

1847

DATE

Jan 14, 2019

1 of 2
SHEET



Image 1. Mugo Pine



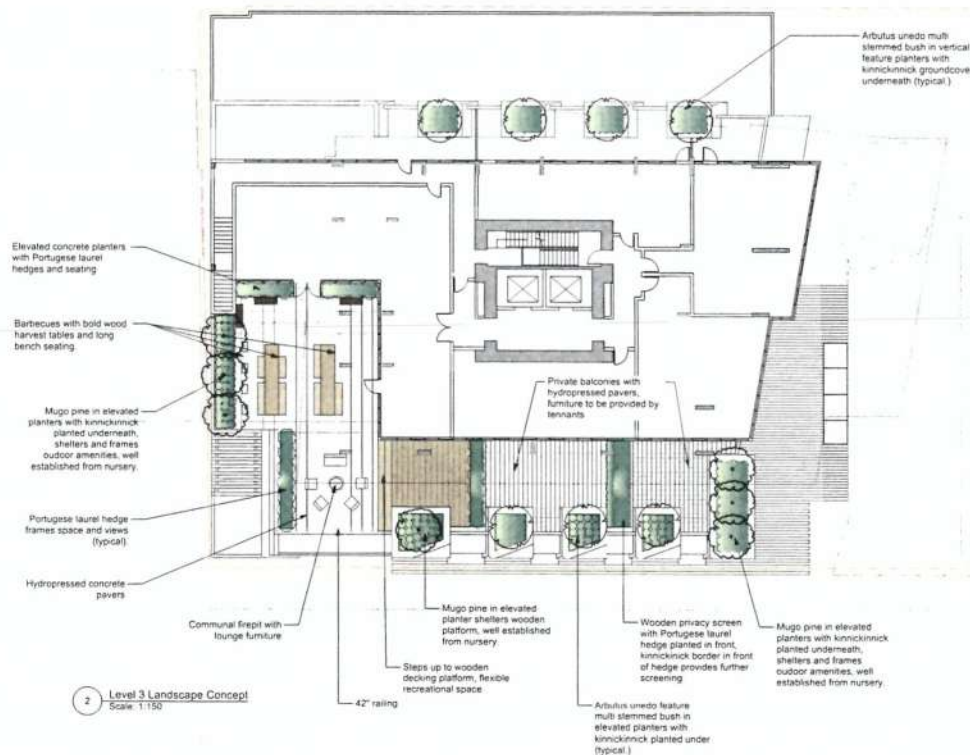
Image 2. Arbutus unedo



Image 3. Kinnikinnick ground cover



Image 4. Portuguese laurel hedge



2 Level 3 Landscape Concept
Scale: 1:150

Landscape Concept Plan Level 3

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MAR 27 2019

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A.	Jan 14, '19	Issued for DP
B.	Feb. 11 '19	Revision
C.	Mar. 22 '19	DP re-submission

REVISIONS



#3,864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

1400 Vancouver Street
Victoria, BC

TITLE

Level 3 Landscape
Concept

SCALE: 1:150
DRAWN: O.L.
CHECKED: B.W.

PROJECT No: 1847

DATE: Jan 14, 2019
SHEET: 2 of 2



April 20th/2019

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

**Re: Rezoning and Development Permit Application
1400 Vancouver Street, Victoria, BC**

PROPOSAL - PURPOSE OF REZONING AND DEVELOPMENT PERMIT APPLICATION

This application proposes a mixed use residential / commercial development located at 1400 Vancouver Street in downtown Victoria. The current zoning S-2 Special District Zone allows for funeral home use. The Developer requests rezoning and development approval to construct a new fifteen-storey rental tower and to restore an existing chapel for future commercial use.

The residential building will have total of 93 units including 2 studios, 39 one-beds, 50 two-bed units, and 2 three beds.. Indoor and outdoor amenities are proposed too, including ground level plaza integrated with the heritage building located on the same site. Building site area is 23,160 sq.ft. The proposed net FSR area including the preservation of the chapel is 100,369.28 square feet, which represents FSR of 4.4:1.

APPLICABLE POLICIES

Official Community Plan

- Core Residential Urban Place Designation permits a base density of 3:1 FSR, up to maximum of 5.5:1 FSR
- This designation envisions mixed use, residential and commercial building up to approximately 20 storeys
- The property falls within DPA 3 (HC) Core Mixed Use where heritage conservation is an objective
- DPA 3 (HC): CORE MIXED-USE RESIDENTIAL, Section 5. Guidelines.

Downtown Core Area Plan

- Residential Mixed Use District where commercial use is limited to 1:1 FSR
- 45m height limit (MAP 32)
- Street wall guidelines designate Vancouver Street to be a "wide" street and Johnson Street to be a "narrow" street.

DESIGN RATIONALE

The massing of the project follows the Downtown Core Area building and street interface guidelines with upper floors stepped back from Vancouver Street and all other sides, to reduce visual impact and to minimize shadowing of adjacent lots. In addition to increased setbacks and to accommodate the historic chapel the east building face has been recessed at the ground level to further enlarge public realm and to improve and diversify the proposed green zone. A similar, although not as dramatic setback treatment, has been proposed at the north and west side.

The extended façade is also a result of a desire to create better at-grade pedestrian experience resulting in transfer of the building floor area to the upper levels. The at-grade building recess visually extends public realm, allows for additional noise attenuation using layers of shrubs and adds to passive energy conservation solution by providing shading. The extended landscaped area brings also benefits to bird and human habitat, and creates larger canvas for biodiversity in this development.

The project is being coordinated with the adjacent to the north development to assure proper spacing between the two future buildings and to provide view and natural light to all units. To the East is the CRA building. To the West is a smaller five storey condo building. The impact will be little to none on this building as their East side, which abuts the development, is a masonry wall for the most part. Any windows on that side of their building are set quite far in. Also, to further diminish the impact the project has a greater side yard than livability guidelines demand. Last, across the street is '989'; there should be no impact on that building.

BUILDING FORM AND HERITAGE PRESERVATION

When deciding on how to proceed with this site the owner was faced with a difficult proposal. The chapel of what was once the 'McCall Brothers Funeral Home' is an interesting architectural piece. The exterior is from a style now known as 'Mid-Century Modern', and although it is not a perfect representation of this era, it is a somewhat iconic structure in Victoria and was designed by an important Victoria architect. Even more notable is its interior, especially the ceiling. The structure of the ceiling is quite beautiful, hence the owner decided it is worth saving.

The Chapel takes up so much of the site though that the allowable floor space could not be accommodated within the heights and setbacks allowed. And, the Chapel, to make a proper statement, needs space around it, which further cut into the building envelope. The design the team embarked on will create a unique architectural statement and will restore the Chapel to its original form. The project does give up a substantial amount of allowable floor space, but by cantilevering the building over the Chapel makes the project financially viable.

In addition, the design picks up elements of 'Mid-Century Modern' and plays with them throughout the building. Although it will be a thoroughly modern building the architect, Doug Austin, has honoured John Di Castri by adding to his original work.

LAND USE, PROGRAM, TRANSPORTATION AND COMMUNITY

This building is being designed and built with people in mind who wish to make downtown Victoria their home for many years to come. It is not a 'transitional' building. It is aimed at a younger crowd, at a crowd that will become the core of the City over the next decades. The project intent is to create a long term living community, especially for those in the tech sector.

To this end the project delivers the following:

- For all our two bedroom suites one of the bedrooms will be large enough to have a king size bed. Living downtown is expensive now, with current land and construction costs. It is not unreasonable for residents to expect homes that reflect the rents and prices they must pay in living space and comfort.
- The proposed amenity flex space will include a usable full size co-working space. Many people work out of their homes, especially those in the tech sector. This can be troublesome for cohabitants, and can be isolating for those who work at home. Furthermore, this area will also include a children's play area, which help stay at home work parents with their busy schedule. The project will provide a functional usable co-work space for tenants, including having private offices and a boardroom.
- Most of suites are two bedroom suites, averaging 860 to 950 sq.ft. These will allow couples to live and work in them comfortably, and won't rule out having a child and continuing to live downtown.
- Developer's focus in the last project was to build a community for outdoors oriented people, specifically the biking crowd, and to create a building where families will feel comfortable. The proposed building will continue developer's legacy; it is being aimed at young creative working families, possibly from the tech sector, active, enjoying outdoor activities, and pets. We hope through the co-work space, amenities and by building larger suites, people who work largely in their homes will be able to comfortably build their lives in downtown Victoria.
- To this end the project will be adding such features as having a filtered cold water system tap in the lobby so those who exercise will be able to fill their water bottles before they leave.
- The developer intends on having the highest available cable speeds installed. Our electrical contractor will be providing us with a report on all features we can add that will enhance the living and working at home experience.
- The developer is currently costing and will attempt to add a solar panel system. The roof has been design specifically to serve this purpose.
- Storage lockers and bike storage will be provided.
- There will be a large patio space off the amenity area for those who wish to congregate or entertain.

Downtown Victoria is experiencing an alarming tendency, a trend to build buildings with very small suites. Some buildings have living rooms that are only eight feet wide. Two bedroom suites are being built that are under 600 square feet. Many, many very small suites as little as 275 square feet have been built. The reason for this is the rapidly escalating construction cost. The cost of land and fees of all types have skyrocketed too.

Although the developer agrees with the concept of having a wide range of types of suites, even though some might not be suites one can make a life in, as people have widely varying needs, the owner thinks that, as a general rule, suites should be large enough to comfortably live in for an extended period of time. 275 square foot studios, sub 500 sf one bedrooms and two bedrooms under 650 square feet are not adequate housing for extended periods. It is the developer's strong belief that a sustainable downtown community can not be built on this.

To this end the project is bucking the trend and is proposing larger suites. Although smaller units are included, most of the suites are about 150 square feet larger than the average being built now in Victoria. For example our 1 bedroom suites range from upper 600 sq.ft to upper 700 sq.ft. Our two bedroom units are from mid 800 sq.ft to mid 1,200 sq.ft.

SEPTED

As we are all aware, security is a top priority. The project provides 'air flow' around the Chapel to give it context. This has left an area at the back on Vancouver, and between the two buildings, on Johnson at the front, that will be landscaped. These areas will be secured with metalwork gates, but will provide a pleasant visual greenery to the core. The entire public realm, public and private is very transparent and well lit. It is also visually integrated and landscaped promoting activity and positive public experience.

PUBLIC REALM

This building fits within the neighbourhood plan. It will further upgrade the area, and increase walking traffic downtown. With the Supermarket being built in the St. Andrews building we don't anticipate there will be much of an increase in traffic. Everything is within walking distance. If anything, for those currently working downtown who move into the building, this should decrease traffic in the downtown core, as those people will now not have to drive anywhere.

An improved public realm will be implemented on the Vancouver and Johnson street frontage including new trees, landscaping, benches, patterned paving, lawns and bike racks.

- Active edges consisting of windows, commercial spaces and entrances facing both streets are implemented into the building design.
- Extensive landscape with several layers of vegetation is proposed
- Public realm amenities including benches, bollards, trash receptacles, bike racks and pedestrian level lighting facing both street will be provided.

We think this building will be a very interesting addition to Victoria's housing inventory.

SUSTAINABILITY

This project will exceed the BC Energy Step Code, Step 1. Heat recovery ventilation will be implemented for all suites. Carbon footprint could be reduced by utilizing air cooled heat pump domestic hot water generation in a central plant or individual suite units. Variable frequency drives are proposed for parking ventilation fans, operating on CO detection controls.

The proposed development has provision for a neighbourhood energy system connection. The parking structure has several extra spaces, which could be easily converted into a heat exchange mechanical room. Specific allowances will be made during design development phase addressing requirements of the *district energy, if such an option exists*.

The Green Building Design noted in the *Green Building Indicator list* will be achieved through combination of passive, active and hybrid design solutions. Passive will include daylighting and natural ventilation, as well as "double skin" building envelope wherever possible, while active will focus on efficiency of heat pumps, radiant panels and electric lights. The hybrid strategies may include heat recovery ventilation, economizer ventilation, solar thermal systems, radiant facades and possibly ground source heat pumps.

CONCLUSION

Our project is bold, not only in looks and engineering. It is a bold and dynamic take on the future of downtown Victoria. We are going against the advice of the developer community and moving back towards a more comfortable living situation for residents and tenants. We will not get the same price per square foot on rentals, so there are risks involved, as our costs are current. Therefore, our profit margins will be skinnier than we would like. But, we believe this project will best serve Victoria, now and in the future. And, we save a landmark building – The McCall Brothers Funeral Home Chapel. We believe too we will be providing an anchor for the tech community, which is essential to Victoria's future.

We believe the enclosed material illustrates that the requested increase to density and height can be comfortably accommodated on this site while meeting neighbourhood urban design objectives. We also believe it addresses City comments and policies, adding a much needed enhancement to the rapidly growing downtown Victoria community.



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

August 18, 2018

Re: 952 Johnson Street – Rezoning – McCall's Funeral Home

Dear Mayor Helps and Council,

The DRA LUC hosted a CALUC meeting on 5 July 2018 for the above-mentioned application. 22 members of the public attended the meeting.

Based on the information presented by the applicant, the purpose of this application is to rezone from S-2 (Funeral Home) to a 101 Unit 16 Storey residential building. The McCall's Funeral chapel designed by renowned local mid century modern architect John di Castri will be designated heritage and preserved as part of the application. A Floor Space Ratio of 5:1 is proposed for the site. The OCP designation is currently 5.5:1 for the local area. A one storey variance is sought due to the preservation of the Chapel.

The applicant proposes to retain this building as a market rental apartment if at all possible. Parking will be at minimum in accordance with Schedule C.

Comments and concerns raised at the Land Use Committee community meeting and by committee members are as follows;

- There were concerns expressed by a great many attendees regarding the excessive construction noise that will be produced by this site and others in Harris Green and the continuing disregard of the Noise Bylaw by contractors and lack of response by Bylaw Enforcement or adequate penalties to dissuade such activities.
- There were concerns expressed by the neighbouring property owners immediately to the west regarding potential impacts that the proposed street wall would have on their building which doesn't have a street wall and is set back significantly from the street. It was suggested that the streetwall for this application be set back diagonally on the western corner to provide a better transition to the neighbouring property. The applicant agreed to approach the city regarding a solution
- Owners of the neighbouring property to the west expressed concerns regarding the sealing of existing block walls on the shared property line. The applicant agreed to work with the property owners regarding providing a seal between the two buildings at the top of the existing block wall

- Concerns were expressed regarding the appropriateness of the streetwall concept in Harris Green regarding the provision of greenspace and gardens. Setbacks would provide more green space and a better pedestrian experience
- Attendees were complimentary of the aesthetics of the proposed design and the way it angles over the di Castri Chapel. It also provides a nice contrast to the building being developed across the street.
- Concerns were expressed regarding the potential for light pollution that might come from the building. The building at 1075 Pandora developed by the same applicant was cited as a problem for adjacent property owners with exposed hallway lighting adversely affecting their livability.
- Attendees complimented the proposed solid upstand of the balcony treatment of the proposed building which appeared much superior aesthetically to the usual extruded aluminum and clear glass.
- Attendees were very positive regarding the proposed Heritage Designation and preservation of the John di Castri designed Funeral Chapel that exists on the site. Attendees stated concerns that any alterations to the building be minimal and that the applicant's proposal to replace the existing masonry "prow" feature on the front facade with glazing would be inappropriate

No attendees spoke in opposition to the proposal.

The DRALUC acknowledges that this proposal appears to be of high quality, and will provide needed rental accommodation for downtown residents while complying with the OCP.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning



March 11, 2019

Moir Wilson
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 1400 Vancouver Street & 952 Johnson Street Development Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete a Land Lift and Amenity Contribution Analysis for the proposed rezoning of 1400 Vancouver Street and 952 Johnson Street Victoria (the Site) from the current zone to the proposed new zone by CGS Property Group (the Developer).

The purpose of the analysis is to estimate the land lift and amenity contribution on the Site from an increase in density on the Site from that which would allow for development of a mixed commercial and residential building with a maximum of 3.0 FSR (identified as the 'base density') on the 2,151.7 square metre S-2 Zoned lands to a proposed density of 4.4 FSR as a mixed commercial and residential project. The Developer is proposing all residential units be secured as rental in perpetuity through a housing agreement. In addition, the Developer is proposing to retain, rehabilitate and designate a heritage building on the Site as part of the development. The bonus density of 1.4 FSR is expected to finance the costs of conservation and seismic upgrading of the proposed heritage designated building on the Site and to offset the provision of all residential space as rental in perpetuity through a housing agreement.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the Site assuming it already had the new zoning for 4.4 FSR compared with the maximum value a developer could pay for the Site if developed as permitted under the base density at 3.0 FSR with prevailing market conditions. GPRA has been asked to assess the value of the Site with the following potential uses:

- 1) Residential rental in perpetuity
- 2) Commercial retail uses (both new construction and in a rehabilitated chapel);

GPRA used standard developer proformas to model the economics of typical development as proposed/allowed under the Official Community Plan. The 'Lift' is then calculated as the difference in residual land values under both base density and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is roughly 2,151.7 square metres in area and can be developed under the current OCP designation with a mix of ground floor commercial with residential above at a base density of 3.0 FSR, of which the commercial portion shall not exceed 1:1 FSR. The proposed new development at roughly 4.4 FSR would amount to approximately 9,468.8 square metres of GBA, comprised of 8,920 square metres (gross area) of residential (composed of 93 rental apartments), and 549 square metres of ground floor commercial space, with 99 parking stalls to be provided along with 130 long term bicycle parking stalls plus 12 short term bike parking stalls.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the rezoned rental apartment project a profit to project cost metric is not appropriate to determine the residual land valuation, as it would be difficult to support any land value and achieve a profit with a rental building built using concrete construction materials. Developers would typically look at the yield of ongoing revenue measured as an internal rate of return (IRR). GPRA has determined the residual land value for the rezoned property using a target IRR of 5.57%, reflective of current capitalization rates for rental apartments and commercial retail in the City (the 5.57% IRR is set at 1.5% points above the blended cap rates for rental at 4.0% and the cap rate for commercial at 5.25%). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving the acceptable 5.57% IRR on their project.

The residual land value determined from this analysis is then compared to the value of the Site using the base density as determined by current Official Plan policy to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements on Vancouver Street and Johnson Street that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required from the proposed rezoning would impact the lift and would need to be identified, priced, and included in a revised analysis.

It is GPRA's understanding that because this application was received prior to November 8, 2018, the 2016 Density Bonus Policy applies.

Market rents for apartment units and commercial uses have been drawn from a scan of projects with current listings in the area. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. The developer has provided an estimate of \$710,000 for the heritage conservation strategy of the Chapel as adaptive re-use. The heritage conservation costs include \$250,000 for shoring, \$100,000 for seismic upgrading, and \$125,000 for glazing, along with other costs for flooring, lighting, doors, electrical upgrades, bathrooms, roofing, and other miscellaneous costs. Development or soft costs have been drawn from industry standards, and from the City's sources.

All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that there is no lift from the proposed rezoning. As such, GPRA does not recommend the City seek any contribution from the developer if they provide a rental covenant for the 93 residential units in perpetuity and the Heritage designation and conservation measures are fulfilled.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 952 Johnson and 1400 Vancouver. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
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E gerry@rolloassociates.com | W www.rolloassociates.com

GRADIENTWIND

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PEDESTRIAN LEVEL WIND STUDY

1400 Vancouver Street
Victoria, British Columbia

REPORT: GWE18-187-CFDPLW



November 26, 2018

PREPARED FOR

Dan Cox
1153279 BC Ltd.
301-1025 Meares Street
Victoria, British Columbia
V8V 3J7

PREPARED BY

Megan Prescott, M.E.Sc., Project Manager
Andrew Sliassas, M.A.Sc., P.Eng., Principal

EXECUTIVE SUMMARY

This report describes a pedestrian level wind study undertaken to assess wind conditions for a proposed mixed-use development located at 1400 Vancouver Street in Victoria, British Columbia. The study involves simulation of wind speeds for selected wind directions in a three-dimensional (3D) computer model using the Computational Fluid Dynamics (CFD) technique, combined with meteorological data integration, to assess pedestrian comfort and safety within and surrounding the development site. The results and recommendations derived from these considerations are summarized in the following paragraphs and detailed in the subsequent report.

Our work is based on industry standard CFD simulation and data analysis procedures, architectural drawings provided by AVRP Architecture in November 2018, surrounding street layouts and existing and approved future building massing information, as well as recent site imagery.

A complete summary of the predicted wind conditions is provided in Section 5 of this report and illustrated in Figures 3-6 following the main text. Based on CFD test results, interpretation, and experience with similar developments, we conclude that wind conditions over all pedestrian sensitive grade-level locations within and surrounding the study site will be acceptable for the intended uses throughout the year.

Within the context of typical weather patterns, which exclude anomalous localized storm events such as tornadoes and downbursts, no areas over the study site were found to experience conditions too windy for walking, or that could be considered unsafe.

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FIGURES

APPENDICES

Appendix A – Wind Tunnel Simulation of the Natural Wind

Appendix B – Pedestrian Level Wind Measurement Methodology

1. INTRODUCTION

Gradient Wind Engineering Inc. (Gradient Wind) was retained by 1153279 BC Ltd. to undertake a computer-based pedestrian level wind study for a mixed-use development to be located at 1400 Vancouver Street in Victoria, British Columbia. Our mandate within this study, as outlined in GWE proposal #18-304P, dated November 2, 2018, is to investigate pedestrian wind comfort within and surrounding the development site, and to identify any areas where wind conditions may interfere with certain pedestrian activities so that mitigation measures may be considered, where necessary.

Our work is based on industry standard computer simulations using the Computational Fluid Dynamics (CFD) technique and data analysis procedures, architectural drawings provided by AVRP Architecture in November 2018, surrounding street layouts and existing and approved future building massing information, as well as recent site imagery.

2. TERMS OF REFERENCE

The focus of this detailed pedestrian level wind study is a proposed mixed-use development at 1400 Vancouver Street in Victoria, British Columbia. The development is located at the northwest corner of Vancouver Street and Johnston Street, and retains an existing chapel at the east side of the study site.

The proposed development is a 15-storey residential building with mixed-uses at ground floor. The building features an irregular planform characterized by rectangular insets and diagonal walls. At grade, the building comprises retail units fronting Johnson Street and a lobby at the east side of the building, as well as indoor parking for vehicles and bicycles. A parking entrance at the southwest corner of the building provides access to grade-level parking as well as to a ramp to three levels of underground parking. The lobby entrances open to a gated area, between the study building and an existing adjacent chapel, that may contain seating areas. At Level 2, the floorplate sets back from the north side to create private decks and extends at the east and south sides to overhang entrances at ground floor. At Level 3, the floorplate neatly sets back from the north and south and extends at the east side. An inset at the southwest corner accommodates a rooftop amenity deck, and private rooftop decks are located at the south and north sides of the building. At Level 4, the floorplate largely concentrates towards the centre of the building while variably extending at all sides to partially overhang private and amenity roof decks at Level 3. At Levels 7

and 11, the floorplate slightly extends at the east side. At Level 15, the floorplate sets back neatly from the north and south sides and extends further east. The Level 15 setback at the south side of the building accommodates a public view deck bounded by private decks to the east and west, all partially covered by a canopy extending from the south and east sides of the roof.

Regarding wind exposures, the near-field surroundings of the development (defined as an area falling within a 200-metre radius of the site) are primarily characterized by a mix of low- and mid-rise developments in all directions. Additionally, the near-field contains a future proposed multi-tower high-rise development (989 Johnson Street) directly south across Johnson Street. The far-field surroundings (defined as the area beyond the near field and within a two-kilometer radius), are a continuation of the near-field, transitioning to include scattered taller buildings from east clockwise to the northwest.

Key areas under consideration for pedestrian wind comfort include surrounding sidewalks, building access points, nearby transit stops, parking lots, and the potential grade-level outdoor amenity area. Figure 1 illustrates the study site and surrounding context. Figures 2A and 2B illustrate the computational model used to conduct the study.

3. OBJECTIVES

The principal objectives of this study are to (i) determine pedestrian level wind comfort and safety conditions at key areas within and surrounding the development site; (ii) identify areas where wind conditions may interfere with the intended uses of outdoor spaces; and (iii) recommend suitable mitigation measures, where required.

4. METHODOLOGY

The approach followed to quantify pedestrian wind conditions over the site is based on CFD simulations of wind speeds across the study site within a virtual environment, meteorological analysis of the Victoria area wind climate, and synthesis of computational data with industry-accepted guidelines. The following sections describe the analysis procedures, including a discussion of the pedestrian comfort guidelines.

4.1 Computer-Based Context Modelling

A computer-based PLW study was performed to determine the influence of the wind environment on pedestrian comfort over the proposed development site. Pedestrian comfort predictions, based on the mechanical effects of wind, were determined by combining measured wind speed data from CFD simulations with statistical weather data obtained from Victoria International Airport. The general concept and approach to CFD modelling is to represent building and topographic details in the immediate vicinity of the study site on the surrounding model, and to create suitable atmospheric wind profiles at the model boundary. The wind profiles are designed to have similar mean and turbulent wind properties consistent with actual site exposures.

An industry standard practice is to omit trees, vegetation, and other existing and planned landscape elements from the model due to the difficulty of providing accurate seasonal representation of vegetation. The omission of trees and other landscaping elements produces slightly more conservative wind speed values.

4.2 Wind Speed Measurements

The PLW analysis was performed by simulating wind flows and gathering velocity data over a CFD model of the site for 12 wind directions. The CFD simulation model was centered on the study building, complete with surrounding massing within a diameter of approximately 840 metres.

Mean and peak wind speed data obtained over the study site for each wind direction were interpolated to 36 wind directions at 10° intervals, representing the full compass azimuth. Measured wind speeds approximately 1.5 metres above local grade were referenced to the wind speed at gradient height to generate mean and peak velocity ratios, which were used to calculate full-scale values. The gradient height represents the theoretical depth of the boundary layer of the Earth's atmosphere, above which the mean wind speed remains constant. Appendices A and B provide greater detail of the theory behind wind speed measurements.

4.3 Meteorological Data Analysis

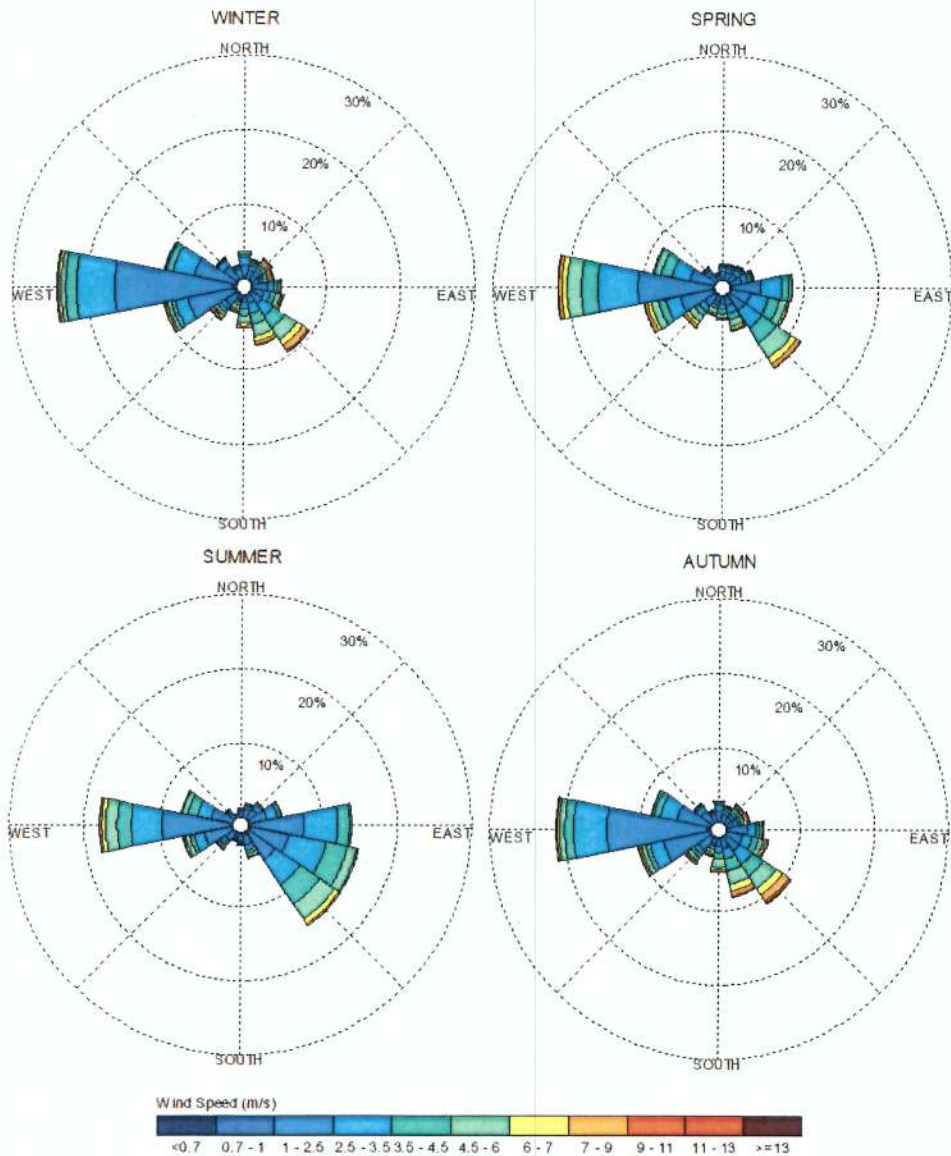
A statistical model for winds in Victoria was developed from approximately 40-years of hourly meteorological wind data recorded at Victoria International Airport, and obtained from the local branch of Atmospheric Environment Services of Environment Canada. Wind speed and direction data were analyzed for each month of the year in order to determine the statistically prominent wind directions and corresponding speeds, and to characterize similarities between monthly weather patterns. Based on this portion of the analysis, the four seasons are represented by grouping data from consecutive months based on similarity of weather patterns, and not according to the traditional calendar method.

The statistical model of the Victoria area wind climate, which indicates the directional character of local winds on a seasonal basis, is illustrated on the following page. The plots illustrate seasonal distribution of measured wind speeds and directions in meters per second (m/s). Probabilities of occurrence of different wind speeds are represented as stacked polar bars in sixteen azimuth divisions. The radial direction represents the percentage of time for various wind speed ranges per wind direction during the measurement period. The preferred wind speeds and directions can be identified by the longer length of the bars. For Victoria, the most common winds concerning pedestrian comfort occur from the east clockwise to the south-southeast, as well as those from the west. The directional preference and relative magnitude of the wind speed varies somewhat from season to season, with the summer months displaying the calmest winds relative to the remaining seasonal periods

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Notes:

1. Radial distances indicate percentage of time of wind events.
2. Wind speeds are mean hourly in m/s, measured at 10 m above the ground.

4.4 Pedestrian Comfort and Safety Guidelines

Pedestrian comfort and safety guidelines are based on the mechanical effects of wind without consideration of other meteorological conditions (i.e. temperature, relative humidity). The comfort guidelines assume that pedestrians are appropriately dressed for a specified outdoor activity during any given season. Four pedestrian comfort classes are based on 80% non-exceedance gust wind speed ranges, which include (i) Sitting; (ii) Standing; (iii) Walking; and (iv) Uncomfortable. More specifically, the comfort classes and associated gust wind speed ranges are summarized as follows:

- (i) **Sitting** – A wind speed below 16 km/h (i.e. 0 – 16 km/h) would be considered acceptable for sedentary activities, including sitting.
- (ii) **Standing** – A wind speed below 22 km/h (i.e. 16 km/h – 22 km/h) is acceptable for activities such as standing or leisurely strolling.
- (iii) **Walking** – A wind speed below 30 km/h (i.e. 22 km/h – 30 km/h) is acceptable for walking or more vigorous activities.
- (iv) **Uncomfortable** – A wind speed over 30 km/h is classified as uncomfortable from a pedestrian comfort standpoint. Brisk walking and exercise, such as jogging, would be acceptable for moderate excesses of this criterion.

The pedestrian safety wind speed guideline is based on the approximate threshold that would cause a vulnerable member of the population to fall. A 0.1% exceedance gust wind speed of greater than 90 km/h is classified as dangerous.

The wind speeds associated with the above categories are gust wind speeds. Corresponding mean wind speeds are approximately calculated as gust wind speed minus 1.5 times the root-mean-square (rms) of the wind speed measurements. Gust speeds are used in the guidelines because people tend to be more sensitive to wind gusts than to steady winds for lower wind speed ranges. For strong winds approaching dangerous levels, this effect is less important, because the mean wind can also cause problems for pedestrians. The gust speed ranges are selected based on 'The Beaufort Scale', presented on the following page, which describes the effects of forces produced by varying wind speed levels on objects.

THE BEAUFORT SCALE

NUMBER	DESCRIPTION	WIND SPEED (KM/H)	DESCRIPTION
2	Light Breeze	4-8	Wind felt on faces
3	Gentle Breeze	8-15	Leaves and small twigs in constant motion; Wind extends light flags
4	Moderate Breeze	15-22	Wind raises dust and loose paper; Small branches are moved
5	Fresh Breeze	22-30	Small trees in leaf begin to sway
6	Strong Breeze	30-40	Large branches in motion; Whistling heard in electrical wires; Umbrellas used with difficulty
7	Moderate Gale	40-50	Whole trees in motion; Inconvenient walking against wind
8	Gale	50-60	Breaks twigs off trees; Generally impedes progress

Experience and research on people's perception of mechanical wind effects has shown that if the wind speed levels are exceeded for more than 80% of the time, the activity level would be judged to be uncomfortable by most people. For instance, if wind speeds of 16 km/h were exceeded for more than 20% of the time most pedestrians would judge that location to be too windy for sitting or more sedentary activities. Similarly, if 30 km/h at a location were exceeded for more than 20% of the time, walking or less vigorous activities would be considered uncomfortable. As most of these criteria are based on subjective reactions of a population to wind forces, their application is partly based on experience and judgment.

Once the pedestrian wind speed predictions have been established at tested locations, the assessment of pedestrian comfort involves determining the suitability of the predicted wind conditions for their associated spaces. This step involves comparing the predicted comfort class to the desired comfort class, which is dictated by the location type represented by the sensor (i.e. a sidewalk, building entrance, amenity space, or other). An overview of common pedestrian location types and their desired comfort classes are summarized on the following page.

DESIRED PEDESTRIAN COMFORT CLASSES FOR VARIOUS LOCATION TYPES

Location Types	Desired Comfort Classes
Primary Building Entrance	Standing
Secondary Building Access Point	Walking
Public Sidewalks / Pedestrian Walkways	Walking
Outdoor Amenity Spaces	Sitting / Standing
Cafés / Patios / Benches / Gardens	Sitting / Standing
Plazas	Standing / Walking
Transit Stops	Standing
Public Parks	Sitting / Walking
Garage / Service Entrances	Walking
Vehicular Drop-Off Zones	Walking
Laneways / Loading Zones	Walking

5. RESULTS AND DISCUSSION

The foregoing discussion of predicted pedestrian wind conditions is accompanied by Figures 3 through 6 (following the main text) illustrating the seasonal wind conditions at grade level areas. The colour contours indicate various comfort classes predicted for certain regions. Wind conditions comfortable for sitting or more sedentary activities are represented by the colour green and conditions suitable for standing are represented by yellow.

Johnson Street and Vancouver Street Sidewalks, Including All Adjacent Entrances (Tags A & B): The Johnson Street sidewalk to the south of the building (Tag A) and the Vancouver Street sidewalk to the east (Tag B), as well as all adjacent entrances serving the study building, will be suitable for sitting throughout the year. These conditions are acceptable for the intended uses.

Transit Stops and Parking Lots Surrounding the Study Side (Tags C & D): The transit stops located along Johnson Avenue to the southeast and southwest of the study building (Tag C), as well as all neighboring parking lots (Tag D) will be suitable for sitting throughout the year, which is acceptable.

Potential Grade-Level Amenity Area (Tags E): The gated area between the study building and the existing chapel may serve as a potential outdoor amenity area. This area will be suitable for sitting throughout the year without mitigation, which is acceptable.

Influence of the Proposed Development on Existing Wind Conditions near the Study Site: Wind conditions over surrounding sidewalks beyond the development site, as well as at nearby building entrances, will be comfortable for their intended pedestrian uses during each seasonal period upon the introduction of the proposed development.

Wind Safety: Within the context of typical weather patterns, which exclude anomalous localized storm events such as tornadoes and downbursts, no areas over the study site were found to experience wind conditions that are considered unsafe.

6. CONCLUSIONS AND RECOMMENDATIONS

This report summarizes the methodology, results, and recommendations related to a pedestrian level wind study for the proposed mixed-use development located at 1400 Vancouver Street in Victoria, British Columbia. The study was performed in accordance with the scope of work described in GWE proposal #18-304P, dated November 2, 2018, as well as industry standard CFD simulation and data analysis procedures.

A complete summary of the predicted wind conditions is provided in Section 5 of this report and illustrated in Figures 3-6 following the main text. Based on CFD test results, meteorological data analysis of the Victoria wind climate, and experience with similar developments in Victoria, we conclude that wind conditions over all pedestrian sensitive grade-level locations within and surrounding the study site will be acceptable for the intended uses throughout the year.

Within the context of typical weather patterns, which exclude anomalous localized storm events such as tornadoes and downbursts, no areas over the study site were found to experience conditions too windy for walking, or that could be considered unsafe.

This concludes our pedestrian level wind study and report. Please advise the undersigned of any questions or comments.

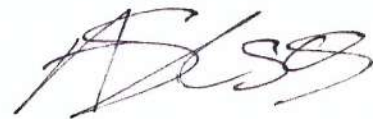
Sincerely,

Gradient Wind Engineering Inc.

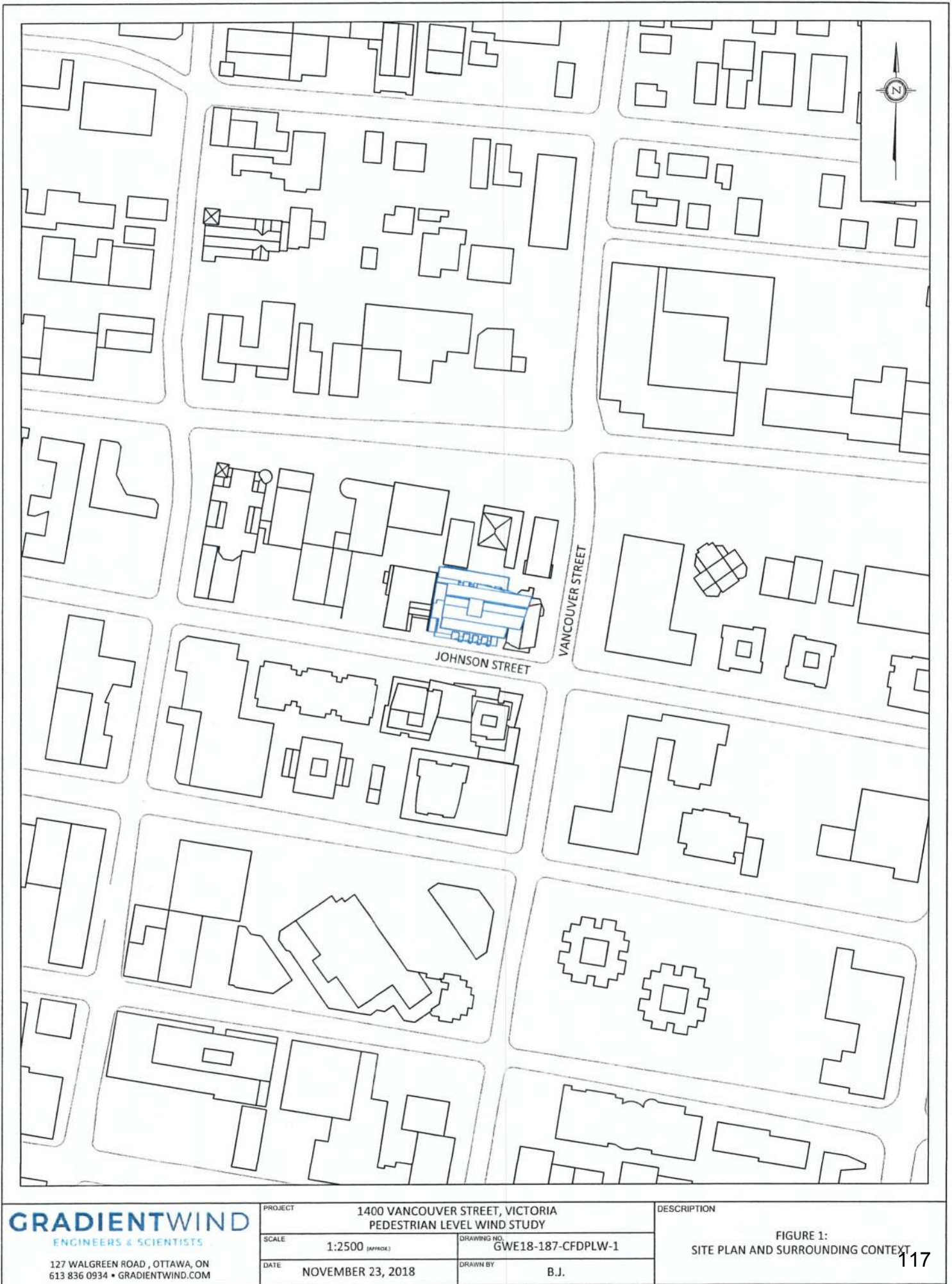


Megan Prescott, MEng.,
Project Manager

GWE18-187-CFDPLW



Andrew Sliassas, M.A.Sc., P.Eng.,
Principal



GRADIENTWIND ENGINEERS & SCIENTISTS 127 WALGREEN ROAD, OTTAWA, ON 613 836 0934 • GRADIENTWIND.COM	PROJECT 1400 VANCOUVER STREET, VICTORIA PEDESTRIAN LEVEL WIND STUDY		DESCRIPTION FIGURE 1: SITE PLAN AND SURROUNDING CONTEXT
	SCALE 1:2500 (APPROX)	DRAWING NO. GWE18-187-CFDPLW-1	
	DATE NOVEMBER 23, 2018	DRAWN BY B.J.	

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FIGURE 2A: COMPUTATIONAL MODEL, LOOKING NORTHWEST

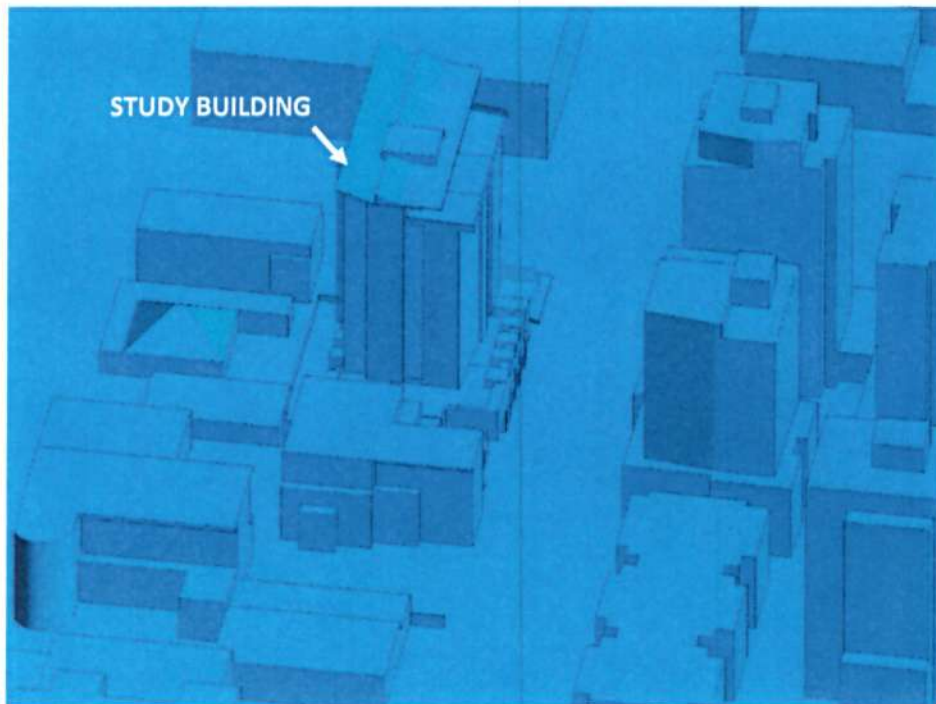


FIGURE 2B: STUDY SITE, LOOKING EAST

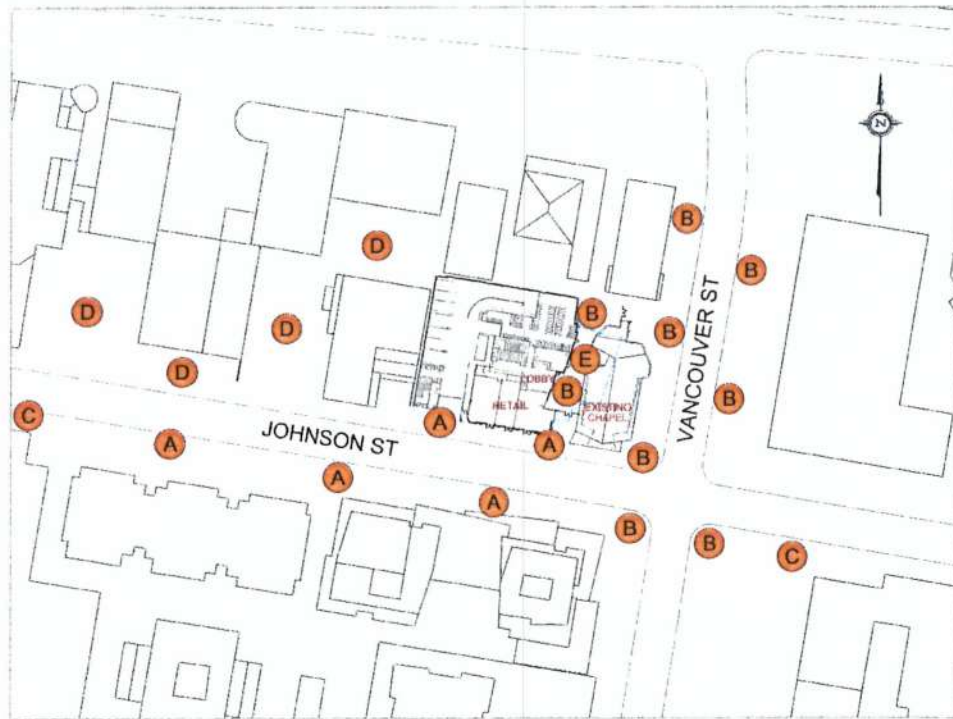
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GREEN – SITTING
YELLOW – STANDING



FIGURE 3: SPRING – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS



1400 VANCOUVER STREET - REFERENCE LOCATIONS

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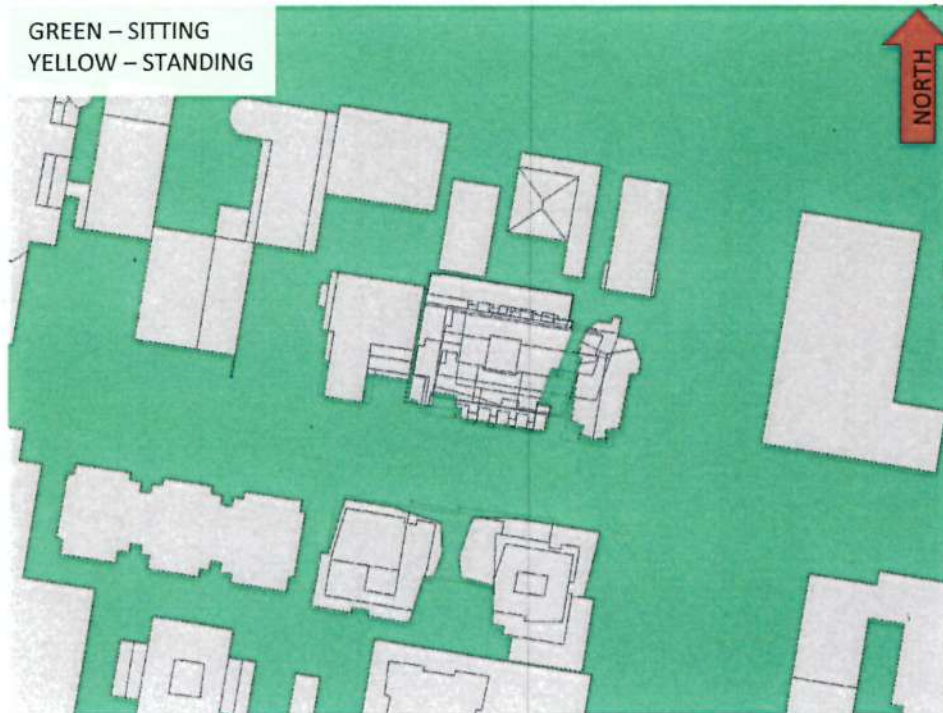
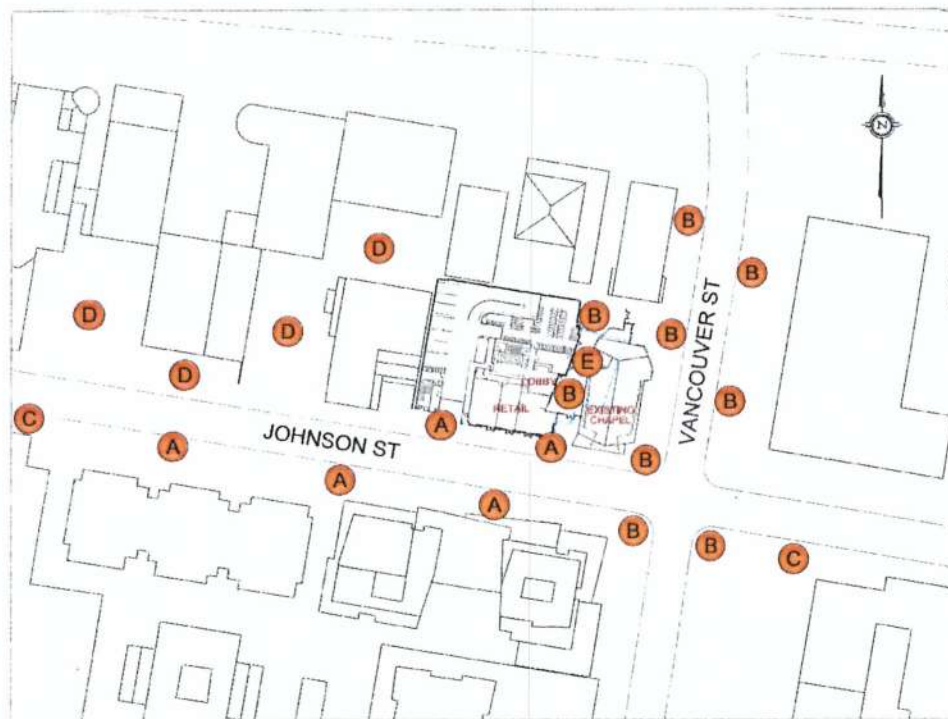


FIGURE 4: SUMMER – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS



1400 VANCOUVER STREET - REFERENCE LOCATIONS

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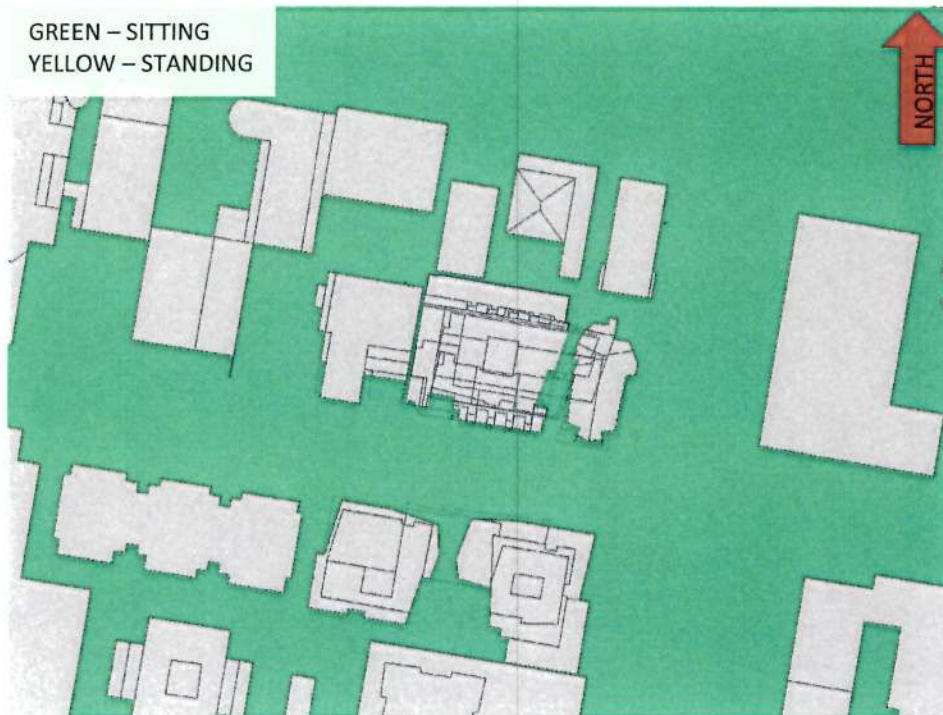
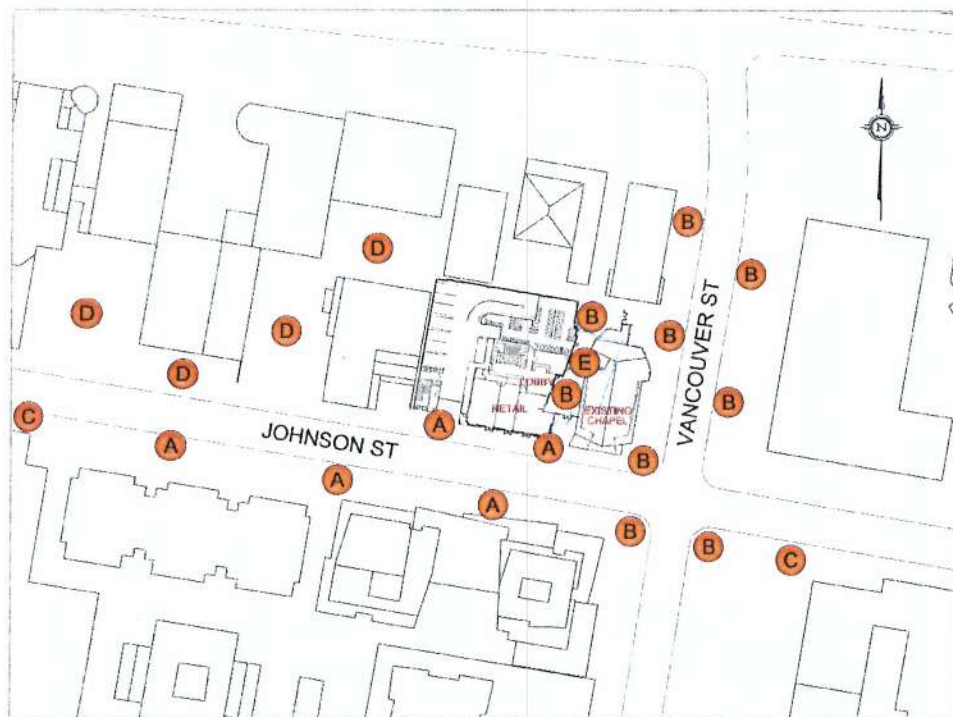


FIGURE 5: AUTUMN – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS



1400 VANCOUVER STREET - REFERENCE LOCATIONS

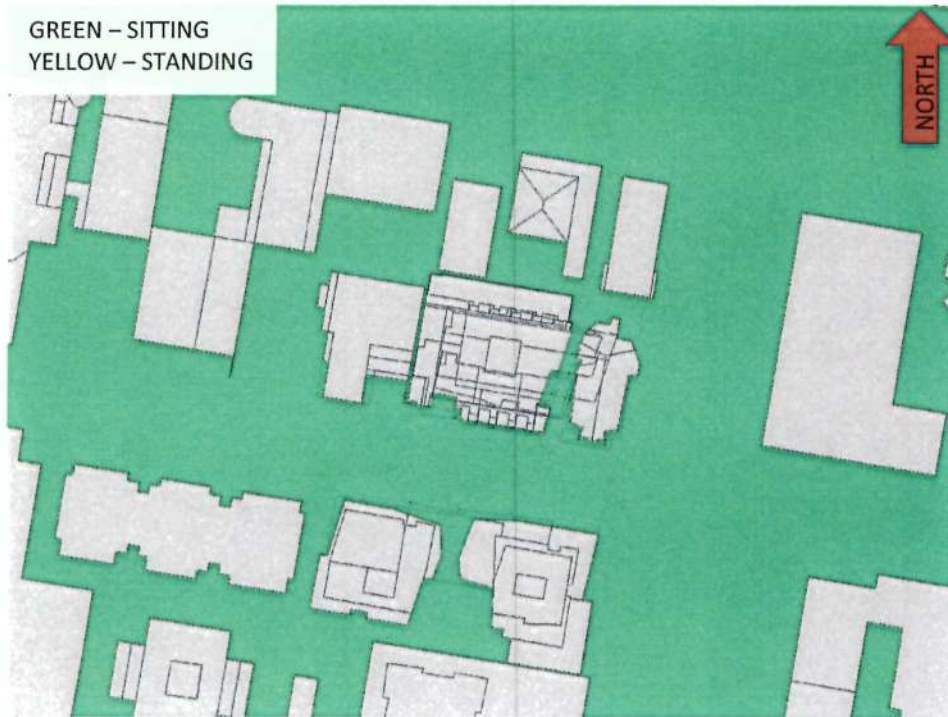
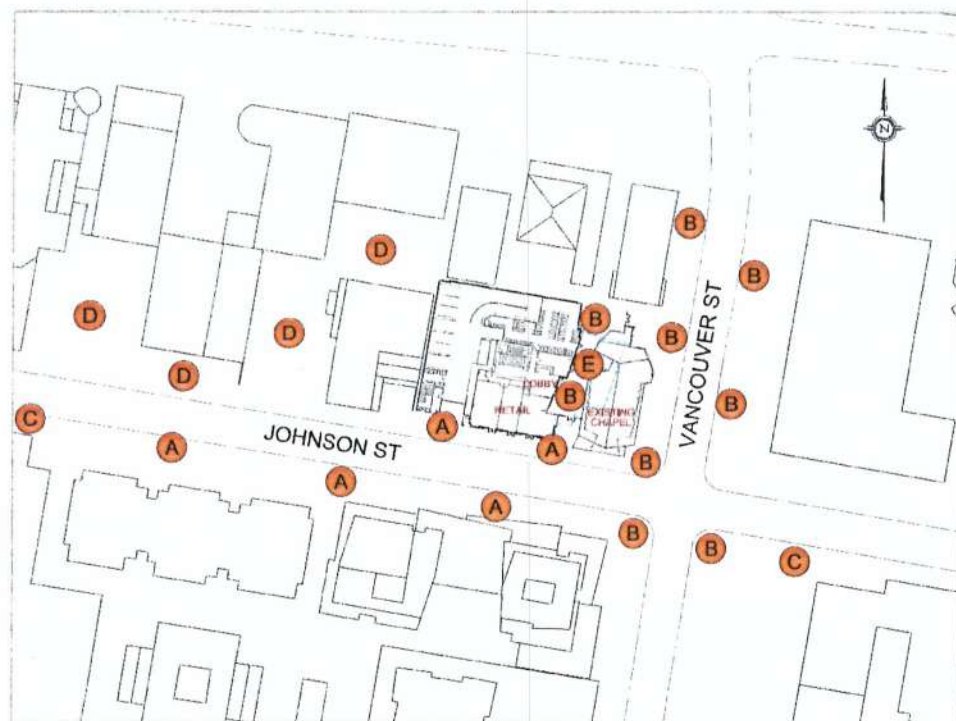
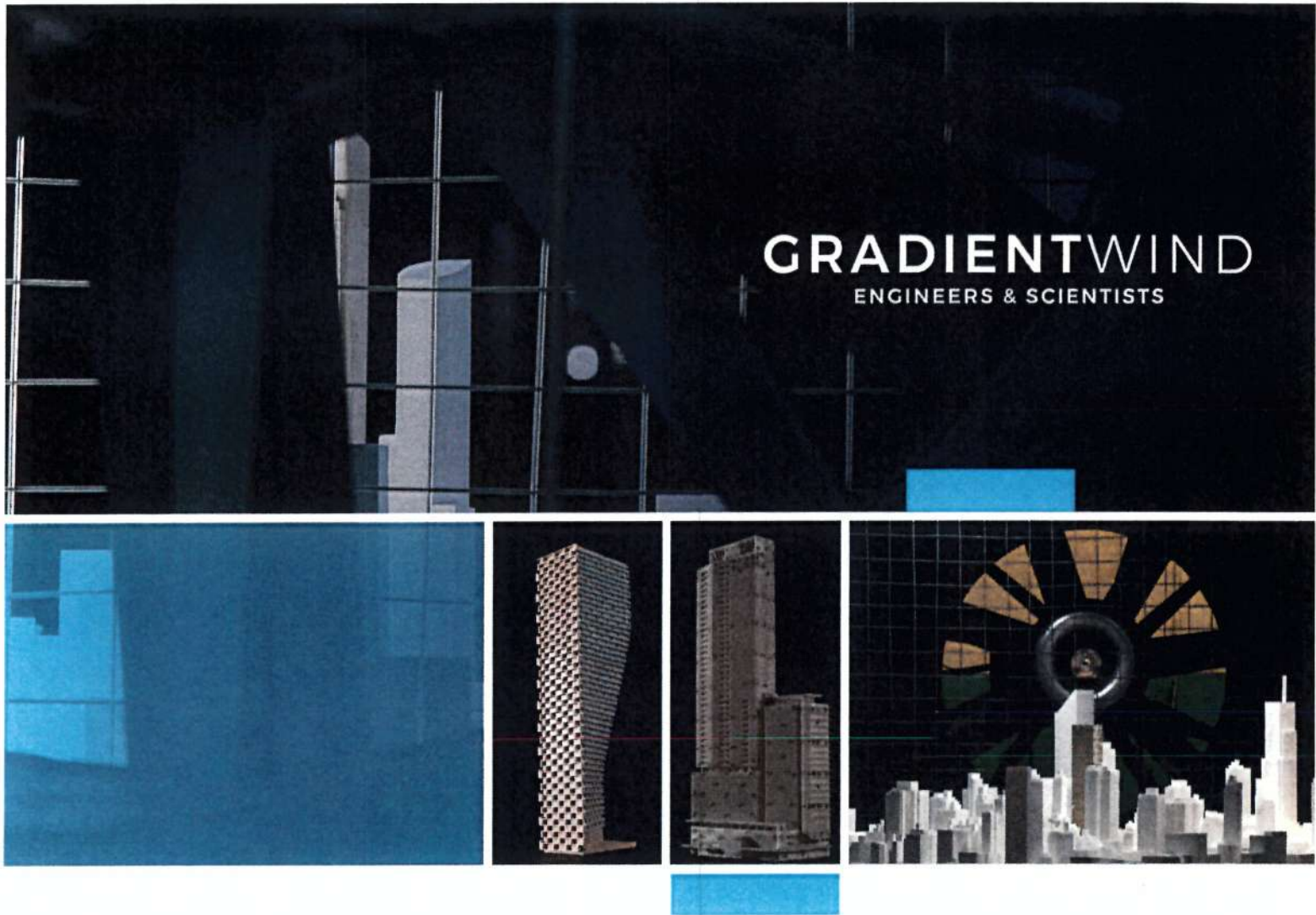


FIGURE 6: WINTER – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS



1400 VANCOUVER STREET - REFERENCE LOCATIONS



APPENDIX A

WIND TUNNEL SIMULATION OF THE NATURAL WIND

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WIND TUNNEL SIMULATION OF THE NATURAL WIND

Wind flowing over the surface of the earth develops a boundary layer due to the drag produced by surface features such as vegetation and man-made structures. Within this boundary layer, the mean wind speed varies from zero at the surface to the gradient wind speed at the top of the layer. The height of the top of the boundary layer is referred to as the gradient height, above which the velocity remains more-or-less constant for a given synoptic weather system. The mean wind speed is taken to be the average value over one hour. Superimposed on the mean wind speed are fluctuating (or turbulent) components in the longitudinal (i.e. along wind), vertical and lateral directions. Although turbulence varies according to the roughness of the surface, the turbulence level generally increases from nearly zero (smooth flow) at gradient height to maximum values near the ground. While for a calm ocean the maximum could be 20%, the maximum for a very rough surface such as the center of a city could be 100%, or equal to the local mean wind speed. The height of the boundary layer varies in time and over different terrain roughness within the range of 400 metres (m) to 600 m.

Simulating real wind behaviour in a wind tunnel requires simulating the variation of mean wind speed with height, simulating the turbulence intensity, and matching the typical length scales of turbulence. It is the ratio between wind tunnel turbulence length scales and turbulence scales in the atmosphere that determines the geometric scales that models can assume in a wind tunnel. Hence, when a 1:200 scale model is quoted, this implies that the turbulence scales in the wind tunnel and the atmosphere have the same ratios. Some flexibility in this requirement has been shown to produce reasonable wind tunnel predictions compared to full scale. In model scale the mean and turbulence characteristics of the wind are obtained with the use of spires at one end of the tunnel and roughness elements along the floor of the tunnel. The fan is located at the model end and wind is pulled over the spires, roughness elements and model. It has been found that, to a good approximation, the mean wind profile can be represented by a power law relation, shown below, giving height above ground versus wind speed.

$$U = U_g \left(\frac{Z}{Z_g} \right)^\alpha$$

Where; U = mean wind speed, U_g = gradient wind speed, Z = height above ground, Z_g = depth of the boundary layer (gradient height) and α is the power law exponent.

Figure B1 on the following page plots three velocity profiles for open country, and suburban and urban exposures.

The exponent α varies according to the type of upwind terrain; α ranges from 0.14 for open country to 0.33 for an urban exposure. Figure B2 illustrates the theoretical variation of turbulence for open country, suburban and urban exposures.

The integral length scale of turbulence can be thought of as an average size of gust in the atmosphere. Although it varies with height and ground roughness, it has been found to generally be in the range of 100 m to 200 m in the upper half of the boundary layer. Thus, for a 1:300 scale, the model value should be between 1/3 and 2/3 of a metre. Integral length scales are derived from power spectra, which describe the energy content of wind as a function of frequency. There are several ways of determining integral length scales of turbulence. One way is by comparison of a measured power spectrum in model scale to a non-dimensional theoretical spectrum such as the Davenport spectrum of longitudinal turbulence. Using the Davenport spectrum, which agrees well with full-scale spectra, one can estimate the integral scale by plotting the theoretical spectrum with varying L until it matches as closely as possible the measured spectrum:

$$f \times S(f) = \frac{\frac{4(Lf)^2}{U_{10}^2}}{\left[1 + \frac{4(Lf)^2}{U_{10}^2}\right]^{\frac{4}{3}}}$$

Where, f is frequency, $S(f)$ is the spectrum value at frequency f , U_{10} is the wind speed 10 m above ground level, and L is the characteristic length of turbulence.

Once the wind simulation is correct, the model, constructed to a suitable scale, is installed at the center of the working section of the wind tunnel. Different wind directions are represented by rotating the model to align with the wind tunnel center-line axis.

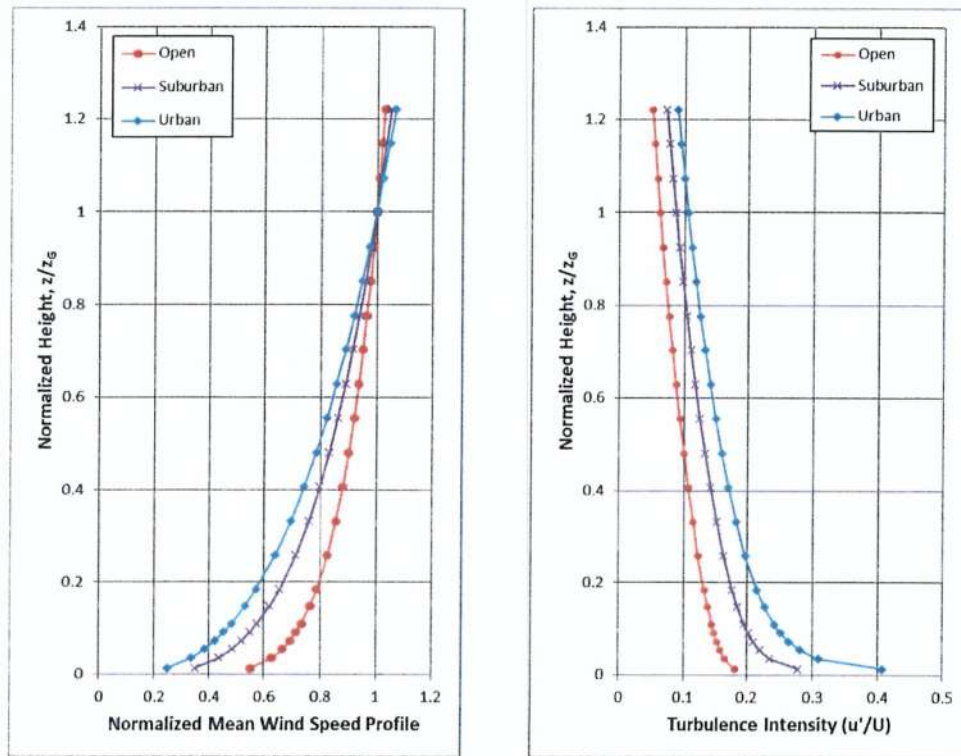


FIGURE A1 (LEFT): MEAN WIND SPEED PROFILES;
FIGURE A2 (RIGHT): TURBULENCE INTENSITY PROFILES

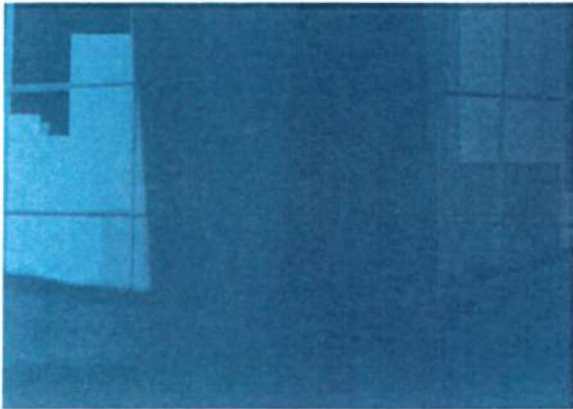
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1. Teunissen, H.W., 'Characteristics of The Mean Wind And Turbulence In The Planetary Boundary Layer', Institute For Aerospace Studies, University Of Toronto, UTIAS # 32, Oct. 1970
2. Flay, R.G., Stevenson, D.C., 'Integral Length Scales in an Atmospheric Boundary Layer Near The Ground', 9th Australian Fluid Mechanics Conference, Auckland, Dec. 1966
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GRADIENTWIND

ENGINEERS & SCIENTISTS



APPENDIX B

PEDESTRIAN LEVEL WIND MEASUREMENT METHODOLOGY

The information contained within this appendix is offered to provide a greater understanding of the relationship between the physical wind tunnel testing method and virtual computer-based simulations

PEDESTRIAN LEVEL WIND MEASUREMENT METHODOLOGY

Pedestrian level wind studies are performed in a wind tunnel on a physical model of the study buildings at a suitable scale. Instantaneous wind speed measurements are recorded at a model height corresponding to 1.5 m full scale using either a hot wire anemometer or a pressure-based transducer. Measurements are performed at any number of locations on the model and usually for 36 wind directions. For each wind direction, the roughness of the upwind terrain is matched in the wind tunnel to generate the correct mean and turbulent wind profiles approaching the model.

The hot wire anemometer is an instrument consisting of a thin metallic wire conducting an electric current. It is an omni-directional device equally sensitive to wind approaching from any direction in the horizontal plane. By compensating for the cooling effect of wind flowing over the wire, the associated electronics produce an analog voltage signal that can be calibrated against velocity of the air stream. For all measurements, the wire is oriented vertically so as to be sensitive to wind approaching from all directions in a horizontal plane.

The pressure sensor is a small cylindrical device that measures instantaneous pressure differences over a small area. The sensor is connected via tubing to a transducer that translates the pressure to a voltage signal that is recorded by computer. With appropriately designed tubing, the sensor is sensitive to a suitable range of fluctuating velocities.

For a given wind direction and location on the model, a time history of the wind speed is recorded for a period of time equal to one hour in full-scale. The analog signal produced by the hot wire or pressure sensor is digitized at a rate of 400 samples per second. A sample recording for several seconds is illustrated in Figure B1. This data is analyzed to extract the mean, root-mean-square (rms) and the peak of the signal. The peak value, or gust wind speed, is formed by averaging a number of peaks obtained from sub-intervals of the sampling period. The mean and gust speeds are then normalized by the wind tunnel gradient wind speed, which is the speed at the top of the model boundary layer, to obtain mean and gust ratios. At each location, the measurements are repeated for 36 wind directions to produce normalized polar plots, which will be provided upon request.

B1

In order to determine the duration of various wind speeds at full scale for a given measurement location the gust ratios are combined with a statistical (mathematical) model of the wind climate for the project site. This mathematical model is based on hourly wind data obtained from one or more meteorological stations (usually airports) close to the project location. The probability model used to represent the data is the Weibull distribution expressed as:

$$P(>U_g) = A_\theta \cdot \exp \left[\left(-\frac{U_g}{C_\theta} \right)^{K_\theta} \right]$$

Where,

$P(>U_g)$ is the probability, fraction of time, that the gradient wind speed U_g is exceeded; θ is the wind direction measured clockwise from true north, A , C , K are the Weibull coefficients, (Units: A - dimensionless, C - wind speed units [km/h] for instance, K - dimensionless). A_θ is the fraction of time wind blows from a 10° sector centered on θ .

Analysis of the hourly wind data recorded for a length of time, on the order of 10 to 30 years, yields the A_θ , C_θ and K_θ values. The probability of exceeding a chosen wind speed level, say 20 km/h, at sensor N is given by the following expression:

$$P_N(>20) = \sum_\theta P \left[\frac{(>20)}{\left(\frac{U_N}{U_g} \right)} \right]$$

$$P_N(>20) = \sum_\theta P \{ >20/(U_N/U_g) \}$$

Where, U_N/U_g is the gust velocity ratios, where the summation is taken over all 36 wind directions at 10° intervals.

If there are significant seasonal variations in the weather data, as determined by inspection of the C_θ and K_θ values, then the analysis is performed separately for two or more times corresponding to the groupings of seasonal wind data. Wind speed levels of interest for predicting pedestrian comfort are based on the comfort guidelines chosen to represent various pedestrian activity levels as discussed in the main text.

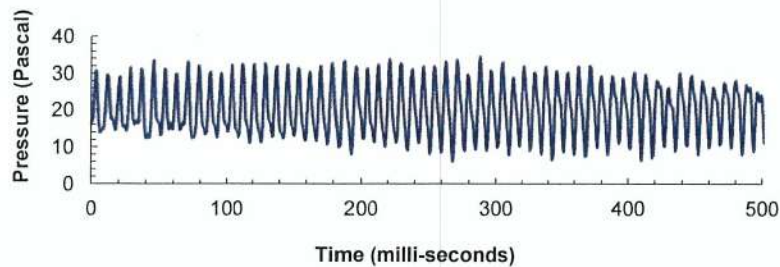


FIGURE B1: TIME VERSUS VELOCITY TRACE FOR A TYPICAL WIND SENSOR

REFERENCES

1. Davenport, A.G., 'The Dependence of Wind Loading on Meteorological Parameters', Proc. of Int. Res. Seminar, Wind Effects on Buildings & Structures, NRC, Toronto, 1967, University of Toronto Press.
2. Wu, S., Bose, N., 'An Extended Power Law Model for the Calibration of Hot-wire/Hot-film Constant Temperature Probes', Int. J. of Heat Mass Transfer, Vol.17, No.3, pp.437-442, Pergamon Press.

3.1 Development Permit with Variances Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street

The City is considering a Rezoning and Development Permit with Variances Application to construct a mixed-use residential building with commercial use at grade and residential above, with an increase in density and at a height of approximately 16 storeys. The existing Chapel is proposed to be retained for future commercial use.

Applicant meeting attendees:

DOUG AUSTIN	AVRP SKYPORT STUDIOS
TOMASZ ANIELSKI	AVRP SKYPORT STUDIOS
OLIVIA LYNE	LADR LANDSCAPE ARCHITECTS INC.
DAN COX	COX DEVELOPMENTS
STEVEN COX	COX DEVELOPMENTS

Moira Wilson provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- built form massing
- façade articulation and finishes
- ground-level landscape plan for sensitive integration with the Chapel, surrounding properties and activation of the public realm.

Doug Austin provided the Panel with a detailed presentation of the site and context of the proposal, and Olivia Lyne provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is there a precedent in Victoria for a building with this form?
 - from Victoria's beginnings, there has been a wide and wonderful variety of architecture
 - this project faces a special set of circumstances, and there may not be another site in Victoria that has tried to do what is sought here
 - the circumstances allow for something that fits within the design guidelines and respects architectural precedent while maintaining a unique character
- will there be a live-in caretaker for the communal spaces within the rental building?
 - yes
- what is the proposed use for the Chapel building?
 - this is not yet determined
 - it will most likely be used as retail space; it is intended to provide service to the community and to residents
- how will the landscaping on each balcony be maintained?
 - tenants will maintain the plantings; this has been successful at other projects completed by the applicants
- will the Chapel be designated as it exists today, or will Council's consideration for designation include the proposed changes?
 - Moira Wilson noted that the application for heritage designation is concurrent with the rezoning and development permit applications. Further information, including a full conservation plan, will be provided to the Heritage Advisory Panel and Council prior to consideration of heritage designation. Council's consideration for heritage

- designations would be based on the existing building, and a Statement of Significance would be submitted for review
- o once the Chapel is designated, a Heritage Alteration Permit would be required for alterations
- sheet A405 shows the existing Chapel with the northern section removed; is this accurate?
 - o yes, the portion of the existing building which sits against the north property line is part of the mortuary, not the Chapel
 - o the Chapel will be left in its entirety
- was the retention of some portions of the mortuary considered?
 - o this was considered, but it was thought to detract from the Chapel
- will the front façade of the Chapel, with the proposed glazing, retain its proud shape?
 - o yes, it will follow the existing geometry as recommended by conservation consultants
- what is the rationale for the proposed materials?
 - o glass helps to maximize views, and the glass and glazed panels provide a light material colour
- what is the size and scale for material 12 and 13 as indicated on the materials board?
 - o these tiles are approximately 1" tall and 4" across, and will be placed horizontally across the building's base
- what is the rationale behind the façade and applied form along Johnson Street?
 - o the retail uses are intended to be transparent and open, consistent with the use of the interior space
 - o the windows above allow light into the units and views outside, with a playful and sculptural approach
- what is the rationale for the townhouse expression along Johnson Street, with streetfront entries for individual units?
 - o the patios correlate to the interior spaces
 - o these units have undergone a few design iterations, and the applicants are satisfied that the current proposal fits with the building overall
- were privacy issues considered in the design of the glass corners of the northeast corner units on levels 4-15, and are specific materials proposed to mitigate this potential privacy concern towards the neighbouring units to the south?
 - o a mix of translucent and transparent glass will likely be used at this corner
 - o planters on the exterior decks were also considered to diminish privacy concerns
- have the required clearances been incorporated between the electric distribution transformers and the proposed balconies facing Johnson Street?
 - o these distances have been considered and the applicants have been in contact with BC Hydro
- what approaches have been taken to mitigate the effect of the blank wall on the west side of the building?
 - o the southwestern corner of the proposal facing Johnson Street is carved out to include an outdoor space with a trellis
 - o the applicants have met with the neighbours to the west, who seem pleased by the proposed corner design adjacent to the neighbours' underground parking entrance
- how will runoff from the Corten fencing be controlled?
 - o this level of detail has not yet been reached; however, the fence will be set in gravel to absorb runoff if Corten is used
 - o a similar looking material may also be considered, which provides similar warmth, colour and durability

- given the concurrent development of the property to the north, have there been discussions between the developers to coordinate the projects?
 - the applicants have spoken with the neighbouring developers and have considered working together on future projects
 - the neighbouring developer seems pleased that the proposed building will be adequately set back
- is the courtyard entrance from Vancouver Street for residents only, or is it also intended for commercial use?
 - the entrance from Vancouver Street is the primary bicycle entrance, and provides entry to the lobby
 - an easier public access to the commercial space is from Johnson Street
- why is a fence proposed for the entrance on Vancouver Street, instead of further vegetation to provide privacy?
 - a fence was chosen to mitigate potential maintenance concerns given the context of the area
 - the fence contributes to the public realm while providing residents space to sit and linger
- is the rezoning application required to allow for greater density?
 - Moira Wilson confirmed that a higher density and change of use are proposed with the rezoning application
- because the Chapel is not currently designated, could it be demolished?
 - Moira Wilson confirmed that because the Chapel is not heritage-designated, it does not have formal protection from demolition.

The Panel discussed:

- the need for further justification beyond an economic rationale for the increased floor area in the upper floors
- the proposal's departure from the design guidelines, and whether the intent of the guidelines is met
- appreciation for the asymmetrical design and overall building massing
- the proposal's lack of response to context, specifically to the Di Castri Chapel, in terms of articulation and material expression
- the articulation and massing emphasizing the perceived bulkiness of the proposed building
- the balconies being visually bulky and overbearing
- the need to mitigate the appearance of bulk
- the variances are supportable; however, elements in the design do not meet the spirit of the design guidelines (e.g. the building's bulky appearance)
- the podium's playfulness in materiality distracts and overwhelms the Chapel, which is the project's supposed approach to design
- desire to see the proposal's façade and articulation better integrated with the minimal, clean lines of the Di Castri building
- desire to see the Di Castri building's materiality reflected in the proposed tower
- the tower roofline's success in integrating with the Di Castri building
- the townhouse approach being supportable but not relating to the mid-century design of the Chapel
- the need for open space around the Chapel and the supportability of the variances
- CPTED concerns with the design of the courtyard off Vancouver Street

- opportunity to integrate soft landscaping within the plaza off Vancouver Street to reduce the visual impact of the proposed gate.

Motion:

It was moved by Roger Tinney, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street be approved subject to:

- further consideration of how the proposed building relates to the Chapel through the podium massing as it wraps around Johnson Street
- resolution of the façade articulation and materials of the tower to speak to the original mid-century modern ethos of the Chapel and to mitigate the appearance of bulk.

Carried Unanimously

5. **952 Johnson Street & 1400 Vancouver Street
Heritage Designation Application No. 000184**

Attendees: Dan Cox, Cox Developments Ltd.

Merinda Conley provided a brief introduction.

Panel Questions and Comments

- The applicant is commended for undertaking the development of this property. The existing building, designed by John Di Castri, is worthy of designation. When the 1961 addition is removed, will the original west wall remain? Merinda Conley: The original wall of the sawtooth footprint of the west wall of the chapel will remain.
- Omit the reference to the building's association with churches since it was a non-denominational chapel.
- Be more specific about the roof; describe it as flat and gently sloping rather than geometric.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 952 Johnson Street and 1400 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.



Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole **Date:** May 2, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000184 for 952 Johnson Street and 1400 Vancouver Street (McCall's Floral Chapel)

RECOMMENDATION

That Council approve the designation of the property located at 952 Johnson Street and 1400 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior and the interior roof structure of the property located at 952 Johnson Street and 1400 Vancouver Street, as well as an identification sign with a concrete base and an iron flat-bar structure located on the southeast corner of the property. The building, known as McCall's Funeral Home as well as the Floral Chapel, was built in 1955 and contributes to the historic character of the Harris Green neighbourhood.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan (2012)*, with Section 7, "Heritage" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its April 9, 2019 meeting, and the Panel recommended that Council consider approving the designation of the property located at 952 Johnson Street and 1400 Vancouver Street.

BACKGROUND

Description of Proposal

The property located at 952 Johnson Street and 1400 Vancouver Street, also referred to as McCall's Floral Chapel, is a West Coast Modern style building designed by architect John Di

Castri. The chapel was built in 1955 with a gently sloping roof and angular wall geometry, and is located on the corner of Johnson and Vancouver Streets in the Harris Green neighbourhood. An addition in 1961 extended the footprint of the chapel on the west side for administration space. The significance of the historic building is limited to the footprint of the original chapel.

The original chapel has maintained much of its original appearance. Its character-defining elements include its modernist design in form and scale with complex, geometrical and angular massing; low-sloped, canted and folded roof planes with large overhanging eaves; projecting canopy over the front entry with angled buttresses; construction materials, including concrete block wall assemblies in a splayed saw-tooth profile punctuated with linear glazing; smooth stucco surfaces; projecting foyer with intersecting angled concrete buttress walls; and exposed interior glulam roof beams with metal tie rod supports, clerestory glazing and an interior projecting canopy over the entrance to the chapel area. The property also contains a metal and concrete sign stand located on the southeast corner of the property that is also considered to have heritage value and is included as a character-defining element. The property is also valued for its association with John Di Castri, one of Victoria's most well-known architects, who played an influential role in establishing modern architecture in Victoria during the early postwar years; and for its prominent location as a landmark on the corner of Johnson and Vancouver Streets in the Harris Green neighbourhood. The proximity to downtown and churches in the area made this a convenient central location for a funeral home.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The exterior and interior of the building appear to be in good condition. The designation is concurrent with a rezoning application and a development permit application for the development of a mixed-use residential building with commercial at grade and residential above at a height of approximately sixteen storeys. The McCall's Funeral Home chapel is proposed to be retained for future commercial use with minimal exterior alteration and integrated into the proposed development through landscaping, circulation, and a one-storey fully glazed lobby with a wood and glass canopy to echo the existing chapel. Once the chapel is designated, a Heritage Alteration Permit Application will be required to undertake any alterations to the exterior, the interior roof structure, as well as the identification sign with a concrete base and an iron flat-bar structure. A draft Heritage Conservation Plan has been completed by the applicant's heritage consultant and could inform the Heritage Alteration Permit Application upon submission.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (2012), which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

- 8 (j) *That heritage property is conserved as resources with value for present and future generations.*
- 8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its April 9, 2019 meeting and was recommended for approval.

Resource Impacts

The designation of a heritage property has the potential to generate a small number of additional Heritage Alteration Permit Applications spread out over many years if the operator were to make alterations to the interior or exterior. No major resource impacts beyond this are expected.

CONCLUSIONS

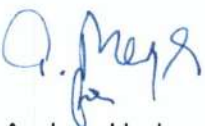
This Application for the heritage designation of the property located at 952 Johnson Street and 1400 Vancouver Street as a Municipal Heritage Site is for a building that is significant for its landmark status in the Harris Green neighbourhood, and valued for its exemplary illustration of John Di Castri's personal brand of Modernism in Victoria. It is also an exemplary example of an ecclesiastical institution as an architectural cornerstone through its innovative design and intentional expression of the mid-twentieth century. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 952 Johnson Street and 1400 Vancouver Street.

ALTERNATE MOTION


That Council decline Heritage Designation Application No. 000184 for the property located at 952 Johnson Street and 1400 Vancouver Street.

Respectfully submitted,


John O'Reilly
Heritage Planner
Development Services Division

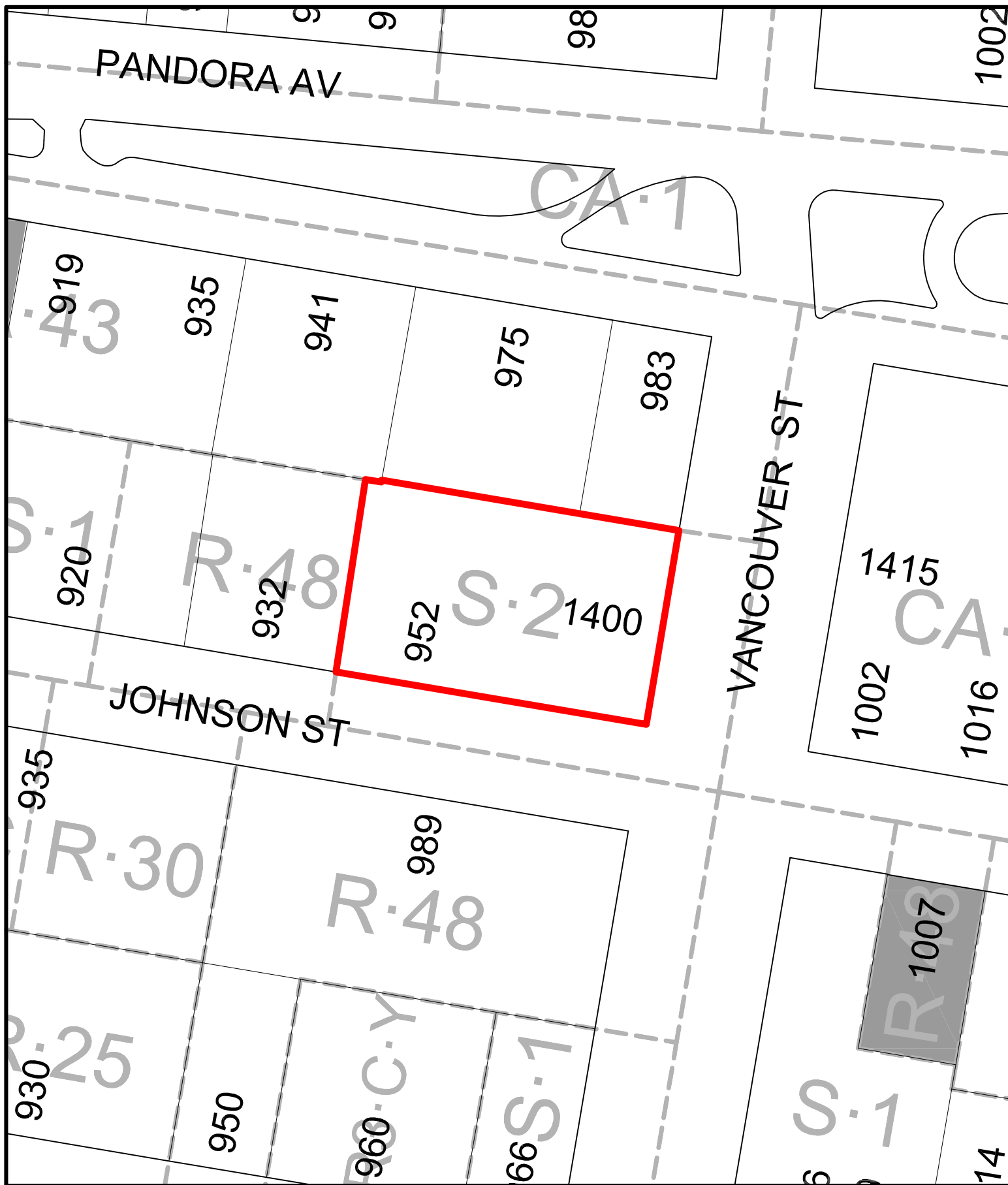

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

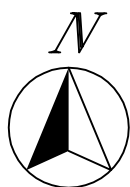

Date: May 3, 2019

List of Attachments

- Attachment 1 - Subject Map
- Attachment 2 - Aerial Map
- Attachment 3 - Photographs
- Attachment 4 - Statement of Significance
- Attachment 5 - Letter from the applicant, date stamped April 1, 2019.



952 Johnson Street & 1400 Vancouver Street
Heritage Designation #000184



Designated



Registered





952 Johnson Street & 1400 Vancouver Street
Heritage Designation #000184



Designated



Registered



Attachment 3 - Photographs
952 JOHNSON STREET & 1400 VANCOUVER STREET



Aerial view of McCall's Funeral Home (Chapel on the corner)



Johnson Street façade of McCall's Funeral Home

952 JOHNSON STREET & 1400 VANCOUVER STREET



View on Johnson Street looking east from west corner of the 1961 addition



Entrance to 1961 administration addition on Johnson Street

952 JOHNSON STREET & 1400 VANCOUVER STREET



1961 Addition (View of Chapel wall buttress in the distance)



Southwest corner of the Chapel

952 JOHNSON STREET & 1400 VANCOUVER STREET



Southwest frontal view



Southeast frontal view

952 JOHNSON STREET & 1400 VANCOUVER STREET



Identification sign with concrete base and an iron flat-bar structure



Southeast corner



Saw-tooth splayed concrete walls



Northeast corner

952 JOHNSON STREET & 1400 VANCOUVER STREET



East elevation



Southeast corner



Interior of Chapel from inner vestibule



Interior east wall



Interior west wall



View towards inner vestibule



Interior east wall



Interior west wall

952 JOHNSON STREET & 1400 VANCOUVER STREET



Inner vestibule and projecting canopy

Attachment 4 - Statement of Significance



John Dam & Associates
Building Conservation Engineering

250-857-4771
john@jdabc.ca
jdabuildingconservation.ca

Statement of Significance

McCall's Funeral Home – 1400 Vancouver Street

Description

McCall's Funeral Home is an exemplary design of the West Coast Modern style in Victoria by the locally famed architect John Di Castri. Built in 1955, the striking chapel with its sloping roof and angular wall geometry is located on the corner of Johnson and Vancouver Streets in the Harris Green neighbourhood of Victoria. The 1961 addition significantly extended the footprint of the chapel while seamlessly adding administration space to it. The significance of the historic place is limited to the footprint of the original chapel.

Heritage Value

The value of McCall's Funeral Home is found in its' achievement in concept and design, its' association with a notable architect, and its' location in the perimeter neighbourhood of Harris Green.

Through its architectural expression, the McCall Funeral Home is a dramatic illustration of the cultural exchange developing within Victoria during the post war years and became an instant landmark. Its' construction provides a strong, local example of the West Coast Modern style. This is exemplified in part with the low lying ground level form of both the chapel and addition. The sloped roof assembly of the chapel with its deep eaves incorporates a two-way pitch that, when viewed from the interior, guides the eye to the frontal service area. The exposed timber structure merges design and function into singular elements requiring a high degree of material quality and finish. The intentional glazing within the angular concrete block wall assemblies directs the natural light in the interior space creating an important, purposeful illumination. The form of the addition, incorporating projecting wall panels, concrete block masonry, and an angular canopy over the front entrance, is a nod to the design of the original chapel. This style, attributed in large to the designs of Frank Lloyd Wright, was creatively explored and developed by Victoria's own John Di Castri.

Born in Victoria on July 26, 1924, John A. Di Castri, at the age of 18, gained his early experience articling with Henry Whittaker, the Chief Architect of the BC Department of Public Works. After a brief period working in the office of Birley Wade and Stockdill, he left Victoria to study at the University of Oklahoma under Bruce Goff, a student of Frank Lloyd Wright. Following his return to Victoria and a brief stint working with Frank W. Nichols, John would start his own practise in 1952. A pioneer in this new style, John would exploit the use of geometric shapes and complex eccentric forms in his works. He was very interested with developing his own brand of modernism; his own interpretation of Wright's style. He would go on to work for 50 years in Victoria designing numerous unique structures across the city including the Balantyne's Florist and Royal Trust buildings and the entrance addition to the Royal BC Museum.

The location of the funeral home in the Harris Green neighbourhood of Victoria conveniently placed it in the developing, commercial border of the city, close to the many grand churches and cathedrals. This location connected the building and its function to the original city and its historically significant places of worship while being itself an architectural cornerstone of a new neighbourhood through its innovative design and intentional expression.

Character Defining Elements

The key elements that define the heritage character of the McCall Funeral Home and support its heritage values are:

- modernist design with complex, geometrical, angular massing
- low-sloped, double pitched roof with large overhanging eaves
- exposed timber roof structure with metal tie rod supports
- expressive concrete block wall assemblies punctuated with linear glazing
- projecting foyer with intersecting concrete walls
- natural lighting to the interior through the wall and clerestory glazing
- metal and concrete sign stand
- association with one of Victoria's most well-known architects
- prominent location on the corner of Johnson and Vancouver streets in the Harris Green neighbourhood

Attachment 5 - Letter from the applicant, date stamped April 1, 2019

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

April 1st/2019

Re: 1400 Vancouver Street/952 Johnson Chapel Heritage Designation



In conjunction with our rezoning application at 1400 Vancouver/952 Johnson, we are pleased to offer in our application the heritage designation of the original chapel building of what was the McCall Brother's Funeral Home.

When coming up with our proposal for this site's redevelopment, we looked at all options and to see what we could and could not preserve. The Chapel of the McCall's Funeral Home is a landmark building in Victoria, and it highlights the work of an important Victoria architect. It also has become an important building for the community and we felt it was important to retain what we could.

Constructed in 1955, the original Funeral Home operation consisted of a chapel and a secondary dwelling unit used for service. The chapel's architectural form and character was designed in what has become known as Mid-Century Modern. Mid-Century Modern style has beauty and grace, yet is simple and unobtrusive. It can be found in both single-family homes, in fact it began in that, and also in commercial spaces. The difficulty in saving these buildings is it has as one of its characteristics, low ceilings. This can work in a single family home, updated but still retaining the grace of this architectural style, but it does not work in commercial spaces, which now require height to function well. The Chapel is unique in that it does have a high enough ceiling that allows it to yet be functional. And we are fortunate enough that due to the Chapels location on the site, and it being a separate building we will be able to preserve this original structure.

Furthermore the secondary dwelling that was used for service was built around 1960. As the whole building was designed for a funeral home service, it has unfortunately come to the end of its life cycle. Our plan is to demolish this existing structure. Most of the building has very low ceilings, in some areas the ceilings are touchable just by stretching one's arm upwards. There is little to no natural light, as one would expect in a Funeral Home.

Our proposed new development not only incorporates the original chapel structure, but will also feature mid century elements throughout the new building that will compliment the original 1955 design.

When rehabilitating the Chapel to ensure its continued viability we will be doing the following:

1. Continue the lines of the Chapel right through the new development thereby anchoring it to the new tower.
2. Use Mid-Century Modern elements in the new development to ensure the two buildings complement each other.
3. Any new features added to the Chapel, additional fenestration for example, will be consistent with Mid-Century Modern architecture.
4. We will open the Chapel up through Mid-Century Modern window features with an eye to highlighting the ceiling of the Chapel - its most prominent and important feature.

In successful rezoning of this property, Cox Developments will be pleased to offer to designate this heritage gem in the heart of Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Cox".

Dan Cox
Cox Developments Ltd.



Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole **Date:** April 26, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped March 28, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the rear yard setback from 12.7m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1068 Chamberlain Street. The proposal is to build a duplex with a secondary suite, using new construction for the entire building instead of renovating the pre-existing single family dwelling and adding an addition as per the Council-approved Development Permit with Variances (No. 000488). The building was

demolished during construction without proper permits in place. This Development Permit with Variance Application would authorize a change from renovation to new construction. Other changes to the approved Development Permit with Variances include altering the roofline as well as changes to materials and windows. The variance for this application is related to reducing the rear yard setback.

The following points were considered in assessing this application:

- The proposal is generally consistent with the design approved by Council on December 6, 2017. The original proposal was to raise and renovate the existing single family dwelling and add an addition; however, the building was demolished during construction. This proposal is to revise the Council approved Development Permit in order to permit the entire building to be new construction and to authorize changes to the materials and the roofline.
- The proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes* and fits in with the existing neighbourhood scale and massing.
- The proposal is also generally consistent with many of the goals in the *Gonzales Neighbourhood Community Plan* (2002). The Plan encourages retaining existing housing and additions that fit with the scale of the neighbourhood, which in part led to staff's recommendation of support for the original proposal.
- The variance is to reduce the rear yard setback from 12.7m to 10.26m for a deck. A variance to allow parking in the front yard, approved as part of the Development Permit with Variances Application (No. 000488), is no longer necessary with the change in Schedule C: Off-Street Parking Regulations approved by Council in July 2018. The increase in floor area for the first and second storey was addressed in the site-specific R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District.

BACKGROUND

Description of Proposal

The proposal is for a duplex with a secondary suite. This application is to amend the existing Development Permit with Variance (DPV). The design of the building is nearly the same as that of the earlier application which was approved by Council; however, the building that was to be retained was dismantled, therefore this application proposes new construction as well as changes to the proposed roofline and windows.

The proposed variance is to reduce the rear yard setback from 12.7m to 10.26m.

History

On December 6, 2017, Council approved Rezoning Application No. 00541 and Development Permit with Variances Application No. 000488 to permit the construction of an addition to create a duplex with a secondary suite.

After the applicant submitted a building permit, they submitted a development permit application for proposed changes to the Council-approved Development Permit. The changes included altering the roof type from a hip roof to a gable roof, altering the accessory building setbacks and windows, altering the window sizes and changing the fence height. Those changes fell within the scope of authority delegated to the Director. The Development Permit and Building Permit plans submitted by the applicant were consistent with the Council-approved Development Permit plans, which showed that the existing house would be "raised, moved and renovated with a finished basement."

On November 23, 2018, staff became aware that the existing building had been demolished without permits. This was inconsistent with the Building Permit and Development Permit, which stated that the building was to be raised and renovated. The applicant has indicated in their letter dated March 28, 2019, that there were structural deficiencies that were revealed after stripping the existing house which according to the applicant made the retention of the house not feasible. A stop work order was placed on the property on January 8, 2019, and at that time, construction was allowed to progress solely for the purpose of installing a vapor barrier that would mitigate weather damage. On April 2, 2019, the applicant requested that the stop work order be partially lifted to allow completion of the exterior roof assembly installation to further protect from moisture and prevent mould and material damage caused by condensation. On April 5, 2019, the City confirmed that these aspects could be completed.

The *Land Use Procedures Bylaw* authorizes the Director to approve minor amendments to plans attached to or referenced in existing permits when the proposed amendments are substantially in accordance with terms and conditions of the original permit. The change from renovation to new construction is not in accordance with plans approved by Council; therefore, it requires Council approval through a development permit with variance application. The Delegated Development Permit Application has been retired, and all the proposed changes are included for Council's consideration in the Development Permit with Variance Application.

The attached letter to Mayor and Council dated March 28, 2019 describes the proposal and history.

Affordable Housing Impacts

The applicant proposes the creation of two new residential units, which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified several sustainability features in their letter dated March 28, 2019, including following Passive House design principles with the goal of achieving certification.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a partially constructed building. Under the current R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District, the property could be developed as a single family dwelling with secondary suite or garden suite, or a duplex with secondary suite, at a density of 0.5 to 1 Floor Space Ratio (FSR).

Data Table

The following data table compares the proposal with the R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R2-55 Zone
Site area (m ²) – minimum	709.00	709.39
Site area per unit (m ²) – minimum	236.46	236.00
Floor Space Ratio – maximum	0.36	0.50
Combined floor area (m ²) – maximum	359.80	380.00
Floor area, first and second storey (m ²) – maximum	359.80	360.00
Lot width (m) – minimum	19.44	15.00
Height (m) – maximum	6.88	7.60
Storeys – maximum	2	2
Site coverage (%) – maximum	36.00	40.00
Open site space (%) – minimum	60.00	30.00
Setbacks (m)		
Front – minimum	8.09	7.50
Steps and Porch – maximum	2.24	3.50
Rear – minimum	10.26 *	12.70
Side (north) – minimum	2.58	1.94
Side (south) – minimum	3.29	3.00
Combined side yards – minimum	5.23	4.50
Parking – minimum	2	2
Accessory Building		
Location	Rear Yard	Rear Yard
Combined floor area (m ²) – maximum	21.07	37.00
Height (m) – maximum	2.16	3.50

Zoning Criteria	Proposal	Existing R2-55 Zone
Rear setback (m) – minimum	0.66	0.60
Side setback (m) – minimum	0.65	0.60
Separation space from main building – minimum	5.93	2.40
Rear yard site coverage (%) – maximum	15.00	25.00
Rear Open Site Space (%) – minimum	85.00	33.00

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 6, 2019 the application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Official Community Plan

The Official Community Plan has objectives for the retention and re-use of buildings, as well as passive building systems and energy efficient design. The building is no longer proposed to be renovated and will be new construction; however, the applicant has stated that building materials will be reused where possible. The applicant has indicated in their letter dated March 28, 2019 that the building will be constructed to Passive House design standards, with the aim of achieving certification. While this is the stated goal of the applicant, there is no legally binding commitment in the absence of a covenant, therefore, compliance with any specific design standard is not guaranteed.

Development Permit Area and Design Guidelines

The proposal is generally consistent with the design guidelines in the *Neighbourliness Guidelines for Duplexes*; however, it is not consistent with the allowed uses as it includes a secondary suite. The property was rezoned to a site-specific zone in 2017, which allowed a duplex and secondary suite as permitted uses.

The design of the building in this application is essentially the same as the approved Development Permit; however, the building that was to be retained is proposed to be new construction, and there are changes to the proposed roofline and windows.

The roofline is proposed to be changed from a hipped roof to a gable roof, which is consistent with other buildings in the immediate neighbourhood. The change in roof type would increase the height of the building slightly, from 6.83m to 6.88m. A gable roof may increase the overall massing slightly; however, the change is marginal and the building massing would be similar to other buildings in the neighbourhood, including the multiple dwelling to the north of the property.

Gonzales Neighbourhood Community Plan

The property is located within the Residential designation in the *Gonzales Neighbourhood Plan* (2002). The plan encourages retention of existing housing stock and additions that are sensitive to the neighbourhood. It also encourages minimizing the impacts of new houses on existing houses, density and green character of the neighbourhood. The proposal is to build a new building on the original footprint of the original single family dwelling, with an addition.

Tree Preservation Bylaw and Urban Forest Master Plan

Since excavation and construction activity occurred near a large Garry oak on the neighbour's property to the south without protection measures, an impact assessment was undertaken by Talbot Mackenzie & Associates. In the Arborist Report dated March 28, 2019, the Project Arborist states the following: "we do not feel that any significant impacts have occurred to either the health or stability of the tree." Tree protection recommendations in the report are required to continue work on the site.

Regulatory Considerations

The proposed variance for this application is to reduce the minimum rear yard setback from 12.7m to 10.26m.

The previous Development Permit with Variances Application No. 000488 approved by Council had the following variances to:

- i. allow parking in the front yard
- ii. reduce the minimum rear yard setback 12.7m to 10.26m.

The minimum rear yard setback is requested to be reduced from 12.7m to 10.26m. The reduced setback is measured from a new raised deck for one side of the duplex (Suite 1). The main structure does not intrude in the setback, and staff therefore consider this variance supportable.

The variance for parking location is not required in this application due to the changes to Schedule C: Off-Street Parking Regulations adopted in July 2018, which allow parking in the front yard for two-family dwellings. The driveway would be screened from neighbours by landscaping as well as a perimeter fence on each side.

CONCLUSIONS

This application is to change the existing Development Permit for a duplex with secondary suite, and to utilize new construction instead of renovating the existing house. The existing house was demolished without proper permits in place. The applicant states that there were challenges with adapting and reusing the building and these challenges were realized after construction began. When the City became aware that it was not in accordance to the approved Development Permit or Building Permit plans, a stop work order was placed on the property. Minor amendments to Council-approved plans attached to a Development Permit can be approved by the Director, if in accordance to the terms of the original permit. However, the change from renovation of the

existing building to new construction is not in accordance to the plans approved by Council; therefore, this proposal would replace the existing approved plans. This proposal utilizes a similar design as previously approved, with a change in the roof type, windows, materials, and a change from a renovation to new construction. Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variance No. 00110 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

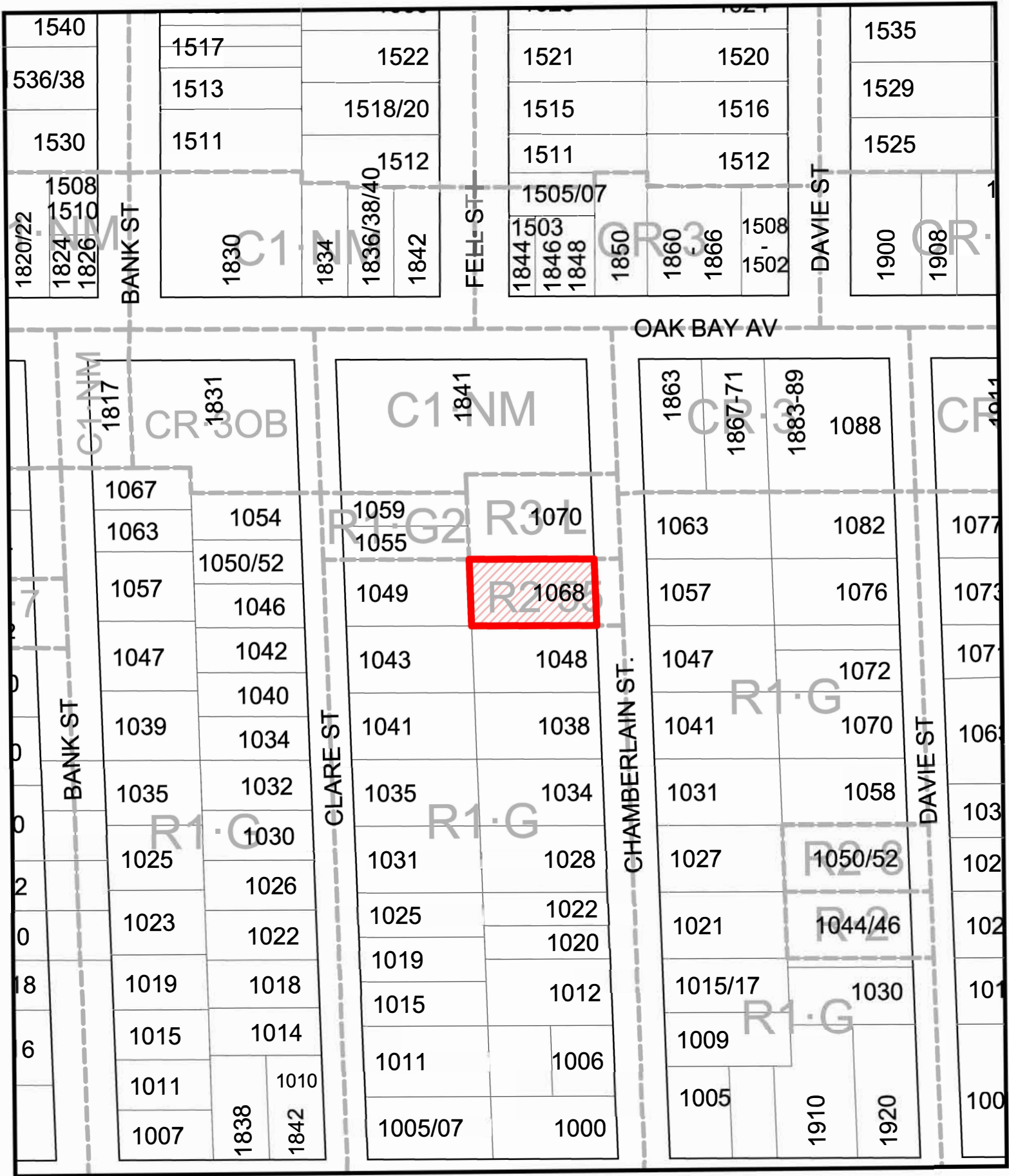


Date:

May 3, 2019

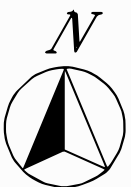
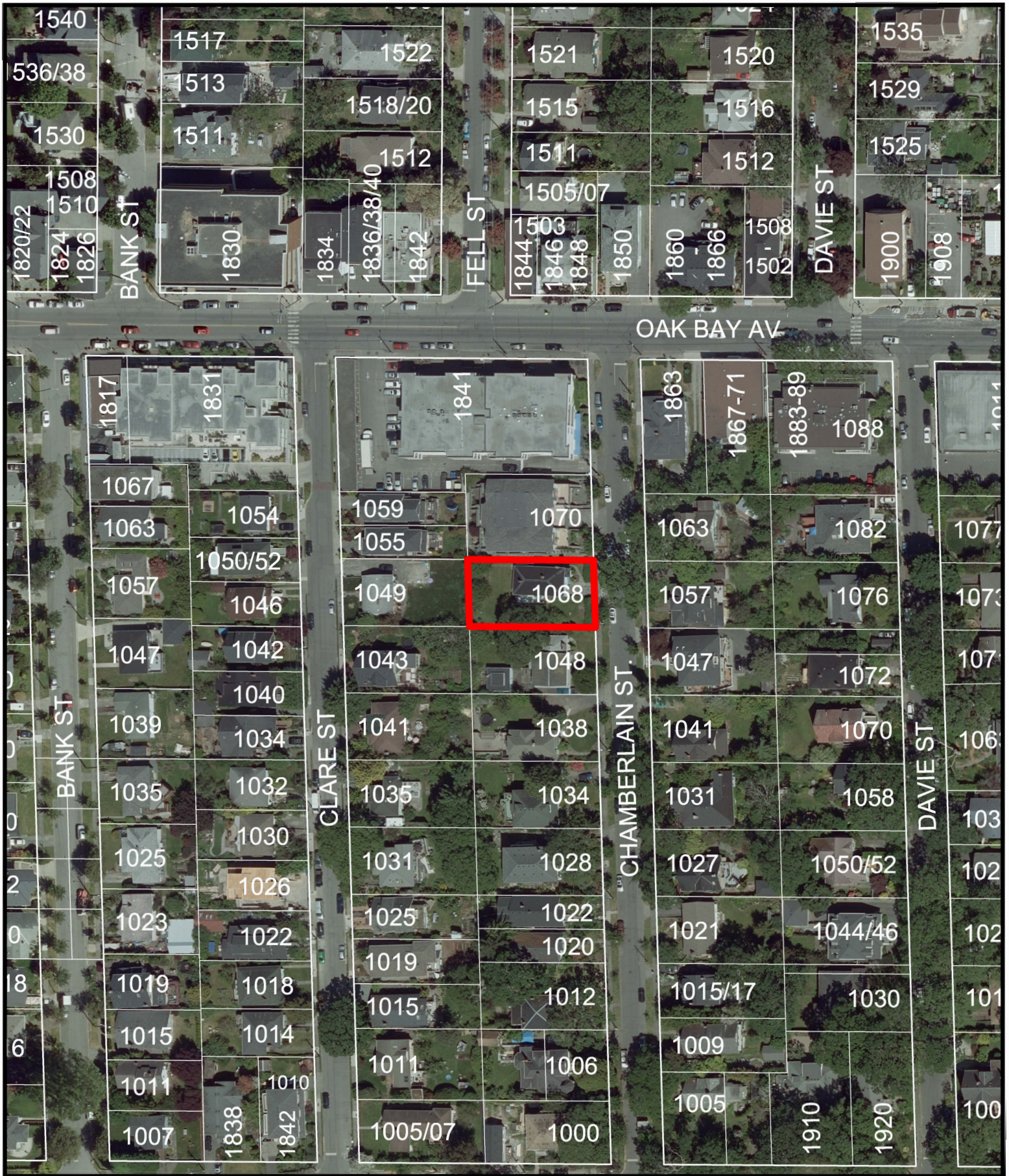
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 28, 2019
- Attachment D: Letter from applicant to Mayor and Council dated March 28, 2019
- Attachment E: Arborist report dated March 28, 2019
- Attachment F: Committee of the Whole Rezoning and Development Permit with Variances reports for the meeting on August 3, 2017
- Attachment G: Council report for the meeting on October 26, 2017.



1068 Chamberlain Street
Development Permit with Variance No.000110





1068 Chamberlain Street
Development Permit with Variance No.000110





DVP (REVISED)
MAR 18, 2019

CHAMBERLAIN LOW ENERGY HOUSE X2

OWNER
Chris Love and Matt Mahoney
1068 Chamberlain Street
Victoria, BC

DEVELOPMENT CONSULTANT
Ian Scott Consulting
Victoria, BC

ARCHITECTURE
Mark Ashby Architecture
1375 Bedford Avenue
Nanaimo, BC

STRUCTURAL
Seymour Engineering
380 - 4243 Glenford Avenue
Victoria, BC V8Z 4B9

LANDSCAPE
Kate Telford Design
Nanaimo, BC

DRAWING LIST

A003 OVERLOOK STUDY
A101 SITE PLAN
A101.1 ACCESSORY SITE PLAN
A102 AREA PLANS
A103 ANALYTICAL RENDERINGS
A104 CONTEXT STUDY
A105 RENDERINGS
A201.1 ACCESSORY PLANS
A202 LOWER FLOOR PLANS
A203 UPPER FLOOR PLAN
A204 ROOF PLAN
A401 ELEVATIONS
A402 ELEVATIONS
A501 SECTIONS
A502 SECTIONS

MARK ASHBY
ARCHITECTURE

1370 Bedford Avenue
Nanaimo, BC V9S 4A6
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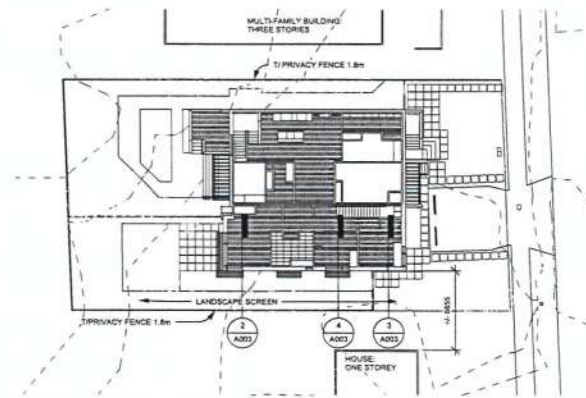
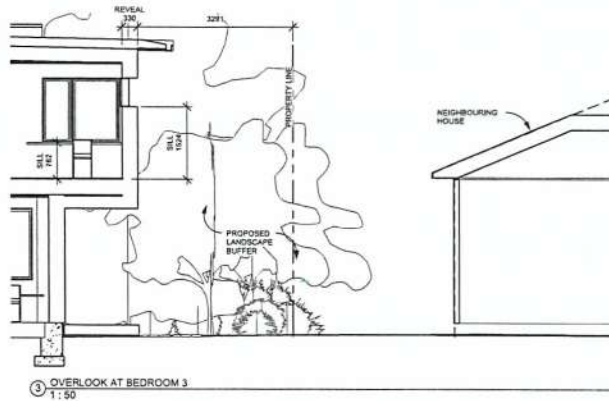
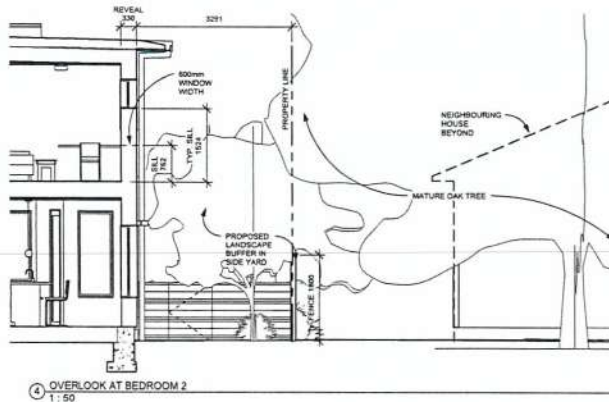
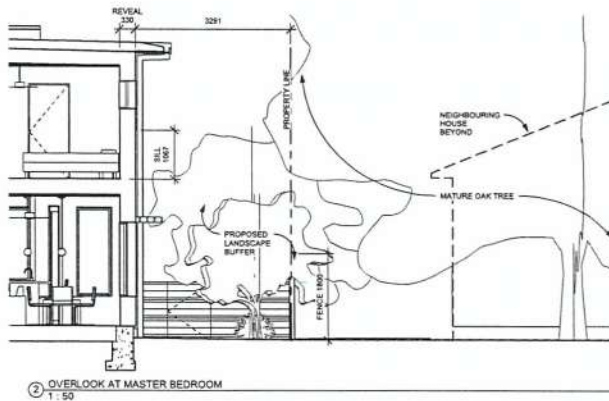
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No.	Description	Date
1	SUBDIVISION	FEB 1, 2016
2	Revising	July 25, 2016
3	Revising Revision	Nov 17, 2016
4	Revising Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
6	DP Revision	July 12, 2017
7	SP	Feb 9, 2018
8	SP Revision	Mar 2, 2018
9	SP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 11, 2019

Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX**
COVER

Project number 201
Date JULY 25,
Drawn by
Checked by
A000
Scale As Inv

CITY OF VICTORIA
RECEIVED **DEEMED**
APR 13 2019 **MAR 28 2019**



1 OVERLOOK ANALYSIS PLAN
1:200

MARK ASHBY
ARCHITECTURE

1370 Bedford Avenue
Nanaimo, BC V9S 4A6
250.244.3755
www.markashbyarchitecture.com

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No.	Description	Date
4	Revisions	May 1, 2017
5	DDP Revision	June 15, 2017
10	DDP Revision	Sept 20, 2018
12	DDP Application	Feb 1, 2019

Love-Mahoney
CHAMBERLAIN LOW
ENERGY DUPLEX
OVERLOOK STUDY

Project number 2015 008
Date JULY 25, 2016
Drawn by MA
Checked by MA

A003

Scale As indicated
Printed 05/01/2019 12:10:45 PM

CITY OF VICTORIA

RECEIVED

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APR 13 2019

MAR 28 2019



LOCATION PLAN

LOW-ENERGY DUPLEX

Address: 1098 Chamberlain
 Layer: Lot 16, Section 14, Victoria District, Plan 252
 PID: 030-195-030

Zoning: R2-55 Duplex with Secondary Suite* (Chamberlain)

Property area: 709.4 sq.m.
 Property frontage: 15.44m

Proposed

The single-family home will be DEMOLISHED, RECONSTRUCTED* and expanded to intensify residential opportunity in the neighbourhood.

An attached, two-storey, single-family residence will be constructed on the southern portion of the property.

The existing single-storey, single-family residence with basement will be DEMOLISHED AND REPLACED* to include a second suite*.

ALL SUITES will be constructed to a high energy-performance standard with the aim to achieve Passive House Certification.

*Per BCRC 2012, all suites will be constructed in accordance with the requirements for a multi-unit residential duplex.

**Demolition of the existing home is necessitated by the condition of the existing structure and structural demands of the current building code. Parts of the existing home will be salvaged and reused for non-structural purposes in the new building. Portions of the new building will resemble the existing home in proportion and layout, aiming to be the original intent to reuse part of the original structure.

Area:

Property area:	709.39 sq.m.
Frontage:	15.44 m
Basement (Suite 1/2):	107.7 sq.m.
Main floor (Suite 1):	107.7 sq.m.
Lower floor (Suite 2):	70.2 sq.m.
Upper floor (Suite 2):	74.2 sq.m.
Total area:	259.1 sq.m. (excludes basement)
FSR:	0.26

Setbacks:	Required:	Proposed:
Front:	7.37 m*	8.09 m (F-house)
Front yard:	3.80 m	8.70 m (7.0 m W, 1.7 m A.F.D.)
Rear:	3.80 m	6.70 m (Eaves 1.7 m)
Star:	3.80 m	5.33 m (MEETS GRADE)
North Side:	1.95 m	2.58 m (BUILDING) 1.94 (HEAT PUMP)
South Side:	3.80 m	3.20 m
Combined:	4.95 m	5.23 m
Rear House:	12.64 m*	12.70 m
Rear Deck:	12.80 m	10.26 m

* 0.15m allowance for exterior insulation

Front porch:	0.81 m
Front of house (not over porch):	0.82 m
North Side:	NONE
South Side:	0.28 m
Rear:	0.70 m

Height:

Permitted:	Proposed:
7.6 m	6.61 m to top of parapet 6.86 m to mid-height of gable roof 7.58 m to roof peak

Number of storeys: Two

Parking: Two stalls in front-yard

Bicycle Parking: Three Class 1 in accessory buildings

Site Coverage: 294 sq.m. (253.4 sq.m. (34%))

Open Site Space:

Lot: 213 sq.m. (222.7 sq.m. (30%))

Rear yard area: 19.44 x 10.26 = 199.30 sq.m.

Rear coverage: 31.2 sq.m. (15%)

Rear Open: 66 sq.m. 168.1 sq.m. (85%)

Total number of units: 2 + secondary suite*

Unit types: Three bedroom, 144 sq.m.

Two bedroom + den, 164 sq.m.

studio, 52 sq.m.

Total floor area: 350 sq.m.

All units ground oriented

Eaves projection into required setback: (0.75 m encroachment permitted)

AVERAGE GRADE PER VICTORIA ZONING DEFINITION

HOUSE	EL.1	EL.2	LENGTH (m)
A-B	20.02	19.95	15.18
B-C	19.88	19.88	109.74
C-D	19.88	19.28	6.96
D-E	19.28	19.47	3.40
E-F	19.47	19.47	21.22
F-G	19.47	20.84	0.78
G-H	20.84	20.99	1.09
H-I	20.99	20.11	0.52
I-J	20.11	20.11	0.44
J-K	20.11	20.96	2.38
K-L	20.96	20.33	19.43
L-M	20.33	20.28	3.87
M-N	20.28	20.19	1.11
N-P	20.19	19.27	1.26
P-Q	19.27	19.27	1.02
Q-R	19.27	19.27	0.75
R-S	19.27	20.96	0.90
S-T	20.96	20.96	1.47
T-U	20.96	20.97	0.54
U-V	20.97	20.92	4.58

Total perimeter: 68.67m

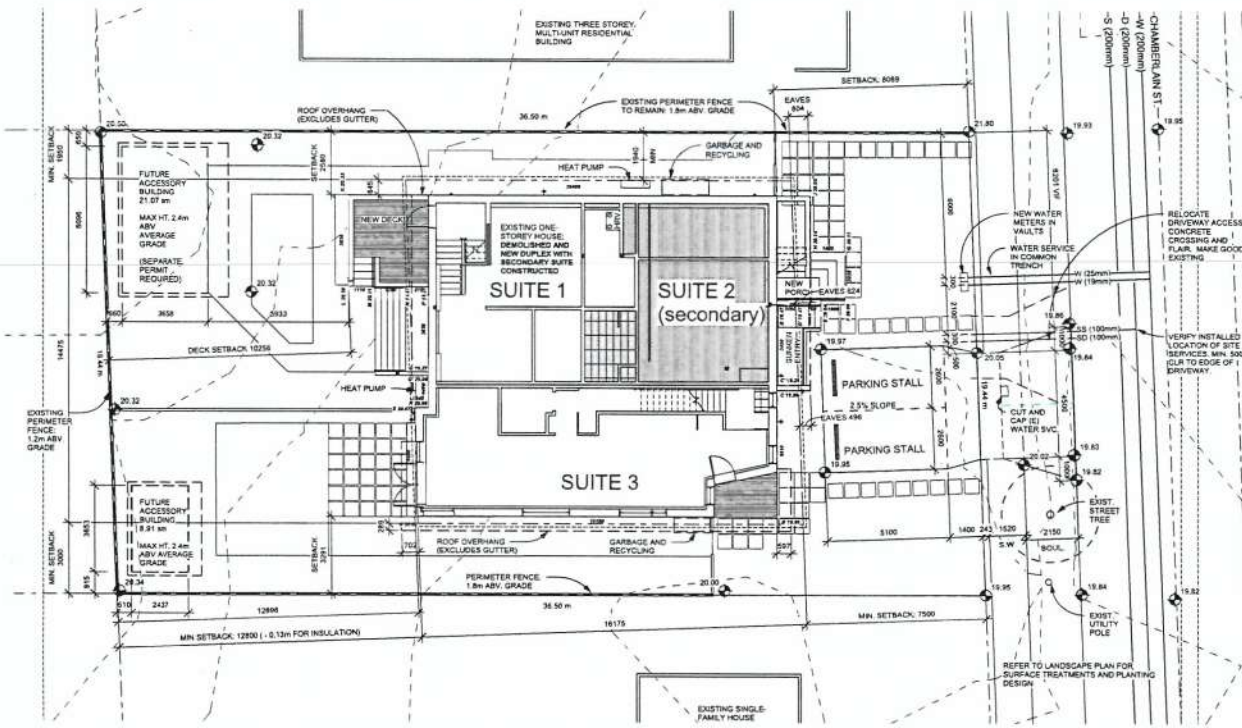
Average grade: EL. 19.58m

Maximum permitted height: 7.50m EL. 27.08m

ACCESSORY BUILDINGS TO CONFORM TO A MAXIMUM HEIGHT

OF 2.4m AVE. AVERAGE GRADE

Elevations shown above geodetic datum.



Building Code: 2012 BCBC Part 1

Major occupancy classification: C - Residential

Building Area: 252.12 m²

Basement Area: 107.70 m²

Total Area: 359.82 m²

Facing Slope: (1)

Construction: Combustible

Building Height: 2 storeys + Basement

Fire suppression: Non-sprinklered

Fire alarm: Interconnected smoke detector within suites only

Assemblies:

Walls between suites: 1.0 hr

Floors between suites: 1.0 hr

Roof: None

Occupancy:

Suite 1 - Existing house principle dwelling: C - Residential

Suite 2 - Existing house second dwelling: C - Residential

Suite 3 - New dwelling: C - Residential

Total: 360 m² 10

Fire separations:

1-2: 1.0 hr

1-3: 1.0 hr

2-3: 1.0 hr

Spatial Separation: Per BCBC 9.10.14

Elevation: LD

FRR

Construction

Cladding

Area (sq.m)

%

sq.m

Designed

North (Suite 2): 2.58 m

North (Suite 1): 2.58 m

East: 8.06 m

South: 3.29 m

West: 9.28 m

1.0% Combustible

1.0% Combustible

1.0% Combustible

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UNDERGROUND SERVICE INFORMATION

DEPTH (PL) 1.42m

DEPTH (PL) 1.42m

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DEPTH (PL) 1.42m

MAXIMUM DEPTH REQUESTED FOR BOTH SERVICES

INSTALL STORM DRAIN AND SANITARY SEWER IN A COMMON TRENCH

NOTE:

Location of services in Chamberlain Street are approximate. Verify locations and depth in field.



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3	Revising Revision	Nov 17, 2018
4	Revising Revision	Mar 1, 2017
5	DP Revision	June 18, 2017
6	DP Revision	July 12, 2017
7	BP	Feb 8, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 2019
13	DVP Revision	Mar 5, 2019
14	DVP Revision	Apr 17, 2019

CHAMBERLAIN LOW ENERGY DUPLEX SITE PLAN, INFO & SERVICING

Project number: 2015 008

Date: JULY 25, 2018

Drawn by: MA

Checked by: MA

A101

Scale: As Indicated

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LOCATION PLAN

ACCESSORY BUILDING

Address: 1068 Chamberlain
Legal Lot 18, Section 74, Victoria District, Plan 252
P.O. 003-785-599

Zoning: R2-55 - Duplex with Secondary Suite* (Chamberlain)

Property area: 708.4 sq.m.

Property frontage: 18.44m

Proposed: A 21.07 m² accessory building will be constructed in the back part of the existing development as an unconditioned storage and workshop.

Building Code: 2012 BCBC Part 9

Major occupancy classification: C - Residential (Accessory Building)

Building Area: 21.07 m²

Facing Streets: (1)

Construction: Combustible

Building Height: 1 Storey

Fire suppression: Non-sprinklered

Fire alarm: N/A

Assemblies:

Walls: 0.75 hr

Floors between suites: N/A

Mezzanine floors: N/A

Roof: None

Spatial Separation: Per BCBC 9.10.15.4, 9.10.15.5(3) (Accessory building to residence)

Elevation	LD	FR	Construction	Cladding	Area (m ²)	Permitted %	Permitted m ²	Designed m ²
North	3.54 m	0.75h	Combustible	Non-Combustible 7.5 m ²	0.0%	0 m ²	0 m ²	0 m ²
East	4.35 m	N/A	Combustible	Combustible	16.6 m ²	39%	6.5 m ²	4.6 m ²
South	4.98 m	N/A	Combustible	Combustible	7.4 m ²	39%	2.9 m ²	0 m ²
West	5.03 m	0.75h	Combustible	Non-Combustible 10.7 m ²	0%	0 m ²	0 m ²	0 m ²

Spatial Separation: Per BCBC 9.10.15.4, (Residence to Accessory Building)

Elevation	LD	FR	Construction	Cladding	Area (m ²)	Permitted %	Permitted m ²	Designed m ²
Suite 1 West	4.03 m	N/A	Combustible	Combustible	42.1 m ²	37%	15.6 m ²	12.7 m ²
Suite 3 West	4.35 m	N/A	Combustible	Combustible	31.9 m ²	38%	12.2 m ²	10.1 m ²

(Values of unprotected openings interpolated per Appendix A using linear interpolation between assigned values for limiting distance and area of adjoining building face.)

Area

Property area: 708.25 sq.m.
Footprint: 18.44 m²
Accessory building: 21.07 m²
Principal building: 252.13 sq.m. (excludes basement)
PSR: 0.38

East Side: 6.70 m (to principal building back railing)
North Side: 0.65 m (to side property line)
South Side: 4.81 m (to fence line)
West Side: 12.68 m (to side property line)
Eaves projection into setback: (0.15 m)

Height

Permitted: 2.4 m
Proposed: 2.4 m to HP shed roof (2.2 m to mid rd)

Number of storeys: One

Parking: N/A

Storage Parking: N/A

Site Coverage: 254 sq.m. 253.40 sq.m. (36%)

Open Site Space:

Lot: 213 sq.m. 422.7 sq.m. (60%)

Rear yard area: 18.44 x 10.20 189.30 sq.m.

Rear Open: 86 sq.m. 166.1 sq.m. (85%)

Total number of units: 2 + secondary suite*

Unit types: Three bedroom, 144 sq.m.
Two bedroom + den, 124 sq.m.
studio, 52 sq.m.

Total floor area: 359 sq.m.

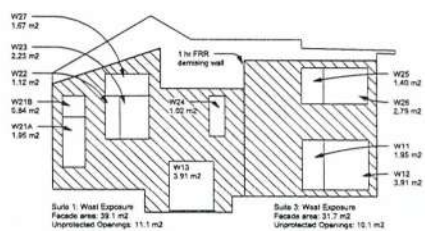
AVERAGE GRADE PER VICTORIA ZONING DEFINITION

Accessory	EL1	EL2	LENGTH (m)	
A-B	20.47	20.31	3.63	74.02
B-C	20.31	19.72	1.54	30.82
C-D	19.72	19.72	4.28	84.40
D-E	19.72	20.34	0.60	0.39
E-F	20.34	20.31	0.60	10.26
F-A	20.31	20.30	2.63	74.07
	20.30	20.47	6.15	125.96
Total perimeter:			19.53 m	395.55

Average grade: EL: 20.25m

Maximum permitted height: 2.40m EL: 22.65m

Elevations shown above geodetic datum.



West House Elevation Diagram
1:100

MARK ASHBY
ARCHITECTURE

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DRAWING LIST

A101.1 SITE PLAN, INFO & SERVICING
A102 GENERAL NOTES
A201.1 ACCESSORY BUILDING PLAN
A501 DETAILS

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Do not scale these drawings.

No.	Description	Date
1	BP	July 8, 18
2	BP REVISION	Aug 9, 18
3	BP REVISION	Aug 9, 18
4	CCP REVISION	Nov 1, 18
5	CCP Application	Feb 1, 19
6	CCP Revision	Apr 17, 2019

ACCESSORY BUILDING

SITE PLAN, INFO & SERVICING

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	As indicated
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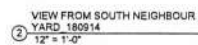
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250.244.3705
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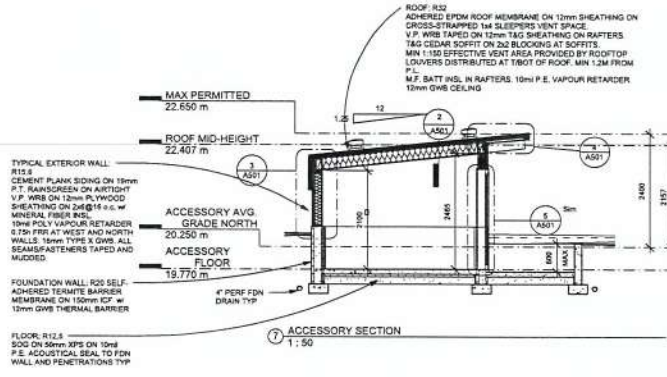
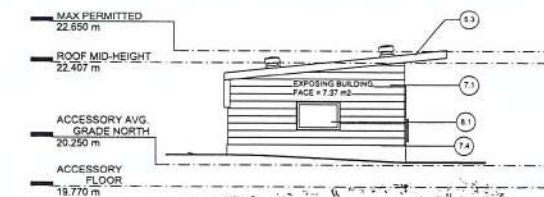
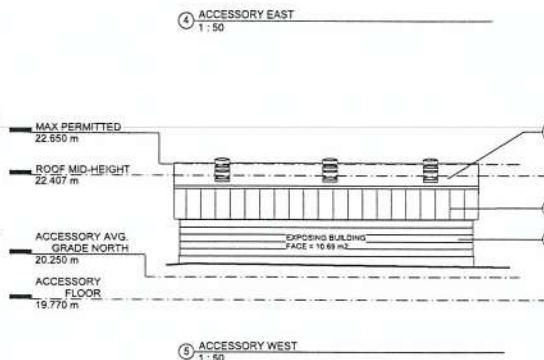
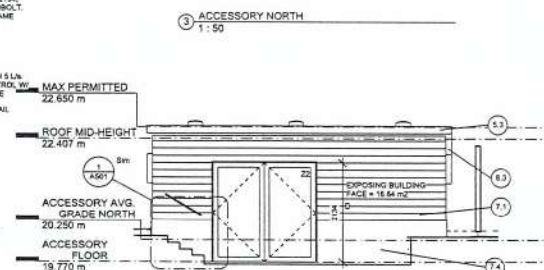
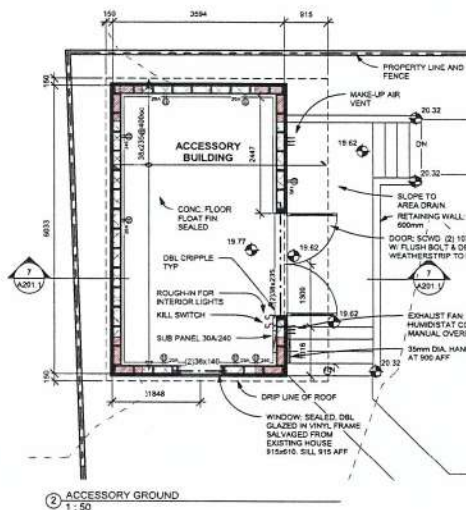
Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX**
RENDERINGS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A105

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FLOOR PLAN NOTES AND LEGEND:

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DENOTED EGRESS SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 360mm AND 0.35 m²

FLOOR PLAN LEGEND:

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- ELECTRIC HEATER ROUGH-IN
- HOSE BIB

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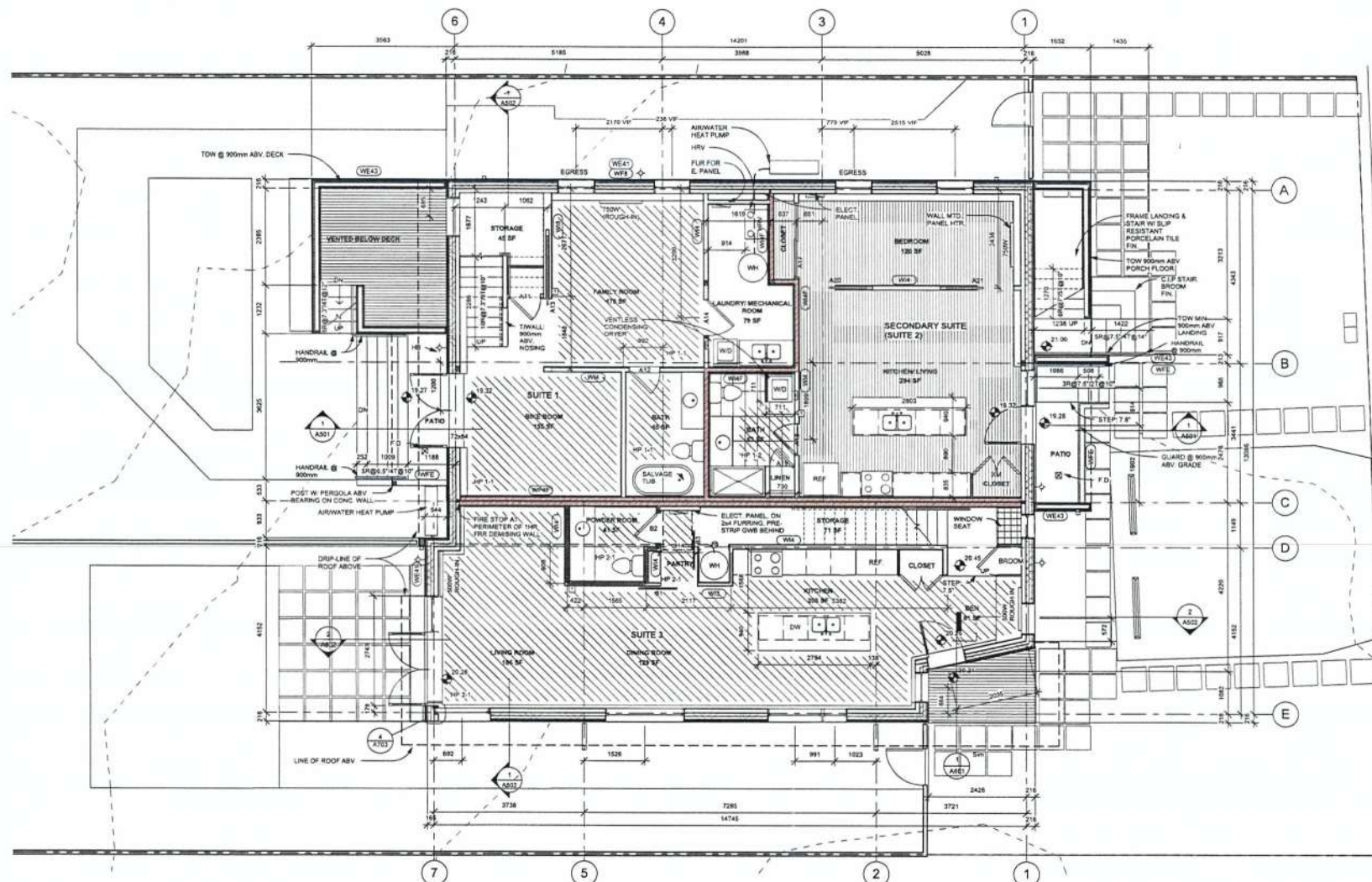
No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Reasoning	JULY 25, 2016
3	Reasoning Revision	NOV 17, 2016
4	Reasoning Revision	MAY 1, 2017
5	CDP Revision	JUNE 15, 2017
6	CDP Revision	JULY 12, 2017
7	SP	FEB 9, 2018
8	SP Revision	MAY 2, 2018
9	SP Revision	APR 25, 2018
10	CDP Revision	SEP 20, 2018
11	CDP Revision	NOV 1, 2018
12	CDP Application	FEB 1, 2019

Love-Mahoney
CHAMBERLAIN LOW ENERGY DUPLEX
LOWER FLOOR PLANS

Project number: 2015 008
Date: JULY 25, 2016
Drawn by: MJA
Checked by: MJA

A202

Scale: 1:50



① LOWER FLOOR PLANS
1:50

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FLOOR PLAN NOTES AND LEGEND:

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DESIGNATED EGRESS SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 36" MIN AND 6' 8" MIN.

FLOOR PLAN LEGEND:

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDROIC ZONE
- THERMOSTAT
- ELECTRIC HEATER ROUGH-IN
- HOSE BIB

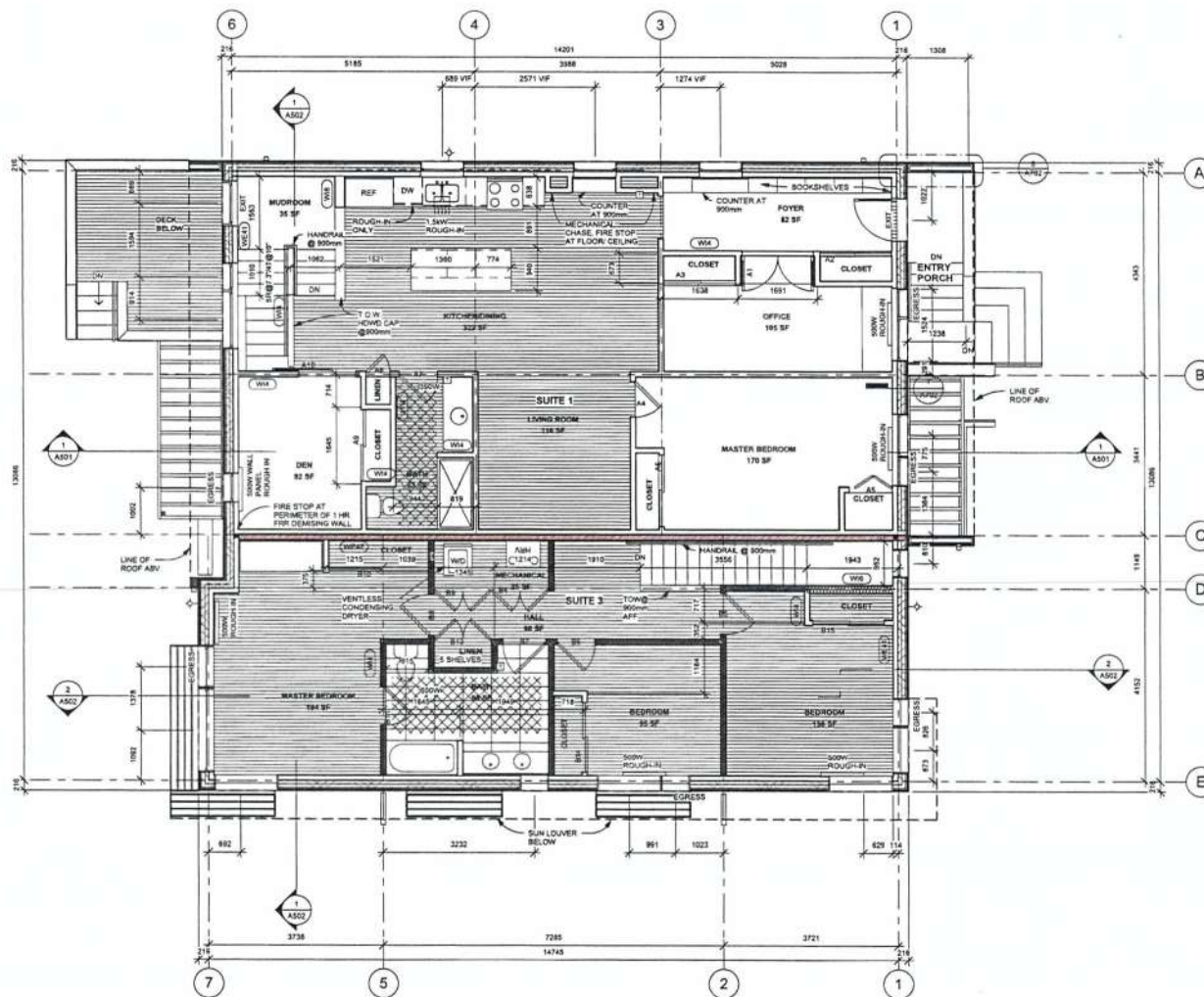
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No.	Description	Date
1	SUBDIVISION	FEB 9, 2016
2	Revison	Aug 25, 2016
3	Revison	Nov 17, 2016
4	Revison	Mar 1, 2017
5	GP Revision	June 15, 2017
6	GP Revision	July 12, 2017
7	GP	Feb 9, 2018
8	GP Revision	Mar 2, 2018
9	GP Revision	Apr 25, 2018
10	DDP Revision	Dec 20, 2018
11	DDP Revision	Nov 1, 2018
12	DDP Application	Feb 1, 19

Love-Mahoney
CHAMBERLAIN LOW ENERGY DUPLEX
UPPER FLOOR PLAN

Project number: 2015 008
Date: JULY 25, 2016
Drawn by: MA
Checked by: MA
A203
Scale: 1:50



UPPER FLOOR PLANS
1:50

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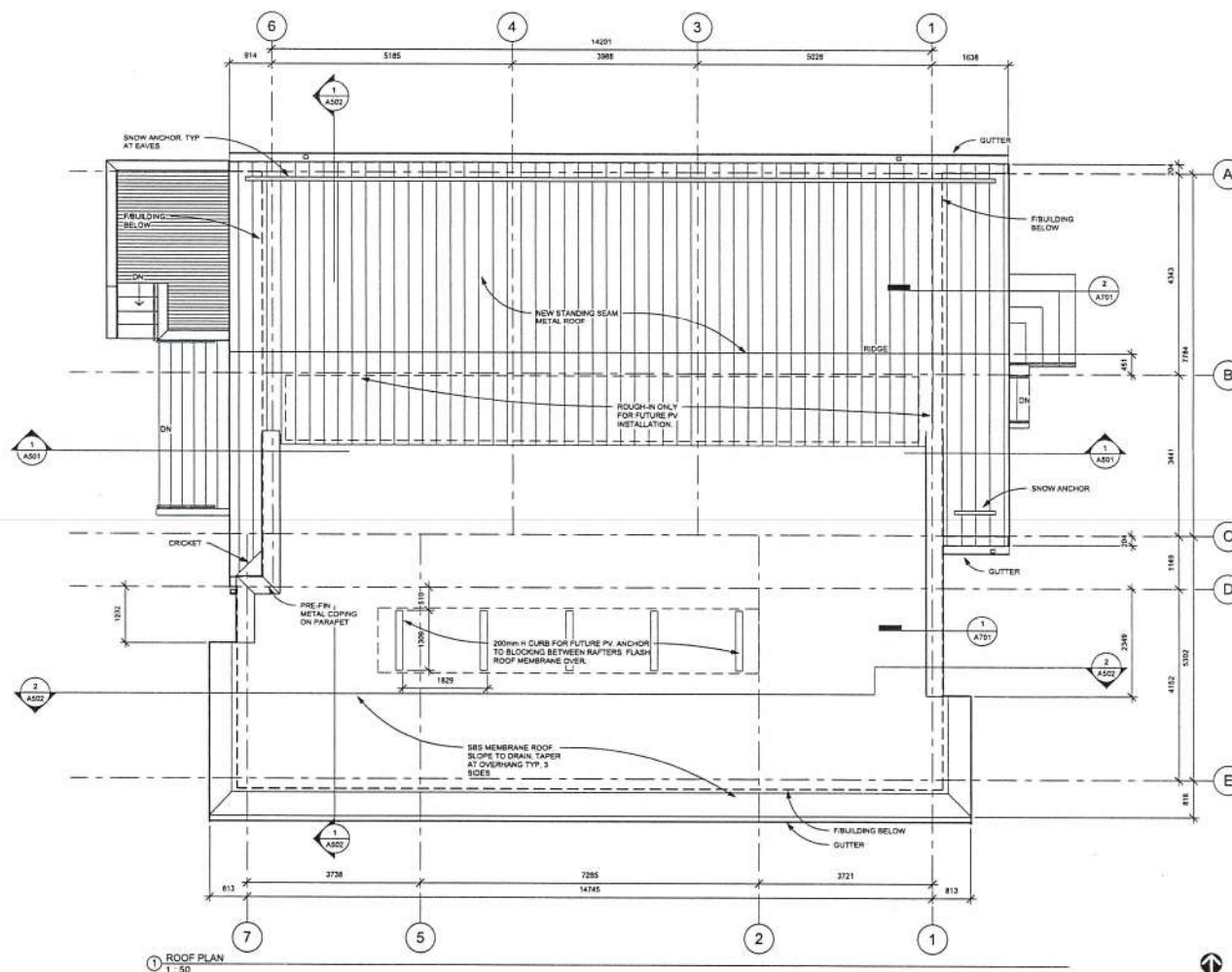
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No.	Description	Date
5	CDP Revision	July 12, 2015
7	BP	Feb 3, 2016
8	BP Revision	Mar 2, 2016
10	CDP Revision	Sep 20, 2016
11	CDP Revision	Nov 1, 2016
12	CDP Application	Feb 1, 2017

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**CHAMBERLAIN LOW
ENERGY DUPLEX**
ROOF PLAN

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1 : 50

A204



1 ROOF PLAN
1 : 50

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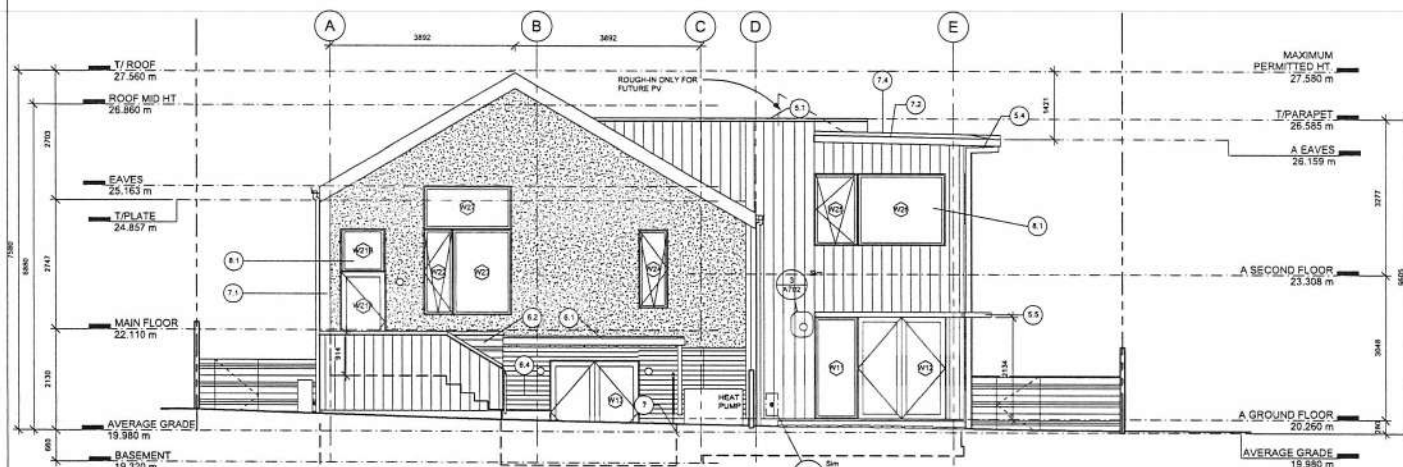
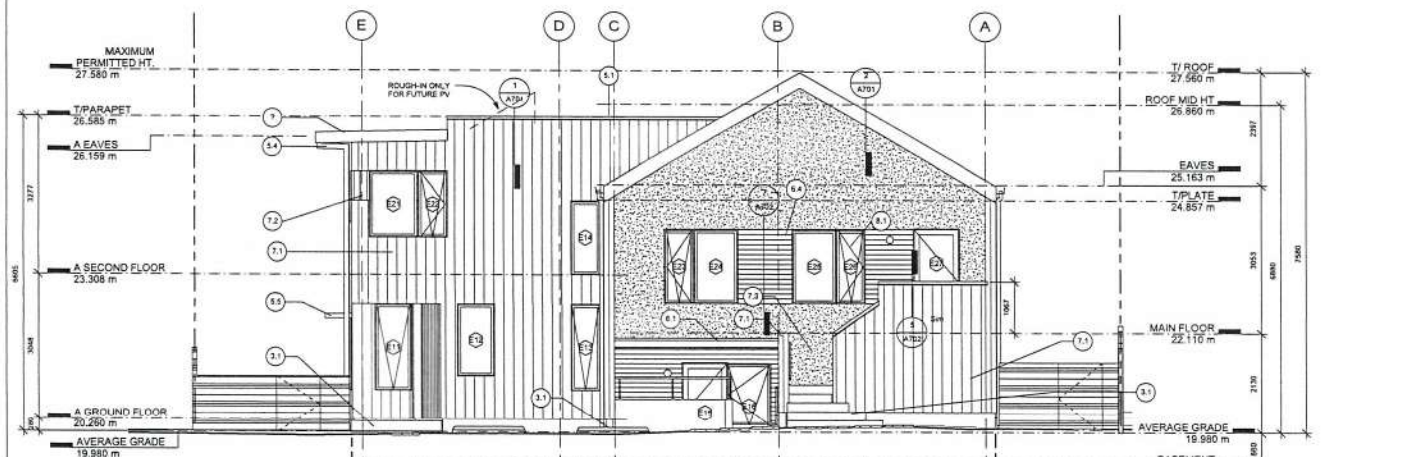
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No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Rezonning	JUN 28, 2016
3	Rezonning Revision	Nov 17, 2016
4	Rezonning Revision	Mar 1, 2017
5	DP Revision	JUN 15, 2017
6	DP Revision	JUN 12, 2017
7	SP	FEB 5, 2018
8	SP Revision	MAR 2, 2018
9	SP Revision	APR 26, 2018
10	GDP Revision	SEP 26, 2018
11	GDP Revision	NOV 1, 2018
12	GVP Application	FEB 1, 2019

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**CHAMBERLAIN LOW
ENERGY DUPLEX**
ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
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Scale	1:50



- EXTERIOR FINISH SCHEDULE**
- 3.1 ARCHITECTURAL CONCRETE
 - 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
 - 5.2 STANDING SEAM METAL ROOF - GALVANIZED FINISH
 - 5.3 METAL FASCIA - GALVANIZED FINISH
 - 5.4 PRE-FINISHED METAL RAIN-WATER LEADER S.W. 7028
 - 5.5 LOUVERED WINDOW SHADE
 - 5.6 PRE-FINISHED METAL DOWNPOUT
 - 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
 - 6.2 STRUCTURAL-SELECT CLEAR FIR, CLR. STAIN FIN.
 - 6.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
 - 6.4 SOFFIT: 1x6 CEDAR CLEAR SEALANT FINISH
 - 6.5 CEDAR DECK, CLR. FIN.
 - 7.1 INVERTED BOARD AND BATTEN CEMENT PANEL SIDING
 - 7.2 SP REVEAL, SMOOTH PAINT FINISH S.W. 7028
 - 7.3 CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. 7028
 - 7.4 STUCCO SIDING
 - 7.5 BUILT-UP ROOF MEMBRANE
 - 8.1 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
 - 8.2 ALUMINUM CLADDING W/ 7028
 - 8.3 THERMAL DOOR WITH ADJACENT COLOUR
 - 8.4 THERMAL DOOR WITH ADJACENT COLOUR (ROUGH IN)

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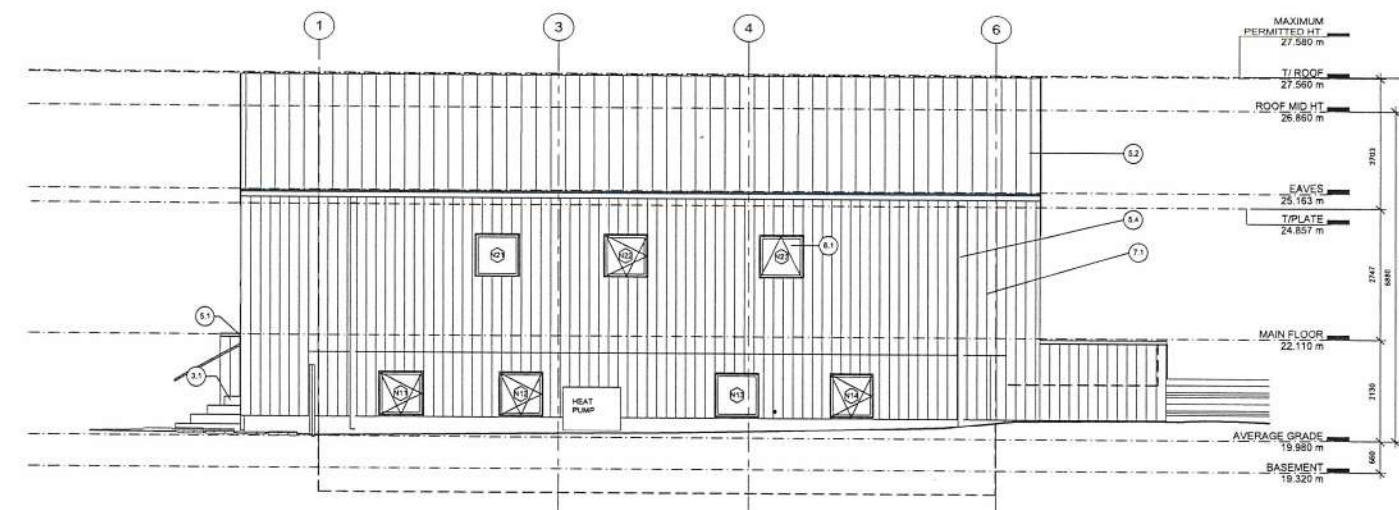
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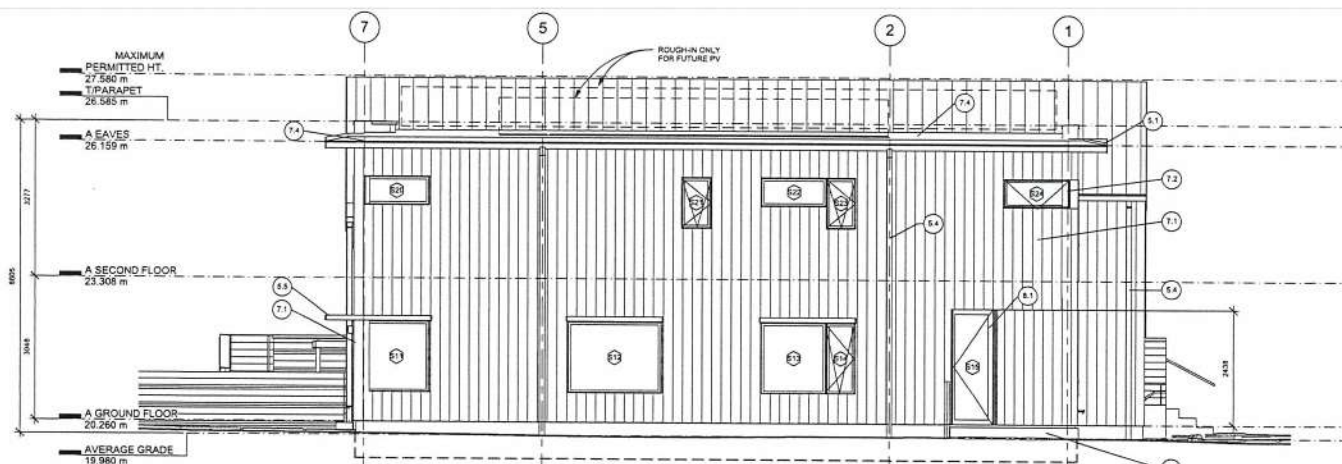
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2	Rebarring	July 25, 2016
3	Rebarring Revision	Nov 17, 2016
4	Rebarring Revision	Mar 1 2017
5	CDP Revision	June 15, 2017
6	CDP Revision	July 12, 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	CDP Revision	Sep 20, 2018
11	CDP Revision	Nov 1, 2018
12	CDP Application	Feb 1, 19

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**CHAMBERLAIN LOW
ENERGY DUPLEX
ELEVATIONS**

Project number: 2015 008
Date: JULY 25, 2016
Drawn by: MA
Checked by: MA
A402
Scale: 1:50



1 NORTH ELEVATION
1:50



2 SOUTH ELEVATION
1:50

EXTERIOR FINISH SCHEDULE

- 5.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FLASHING - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER: S.W. 7025
- 5.5 LOUVERED WINDOW SHUTTER
- 5.6 PRE-FINISHED METAL DOWNSPOUT
- 6.1 STRUCTURAL TIMBER: VARIOUS DIMENSIONS.
- 6.2 STRUCTURAL SELECT CLEAR FIR: CLR. STAIN FIN.
- 6.3 SCREEN AND FENCE: CEDAR CLEAR SEALANT FINISH
- 6.5 SOFFIT: T&G CEDAR CLEAR SEALANT FINISH
- 6.5 CEDAR DECK, CLR. FIN.
- 7.1 INVERTED BOARD AND BATTEN CEMENT PANEL SIDING
- 7.2 REVEAL: SMOOTH, PAINT FINISH S.W. 7025
- 7.2 CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS: PAINT FINISH: S.W. 7025
- 7.3 STUCCO SIDING
- 7.4 BUILT-UP ROOF MEMBRANE
- 8.1 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
- 8.2 ALUMINUM CLAD: S.W. 7025
- 8.2 THERMAL DOOR WITH ACCENT COLOUR
- 10.1 PHOTO-VOLTAIC SOLAR PANEL (ROUGH IN)

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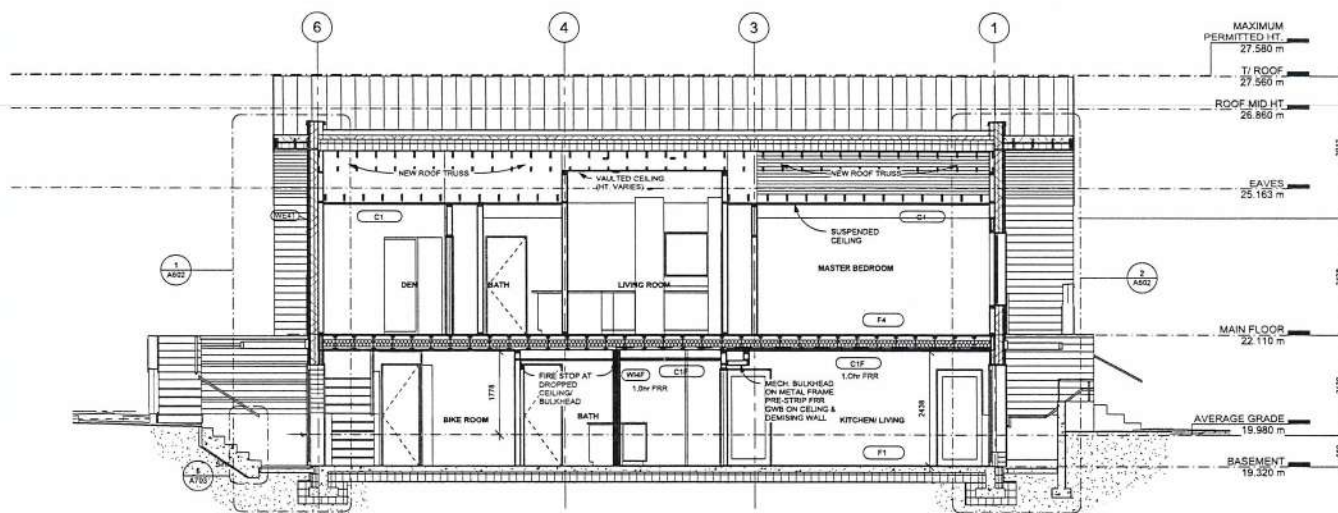
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No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Revising	July 25, 2016
3	Revising Revision	Nov 17, 2016
4	Revising Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
6	DP Revision	Aug 12, 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	DP Revision	Sep 20, 2018
10	DP Revision	Nov 1, 2018
11	DP Revision	Feb 1, 2019
12	DP Application	Feb 1, 2019

Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX
SECTIONS**

Project number	2015 008
Date	JULY 25, 2016
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① NORTH LONGITUDINAL SECTION
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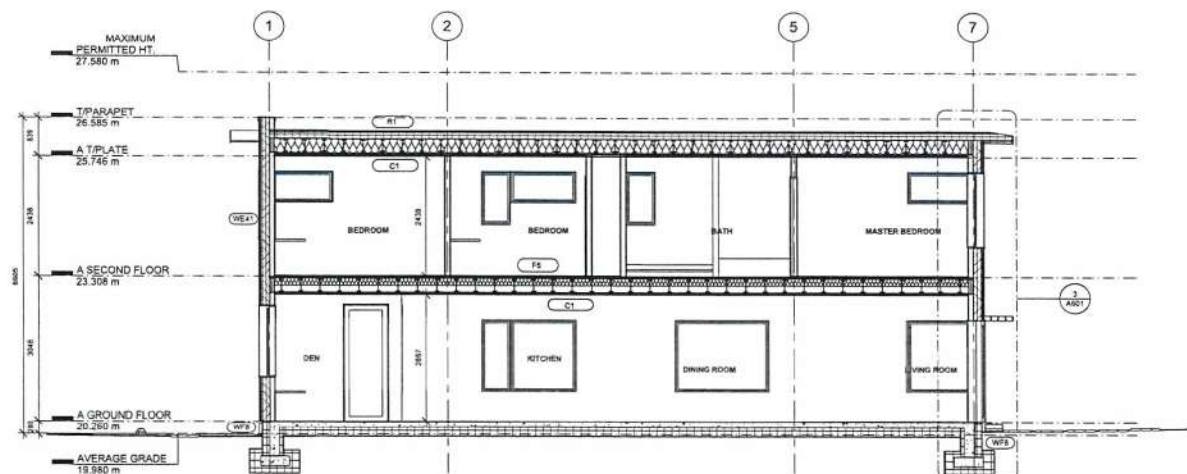
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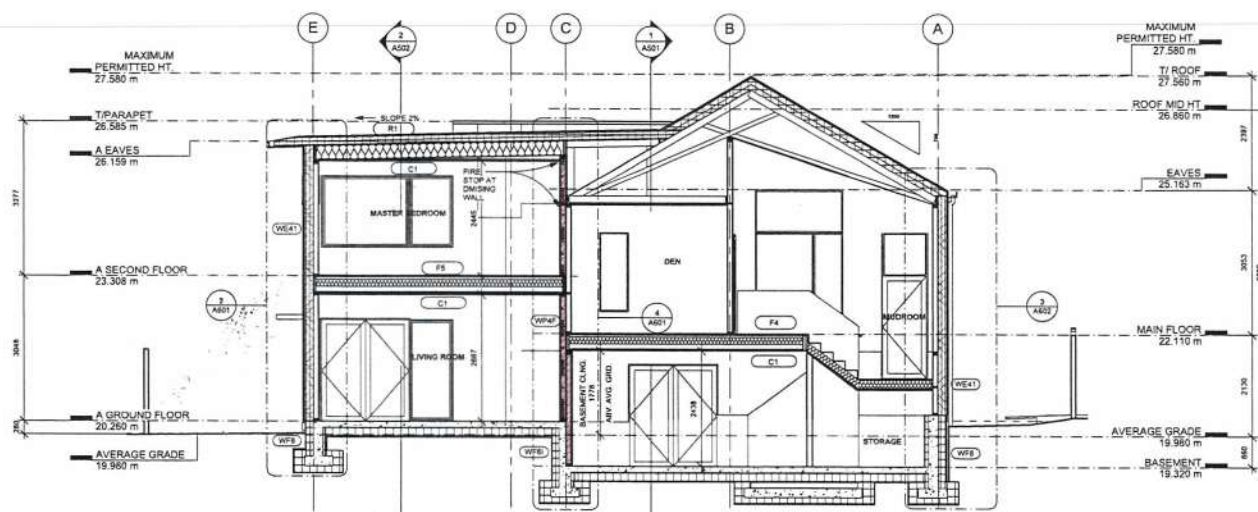
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2	Reconciling	APR 25, 2016
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4	Reconciling Revision	Mar 1, 2017
5	CDP Revision	June 15, 2017
6	CDP Revision	July 12, 2017
7	SP	FEB 8, 2018
10	CDP Revision	SEP 20, 2018
11	CDP Revision	Nov 1, 2018
12	CDP Appraisal	FEB 1, 19

Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX**
SECTIONS

Project number 2015 008
Date JULY 25, 2016
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2 SOUTH LONGITUDINAL SECTION
1 : 50



1 CROSS SECTION
1 : 50

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KATE STEFIUK STUDIO

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250 753-8383
kate.stefiuk@gmail.com

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NO.	DATE	ISSUE
1	10/11/14	FOR REVIEW
2	17/03/15	REVISIONS

PROJECT

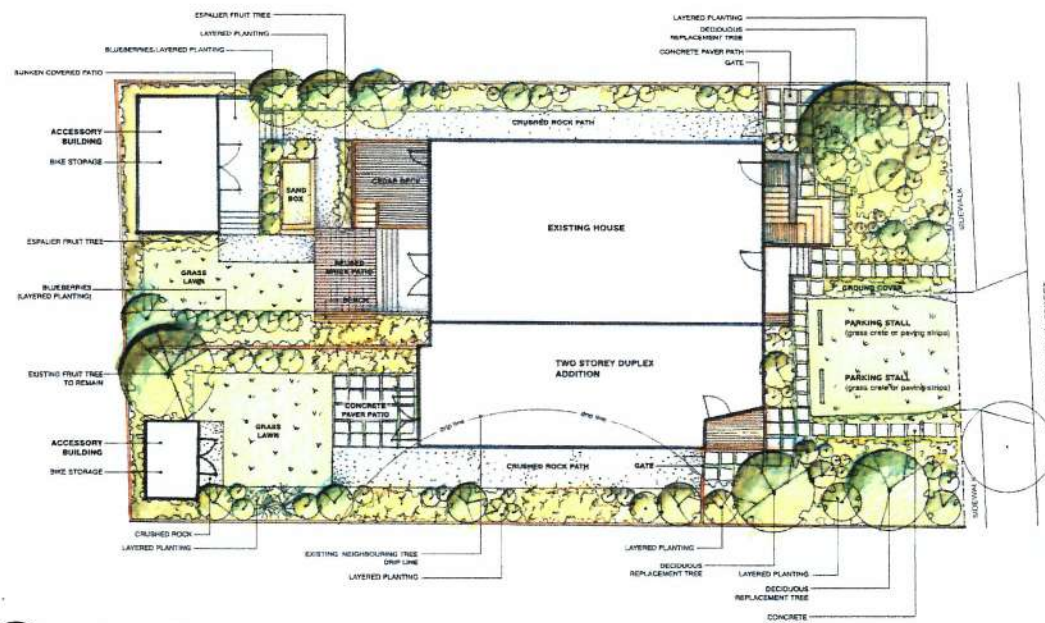
**CHAMBERLAIN
LOW ENERGY DUPLEX**
1068 CHAMBERLAIN ST
VICTORIA, BC

LANDSCAPE PLAN

PROJECT	LOW ENERGY DUPLEX
DB:	AS
CB:	KS
SCALE	VARIES
DATE	2017-03-08

L1

PLANTING NOTES:	
Two existing fruit trees will be removed and replaced with:	
<ul style="list-style-type: none"> • 2 espaliered fruit trees • 3 flowering dogwood • 4 service berry • 1 crabapple 	
Plants chosen are primarily native species, drought tolerant, hardy, and provide necessary screening from neighbours.	
PLANT LIST:	
Deciduous Trees	Groundcovers
Serviceberry (Amelanchier canadensis)	Kiwiduck (Lupinus albus)
Flowering Dogwood (Cornus florida)	Wild Strawberry (Fragaria virginiana)
Crabapple (Malus domestica)	Sedums
Various Fruit Trees	Creeching Thyme
	Wild Ginger
Evergreen Shrubs	Ferns
Strawberry Bush (Fragaria virginiana)	Japanese Painted Fern (Athyrium filix-femina)
Salei (Sedum spectabile)	Autumn Fern (Dryopteris erythorhoea)
Duff Oregon Grape (Mahonia repens)	Ukioke Fern (Adiantum species)
Evergreen Huckleberry (Gaultheria procumbens)	Sword Fern (Polystichum species)
Deciduous Shrubs	Perennials & Grasses
Saskatoon Berry (Amelanchier canadensis)	Evergold Sedge (Carex ovata)
Red Osier Dogwood (Cornus alternifolia)	Lavender (Lavandula angustifolia)
Heavenly Bamboo (Sasa argenteostriata)	Maiden Grass (Miscanthus sinensis)
Red Flowering Currant (Ribes sanguineum)	Calamint (Calamintha Nepeta)
Blueberries (Vaccinium)	Fountain Grass (Festuca arundinacea)
	Sage (Salvia nemorosa)
	Showy Stonecrop (Sedum spectabile)
	Blue Moor Grass (Lolium perenne)



1 Landscape Plan
L1 Scale 1:100

Plan



2 Front
L1 Scale NTS Elevation



3 Front Yard
L1 Scale NTS Perspective

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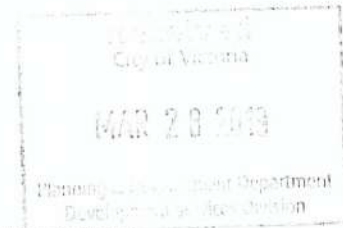
CHAMBERLAIN LOW ENERGY DUPLEX

March 28, 2019

To: Mayor Helps and Victoria City Council
Victoria City Hall 1 Centennial Square
Victoria BC V8W 1P6

Re: **Development Permit Application for 1068 Chamberlain Street**

Dear Mayor Helps and Victoria City Council,



This proposal is to issue a new Development Permit for 1068 Chamberlain Street. This application is for proposed changes that were included in the previous DDP No. 00275 (now retired), as well as a change from major renovation and addition to all new construction.

Our original proposal, approved in November 2017, was to modestly increase density in one of Victoria's most walkable neighbourhoods, in a manner that exemplifies efficient design and construction practices and respects the fabric of the existing established neighbourhood. The project is shaped by the following fundamental values:

- We believe that we have the skills, materials, and available technologies – *right now* - to build homes that are significantly more energy efficient, comfortable, healthy and long-lasting than most of what is being built today.
- We believe that environmental outcomes are at least as important as financial ones.
- We believe that thoughtfully designed infill is critical to supporting a walking and biking culture.
- We believe that sustainable design is compact design.

Our goal is to create housing for 2.5 families that uses less energy than the existing single family home on the property. Our intention is to live in the north half of the duplex, with extended family in the suite, and to call this vibrant neighbourhood our home for the long-term.

While the original proposal was to retain the existing home structure and complete a major renovation and addition, structural deficiencies only fully revealed and understood after stripping down the existing house made retention of the existing home as structure infeasible. The proposal has therefore been rewritten accordingly. The existing house was not a designated heritage building.

We previously submitted a Delegated Development Permit for a change to the roof shape. This current proposal includes the new roof design; the change from existing + new to all-new structure; minor window changes, and other minor changes that came through the Building Permit process and do not impact form and character. Floor areas, building size and siting etc are per the original design.

The project is mid-construction and currently subject to a stop work order until the new Development Permit is approved.

Description of Proposal:

The proposal is to construct a new strata duplex with a secondary rental suite in one half. The design is sensitive to the existing single family character of the neighbourhood. The rental suite will keep that half of the duplex affordable to families and offer additional rental accommodation in the neighbourhood. The rental suite will not be a separate strata unit.

The south half of the duplex will be a 145 sq.m. (~1560 sq.ft.), 3-bedroom, 2-storey home. The 1.5-story north half of the duplex will contain a 163 sq.m (~1750 sq.ft.) 2-bedroom main suite plus a 52 sq.m (~560

CHAMBERLAIN LOW ENERGY DUPLEX

sq.ft.) secondary rental suite in the lower level. The suite is intended as an independent rental accommodation particularly suited to multi-generational living.

Design will follow passive design principles (emphasis on super insulation, high performing windows, and airtight construction with no thermal bridging), with goals of achieving net-zero energy consumption, zero carbon emissions, and Passive House certification. The design is practical and compact, suitable for a family, and intended to be extremely comfortable and low impact. The location is highly desirable for its established character, natural beauty, proximity to high quality schools, and proximity to Oak Bay Avenue.

Materials from the existing house have been carefully retained and will be re-used for interior finishes.

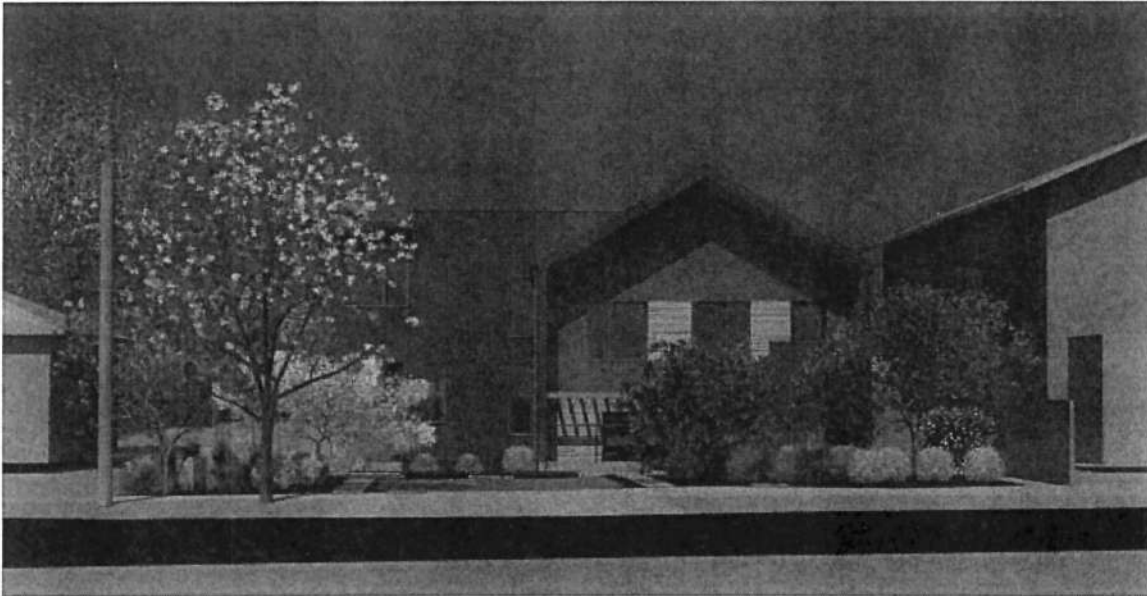


Figure 1: Rendering of proposed design

Policy Support: Land Development and Management

The proposal supports the Official Community Plan's (OCP) goal to create compact development patterns that use land efficiently. The lot is large (709.4 m²) and is the third property south of Oak Bay Avenue, adjacent to a 6-unit townhouse on the north side and a single family dwelling on the south. Our proposal will create additional housing that supports walking to Oak Bay Avenue's "Small Urban Village" economic center. The property is also a short walk to bus stops and a short walk or bike ride to neighbourhood schools.

The property was rezoned for duplex + suite as part of the original application.

The addition of the suite to the duplex diversifies the range of housing options available in this Traditional Residential neighbourhood, creating an option for extended family to remain closely connected, access amenities within a short walk, and age in place.

The immediate neighbourhood is characterized by a mixture of single family homes, house conversions, and multi-family dwellings. Many of the houses in the area have rental suites and several are house conversions.

CHAMBERLAIN LOW ENERGY DUPLEX

Policy Support: Climate Change and Energy

The proposal supports all five of the City's strategic goals around climate change and energy, as follows:

1. Increased resilience to climate change, energy scarcity and costs: By designing for Passive House certification, the new building will use very little energy. Because of the emphasis on constructing an airtight and highly insulated building envelope, the homes will also remain comfortable year-round, with very little need for additional heating or cooling. In the face of a natural disaster, the homes will stay warm longer without power.
2. Both halves of the duplex will be built solar PV ready and both will be all-electric. BC's hydro power supply has a much lower carbon footprint than combustion fuel. By building all-electric, both homes will also have the potential to generate and store all of their own power on-site.
3. The homes are sited in a location where cars are not needed. All amenities can be accessed within a short walk. Downtown is accessible by a short bike or bus ride.
4. The re-use of materials from the existing house will reduce construction waste and reduce the need for raw materials.
5. As outlined in 2. above, both sides of the proposed duplex will be solar PV ready, increasing Victoria's access to clean, renewable, and efficient energy sources.

Neighbourhood Consultation:

Neighbours were consulted extensively during the original rezoning/DP application process, with unanimous support expressed by both the public and council at the public hearing. Since then, we have sent updates directly to those neighbours who wished to be informed of such – including notifying them of this process. Project progress has also been reported in detail on the project blog, stretchdeveloper.com. All comments received express continued support for our project.

House Design:

The new building is designed to be extremely energy efficient and to use low embodied carbon materials to the extent possible. Significant resources are focused toward making the building envelope of the structure highly insulated and airtight. High efficiency heat recovery ventilators will be installed to ensure very high quality distributed ventilation air.

The design strategy presents a contrast between the two duplex halves, to distinguish the two homes while referencing the gable roof shape that is so common in this neighbourhood. The original design maintained the existing hip roof shape. With the need to rebuild the roof, the shape was modified to a gable roof, which is also consistent with the common typologies in the neighbourhood, but also improves the design of the structure, simplifies the roof transitions, and improves its environmental performance by reducing heat loss through the simpler shape.

The design uses vertical siding, cedar accents and stucco that reference traditional material choices evident on the block. Deep window reveals introduced by the thicker Passive House walls add visual interest and depth to the facade. The roof slope of the new addition is nearly flat, to minimize intrusion on neighbouring properties, facilitate the addition of solar panels, and allow maximum sun penetration to the north half of the duplex. These features, along with welcoming, street-facing entries for both halves of the duplex, adhere to the Neighbourliness Guidelines for Duplexes.

Refer to Appendix C for a description of the architectural rationale for the design.

Variances:

The proposed duplex meets the R2 requirements with the following requested variance:

CHAMBERLAIN LOW ENERGY DUPLEX

- A. Rear yard setback: from 12.8m to 10.26m to accommodate a deck on the north half.

This is the same variance requested and granted on the original proposal. The original proposal also requested a variance for front yard parking, consistent with the R1-G preference. We understand this is no longer considered a variance.

Project Benefits:

Economic:

- Locally owned and financed construction project
- Infill development supports economic vitality of the Oak Bay Village Small Urban Village

Social:

- Improved streetscape
- Addition of rental housing (suite)
- Facilitates multi-generational living and aging in place
- Educational opportunities for sustainable construction practices
- Site selection that supports walking and biking culture

Environmental:

- Building material re-use
- Site selection that supports biking and walking
- Permeable paving for parking strips and patio space
- Landscaping that prioritizes edibles, natives and plantings with minimal irrigation demand
- High efficiency plumbing fixtures
- All LED lighting
- Ultra low energy consuming buildings (targeting net zero energy, zero carbon emissions, and Passive House certification)

Conclusion:

The proposed project prioritizes environmental sustainability, carbon reduction and energy efficiency. It creates a modest increase in density in keeping with the OCP's goal to provide additional housing in the city's most walkable/bikeable neighbourhoods. The design is sensitive to the existing single family character of the neighbourhood.

Thank you for your thoughtful consideration of this proposal.

Best Regards,



Christy Love and Matthew Mahoney
Owners/Occupants of 1068 Chamberlain Street

APPENDIX C: Architectural Rationale

The 1000 block of Chamberlain Street is comprised of an eclectic mix of character homes. Existing homes range from 1 1/2 to 2 1/2 stories in height and exhibit a broad range of architectural styles reflecting their year of construction. The majority of homes draw broadly on traditional house forms and materials including horizontal wood siding, stucco, and they generate visual interest with expressed massing and projecting roof fascia and eaves.

Existing houses reflect their unique history of addition and renovation work identifiable through changes in material and style.

Roof profiles are predominantly hipped and gable styles, often with complex dormers. Deep overhangs and eaves expressed with dentil patterns contribute to the character of the homes. Asphalt shingles are the dominant choice.

Authentic materials predominate with ornate timber posts and railings in conjunction with lapped wood siding, stone and stucco. Occasional insertions of brick and galvanized, corrugated metal add to the eclectic flavour of the neighbourhood.

Colour is used extensively in the neighbourhood with vibrant hues, contrasting trim and natural accents. Grades vary considerably along the block with several houses and front yards elevated above the grade of the street. The natural grade in the zone of the project is moderately flat.

Dense, mature landscaping is the dominant feature of the street. Several houses are virtually concealed by front-yard vegetation. Grass appears selectively in front yards along with a mix of bed planting, shrubs, mature trees, textured paved areas and natural rock.

The proposed house offers a contemporary interpretation of the patterns and forms of the street. The intention of this project is to honour the architectural legacy of the neighbourhood with homes that reflect contemporary values and design. This is achieved through sympathetic scale, texture and massing.

Additional wall thickness will introduce deep reveals at window and door openings, enhancing the façade of the building with deep shadow lines.

The north half will be clad primarily in stucco, with cedar accents, similar to many homes throughout the neighbourhood.

The south half stands two stories with a grade entry and flat roof. The linear shape is a response to the narrow property. The south side yard setback has been increased to mitigate impact on the neighbouring property and existing mature tree and to create useable yard space adjacent to the house. The roof, which presents a parapet to the street, projects to shade south facing windows while maximizing solar penetration to the existing house to the north.

Front yard setbacks are aligned to adjacent houses. The characteristically shallow front yards of Gonzales contribute to the friendly character of the neighbourhood.

Similar to other houses in the neighbourhood, the massing of the building will be expressed to create visual interest and to improve connection to the front garden and the street. In addition to deeply expressed windows and extended roof soffits, the entries of both houses are expressed with massing and materials. The projecting mass of the north half's porch is enhanced with a projecting roof overhang and sculptural concrete steps. The lower entrance is defined with a shallow roof overhang and partially enclosed with a timber pergola. The alcove entry of the south half is recessed, creating a sculpted massing

CHAMBERLAIN LOW ENERGY DUPLEX

of the house's façade and a semi-enclosed, landscaped courtyard entry. A large street-facing window announces the entry.

The addition will be clad with fibre cement siding due to code non-combustibility requirements.

The houses are conceived together with their front yard landscaping. Entry, porch, stoop, windows, surface treatments, planting, fences and screens work together to create gardens that are beautiful, functional and seamlessly integrated with the homes.

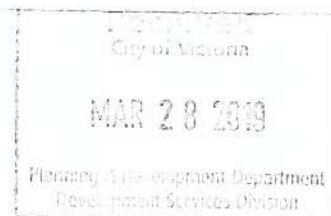
Colour is chosen in the context of natural wood accents and front-yard landscaping of both houses. The dark French-grey hue mediates between the industrial sensibility of the metal roof and gutter and the natural tone and texture of natural wood, landscape and permeable paved surfaces. Vibrant colours are introduced in the glazed front doors of the houses and basement suite as a contemporary reference to the traditional use of colour in the street.



Talbot Mackenzie & Associates

Consulting Arborists

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Victoria, BC V8Z 7H6
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Email: tmtreehelp@gmail.com



March 28, 2019

Christy Love
1068 Chamberlain street
Victoria, BC V8S 4B9

Attention: Christy Love

Re: 1068 Chamberlain Street

Assignment: To visually examine the recent excavation for house construction at 1068 Chamberlain Street that has occurred within the critical root zone of a 100 cm d.b.h. Garry oak tree located on the property at 1048 Chamberlain Street and comment on how it may have impacted the health or stability of the tree. Provide recommendations for mitigating any impacts the excavation may have had on the tree.

Methodology: Although we were not present during the excavation and the house foundation had been backfilled prior to our site visit on March 15, 2019, we obtained pictures of the excavation from the construction company and client. We have based our findings on these pictures, along with information collected during our site visit.

Observations and findings: Based on our site visit and review of the pictures taken during excavation, we do not feel that any significant impacts have occurred to either the health or stability of the tree. There is no evidence of large structural roots being severed that would lead us to believe that the trees stability has been compromised. Only a portion of smaller feeder roots within the critical root zone have been severed to accommodate the house excavation. At the time of our site visit, we observed some construction materials stored and minor soil compaction from foot traffic over the remaining portion of the critical root zone on the subject property, but boards had been placed to walk on to minimize any disturbance. A temporary power service has been installed by the fence near the tree, and although the conduit supplying the service could not be fully seen due the material being stored, it is our understanding that there was no excavation for this service within the critical root zone of the tree. We anticipate that if the measures in this report are followed, the tree will recover from the minor root loss and compaction.



Picture 1: View of edge of excavation showing no large roots exposed (picture supplied by client).



Picture 2: View of excavation from second angle showing no large roots exposed (picture supplied by client).



Picture 3: View of the area during our March 15, 2019 site visit.

Recommendations:

Prior to construction commencing and during the remaining construction activity, we recommend the following course of action:

- Remove all the construction material from the critical root zone of the tree and fence the area that has not been disturbed by the excavation. Alternatively, if the area must be used for construction foot traffic, a layer of hog fuel or coarse wood chips at least 20 cm in depth must be installed and maintained in good condition until construction is complete.
- To improve the health and chances of recovery, we recommend supplemental watering during the spring and summer months within the CRZ of the tree for the next year, especially during periods of drought. During periods of low rainfall, where it is observed soil is dry within the garden bed, we recommend watering with a long and slow enough water dispersal that saturation occurs deep within the soil horizons. This could be done once or twice a week potentially, depending on soil moisture levels. Generally, less frequent deep watering is more beneficial than frequent, shallow watering, especially for deeply rooted species like Garry Oaks. The water should be directed away from the trunk of the tree and evenly throughout the root zone.

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After construction is complete:

- The project arborist will take soil samples with a soil probe to determine if there has been significant soil compaction warranting any remedial measures to amend or aerate the soil.
- Any planting of new trees or shrubs or in-ground irrigation systems that are part of the new landscape must take the tree's critical root zone into consideration and no further excavation should occur that may impact critical roots.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,



Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks. Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Committee of the Whole Report For the Meeting of August 3, 2017

To: Committee of the Whole **Date:** July 21, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00541 for 1068 Chamberlain Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1068 Chamberlain Street. The proposal is to rezone from R1-G Gonzales Single Family Dwelling District to a new site specific zone to allow for a duplex with a secondary suite, through an addition onto the existing home. The Traditional Residential Designation in the *Official Community Plan, 2012 (OCP)* envisions ground-oriented residential including single family, duplex and attached dwelling (3 or more units), but does not envision secondary suites in duplexes. However, this proposal supports many of the objectives in the Official Community Plan around housing affordability, sustainability and energy. Taking this all into consideration, staff recommend that Council support this Rezoning Application.

The following points were considered in assessing this application:

- either a duplex or attached dwelling is consistent with the Traditional Residential Urban Place Designation within the OCP; however, a duplex with secondary suite is not consistent within the Zoning Bylaw
- a two family dwelling with secondary suite would ensure the existing secondary suite would remain as rental, whereas, attached dwellings could be individually owned

that it retains the existing housing stock, and the addition keeps in scale of the neighbourhood.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the property from R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on R-2 Zone, Two Family Dwelling District, to permit an addition of one unit onto an existing detached dwelling with secondary suite. With the new addition, the lot would have a duplex with secondary suite.

The following difference from the standard R-2 Zone is being proposed and would be accommodated in the new zone: allowing for a secondary suite when the principle use is two family dwelling. Additionally, variances are being proposed to parking location, combined floor area of first and second storey, rear yard, and minimum lot width. These variances will be reviewed in relation to the concurrent Development Permit with Variances Application No. 000488.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit, as well as retaining and renovating the existing secondary suite, which will remain as rental.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

Active Transportation Impacts

The application proposes a bike room and two accessory buildings for residents and tenants, which supports active transportation choices.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterised by mainly two-storey single family dwellings, duplexes, house conversions; and a six-unit, three-storey residential building directly adjacent. The lot is just south of Oak Bay Avenue which is designated as a Small Urban Village, characterized by commercial and mixed-used buildings.

Existing Site Development and Development Potential

The site is presently a one-storey dwelling with a secondary suite. Under the current R1-G

Zone, Gonzales Single Family Dwelling District the property could be developed as a single family dwelling with a secondary suite or garden suite.

Data Table

The proposal will be a site specific zone, based on the closest zone, R-2. The following data table compares the proposal with the R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the zone that the site specific zone will be based on. The site specific zone would vary the use, and the Development Permit will vary parking location, maximum floor area on the 1st and 2nd floor, and minimum rear yard setback.

Zoning Criteria	Proposal	Zone Standard R-2
Site area (m ²) - minimum	709.39	555.00
Number of units		
Maximum	2	2
Secondary suites	1*	0
Density (Floor Space Ratio) - maximum	0.36 to 1	0.50 to 1
1 st and 2 nd storey floor area (m ²) - maximum	359.80*	280.00
Total floor area (m ²) - maximum	359.80	380.00
Lot width (m) - minimum	19.44	15.00
Height (m) - maximum	6.83 mid-point on hip roof 6.47 top of parapet on flat roof	7.60
Storeys - maximum	2	2
Site coverage % - maximum	36.00	40.00
Open site space % - minimum	55.60	30.00
Setbacks (m) – minimum:		
Front	7.39 building 4.61 steps	7.50 building 3.50 porch
Rear	10.26*	12.78
Side (north)	2.58	1.94
Side (south)	3.29	3.00
Combined side yards	5.87	4.50
Parking - minimum	2	2
Parking location	front*	side or rear

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on October 20, 2016. Meeting minutes are attached to this report.

ANALYSIS

Official Community Plan

The property is located in the Traditional Residential Urban Place Designation within the *Official Community Plan, 2012 (OCP)*. This designation envisions ground-oriented residential buildings, including duplexes and attached dwellings (defined as a building designed for three or more residential units).

The OCP currently envisions secondary suites as legal rental suites to be located within single-family detached houses, as noted by its definition. However, the designation also envisions attached dwellings, which could be separately titled and owned. From a land use perspective, both options function the same; however, a duplex with secondary suite would meet the objectives set out in the OCP more closely, with respect to rental housing retention.

The OCP supports affordable home ownership by permitting residential rental units in primary structures, and having a range of housing choices for an inclusive and multi-generational community. These objectives are supported with this proposal, by the secondary suite providing a mortgage-helper and rental housing.

The OCP has objectives for the re-use of buildings, energy efficient design, and having onsite renewable energy generation. The proposal makes an addition to and upgrades the existing house to Passive House design standards, drought resistant plants, and utilizes renewable energy sources.

Gonzales Neighbourhood Community Plan

The property is located within the Residential designation in the *Gonzales Neighbourhood Plan*. The Plan encourages retention of existing housing stock, and additions that are sensitive to the neighbourhood. It also encourages secondary suites to provide more affordable housing and retain a diversity of housing.

Tree Preservation Bylaw and Urban Forest Master Plan

There is a protected Garry Oak tree on the neighbour's property to the south that has been reviewed by the consulting project arborist. Its trunk is 7 meters from the duplex foundation. It has a large overhanging canopy that may require some pruning of small limbs for building clearance of the proposed duplex. The pruning will not have a significant impact on the Garry Oak tree. Protection measures will be put in place during construction of the new home, for the critical root zone of this protected tree.

Parking Regulations

The parking is non-compliant with Schedule C(4) of the *Zoning Regulation Bylaw*. Parking is reviewed in the Development Permit with Variance report.

CONCLUSIONS

The proposal to rezone the property from the R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on the R-2 Zone, Two Family Dwelling District, would permit the construction of an additional unit. While attached dwellings (defined as three or more units) would be consistent with the OCP in the Traditional Residential designation, the proposal to include a secondary suite in a duplex (also three units, but one would be rental) is not envisioned in the *Official Community Plan, 2012* (due to the secondary suite definition), nor permitted by the *Zoning Regulation Bylaw*. However, defining it as a duplex with secondary suite ensures the retention of an already existing rental unit. Additionally, this proposal supports many of other OCP objectives around sustainability and energy, and affordable housing. Taking this all into consideration, staff recommend that Council support this Rezoning Application No. 00541.

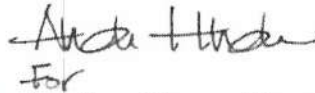
ALTERNATE MOTION

That Council decline Rezoning Application No. 00541 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner
Sustainable Planning and Community
Development Department



For
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 25, 2017

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans dated/date stamped July 14, 2017
- Attachment D - Letter from applicant to Mayor and Council dated July 20, 2017
- Attachment E - Community Association Land Use Committee Comments dated October 20, 2016
- Attachment F - Correspondence (letters received from residents)



Committee of the Whole Report For the Meeting of August 3, 2017

To: Committee of the Whole
Date: July 21, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00541, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped July 14, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. allow parking in the front yard
 - ii. increase the maximum combined floor area on the first and second floor 280m² to 359.8m²
 - iii. reduce the minimum rear yard setback 12.78m to 10.26m
3. The Development Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*, 2012 (OCP). A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1068 Chamberlain Street. The proposal is to permit an addition of one unit onto an existing detached house with secondary suite. With the new addition, the lot would have a duplex with secondary suite. The variances are related to parking location, increasing combined floor area on the first and second floor, and reducing the rear yard setback.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes* as it is in scale with the adjacent buildings, with street fronting entrances, however, a modern roofline has been proposed for the addition for differentiation and energy efficiency
- consistency with many of the goals in the *Gonzales Neighbourhood Community Plan, 2002* with regards to retaining existing housing and secondary suites, and additions that fit with the scale of the neighbourhood
- the variances related to parking location, increasing combined floor area on the first and second floor, and reducing the rear yard setback are supportable. The existing parking location in the front yard conforms in the current zone; however, it is not allowed in the standard R-2 Two Family Dwelling District Zone. The increased rear yard setback would allow for a private deck. The increase in combined floor area is supportable in that it takes into account the secondary suite, and the overall area of the lot is larger than the minimum size required for two-family dwelling zoning
- duplexes with secondary suites are not permitted within current Zoning Bylaw nor envisioned in the OCP; however, the proposal is supportable when taking into consideration design, housing, sustainability and other objectives in the OCP.

BACKGROUND

Description of Proposal

This proposal is to alter an existing single family dwelling with a secondary suite to create a duplex with a secondary suite.

Specific details include:

- Passive House
- Renovation of existing house and an addition
- Contrasting, contemporary addition with flat roofline
- Cedar siding and stucco
- Street-fronting entries
- Permeable paving on driveway
- Semi-private outdoor space for each unit, with fence separating rear yards
- Improved street relationship through plantings that are more welcoming to street.

Sustainability Features

As indicated in the applicant's letter dated July 20, 2017 the following sustainability features are associated with this application. These features include:

- Building retention and re-use of a residential building
- Designed with Passive House principles
- Building envelope highly insulated and airtight
- High efficiency heat recovery ventilators
- LED lighting
- Solar panels.

The applicant intends on achieving Passive House Certification. A Section 219 Covenant was declined and instead, the applicant proposed to provide the City with a letter from a Passive House reviewer at Design Stage Review indicating that the building will achieve certification provided it is constructed as designed.

Active Transportation Impacts

The application proposes Class 1 (secure, indoor) bike parking for residents and tenants.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variances Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

ANALYSIS

Development Permit Area and Design Guidelines

The proposal is generally consistent with the design guidelines in the *Neighbourliness Guidelines for Duplexes*; however, it is not consistent with the uses allowed, as it includes a secondary suite.

The design of the existing house and new addition is in scale with the existing houses along Chamberlain Street. It creates a gentle transition from the single family home to the South, to the walk-up townhouse building to the North. The height of the existing house is being slightly raised to accommodate a more liveable basement suite. Visual interest along the front has been added through varying façade articulations, with the front of the building broken up into small parts creating the illusion of a smaller building. The flat roofline on the addition is not consistent with the design guidelines in that it is in sharp contrast to the existing house; however, the modern design does help break up the building face and differentiates the addition from the original structure. The front yard will be landscaped to a more open design to improve the relationship to the street. Front entrances to all three units will be oriented toward the street, each with porches and overhangs. Windows have been minimized on both sides to reduce overlook concerns. Private outdoor space at the rear of the building will be associated with each of the duplex units, and a private sunken patio at the rear for the secondary suite.

Notwithstanding a secondary suite not being permitted in a two family dwelling, the proposal is generally consistent with the *Secondary Suite Design Guidelines*. The existing garage door is being refinished as the entrance, creating an entrance at the front of the building. The house is being raised 0.8m to create a higher ceiling height in the basement. Windows at ground level will have a fence adjacent, helping to bring light while also providing privacy for the neighbours. The secondary suite will have a private outdoor space in the rear yard, as well as, access to a bike room. The sunken entrance and patio will have a protective awning to clearly delineate the suite.

Gonzales Neighbourhood Community Plan

The *Gonzales Neighbourhood Community Plan* considers additions in scale with existing buildings. This lot would be an appropriate transition between the walk-up townhouses to the North, and single family dwelling to the South. Additionally, the Plan encourages renovating existing housing stock to keep character, while allowing design diversity in new development. This proposal renovates a 100-year old house, and a modern addition in scale with the neighbourhood. Front yard parking is allowed in Gonzales for single family dwellings; however, not for two-family dwelling district or attached dwelling. That being said, the proposal uses the existing front yard parking configuration, while improving the street relationship by bringing the driveway to at-grade, and adding landscape screening to reduce the visual impact.

Regulatory Considerations

The proposed variances are related to maximum combined floor area, minimum rear yard setback, and parking location.

The maximum combined floor area permitted in the R-2 Zone is 280m². The proposed combined floor area would be 359.8m². This increase is due to the addition of a secondary suite of 51.61m² which makes up 14% of the entire building, or 24% of the side of the duplex it is within. The total site area is 709.39m², and is well over the minimum site area for a duplex of 555m². The floor space ratio is 0.51:1 and therefore, the lot can conceivably support a larger floor area.

The minimum rear yard setback is requested to be reduced from 12.78m to 10.26m. The reduced setback is measured from a raised deck. The main structure does not intrude in the setback, and therefore, this variance is supportable.

Parking in the front yard is considered in the *Gonzales Neighbourhood Community Plan* for single family dwellings. Additionally, the existing R1-G Zone allows for parking in the front yard, however, the R-2 Zone does not allow parking in the front yard. The proposal would raise the current front yard sloping driveway to be at-grade with the front yard, and another parking spot would be added, for a total of 2 parking spaces. The at-grade driveway would improve the street relationship and functionality of the front yard for residents and pedestrians. The driveway would be grass-crete to soften the appearance and reduce surface runoff. Additionally, the driveway would be screened from neighbours by a perimeter fence. Rear yard parking was considered, but in consideration for neighbour concerns, permeability of landscaping, and the preservation of the boulevard tree, parking in the front yard is a suitable solution.

CONCLUSIONS

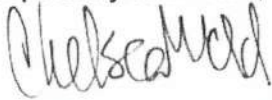
While the proposal is inconsistent with the land use policies for two-family dwellings, since a secondary suite is also proposed, it is fairly consistent with the guidelines for Development Permit Area 15D: Intensive Residential – Duplex. The proposal follows the guidelines related to

exterior design considerations, specifically, the addition fits within the established scale of the street, entrances to the units create a positive street relationship, and window and deck placements take privacy into consideration. In addition, the variances are supportable; parking location is maintained and improved in its current location, rear yard setback is increased to accommodate a deck, and the maximum floor area on first and second floor to retain the secondary suite. Taking into consideration the many aspects in regards to affordable housing and energy objectives in the OCP, as well as the sensitivity to the neighbourhood context, staff recommend that Council support this Development Permit with Variances Application.

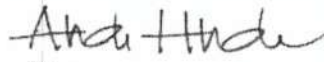
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000488 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner
Sustainable Planning and Community
Development Department



For

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

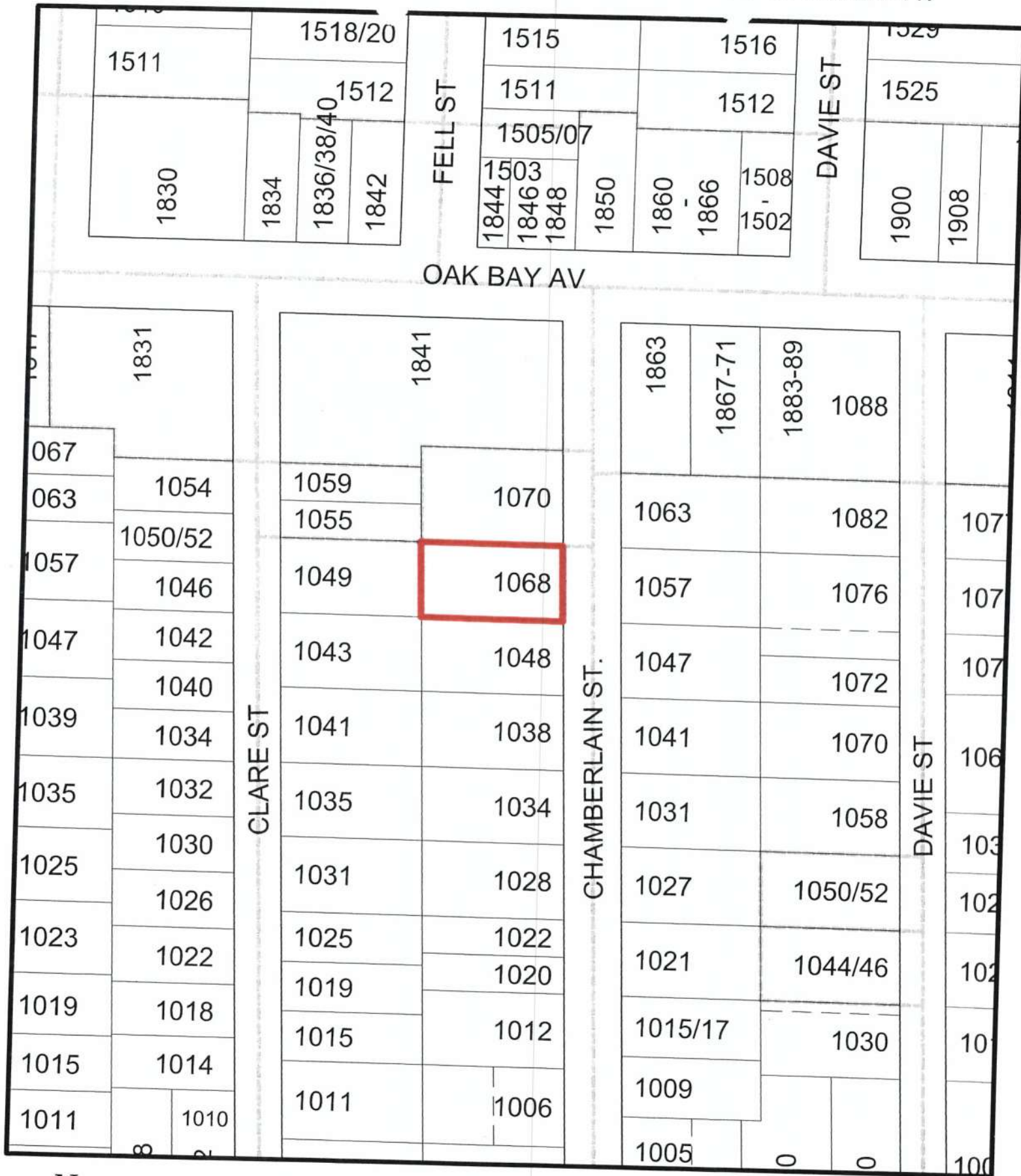


Date:

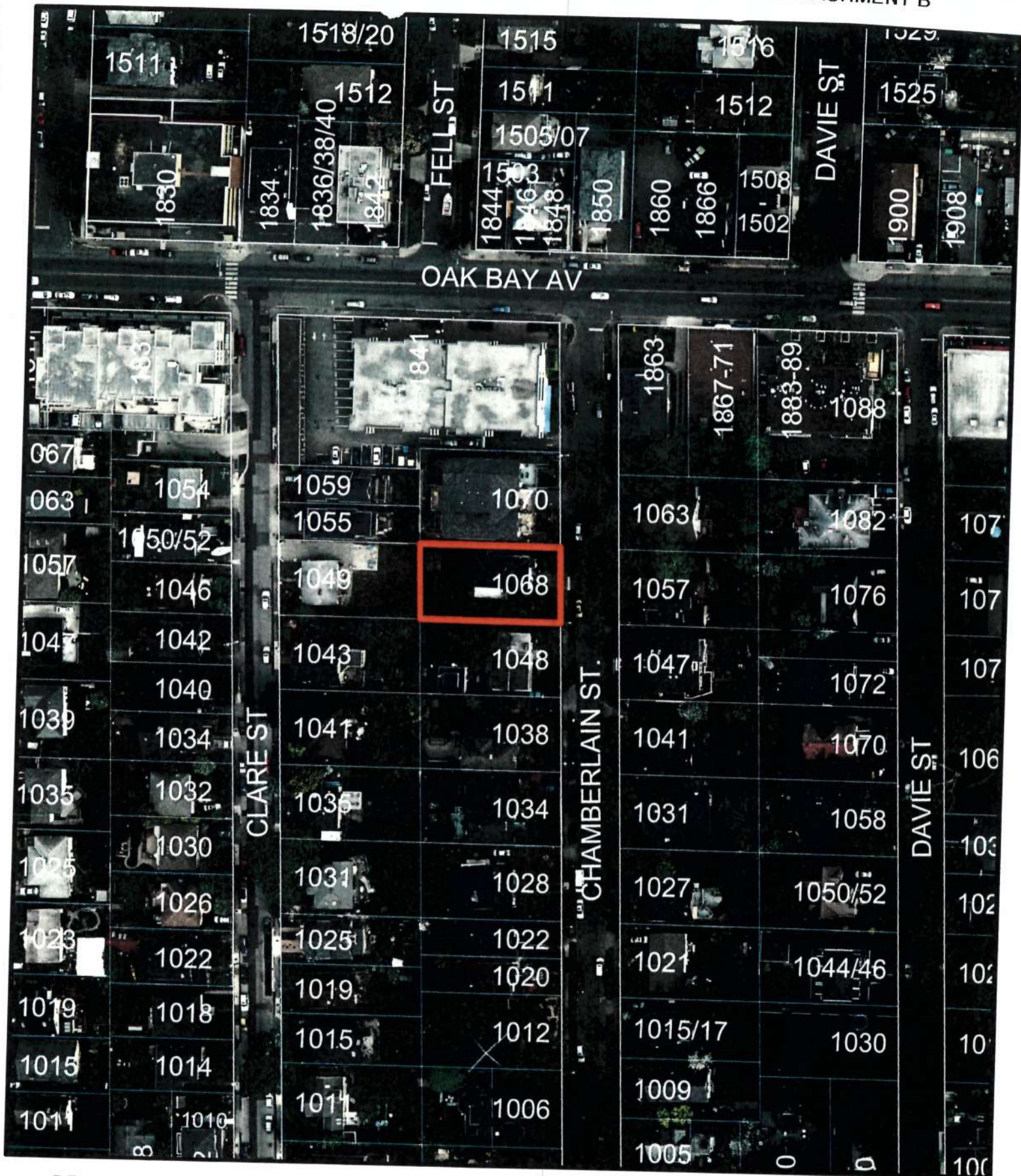
July 25, 2017

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans dated/date stamped July 14, 2017
- Attachment D - Letter from applicant to Mayor and Council dated July 20, 2017
- Attachment E - Community Association Land Use Committee Comments dated October 20, 2016
- Attachment F - Correspondence (letters received from residents)



1068 Chamberlain Street
Rezoning No.00541



1068 Chamberlain Street
Rezoning No.00541



CHAMBERLAIN LOW ENERGY DUPLEX

1068 CHAMBERLAIN STREET, VICTORIA, BC

Received
City of Victoria

JUL 14 2017

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Development Services Division

DRAWING LIST

A001	SCHEDULES
A002	OVERLOOK STUDY
A101	SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A201	LOWER FLOOR PLANS
A202	UPPER FLOOR PLAN
A203	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS
L01	LANDSCAPE PLAN

MARK **ASHBY**
ARCHITECTURE

1370 Belford Avenue
Hempstead, BC, V9S 4A6
t 250.244.3705
www.markashbyarchitecture.com

CHAMBERLAIN LOW ENERGY HOUSE X2

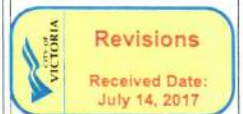
OWNER
Christy Love and Matt Mahoney
1066 Chamberlain Street
Victoria, BC

DEVELOPMENT CONSULTANT
Ian Scott Consulting
Victoria, BC

ARCHITECTURE
Mark Askey Architecture
1370 Bedford Avenue
Nanaimo, BC

LANDSCAPE
Kate Stefuik Design
Nanaimo, BC

CONSTRUCTION MANAGEMENT
Bernhardt Contracting Ltd
Victoria, BC



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Do not scale these drawings

[illegible]

Love-Mahoney
CHAMBERLAIN LOW
ENERGY DUPLEX
COVER SHEET

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A000	
Scale	As indicated

1370 Bedford Avenue
Nanaimo, BC, V9S 4A6
1 250 244 3705
www.mackintoshinteriors.com

TREATED FLOOR AREA NORTH ROOM				
Number	Name	Area	Area (sqft)	
A1.1	PROJECT BENCH ROOM	59 SF	5.45	
A1.2	FAMILY ROOM	236 SF	26.16	
A1.3	STORAGE	82 SF	5.73	
A1.4	BATH	15 SF	1.35	
A1.5	BELOW	15 SF	1.35	
A1.6	MESH	32 SF	3.01	
A1.7	KITCHEN LIVING	236 SF	27.14	
A1.8	CLOSET	12 SF	1.08	
A1.10	CLOSET	8 SF	0.78	
A1.11	CLOSET	12 SF	1.08	
A1.12	CLOSET	12 SF	1.08	
A1.13	CLOSET	9 SF	0.80	
A1.14	STORAGE	89 SF	8.41	
A2.1	CLOSET	12 SF	1.08	
A2.1	OFFICE	106 SF	9.85	
A2.2	CL. BEDROOM	11 SF	0.99	
A2.3	LIVING ROOM	236 SF	10.82	
A2.4	MUDROOM	34 SF	3.14	
A2.5	HALL	41 SF	3.69	
A2.6	DEK	29 SF	2.57	
A2.7	POYER	87 SF	8.57	
A2.8	FOYER	10 SF	0.91	
A2.9	M. BEDROOM	170 SF	15.76	
A2.10	CLOSET	12 SF	1.08	
A2.11	CLOSET	10 SF	0.92	
A2.12	CLOSET	9 SF	0.81	
A2.13	CLOSET	9 SF	0.81	

TREATED-FLOOR AREA SOUTH SIDE				
Number	Name	Area	Area (sq)	
B1.1	DEN	81 SF	7.53	
B1.2	PANTRY	22 SF	2.06	
B1.3	DINING ROOM	120 SF	11.00	
B1.4	LIVING ROOM	185 SF	15.27	
B1.5	POWDER & LAUNDRY ROOM	81 SF	7.75	
B1.6	KITCHEN	204 SF	18.90	
B1.7	CLOSET	6 SF	0.74	
B2.1	BEDROOM	90 SF	8.48	
B2.2	BATH	90 SF	8.14	
B2.3	HALL	74 SF	6.85	
B2.4	STAIR	54 SF	4.90	
B2.5	LINEN	6 SF	0.53	
B2.6	CLOSET	15 SF	1.06	
B2.7	MASTER	208 SF	19.30	
B2.8	CLOSET	18 SF	1.71	
B2.9	MANICHAL	18 SF	1.69	
B2.10	BEDROOM	157 SF	15.73	

WINDOW			WINDOW SCHEDULE						COMMENTS
WINDOW	TYPE	MARK	LOCATION	SILL	WIDTH	HEIGHT	W(m)	H(m)	
E11	HOPPER	2	DINING ROOM	2'-0"	2'-6"	6'-0"	0.762	1.828	1.385
E12	TILT/TURN	3	DEN	3'-0"	2'-6"	6'-0"	0.762	1.828	1.385
E13	HOPPER	4	STAIR	4'-11"	0'-0"	6'-0"	0.914	1.828	1.674
E14	FIXED	18	STAIR	1'-11"	7'-0"	6'-0"	0.610	1.524	0.930
E15	TILT/TURN	7	SUITE	1'-11 3/4"	2'-6"	6'-0"	0.610	1.828	1.116
E21	FIXED	21	BEDROOM	2'-6"	6'-6"	6'-0"	0.610	1.981	1.372
E22	TILT/TURN	7	BEDROOM	1'-0"	2'-6"	6'-0"	0.610	1.828	1.116
E23	TILT/TURN	10	MASTER BEDROOM	3'-0"	1'-6"	5'-0"	0.610	1.524	0.930
E24	FIXED	11	MASTER BEDROOM	3'-0"	2'-0"	6'-0"	0.657	1.524	1.026
E25	FIXED	11	OFFICE	2'-0"	3'-6"	5'-0"	0.657	1.524	1.026
E26	TILT/TURN	10	OFFICE	2'-0"	1'-6"	4'-0"	0.457	1.524	0.698
H01	TILT/TURN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837
H02	TILT/TURN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837
N12	TILT/TURN	1	FAMILY ROOM	3'-0"	3'-0"	3'-0"	0.914	0.914	0.837
N14	TILT/TURN	1	FAMILY ROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837
N21	AWNING	1	LIVING ROOM	4'-0"	3'-0"	3'-0"	0.914	0.914	0.837
N22	DINING	1	DINING ROOM	4'-0"	3'-0"	3'-0"	0.914	0.914	0.837
N23	AWNING	1	KITCHEN	4'-0"	3'-0"	3'-0"	0.914	0.914	0.837
S11	FIXED	12	LIVING ROOM	1'-0"	6'-0"	6'-0"	1.828	1.828	3.349
S12	FIXED	8	KITCHEN	1'-0"	6'-0"	6'-0"	1.524	1.828	2.791
S13	TILT/TURN	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.610	1.828	1.116
S14	FIXED	13	DEN	3'-0"	4'-10"	5'-0"	1.473	1.524	2.246
S15	FIXED	8	KITCHEN	1'-0"	6'-0"	6'-0"	1.828	1.828	3.349
S16	TILT/TURN	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.610	1.828	1.116
S20	FIXED	16	MASTER BEDROOM	5'-0"	6'-0"	2'-0"	1.828	0.610	1.116
S21	MASTER BEDROOM	8	MASTER BEDROOM	5'-0"	6'-0"	2'-0"	0.610	1.828	1.116
S22	HOPPER	9	BATHROOM	5'-0"	5'-0"	2'-0"	1.524	0.610	0.930
S23	FIXED	8	BEDROOM	5'-0"	6'-0"	2'-0"	1.828	0.610	1.116
S24	TILT/TURN	7	BEDROOM	2'-6"	2'-0"	4'-6"	0.610	1.372	0.837
S25	HOPPER	15	BEDROOM	0'-0"	6'-0"	2'-0"	1.828	0.610	1.116
V01	FIXED	14	LIVING ROOM	4'-0"	6'-0"	6'-0"	1.524	1.828	2.791
V01	HOPPER	1	LANDING	4'-0"	3'-0"	3'-0"	0.914	0.914	0.837
V02	TILT/TURN	7	KITCHEN	4'-0"	3'-0"	6'-0"	1.828	1.116	2.061
V03	FIXED	14	KITCHEN	4'-0"	6'-0"	6'-0"	1.524	1.828	2.791
V04	TILT/TURN	13	DEN	1'-0"	3'-0"	5'-6"	0.457	1.676	1.023
V05	TILT/TURN	7	MASTER BEDROOM	1'-0"	2'-0"	6'-0"	0.610	1.828	1.116
V06	FIXED	14	MASTER BEDROOM	4'-0"	6'-0"	6'-0"	1.524	1.828	2.791

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Do not scale these drawings

[illegible]

Love-Mahoney
**CHAMBERLAIN LOW
 ENERGY DUPLEX**
SCHEDULES

Project number	2015 001
Date	JULY 25, 2015
Drawn by	Author
Checked by	Checker
A001	
Scale	

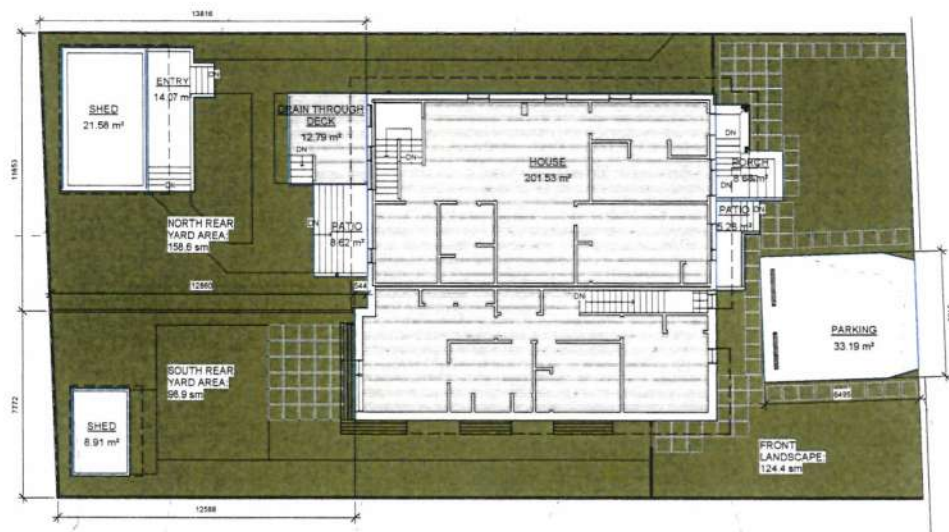
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City of Victoria

JUL 14 2017

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Development Services Division



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① LANDSCAPE AND SITE COVERAGE
1:100

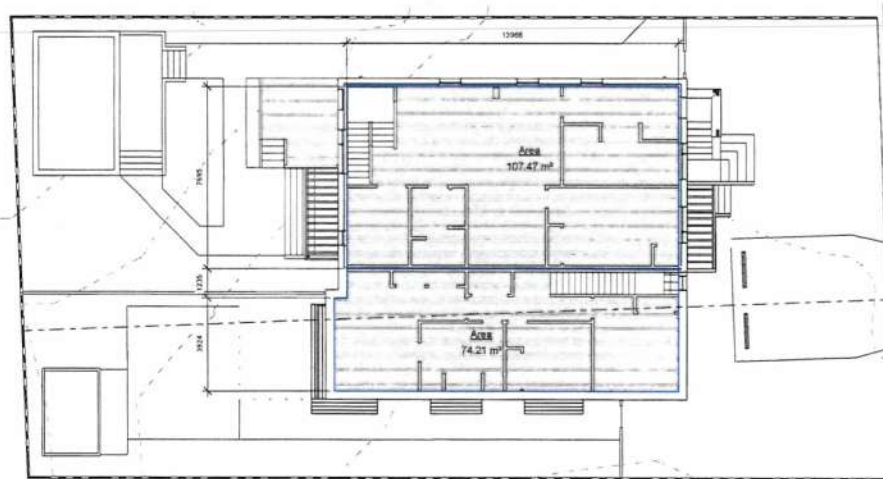
REAR YARD
AREA: 246.9 km

REAR YARD
OPEN SPACE:
191.5 km

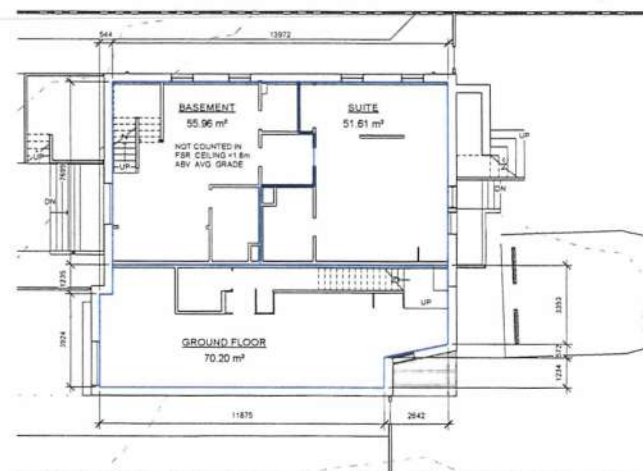
REAR YARD
COVERAGE:
55.4 km

SITE AREA:
709.4 km

TOTAL OPEN
SPACE:
394.5 km



② FSR AREA UPPER FLOOR
1:100



③ FSR AREA LOWER FLOORS
1:100

MARK ASHBY
ARCHITECTURE

1370 Sefton Avenue
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www.markashbyarchitecture.com

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No.	Description	Date
1	SUBDIVISION	FEB 1 2016
2	Rezonning	July 25, 2016
4	Rezonning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017

Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX**
AREA PLANS

Project number: 2015 008
Date: JULY 25, 2016
Drawn by: MA
Checked by: MA
A102
Scale: 1:100

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MARK ASHBY
ARCHITECTURE

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[illegible]

Love-Mahoney
CHAMBERLAIN LOW
ENERGY DUPLEX

ANALYTICAL
RENDERINGS

Project number	2015 008
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Date: JULY 25, 2016

Drawn by	MA
Checked by	MA

Checked by	MA
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A103

Scale 12" = 1'-0"

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Development Services Division



① ELEVATION COMPARISON
12" = 1'-0"



② BLOCK STREETSCAPE COMPARISON
12" = 1'-0"

MARK ASHBY
ARCHITECTURE

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[illegible]

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CHAMBERLAIN LOW
ENERGY DUPLEX
CONTEXT STUDY

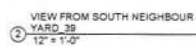
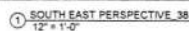
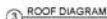
Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A104	
Scale	12" = 1'-0"

0000000000000000

City of Victoria

JUL 14 2017

Planning & Development Department
Development Services Division



Planning & Development Department
Development Services Division

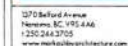
1370 Belford Avenue
Nanaimo, BC V9S 4A6
r250 244 3705
www.markashbyarchitects.com

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Do not scale these drawings

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A105	
Scale	12" = 1'-0"

[illegible]



Do not scale these drawings

Love-Mahoney
**CHAMBERLAIN LOW
ENERGY DUPLEX**

**LOWER FLOOR
PLANS**

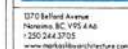
Project number: 2015 008
Date: JULY 28, 2016
Drawn by: MA
Checked by: MA

A201

Scale: 1" = 5'

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Development Services Division



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Do not scale these drawings

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Re zoning	July 25, 2016
4	Re zoning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017

Love-Mahoney
CHAMBERLAIN LOW
ENERGY DUPLEX
UPPER FLOOR PLAN

Project number	2015 001
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A202	
Scale	1 : 50

[illegible]

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Clear finished wood accents at entries and soffits in conjunction with native painting and dark siding finish.
©Amy Jones Architect, Vancouver, BC



Dark horizontal siding with discreet trim
Portland, Or

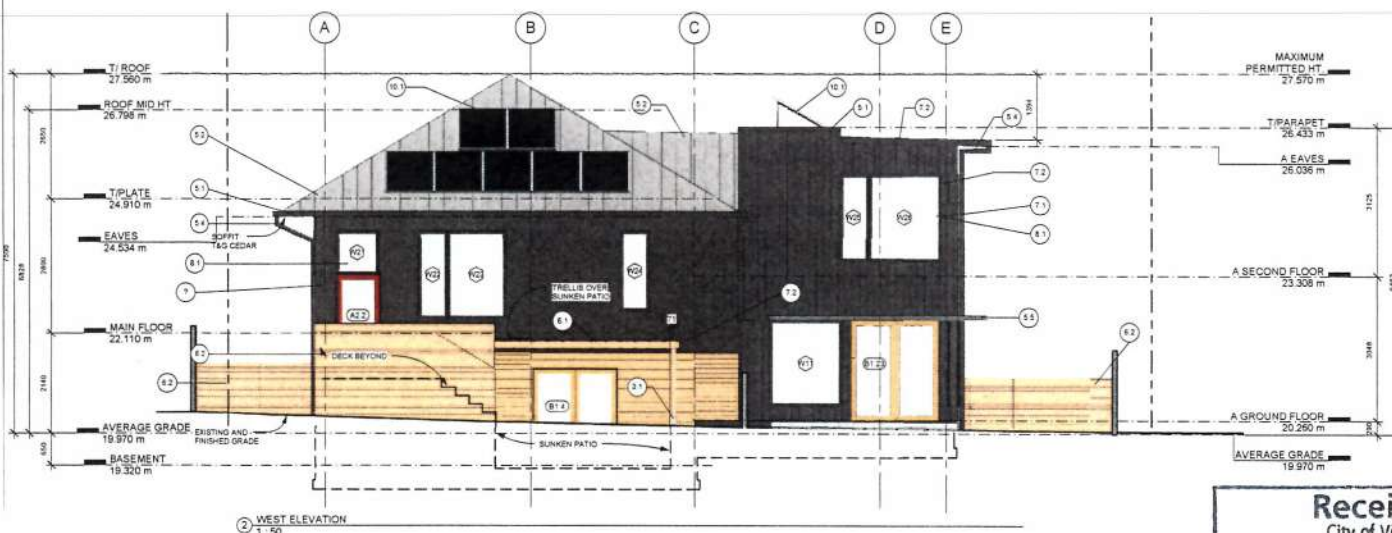
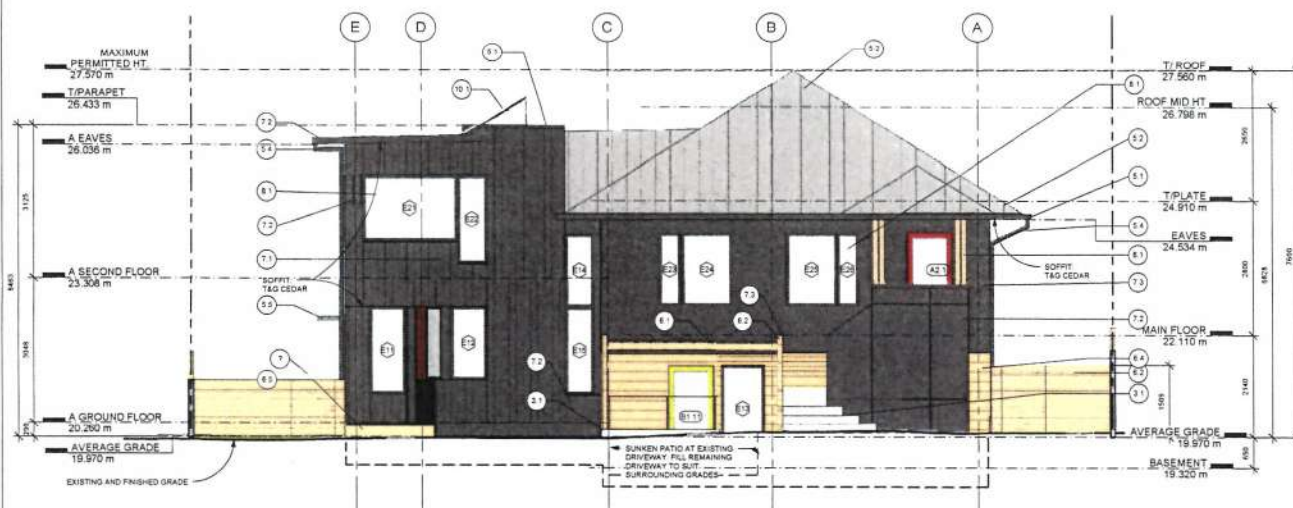
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Do not scale these drawings.

No.	Description	Date
1	SUBDIVISION	FEB 7 2016
2	Reasoning	JULY 25 2016
3	Reasoning	MAR 1 2017
4	Reasoning	JUNE 15 2017
5	OP Revision	JULY 12 17
6	OP Revision	
7		
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Love-Mahoney
CHAMBERLAIN LOW ENERGY DUPLEX
ELEVATIONS

Project number: 2015 008
Date: JULY 25, 2016
Drawn by: MA
Checked by: MA
A401
Scale: As indicated



ELEVATION NOTES:
PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS

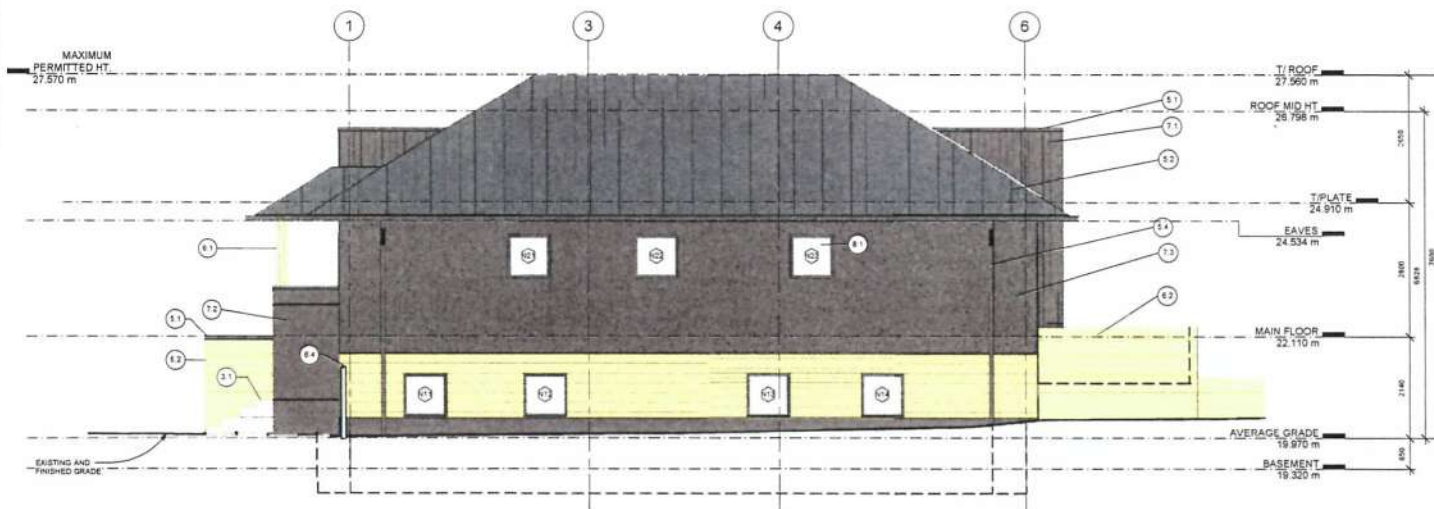
EXTERIOR FINISH SCHEDULE

- 3.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FASCIA - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER - S.W. TONE
- 5.5 LOUVERED WINDOW SHADE
- 6.1 STRUCTURAL TIMBER, VARIOUS DIMENSIONS
- 6.2 STRUCTURAL SELECT CLEAR FIR, CLR STAIN FIN
- 6.3 SCREEN AND FENCE CEDAR, CLEAR SEALANT FINISH
- 6.4 SOFFIT TAG CEDAR, CLEAR SEALANT FINISH
- 6.5 SHIP-LAP CEDAR, CLEAR FINISH, 4" REVEAL
- 6.6 CEDAR DECK, CLR FIN
- 7.1 INVERTED BOARD AND BATTEN CEDAR SIDING, 6"
- 7.2 REVEAL, CLEAR STAIN FINISH S.W. TONE
- 7.3 PANEL SIDING WITH ARCHITECTURAL REVEALS, PAINT FINISH S.W. TONE
- 7.4 STUCCO SIDING
- 7.5 BUILT-UP ROOF MEMBRANE
- 7.6 VEGETATED ROOF
- 8.1 THERMALLY-BREAKED THERMAL WINDOWS AND DOORS
- 8.2 ALUMINUM SLID-D-W. TONE
- 8.3 THERMAL ROOF WITH ACCENT COLOUR
- 10.1 PHOTO-VOLTAIC SOLAR PANEL

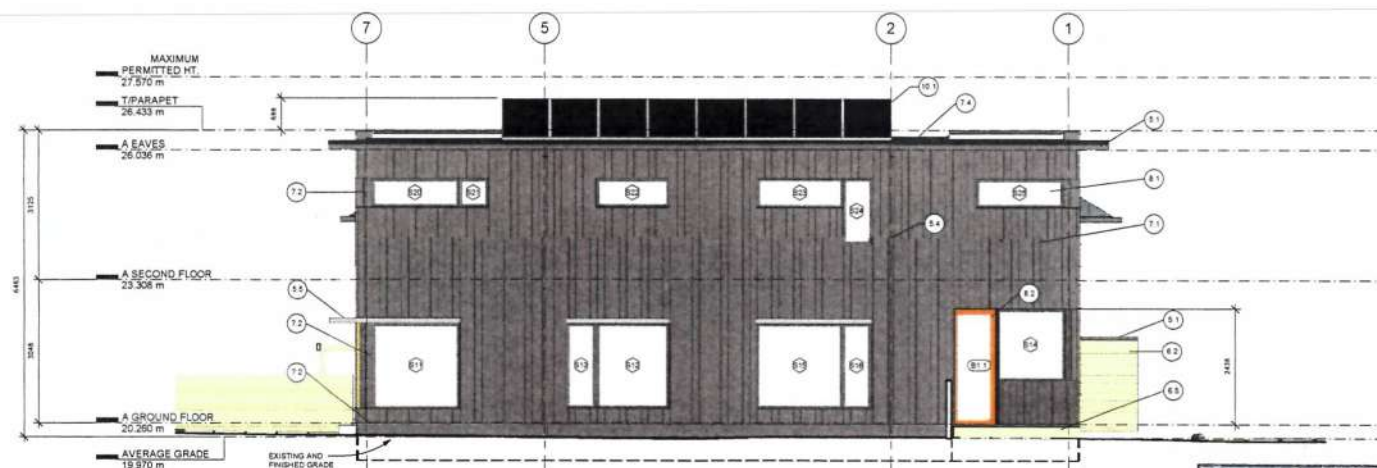
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Development Services Division



1 NORTH ELEVATION
1:50



2 SOUTH ELEVATION
1:50



Courtyard garden defined by cedar screens and accessory building with defined patios and outdoor living space
Cleverton Design, Toronto



Stylish patio with terraced patios
Grove Green, California



Door as accent colour
Koch Architects, Mid-century renovation

ELEVATION NOTES:

PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS.

EXTERIOR FINISH SCHEDULE

- 1.1 ARCHITECTURAL CONCRETE
- 1.2 BREAK-FORMED METAL BUTTER - GALVANIZED FINISH
- 1.3 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 1.4 METAL PARAPET - GALVALUME FINISH
- 1.5 PRE-FINISHED METAL RAIN WATER LEADER - S.W. 7026 LOUVERED WINDOW SHADE
- 2.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 2.2 STRUCTURAL SELECT CLEAR FIB. CLR. STAIN FIN.
- 2.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
- 2.4 SHIP-LAP CEDAR CLEAR SEALANT FINISH
- 2.5 CEDAR DECK CLR. FIN.
- 2.6 INVERTED BOARD AND BATTEN CEDAR SIDING 8"
- 2.7 REVEAL CLEAR STAIN FINISH S.W. 7026
- 2.8 PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FIN. S.W. 7026
- 2.9 STUCCO SIDING
- 2.10 BUILD-UP ROOF MEMBRANE
- 2.11 VEGETATED ROOF
- 3.1 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
- 3.2 ALUMINUM CLAD - S.W. 7026
- 3.3 THERMAL DOOR WITH ACCENT COLOUR
- 3.4 PHOTO-VOLTAIC SOLAR PANEL

MARK ASHBY
ARCHITECTURE

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Nanaimo, BC V9S 4A6
7350.244.3703
www.markashbyarchitecture.com

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Do not scale these drawings.

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Mapping	JULY 25, 2016
3	Revising Revision	Mar 1, 2017
4	DP Revision	June 15, 2017
5	DP Revision	JULY 12, 17
6		
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Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A402	
Scale	As indicated

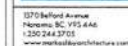
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Development Services Division



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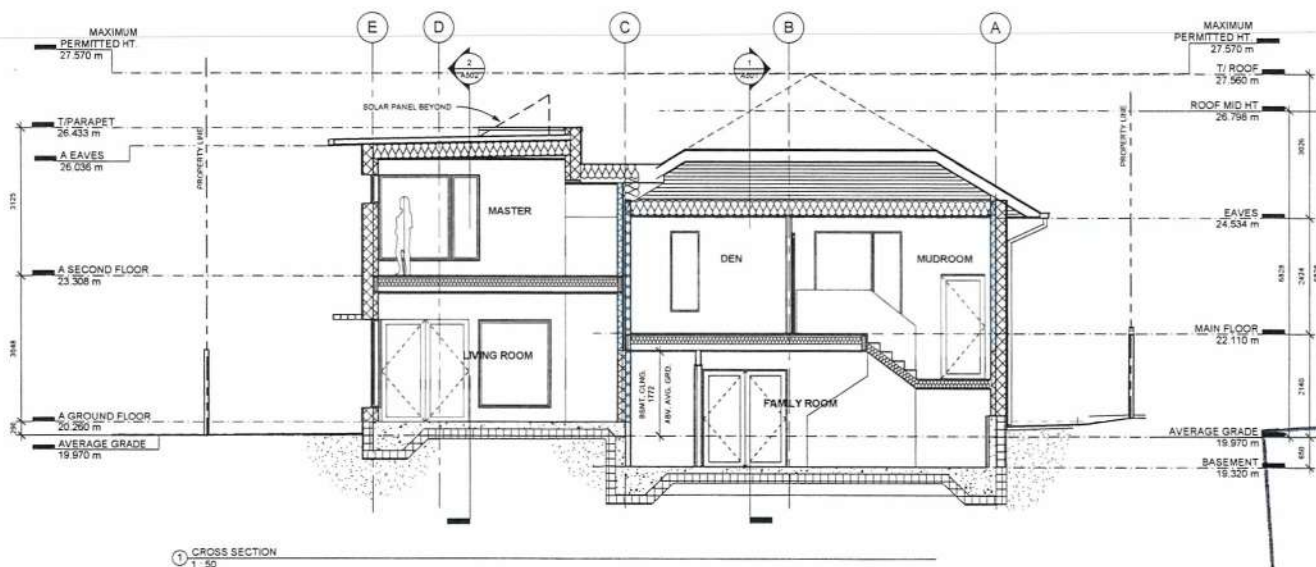


Do not scale these drawings

Love-Mahoney
CHAMBERLAIN LOW
ENERGY DUPLEX
SECTIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A502	
Scale	1 : 50

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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JUL 14 2017

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Development Services Division

PLANTING NOTES:

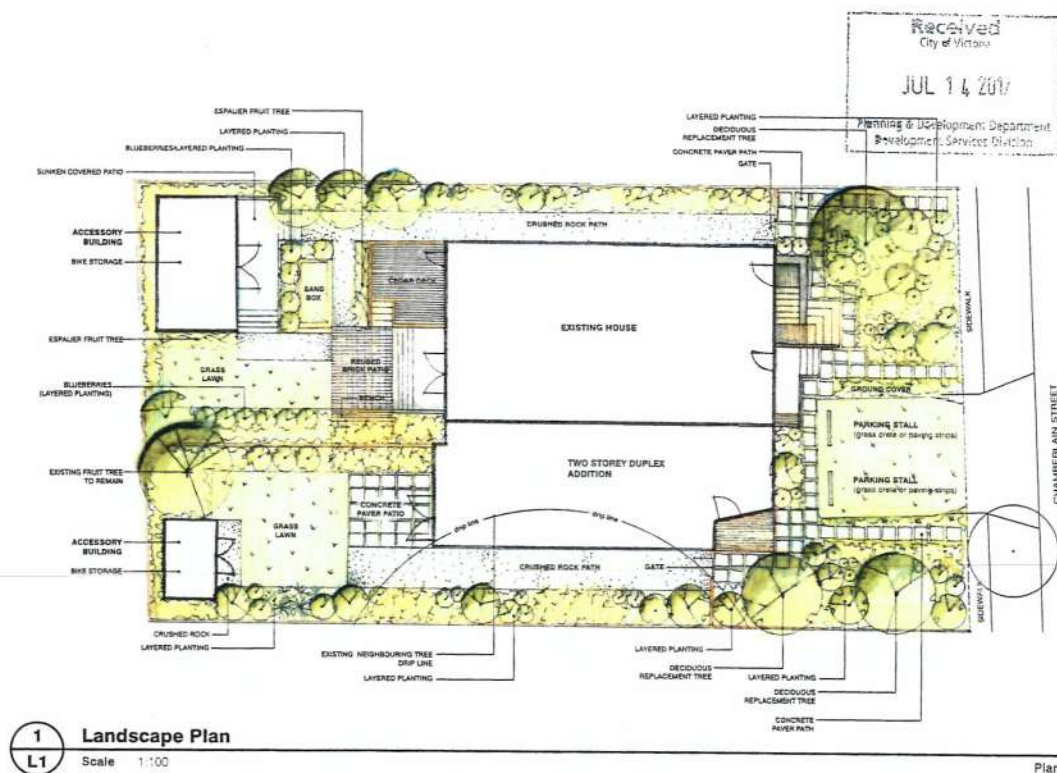
Two existing fruit trees will be removed and replaced with:

- 2 espaliered fruit trees
- 3 flowering dogwood
- 4 service berry
- 1 crabapple

Plants chosen are primarily native species, drought tolerant, hardy, and provide necessary screening from neighbours.

PLANT LIST:

Deciduous Trees	Groundcovers
Serviceberry (Spiraea alba) - drought tolerant	Kinkadee (Arctostaphylos uva-ursi)
Flowering Dogwood (Cornus florida) - white flowers	Wild Strawberry (Fragaria virginiana)
Crabapple (Malus domestica)	Sedum
Various Fruit Trees	Creeping Thyme
	Wild Ginger
Evergreen Shrubs	Ferns
Strawberry Bush (Fragaria virginiana)	Japanese Painted Fern (Guzmania)
Sailor (Columnea) - drought tolerant	Autumn Fern (Dryopteris)
Dull Oregon Grape (Mahonia)	Liriodendron (Liriodendron)
Evergreen Huckleberry (Lonicera)	Sword Fern (Nephrolepis)
Deciduous Shrubs	Perennials & Grasses
Saskatoon Berry (Amelanchier)	Evergold Breeze (Anemone)
Red Osier Dogwood (Cornus)	Lavender (Lavandula)
Heavenly Bamboo (Ficus)	Maiden Grass (Miscanthus)
Red Flowering Currant (Ribes)	Camellia (Camellia)
Blueberries (Vaccinium)	Fourteen Grass (Festuca)
	Sage (Salvia)
	Showy Stonecrop (Sedum)
	Blue Moor Grass (Sedum)



1 Landscape Plan
L1 Scale 1:100



2 Front
L1 Scale NTS Elevation



3 Front Yard
L1 Scale NTS Perspective

KATE STEFIUK STUDIO
1070 Nelson St Nanaimo BC V9S 2K2
250-753-6093
kate.stefiuk@gmail.com

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NO.	DATE	ISSUE
1	16-11-14	FOR REVIEW
2	17-03-08	REVISIONS ON

PROJECT
CHAMBERLAIN LOW ENERGY DUPLEX
1068 CHAMBERLAIN ST.
VICTORIA, BC

LANDSCAPE PLAN

PROJECT LOW ENERGY DUPLEX
DB: KS **CB:** KS

SCALE VARIES
DATE 2017-03-08

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1068 Chamberlain Street

Legal - Lot 16, Section 74,
Victoria District, Plan 252

Parcel Identifier: 003-785-599 in the City of Victoria

LEGEND

Elevations are geodetic referred to Victoria Integrated
Survey Monument 15-109. (elev=22.506m)

- denotes - Water Meter
- denotes - Manhole - Sanitary Sewer
- denotes - Utility Pole With Light
- ##+ - denotes - existing elevation

Tree diameters are in centimetres.

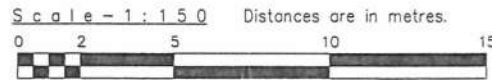
Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

Site Area
709 m²

Plan 252

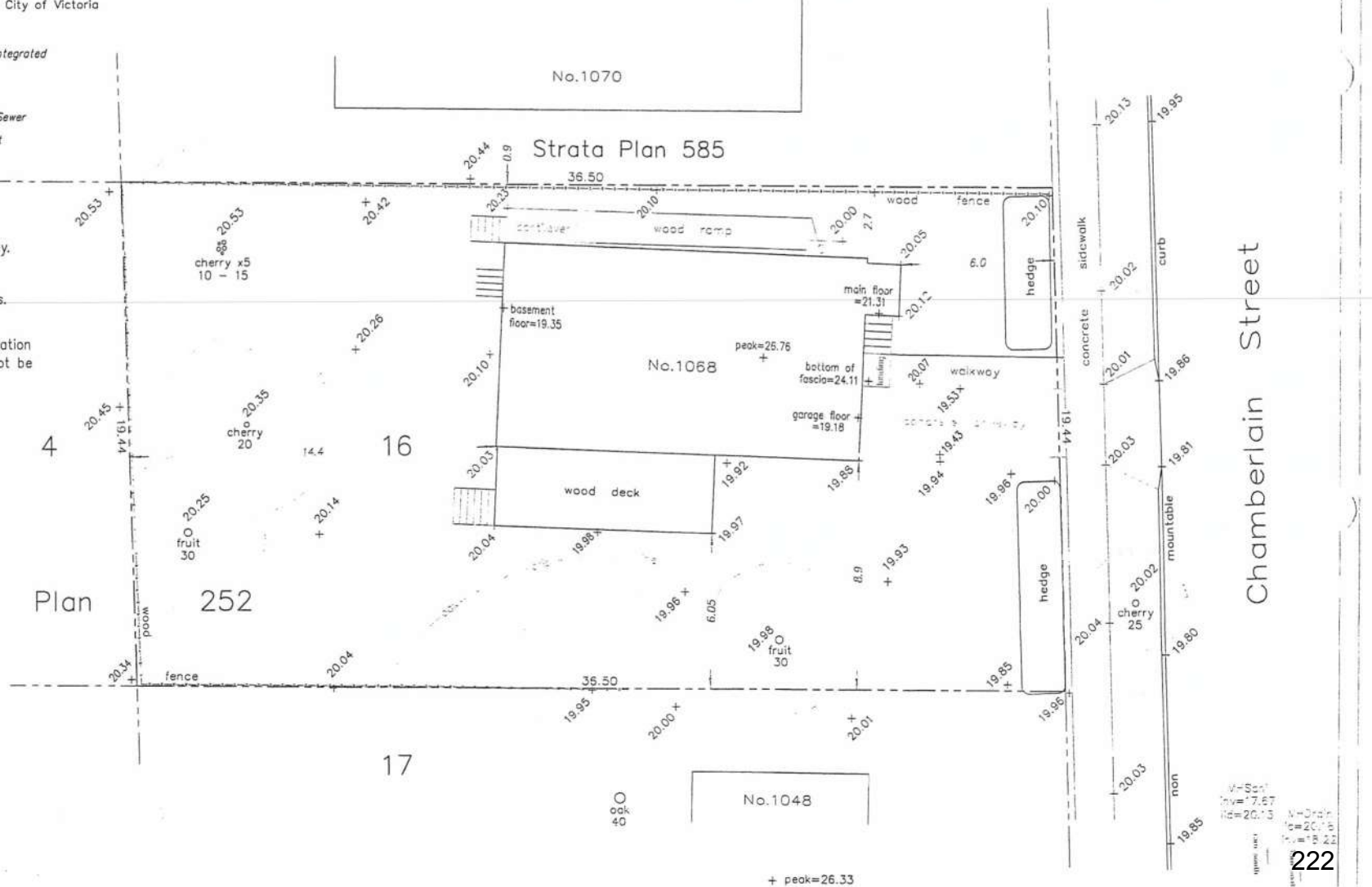


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City of Victoria

JUL 14 2017

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Development Services Division



July 17, 2015

File : 12,107 - 15

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

CHAMBERLAIN LOW ENERGY DUPLEX

July 20, 2017

To: Mayor Helps and Victoria City Council
Victoria City Hall 1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning & Development Permit Application for 1068 Chamberlain Street

Dear Mayor Helps and Victoria City Council,

This proposal is to modestly increase density in one of Victoria's most walkable neighbourhoods, in a manner that exemplifies efficient design and construction practices and respects the fabric of the existing established neighbourhood. The project is shaped by the following fundamental values:

- We believe that we have the skills, materials, and available technologies – *right now* - to build homes that are significantly more energy efficient, comfortable, healthy and long-lasting than most of what is being built today.
- We believe there is tremendous value in our existing homes and that there is much we can do to improve those as well.
- We believe that environmental outcomes are at least as important as financial ones.
- We believe that thoughtfully designed infill is critical to supporting a walking and biking culture.
- We believe that sustainable design is compact design.

Our goal is to create housing for 2.5 families that uses less energy than the existing single family home on the property. Our intention is to continue to live in the renovated existing house, with extended family in the suite, and to call this vibrant neighbourhood our home for the long-term.

Description of Proposal:

The proposal is to convert the existing single family home into a strata duplex with a secondary rental suite in one half. The design is sensitive to the existing single family character of the neighbourhood, maintaining the existing 100+ year old home while adding an attached duplex addition. The rental suite within the existing home's current footprint will keep that half of the duplex affordable to families and offer additional rental accommodation in the neighbourhood. The rental suite will not be a separate strata unit.

Design will follow Passive House principals (emphasis on super insulation, high performing windows, and airtight construction with no thermal bridging), with goals of achieving net-zero energy consumption, zero carbon emissions, and Passive House certification. We have retained a Passive House Certifier and can provide a letter of engagement, if requested, as evidence of our commitment. The Certifier will also complete an interim Design Stage Review to provide feedback prior to construction and to provide a degree of assurance that the project will certify if constructed as designed. This review can also be provided to the city if requested.

A 144 sq.m. (~1550 sq.ft.), 3-bedroom, 2-storey addition will be added to the south side of the existing home. The design is practical and compact, suitable for a family, and intended to be extremely comfortable and low impact. The location is highly desirable for its established character, natural beauty, proximity to high quality schools, and proximity to Oak Bay Avenue.

The existing 108 sq.m (~1160 sq.ft.) house + 108 sq.m basement will remain as the second half of the new duplex. It will be renovated following the same Passive House design principles, with a full upgrade to the

CHAMBERLAIN LOW ENERGY DUPLEX

exterior, foundation, plumbing, electrical and mechanical systems. The single storey + basement structure will be lifted 0.8 m to create a full height lower level, which will include the studio rental suite. The suite is intended as affordable, independent accommodation particularly suited to multi-generational living. Site specific R2 zoning is being requested to facilitate the addition of the suite in the duplex.



Figure 1: Southeast Perspective of Proposed Duplex Addition

Policy Support: Land Development and Management

The proposal supports the Official Community Plan (OCP)'s goal to create compact development patterns that use land efficiently. The proposal lot is large (709.4 m²) and is the third property south of Oak Bay Avenue, adjacent to a 6-unit townhouse on the north side and a single family dwelling on the south. Our proposal will create additional housing that supports walking to Oak Bay Avenue's "Small Urban Village" economic center. The property is also a short walk to bus stops and a short walk or bike ride to neighbourhood schools.

The addition of the suite to the existing house diversifies the range of housing options available in this Traditional Residential neighbourhood, creating an option for extended family to remain closely connected, access amenities within a short walk, and age in place.

The proposal supports the new (draft) Gonzales Neighbourhood Plan by maintaining the ground-oriented existing single family character of the immediate neighbourhood, while enhancing the diversity of housing via the addition of the rental suite and the new duplex addition.

The immediate neighbourhood is characterized by a mixture of single family homes, house conversions, and multi-family dwellings. Many of the houses in the area have rental suites and several are house conversions.

It has been suggested that City policy does not support suites in duplexes. However, the R-2 Two-Family Zone and the City's Duplex Guidelines predate the OCP. This proposal is entirely consistent with the

CHAMBERLAIN LOW ENERGY DUPLEX

objectives and policy direction of the OCP and the new Gonzales Neighbourhood Plan, which specifically identifies duplexes + suites as a desirable housing type. The OCP envisions a range of ground-oriented housing types that fit well within the existing neighbourhood fabric. This is what our proposal achieves and we trust our proposal is evaluated in the context of the City's most up-to-date and emerging policy.

Below is a map with current housing mix of properties immediately surrounding the subject property.



Figure 2: Housing types adjacent to subject property

Policy Support: Housing Diversity

This proposal also supports the OCP's objectives for Housing and Homelessness. While not targeted at the most vulnerable, this proposal enhances affordability while creatively regenerating and enhancing the existing housing stock.

Half of the duplex includes a mortgage helper suite, making ownership in this popular family neighbourhood accessible to a greater diversity of families. At the same time, it adds additional rental stock to this neighbourhood and creates an opportunity for multi-generational living and a diverse community.

Policy Support: Climate Change and Energy

The proposal supports all five of the City's strategic goals around climate change and energy, as follows:

1. Increased resilience to climate change, energy scarcity and costs: By applying Passive House principles, both the existing and new addition will use very little energy. Because of the emphasis on constructing an airtight and highly insulated building envelope, the homes will also remain comfortable year-round, with very little need for additional heating or cooling. In the face of a natural disaster, the homes will stay warm longer without power.
2. Both existing and new addition will be built solar PV ready and both will be all-electric. BC's hydro power supply has a much lower carbon footprint than combustion fuel. By building all-electric, both homes will also have the potential to generate and store all of their own power on-

CHAMBERLAIN LOW ENERGY DUPLEX

- site.
3. The homes are sited in a location where cars are not needed. All amenities can be accessed within a short walk. Downtown is accessible by a short bike or bus ride.
 4. The re-use and improvement of the existing building will reduce construction waste and reduce the need for raw materials. By renovating the existing house to a very high construction and energy performance standard, the life of this 100-year old house is extended indefinitely, while also creating a healthy, low-energy, low-carbon environment for its occupants.
 5. As outlined in 2. above, both sides of the proposed duplex will be solar PV ready as a minimum, increasing Victoria's clean, renewable, and efficient energy sources.

Neighbourhood Consultation:

Beginning in the fall of 2015, neighbours within and beyond the 100m radius were consulted. We had preliminary in-person conversations with over 55 neighbours from September 2015 through spring 2016. Preliminary plans for a small lot subdivision approach were shared and input received. Plans were also emailed to interested neighbours, including the Clare Street email list and the 6-unit townhouse email list. We also shared our blog documenting the project (stretchdeveloper.com). We discussed the small lot subdivision proposal at an informal meeting with the Fairfield Gonzales Community Association Land Use Committee in February 2016.

As a result of the concern voiced by some of our neighbours that there was insufficient space between adjacent properties, we elected to redesign for an attached duplex. This approach allows us to achieve our project objectives while doubling the amount of space between the building and its adjacent properties to the north and south.

Neighbour input also led us to move the parking from the rear of the yard to the front, using minimal permeable parking surface to accommodate the required parking area. While a variance from the R2 zoning, this strategy is consistent with R1-G Design Requirements for Single Family Front Yard Parking, and reflects a preference to maintain the greenspace in the rear yard. The rear yard is part of a nearly block-long stretch of back yard space that has no car access or paved area. See Appendix A. The parking design is intended to provide two parking spaces in as efficient manner as possible, and thereby preserving as much front yard green space as possible.

Landscaping has also been intentionally designed to provide screening and protect privacy, particularly with the neighbour immediately to the south of the new house. Landscaping includes the extension of the existing 6' fence and plantings to enhance privacy on both sides.

A noticed community meeting was held with the Fairfield Gonzales Community Association Land Use Committee on October 20, 2016. An estimated eight neighbours attended and several provided comments at the meeting, most of which were supportive. Points of support included the creative addition of modest density, the addition of the suite, the ambitious sustainability goals, and the design. Specific criticisms focused on minor design elements such as plantings between properties and roof shape.

Follow up from our neighbour to the south after the meeting raised a number of points including disliking the modern design of the addition, concern about privacy issues, and a dislike for the 3 units without a rationale. We believe we have addressed privacy concerns with the design of non-view windows on the second floor of the addition, as well as a 6-foot fence and plantings screening windows on the ground floor. Refer to the overlook study on drawing A002. We will continue to work with this owner in as constructive a manner as possible to resolve any remaining concerns. Redesigning from the small lot subdivision to the attached duplex approach was a significant change we undertook specifically in response to this neighbour's concerns.

CHAMBERLAIN LOW ENERGY DUPLEX

Because of our lengthy consultation process prior to the community meeting, we did not hear any criticisms at the community meeting that warranted major changes to the current design. Some minor changes have been incorporated to meet the city's submission requirements.

House Design:

Both the existing house renovation and the new duplex addition are designed to be extremely energy efficient; to use low embodied carbon and energy materials to the extent possible. The focus of the design is on Passive House principles – significant resources will be focused toward making the building envelope of both houses highly insulated and airtight. High efficiency heat recovery ventilators will be installed to ensure very high quality distributed ventilation air.

The renovation of the existing house respects and maintains the original form and roof line, while the addition is intentionally contemporary, simple and contrasting. This design strategy highlights the relationship between old and new. The design uses traditional materials, including cedar siding and stucco, that reference more traditional material choices evident on the block. Deep window reveals introduced by the thicker Passive House walls add visual interest and depth to the facade. The roof slope of the new addition is nearly flat, to minimize intrusion on neighbouring properties, facilitate the addition of solar panels, and allow maximum sun penetration to the north half of the duplex. These features, along with welcoming, street-facing entries for both halves of the duplex, adhere to the Neighbourliness Guidelines for Duplexes.

Refer to Appendix C for a description of the architectural rationale for the design.

Zoning:

The proposed duplex meets the R2 requirements with the following requested variances:

- A. Usage: From two-family dwelling to two-family dwelling with one secondary rental suite
Rationale: Rental suites are common in this area, as are multi-family dwellings. Given the proximity of Oak Bay Avenue and the surrounding mix of density, adding a suite within the existing building footprint adds one more affordable rental option in a highly desirable location. It makes the purchase of this half of the duplex more attainable to families of moderate income and allows the potential of families with young children to remain even as the space needs of their growing children increase. Furthermore, it supports the potential of a multi-generational living arrangement.
- B. Parking location: From rear yard to front yard
Rationale: This was a design change in response to neighbourhood input, and in keeping with the design of many houses on the west side of Chamberlain and the east side of Clare Street. The front yard parking design is consistent with the guidelines contained in the R1-G zoning, which seeks to minimize green space consumed for parking purposes. See Appendix B for examples of front yard parking in the immediate neighbourhood.
- C. Rear yard setback: From 12.78 m to 10.26 m
Rationale: This variance is to accommodate a rear deck and does not reflect an intrusion of the main structure into rear yard space. The front yard setback was required to allow for front yard parking, which taken together, facilitates overall preservation of green space on the property.
- D. First and second storey floor area: From 359.8 m² to 280.0 m²
Rationale: The existing house was raised to create a full height lower level and to enable addition of below slab insulation. Combined floor area is still well below the R2 limit, as is the overall building height.

CHAMBERLAIN LOW ENERGY DUPLEX

Project Benefits:

Economic:

- Locally owned and financed construction project
- Infill development supports economic vitality of the Oak Bay Village Small Urban Village

Social:

- Improved streetscape
- Addition of affordable rental housing (suite)
- Adaptive re-use of existing house for multi-generational living and aging in place
- Educational opportunities for sustainable construction practices
- Site selection that supports walking and biking culture

Environmental:

- Building retention and re-use
- Site selection that supports biking and walking
- Onsite stormwater management via the City's Rainwater Rewards Program
- Permeable paving for parking strips and patio space
- Landscaping that prioritizes edibles, natives and plantings with minimal irrigation demand
- High efficiency plumbing fixtures
- All LED lighting
- Site generated solar PV
- Ultra low energy consuming buildings (targeting net zero energy, zero carbon emissions, and Passive House certification)

Conclusion:

The proposed project prioritizes environmental sustainability, carbon reduction and energy efficiency. It creates a modest increase in density in keeping with the OCP's goal to provide additional housing in the city's most walkable/bikeable neighbourhoods. The design is sensitive to the existing single family character of the neighbourhood, adding a duplex addition that is appropriately scaled for the site, and maintaining the existing 100+ year old home while adding an affordable rental suite within its current footprint.

Thank you for your thoughtful consideration of this proposal.

Best Regards,



Christy Love and Matthew Mahoney
Owners/Occupants of 1068 Chamberlain Street

CHAMBERLAIN LOW ENERGY DUPLEX

APPENDIX A: Rear Yard Green Space



Subject
Property

Rear yard
green space

CHAMBERLAIN LOW ENERGY DUPLEX

APPENDIX B: Examples of Front Yard Parking in the Immediate Neighbourhood



CHAMBERLAIN LOW ENERGY DUPLEX

APPENDIX C: Architectural Rationale

The 1000 block of Chamberlain Street is comprised of an eclectic mix of character homes. Existing homes range from 1 to 2 1/2 stories in height and exhibit a broad range of architectural styles reflecting their year of construction. The majority of homes draw broadly on traditional house forms and materials including horizontal wood siding, stucco, and they generate visual interest with expressed massing and projecting roof fascia and eaves.

Existing houses reflect their unique history of addition and renovation work identifiable through changes in material and style.

Roof profiles are predominantly hipped and gable styles, often with complex dormers. Deep overhangs and eaves expressed with dentil patterns contribute to the character of the homes. Asphalt shingles are the dominant choice.

Authentic materials predominate with ornate timber posts and railings in conjunction with lapped wood siding, stone and stucco. Occasional insertions of brick and galvanized, corrugated metal add to the eclectic flavour of the neighbourhood.

Colour is used extensively in the neighbourhood with vibrant hues, contrasting trim and natural accents. Grades vary considerably along the block with several houses and front yards elevated above the grade of the street. The natural grade in the zone of the project is moderately flat.

Dense, mature landscaping is the dominant feature of the street. Several houses are virtually concealed by front-yard vegetation. Grass appears selectively in front yards along with a mix of bed planting, shrubs, mature trees, textured paved areas and natural rock.

The proposed house offers a contemporary interpretation of the patterns and forms of the street. The intention of this project is to honour the architectural legacy of the neighbourhood with homes that reflect contemporary values and design. This is achieved through sympathetic scale, texture and massing.

The **existing house** will receive new exterior insulation, windows and cladding. Additional wall thickness will introduce deep reveals at window and door openings, enhancing the rather flat façade of the existing house with deep shadow lines.

The existing shingle and stucco siding will be replaced with new stucco, similar to many homes throughout the neighbourhood.

The enclosed entry will be converted to a porch with a combination of stucco, stained timber columns and sealed cedar screen walls that reference natural materials used in similar ways throughout the neighbourhood.

The existing hipped roof will be re-clad with standing seam metal, chosen to extend the life of the roof and reduce the lifecycle environmental impact of asphalt shingles. The eaves will be extended to create a deeper shadow line that is more consistent with the neighbourhood. A sealed cedar soffit will visually connect the roof to the accent material used in fences and screens around the property.

The **duplex addition** stands two stories with a grade entry and flat roof. The linear shape is a response to the narrow property. The south side yard setback has been increased to mitigate impact on the neighbouring property and existing mature tree and to create useable yard space adjacent to the house. The roof, which presents a parapet to the street, projects to shade south facing windows while maximizing solar penetration to the existing house to the north.

CHAMBERLAIN LOW ENERGY DUPLEX

Front yard setbacks are aligned to adjacent houses. The characteristically shallow front yards of Gonzales contribute to the friendly character of the neighbourhood.

Similar to other houses in the neighbourhood, the massing of the new and existing houses will be expressed to create visual interest and to improve connection to the front garden and the street. In addition to deeply expressed windows and extended roof soffits, the entries of both houses are expressed with massing and materials. The projecting mass of the existing house's porch is enhanced with a projecting roof overhang, twinned timber columns and sculptural concrete steps. The lower entrance is defined with a shallow roof overhang and partially enclosed with a timber pergola. The alcove entry of the new addition is recessed, creating a sculpted massing of the house's façade and a semi-enclosed, landscaped courtyard entry. A large street-facing window announces the entry.

The addition will be clad with vertical cedar siding.

The houses are conceived together with their front yard landscaping. Entry, porch, stoop, windows, surface treatments, planting, fences and screens work together to create gardens that are beautiful, functional and seamlessly integrated with the homes.

Colour is chosen in the context of natural wood accents and front-yard landscaping of both houses. The dark French-grey hue mediates between the industrial sensibility of the metal roof and gutter and the natural tone and texture of natural wood, landscape and permeable paved surfaces. Vibrant colours are introduced in the glazed front doors of the houses and basement suite as a contemporary reference to the traditional use of colour in the street.



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones, and Susan Kainer (members of CALUC).

Approximately 20 community members in attendance.

1068 Chamberlain

re zoning: from R1G single family dwelling to R2 two family dwelling. Existing home will be retained and renovated to remain as one storey home with basement, including a studio rental suite. New duplex addition will be a two storey home on grade (no suite). Both renovation and new half will use passive home design principles and strive for net zero energy consumption and zero carbon emissions

- Owners have spoken with 55 neighbours
- Existing house will be raised
- Passive house principles will be utilized
- New addition 1600 sq.′
- Solar net zero energy.
- Cedar siding for new house, cedar accents will be added to existing house.
- High importance will be placed on landscaping and will preserve as much green space as possible.
- Seeks 2 family zoning
- Move parking from back to front

1048 Chamberlain

- Side set backs? Response?
- Concern: Privacy: we will look at house outside our kitchen window. Will I be looking into their place and will they be looking into mine? What are the controls over what is proposed and what is actually built? I'm not crazy about the (flat) roof line. Exterior finish? Response: Vertical cedar siding. How high? Response: will be higher than current house by 2' but below maximum.

1031 Chamberlain

- View from back?
- Three new units but only 2 **parking** spaces will add to parking on Chamberlain which is already a problem with shoppers on Oak Bay.
- Two storeys without basement? Response: Yes.
- Boxy design, likes over all idea but with a softer design. Response: design keeps height low.

1 Briar Place

A brilliant design.

1034 Chamberlain

- Comment: Diversity of housing on the street exists from: arts and crafts, registered heritage, to townhouses built in the 70's. Enthusiastic about the **design**. My young family will be here for a long time.

1076 Davie Street

- Interesting proposal duplex triplex problematic.
- Design is horrible; doesn't work for me. Real concerns with design. Response: We did start with a different design.

147 Olive

- Refreshing that a proposal is seriously considering the environment; pleased environmental considerations balanced with form and function.

1034 Clair

- Design, juxtaposition is an attribute, brave.

1026 Clair Street

- Not a duplex, however, City of Victoria needs to reconsider policy. Nothing about the proposal worries me. We are going to do a flat roof (in reference to future remodelling of own home). Housing diversity is good

Unknown Address

- Purpose of work shop? Noise abatement (from work shop)? Response: Work shop will be used for carpentry; power tools will be used.

1027 Chamberlain

- Design not quite together; doesn't meld.
- **Traffic** problem already being close to Oak Bay.

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

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www.fairfieldcommunity.ca
place@fairfieldcommunity.ca

- Concern re construction being noisy and adding to traffic congestion.

An unidentified individual reminded participants this is a rezoning application (not about debating design) and council will decide the outcome. We have to give each other scope to occupy the land the way we wish.

Summary of Concerns and Views Expressed:

Concerns: re privacy for adjacent neighbour, increased traffic and subsequent need for parking.
Both appreciation and criticism of design expressed.

Laura Wilson

From: David Nicholls [REDACTED]
Sent: Friday, Oct 21, 2016 3:26 PM
To: [REDACTED] planandzone@fairfieldcommunity.ca; Cloe Nicholls; Community Planning email inquiries
Subject: Proposal at 1068 Chamberlain Street

October 21, 2016

Good afternoon,

I was not able to attend the community meeting on October 20, 2016 with regards to the development proposal at 1068 Chamberlain Street.

I live at 5 – 1070 Chamberlain Street, which is a unit in the neighbouring property, and am very much in favour of the proposal.

The 6-unit townhouse complex where I reside is mostly owned and occupied by young couples and families. All of us feel very lucky to have found a lower-cost option for housing in very desirable neighbourhood. With houses on Chamberlain Street now in the million-dollar range, it is unlikely that any of us would be able to afford a house in the area. As a result, I welcome any proposal that will increase density and provide more affordable options for those of us who, one day, may wish to move to a slightly larger house in the neighbourhood.

The properties on Chamberlain Street are all fairly large, so I would suspect that the majority of the lots could handle a duplex addition. In this particular case, the owners at 1068 Chamberlain Street seem to have done their homework and are proposing a very thoughtful and well-suited addition to their property. I have also appreciated their efforts to keep all of their neighbours apprised of their efforts.

I support this project and hope that the City of Victoria will as well.

Thank you very much for considering my thoughts.

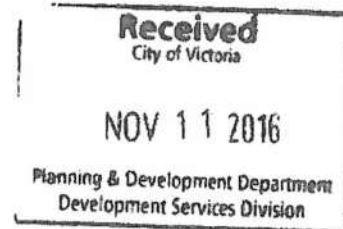
Sincerely,

David Nicholls

5 – 1070 Chamberlain Street

Laura Wilson

From: Marian <almarp1048@shaw.ca>
Sent: Friday, Nov 11, 2016 12:42 PM
To: Christy Love
Cc: Laura Wilson; monsour@shaw.ca
Subject: Fw: 1068 Chamberlain Street



PROPOSED REZONE
1068 CHAMBERLAIN STREET

Dear Christy and Matt. I am writing to you as a follow-up to the material you provided to us at the meeting of Oct. 20. You are not giving all the neighbours within 100 metres of your property all the facts and evading the issues

There are issues that don't seem to be resolved

A. You keep insisting the development is a duplex but with 3 units zoning at city hall says it is a triplex. Three units is not acceptable.

B. There are still privacy issues. Right at the beginning of the first proposed development you knew that privacy was very important to us. The two big windows on the south side of your new house are eye to eye with our big kitchen window where I do all my preparations for meals, etc.

C. The new build still does not conform to the existing house nor to the other houses on Chamberlain St. You have two completely different house styles together and the neighbours are not happy with that. Would like to see exterior finish being more compatible with the residences within the original 1910 streetscape. Could use shingles or lap siding rather than a more modern look. With the exception of our dwelling the vast majority of existing or upgraded dwellings on the street all have the same architectural theme. Your proposal does not work.

D. The two driveways are non compatible with the two parking spaces you have allowed on your property. There needs to be one parking spot for each unit, i.e. 3 parking spots. There is only one street access for vehicles allowed for a property. 2000 Chamberlain, corner of Brighton, has a garage and a driveway and the city has told the owner he can only use one.

E. Will there be City control over what is being proposed actually being what is built.

The above issues must be addressed before any building can be done.

Alex and Marian Piercy
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association

1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair — —

- planandzone@fairfieldcommunity.ca .

2) LAWILSON@Victoria.ca

Laura Wilson

From: Christy Love [REDACTED]
Sent: Saturday, Nov 19, 2016 1:17 PM
To: Marian
Cc: Laura Wilson; DON MONSOUR; Matt Mahoney
Subject: Re: Fw: 1068 Chamberlain Street

Hi Marian and Alex,

Thank you for sending these comments. We provide responses to each item below. We'd also be happy to continue discussing in person.

A) Duplex with secondary suite: The distinction is that a secondary suite can only be rented. A triplex could stratified into three units each owned and sold separately, and we are emphasizing that this is not what we wish to do. The suite is being added within the footprint of the existing house, and it could be changed back into a single dwelling as our needs change over time. As you know, our plan is to create this space so that we can live as a multi-generational family.

B) Privacy: We take your privacy seriously and this is a key reason we shifted to this proposal from our original small lot approach. As we discussed after the community meeting, the plans include an extension of the existing 6 foot fence between our properties, along with plantings for additional screening. If you'd like, we can stand in the yard to envision where the new windows will be in relation to your kitchen window and discuss improvements that you think would help. The upper floor windows are high clerestory windows that allow light into the rooms but do not look down into your yard.

C) We appreciate your concerns, although house design (as in taste in clothes and art) is subjective, and our block includes an eclectic mix of house styles that reflects the years they were built or added to. We have chosen materials (cedar siding and accents, stucco) that are consistent with the neighbourhood, and designed the landscaping to tie in with the existing mature landscaping. The flat roof is intentionally modern and distinct from the existing roof line, but is also intended to limit the height next to your home; to enable addition of solar panels, and to allow more south facing light to reach the north half of our property.

D) As we are proposing a duplex with secondary suite (small and rental only), we feel two stalls is adequate, especially given that our location is so close to shopping, buses, bike routes, and other amenities that can be accessed without a car. Garden suites and secondary suites have no requirement for off-street parking in the City of Victoria.

We don't think our home will generate more cars than a large single family with large secondary suite - which is permitted as a right under the existing zoning - and would require only one parking stall. We could have included more space for car parking by putting a driveway to the rear-yard. However, we heard from you and other neighbours that they didn't want the backyard turned into parking (nor do we!). With our proposal we are trying to balance these different issues and priorities.

E) The City will issue a Development Permit which guarantees we build the buildings as per the Council approved designs.

We are available to discuss further as desired.

Best Regards,
Christy Love and Matt Mahoney
Owners/occupants 1068 Chamberlain

On Fri, Nov 11, 2016 at 12:42 PM, Marian [REDACTED] wrote:

PROPOSED REZONE
1068 CHAMBERLAIN STREET

Dear Christy and Matt. I am writing to you as a follow-up to the material you provided to us at the meeting of Oct. 20. You are not giving all the neighbours within 100 metres of your property all the facts and evading the issues

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The above issues must be addressed before any building can be done.

Alex and Marian Piercy
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association
1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair —
- planandzone@fairfieldcommunity.ca

2) LAWILSON@Victoria.ca



Council Report

For the Meeting of October 26, 2017

To:	Council	Date:	October 12, 2017
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	1068 Chamberlain Street Rezoning Application No. 00541 and Development Permit with Variances No. 000488 Update Report		

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 17-114 for Rezoning Application No. 00541 for 1068 Chamberlain Street.

Following consideration of Rezoning Application No. 00541 that Council consider this updated motion with respect to Development Permit with Variances No. 000488:

"That Council authorize the issuance of Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped July 14, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. allow parking in the front yard
 - ii. reduce the minimum rear yard setback from 12.78m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

In accordance with Council's motion of August 3, 2017, the necessary Zoning Regulations Bylaw Amendment that would authorize Rezoning Application No. 00541 (and concurrent Development Permit with Variances Application No. 000488) for the property located at 1068 Chamberlain Street has been prepared and a Public Hearing date has been scheduled.

Development Permit with Variances

The recommendation related to the Development Permit with Variances was revised to accommodate how the new, R2- Zone, Duplex with Secondary Suite (Chamberlain) District, was written. The increase in maximum combined floor area on the first and second floor was written into the new Zone, and therefore, is not required as a variance. This is to embed this regulation in the Zone to run with the property for clarity.

Existing Use Clarification

It should also be clarified that the Committee of the Whole report presented on August 3, 2017 stated that the existing house is a single-family dwelling with a secondary suite, and this proposal would retain that secondary suite as rental; however, it was recently discovered that the existing house does not currently have a secondary suite, although one would be allowed under the current R1-B Zone. This does not impact the staff recommendation.

The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application proceed to a Public Hearing.

Respectfully submitted,



Chelsea Medd, Planner
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Oct. 19, 2017

List of Attachments:

- Committee of Whole Meeting Minutes, dated August 3, 2017

5.2 Rezoning Application No. 00541 for 1068 Chamberlain Street (Gonzales)

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1068 Chamberlain Street, in order to allow for a new site specific zone to allow for a duplex with secondary suite through an addition onto the existing single family dwelling.

Motion: It was moved by Councillor Madoff, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

Committee discussed:

- The issues with the proposed design and presentation of the south side of the building to the street.
- Concerns with the transition between traditional single family dwellings to high density dwellings in the area.

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe

Against: Councillor Young



Committee of the Whole Report

For the Meeting of May 9, 2019

To: Committee of the Whole **Date:** April 28, 2019
From: Thomas Soulliere, Director of Parks, Recreation and Facilities
Subject: Project Update: Crystal Pool and Wellness Centre Replacement

RECOMMENDATION

That Council

1. Direct staff to initiate a feasibility study in coordination with School District 61 and community stakeholders, to investigate the potential for the new community recreation facility to be located next to Central Middle School;
2. Direct staff to amend the 2019 Financial Plan Bylaw to allocate up to \$260,000 from the Buildings and Infrastructure reserve for this study.

EXECUTIVE SUMMARY

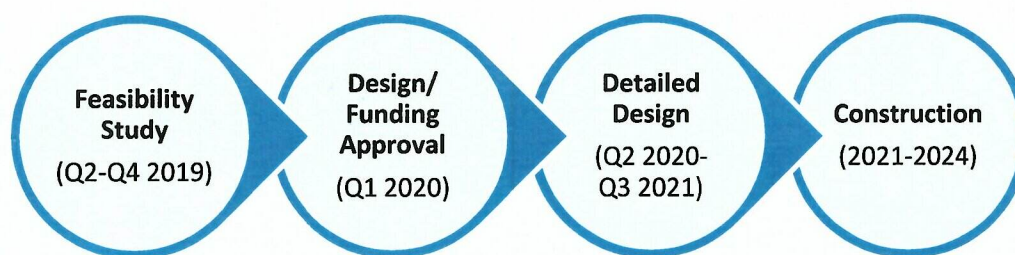
At the November 22, 2018 Committee of the Whole meeting, Council approved two motions relating to the Crystal Pool and Wellness Centre Replacement Project and other community amenities. The first motion directed staff to explore the potential for siting the new facility in the parking lot next to the City's arena, while a second motion related to a potential new facility consisting of affordable housing, a park, childcare, parking and other complimentary uses for the parking lot on Caledonia Street across from Royal Athletic Park.

Over the past several months, staff have focused on the first directive regarding the property at 1952 Quadra Street, currently leased to RG Facilities as part of a long-term agreement for the arena. Staff and representatives of RG Facilities explored the potential opportunities and impacts, in a series of confidential discussions, which were shared with Council in closed meetings. An arrangement acceptable to both parties could not be reached and, as a result, staff have drafted this report on potential siting options.

Staff offer for Council consideration two potential site options for the new community recreation centre and related amenities; the City-owned parking lot across from Royal Athletic Park at 940 Caledonia, as well as a new option on land owned by School District 61 next to Central Middle School. The school site is a new opportunity, which has arisen recently through dialogue with representatives of both organizations about mutual objectives.

Council approval is requested to initiate the necessary feasibility study, which will confirm the facility design and necessary funding requirements.

The graphic below offers a tentative summary of the various phases of work and associated timeframe.



PURPOSE

The purpose of this report is to review siting options and seek Council direction on the preferred location for the new community recreation centre and related amenities.

BACKGROUND

In February 2017, following the presentation of an independent study on community needs and the future of Crystal Pool, Council decided on replacement of the recreation facility in a new location, rather than renovating or rebuilding on the existing site. At the time, councillors acknowledged the dire condition of the existing facility, and prioritized continuity of service for citizens who rely on the programs and services provided at the centre. Council and staff also discussed the anticipated impacts to the park, particularly the disruption during construction, and highlighted the need to include residents in planning changes to the park following demolition of the existing facility.

Throughout 2017 until November 2018, the project team progressed through deliverables including; approval of a project plan, schedule, budget, and risk management framework; refinement of conceptual designs into more detailed plans for the facility and immediate surroundings; extensive public engagement; partnerships with funding agencies, and progress updates to Council.

In November of 2018, Council received information from residents, including individuals from the North Park neighbourhood, requesting exploration of a new site for the facility, in order to expand neighbourhood park space and consider additional amenities.

On November 22, 2018 Council approved the following instructions to staff;

1. *Wrap up design development work on the current proposed project (Project A), and not submit an application for the initial intake of the Investing in Canada Funding Program.*
2. *a) Ask staff to report back with a scope and budget to develop a plan and budget for citing the facility on the arena parking lot including consideration of the amenity and partnership opportunities roughly outlined in the North Park Neighbourhood Association submission at the Committee meeting of November 15, 2018 (Project B). b) Report to Council quarterly on this process.*
3. *Write to the \$1 and \$6 million funders, respectively, and pursue opportunities for extending the timeline for funding availability.*

4. *Continue to work with the federal and provincial governments to pursue options for funding for Project A and Project B (once more clearly defined) including the wider range of funding options and partnerships that may be available for a facility or complex with more amenities than only a swimming pool and recreation centre.*

In a subsequent motion, Council also directed that;

Staff explore the RAP (Royal Athletic Park) parking lot land as a potential site for affordable housing, a pocket park, childcare, parking and other complementary uses.

In response to Council's direction, staff coordinated resources and developed an initial action plan. At the end of January, the project team completed the design development work that had been underway for the Central Park site. Staff also reached out to the agencies that had committed funding towards the project, on the change to the project schedule and scope. One of the agencies, the Union of B.C. Municipalities, advised that an extension to condition date would not be approved, and as a result, the \$6 million grant was withdrawn. Meanwhile, Canadian Tire Jump Start Charities agreed to maintain the \$1 million funding commitment for the time-being, and staff have been working with their representatives on an amendment to the funding agreement to this effect.

Over the past five months, staff also engaged with representatives of RG Facilities on the potential for accommodating the new facility in the parking lot area next to the arena. The parties engaged in a good-faith dialogue, however, an acceptable business arrangement could not be reached. With the conclusion of these discussions, staff have updated the information on potential sites, including a new opportunity to collaborate with School District 61.

ISSUES & ANALYSIS

Over the past year, Council has received information from the project team on the advantages and disadvantages of prospective locations for the new facility on City property. In 2018, staff presented information for the two locations in Central Park, as well as the arena parking lot (1952 Quadra St), and parking lot next to Royal Athletic Park (940 Caledonia St). The criteria applied to evaluate the options included variables such as available land area, access, proximity to the central area of the city, programming considerations, integration with existing community amenities, and impacts to neighbouring properties.

In recent weeks, staff and representatives of School District 61 have met to discuss a range of opportunities relating to mutual objectives. In this context, the large open field on the west side of Central Middle School was identified as a location with potential to offer increased community value. Based upon an initial assessment, staff observed that this site possesses a number of redeeming qualities that align with the needs for the new recreation facility. School District representatives have also noted potential benefits for the school population, should the recreation centre be located in close proximity. The co-location of school and recreation facilities is common in jurisdictions throughout the country, often leading to increased utilization of community assets and improved community outcomes (ie social connection, healthy lifestyles, access to programming, etc.).

The table below offers a comparison of the school site to the parking lot at 940 Caledonia St.

High-Level Comparison of Potential Sites

Site	Advantages	Disadvantages
Central Middle School Field	<ul style="list-style-type: none"> • Footprint sufficient to accommodate recreation program (with underground parking) • Central location, close to various neighbourhoods (ie Downtown, Fernwood, North Park, Harris Green, Rockland, S.Jubilee) • Co-location potential with the middle school (ie large gymnasium, program space, outdoor playground and green space) • Close proximity to neighbourhood amenities (ie Vic High School, Art Gallery of Greater Victoria) • Few potential impacts with neighbouring properties or existing trees • Located on primary/secondary arterial roads with multi-modal transportation access (transit, cycling) • Partnership potential with School District 61 for mutual gain 	<ul style="list-style-type: none"> • Property owned by School District (requires agreement) • Loss of greenspace • Construction impact to school operation
940 Caledonia St (RAP Parking Lot)	<ul style="list-style-type: none"> • Footprint sufficient to accommodate recreation program (with underground parking) • Unencumbered property, City-owned and operated • Central location, close to downtown neighbourhoods • Close proximity to neighbourhood amenities (ie Vancouver St cycle route, Royal Athletic Park, Central Park, arena) • Few potential impacts with neighbouring properties or existing trees • No loss of greenspace 	<ul style="list-style-type: none"> • Access to transit • Construction impact and accommodation of current parking use (including HarbourCats, police vehicles) • Capital cost associated with replacement of existing (220 spaces) as well as new parking underground • Traffic impacts to surrounding residences

Although both locations noted are technically viable, staff suggest that the school location may offer to greater overall benefits to the community, providing the City and School District are able to reach agreement of the use of this land for the new facility. The School District's openness to partnership arrangements for joint use of buildings with community stakeholders is reflected in their long-term facilities plan. The Official Community Plan also contains the following objective with respect to partnerships with other stakeholder groups:

(9.17) Support joint use agreements with the school district, other institutions and private sector to make effective and economic use of recreational and school facilities for community benefit.

A map identifying the two locations is provided in Attachment A.

OPTIONS & IMPLICATIONS

The following are presented for Council consideration:

Option 1 – That Council direct staff to conduct a feasibility study of the Central Middle School site, including the arrangement between the City and School District 61, facility amenities, conceptual design, and cost estimates (Recommended)

A study of the school site will allow the City to clarify, in detail, the opportunities and risks associated with constructing the new community facility next to the school. This would include public engagement on the amenities and impacts, along with details on the partnership between the two organizations, as well as other potential stakeholders. Staff recommend the scope of this study include the existing recreation and wellness program developed for the facility, as well as childcare and affordable housing.

Option 2 – That Council direct staff to conduct a feasibility study of the City property at 940 Caledonia St, including the facility amenities, conceptual design, and cost estimates

Should Council desire a study of the parking lot site, staff would clarify in detail, the opportunities and risks associated with constructing the new community facility next to the sport stadium. This would include public engagement, as well as partnership considerations between the City and other potential stakeholders. Staff recommend the scope of this study include the existing recreation and wellness program developed for the facility, as well as childcare and affordable housing.

Financial Impacts

To carry out the analysis, staff recommend Council approve up to \$260,000 from the Buildings and Infrastructure Reserve for the necessary professional expertise.

As noted in previous reports, time is of the essence for this project, due to the state of the existing facility, which contains numerous barriers to access and is at end of life, along with the continued increases in the cost of construction. Staff are seeking Council approval on the preferred site through this report to activate the feasibility study immediately. The study will require several months to complete, with a final report planned in the forth quarter of 2019.

Accessibility Considerations

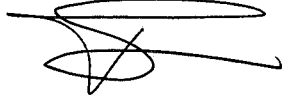
The new facility will be designed as a leading example for accessibility and inclusivity. All features of the building interior and exterior are considered through a lens that prioritizes access for patrons

of all ages and abilities. The project team will continue to rely on the expertise of project partners and key stakeholders to ensure potential barriers are addressed through the assessment of design options.

CONCLUSIONS


This infrastructure project is one of the City's largest and its delivery will positively impact the health and wellness of citizens of all ages living in our community. Staff recommend Council approve the proposed collaboration with School District 61 to clarify the specific opportunities and costs associated with this co-location.

Respectfully submitted,



Thomas Soulliere
Director
Parks, Recreation and Facilities

Report accepted and recommended by the City Manager:

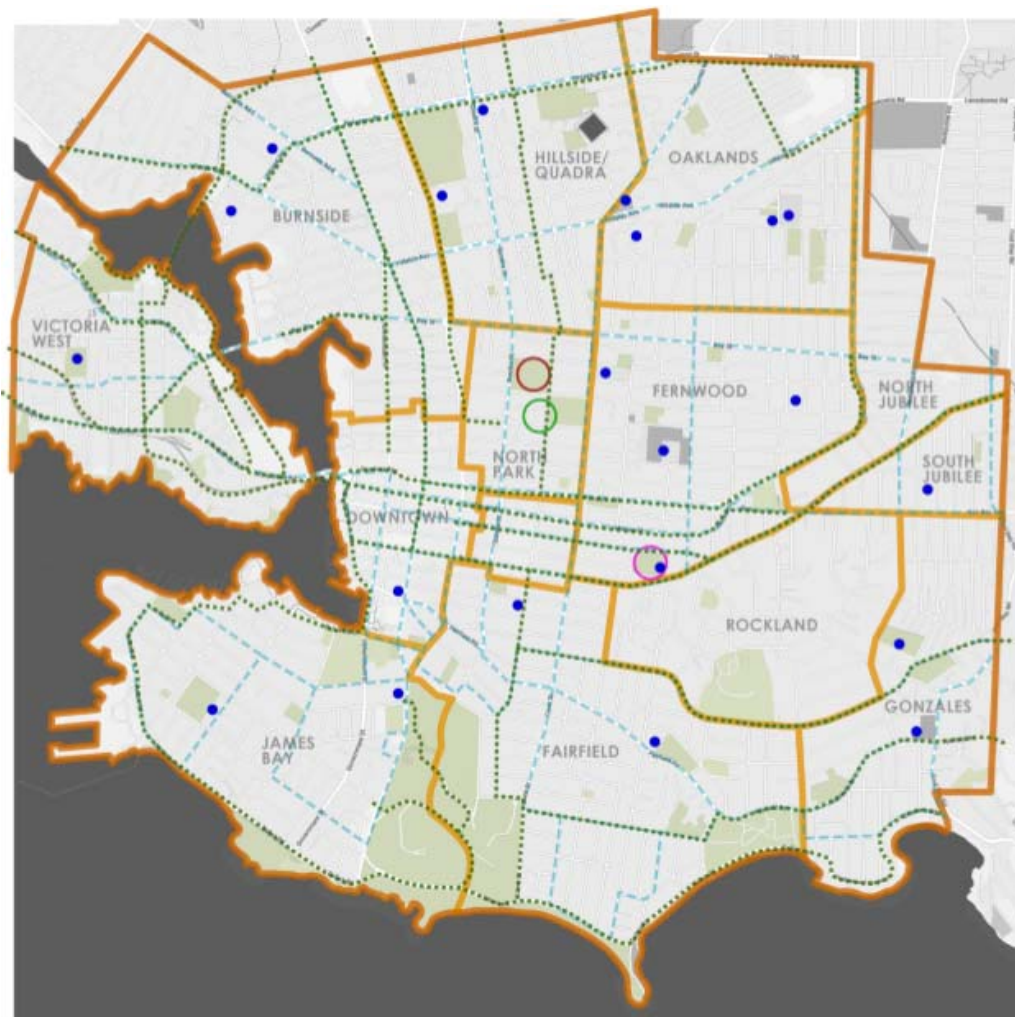

Date: May 3, 2019

Attachments:



Attachment A – Map of Potential Locations

Attachment A

Map of Potential Locations



LEGEND

-  Existing Crystal Pool
-  940 Caledonia Ave.
-  Central School
-  City Boundary
-  Neighbourhood Boundary
-  Bus Routes
-  Bike Routes
-  Green Space
-  Schools



Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole

Date: April 30, 2019

From: Chris Coates, City Clerk

Subject: Storefront Cannabis Retailer Regulation Bylaw 19-053

RECOMMENDATION

That Council direct staff to:

1. Bring forward the Storefront Cannabis Retailer Regulation Bylaw 19-053 for first and second readings to the May 9, 2019 Council meeting.
2. Schedule an Opportunity for Public Comment at a regular Council meeting as an opportunity to make representations on the proposed bylaw in accordance with section 59 of the Community Charter.
3. Provide notice of the intention to adopt the new Storefront Cannabis Retailer Regulation Bylaw by mail to all known storefront cannabis retailers as well as through normal advertising of Council's agenda.
4. Undertake a review and analysis of business license fees once Provincial Licensing and Enforcement has stabilized.

EXECUTIVE SUMMARY

The Cannabis-Related Business Regulation Bylaw was adopted in 2016. It established licensing and operating regulations for cannabis-related businesses to regulate cannabis retailers in the city to address local impacts of unregulated proliferation of cannabis retailers and in anticipation of eventual legalization of non-medical cannabis.

The Government of Canada legalized cannabis on October 17, 2018. Subsequently the Province assumed responsibility for cannabis retail store licensing. The Province adopted the *Cannabis Control and Licensing Act* which set out the provincial licensing framework. As result, many provisions in the City's Cannabis-Related Business Regulation Bylaw are no longer necessary as they are addressed in the provincial licensing framework. At the November 8, 2018 meeting, Council passed a motion directing staff to amend the Cannabis-Related Business Regulation Bylaw to align it with the provincial licensing framework. The draft new bylaw, the Storefront Cannabis Retailer Regulation Bylaw, is attached as Appendix A.

The Storefront Cannabis Retailer Regulation Bylaw retains licensing and operating provisions from the Cannabis-Related Business Regulation Bylaw that are not set out in provincial or federal enactments. Under the proposed new Storefront Cannabis Retailer Business Regulation Bylaw, a provincially-licensed cannabis retail store owner must apply for a municipal business license, pay

a \$5000 business licence fee, and follow the municipal regulations that relate to air ventilation, windows, signage, hours of operation, and number of employees on-site. The Business Licence Bylaw and Ticket Bylaw would be amended to reflect the Storefront Cannabis Retailer Regulation Bylaw title, definitions, and provisions.

Before adopting the proposed Storefront Cannabis Retailer Regulation Bylaw the City is required under section 59(2) of the *Community Charter* to give notice of its intention to do so and provide an opportunity for persons who consider that they are affected to make representations to Council. The required notice could be provided by mailing notices to all known storefront cannabis retailers and through normal publication of Council agenda. A formal Opportunity for Public Comment, held prior to the third reading of the proposed bylaw, could serve to provide the required opportunity to make representations to Council.

PURPOSE

The purpose of this report is to present the Storefront Cannabis Retailer Regulation Bylaw for Council's consideration.

BACKGROUND

The Cannabis-Related Business Regulation Bylaw was adopted in 2016 after the proliferation of illegal cannabis retail stores in Victoria that went uncontrolled by the provincial and federal government. The City took action by zoning for cannabis retail use and enacting the Cannabis-Related Business Regulation Bylaw in order to minimize the community, health, and safety impacts of cannabis-related businesses.

When the Government of Canada legalized cannabis on October 17th, 2018, provinces assumed responsibility for cannabis retail store licensing. The Province of British Columbia adopted the *Cannabis Control and Licensing Act* which sets out administration, general rules about who may possess, sell, promote, and produce cannabis, licensing and operating conditions for cannabis retail stores, and consumption. The new provincial rules have resulted in some duplication and contradiction with the City's existing Cannabis-Related Business Regulation Bylaw.

On November 8, 2018, Council passed the following motion:

That Council direct staff to:

- 1. Bring forward the Cannabis Retail Store Public Consultation Policy and Fees Bylaw to establish public consultation policy and fees, to the November 8, 2018 Council meeting for introductory readings.*
- 2. Amend the Cannabis-Related Business Regulation Bylaw to align with the Province of British Columbia's Cannabis Control and Licensing Act.*

Council adopted the Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw (in point 1 of the above motion) on November 22, 2018.

During a review of the legislative framework required to amend the Cannabis-Related Business Regulation Bylaw, staff also subsequently identified duplication in the existing Bylaw with federal rules. The federal *Cannabis Act* sets out rules with regard to promotion, packaging and labelling, display, selling and distributing, in addition to other matters. The existing Bylaw contains some

provisions in regard to promotion. As a result, the revisions being suggested in the proposed new bylaw include additional provisions proposed for removal beyond just those presented in the staff report to the November 8, 2019 Committee of the Whole meeting attached as Appendix B, in order to develop a bylaw that would better align with the broader legislative framework in totality.

ISSUES AND ANALYSIS

Noted below are issues that came forward during review and drafting of the proposed Storefront Cannabis Retailer Regulation Bylaw that is the subject of this report. Following the thorough review of the provincial and federal legislation and given the extent of the proposed changes, it is proposed to replace the Cannabis-Related Business Regulation Bylaw with the new Storefront Cannabis Retailer Regulation Bylaw.

Business types

The existing Cannabis-Related Business Regulation Bylaw defines four activities permitted for a cannabis-related business. The table below lists those activities and illustrates any provincial and federal rules affecting the activities within the 'cannabis-related business' definition contained in the Cannabis-Related Business Regulation Bylaw. This table demonstrates that only a storefront cannabis retailer license is compatible within the broader legislative framework, and legislation now covers activities such as sale of cannabis and cannabis accessories, promotion of cannabis, and storage of cannabis. In addition, the original Bylaw established a classification for businesses that advocated or provided consultancy on cannabis. Since legalization, Council may consider that the broader regulations which previously were intended to capture any business operating with cannabis as a focus are no longer necessary.

REVIEW OF EXISTING BYLAW DEFINITIONS		
Cannabis-related business" activity	Summarized provincial and/or federal rule(s)	Reference(s)
Recreational cannabis advocacy and promotion	Federal and provincial Acts set rules about promotion of cannabis and cannabis accessories. Federal rules define appropriate and inappropriate means of promotion. Provincial rules define who may promote cannabis and cannabis accessories.	Cannabis Act, s.17(1) states that it is prohibited to promote cannabis or a cannabis accessory through prescribed means, and s.17(2) states that only a person authorized to produce, sell or distribute cannabis may promote by prescribed means. Cannabis Control and Licensing Act, s.16 prohibits a person from promoting cannabis for the purpose of selling it without a licence. Cannabis Licensing Regulation, s.11 requires a person to hold a marketing licence for this purpose.

Cannabis-related business" activity	Summarized provincial and/or federal rule(s)	Reference(s)
Sale of recreational cannabis and paraphernalia used in cannabis consumption	Federal and provincial Acts set rules about sale of cannabis. Provincial rules define that a cannabis retail store licensee may sell cannabis. There are no federal or provincial rules about who may sell cannabis accessories.	Cannabis Act, section 69(1) states that only a person authorized under a provincial Act may sell cannabis. Cannabis Control and Licensing Act section 15(c) authorizes a licensee to sell cannabis. There are federal and provincial rules against selling cannabis accessories to minors under section 32(1) of the Cannabis Act and section 69(1) of the Cannabis Control and Licensing Act.
Recreational cannabis storage and distribution	Provincial Act sets rules about storing and distributing recreational cannabis. Typically, only BC Liquor and Cannabis Distribution Branch may distribute. Cannabis retail store must keep cannabis on premises. The Province does not require a business license and no licensed business can exclusively store cannabis.	Cannabis Control and Licensing Act section 15(c) authorizes a licensee to sell cannabis and the cannabis was registered under the Cannabis Distribution Act and was purchased by the licensee from the government or under other prescribed circumstances.
Recreational cannabis consumption	While recreational cannabis is legal, it is illegal for a business to permit recreational cannabis consumption on the premises (including smoking and vaping, eating). Smoking and vaping are restricted under the Provincial Act and under the current City Business Licence Bylaw. Ingesting cannabis is not restricted but production and sale of edibles cannabis products is currently illegal under federal rules. If federal rules legalize production and sale of edible products, it would likely be provincial jurisdiction to establish cannabis consumption licenses for home-made edible products. Further, there are currently provincial rules that restrict a business from allowing a person to be a patron while intoxicated or to become intoxicated on the premises which would apply to ingesting edible cannabis products.	While not specifically addressed in the existing federal and provincial legislation, the CRD Anti-Smoking Bylaw was amended around the time of legalization to prohibit smoking and vaping of cannabis in and nearby businesses. As such the prohibition in Section 35 of the Business License Bylaw, which was a consequential amendment in the existing (original) Cannabis-Related Business Bylaw attached as Schedule D, is no longer necessary.

Licensing Conditions

The Cannabis-Related Business Regulation Bylaw contains extensive licensing conditions, including submitting an application form, a security plan for the premises, proof of a security alarm contract, proof of ownership or legal possession of the premises, and current police information checks for the applicant and on-site managers. These existing municipal licensing conditions duplicate the provincial licensing conditions. Through the provincial licensing process, the applicant will have undergone an extensive security screening and financial integrity checks that would be required before the Province issues a license.

It is proposed that the applicant has a provincial license before applying for a municipal business licence, that the provincial licensee submit an application form, and that Bylaw Services staff conduct an inspection of the proposed storefront cannabis retailer location to ensure compliance with municipal operating conditions, such as installation of an air ventilation system.

Operating Conditions

The Cannabis Related Business Regulation Bylaw sets out operating conditions for cannabis related businesses. The table lists those operating conditions and demonstrates provincial and federal rules that duplicate or overlap with those operating conditions. This table demonstrates that in order to continue mitigating the community, health, and safety impacts of storefront cannabis retailers in Victoria, it would only be necessary to have municipal operating conditions for air filtration, signage, number of employees on premises, windows, and hours of operation, as the other existing provision are covered off by the new legislation.

REVIEW OF EXISTING OPERATING CONDITIONS		
Municipal rule	Provincial and/or federal rules	In Proposed New Bylaw?
Business may not allow a person under the age of 19 on premises	Cannabis Control and Licensing Act, section 70	No
Business may not advertise or promote the use of a cannabis to a person under the age of 19	Cannabis Act, Division 2, Subdivision A, Promotion restricts: promotion in a way that could be appealing to a young person; promotion anywhere where a young person is permitted by law; promotion by means of telecommunication unless steps taken to prevent young person from accessing it.	No
Business may not display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only: (1) alpha-numeric characters, and 2) the business name, and is in a size as permitted under the Sign Bylaw.	No federal or provincial rules	Yes
Business may not allow a person to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises	Cannabis Control and Licensing Act, section 67 (called 'prescribed place'; Cannabis Licensing Regulation defines 'prescribed place' as in a retail store and a government cannabis store.	No
Installation of video surveillance cameras that monitor all entrances and exits	Provincial Terms and Conditions for Cannabis Retail Stores, page 12 24/7 monitoring and unobstructed view of retail sales area, product storage area, and entrances and exits	No

Municipal rule	Provincial and/or federal rules	In Proposed New Bylaw?
Retain video camera data for at least 21 days	Provincial Terms and Conditions for Cannabis Retail Stores, page 12 Retention is for 30 days	No
Install a security and fire alarm monitored by a licensed third party	Provincial Terms and Conditions for Cannabis Retail Stores, page 12 Monitoring by licensed third party not required	No
Remove cannabis, cannabis products, and other valuables from premises when business is closed	Conflicts with provincial rule Provincial Terms and Conditions for Cannabis Retail Stores, page 14	No
Install and maintain air filtration system	No federal or provincial rules	Yes
Display sign that premises is 19+ only	No federal or provincial rules Provincial recommendation to operators in Provincial Terms and Conditions for Cannabis Retail Stores	No
Two employees on premises, including a manager	No federal or provincial rules	Yes
Only allowed to conduct cannabis-related business and accessory uses	Cannabis Licensing Regulation, section 5 Only items permitted for sale at a retail store are: cannabis, cannabis accessories, bags of an approved class or type, prepaid purchase cards. Provincial Terms and Conditions for Cannabis Retail Stores, page 12 No "co-location"	No
Transparent windows and not blocked	Conflict with provincial rules Cannabis Licensing Regulation, section 5(p) Retail store must be...enclosed by floor-to-ceiling walls that are not transparent.	Yes – although this provision will be of no force and effect while in conflict with provincial rules, the City has been discussing a proposed amendment with the Province and, therefore, this provision is being retained in the new bylaw

Municipal rule	Provincial and/or federal rules	In Proposed New Bylaw?
Hours of operation 7am to 8pm	Cannabis Licensing Regulation, section 5(m) 9:00am to 11:00pm...	No .The existing Cannabis related Business Bylaw established operating hours between 7am and 8pm. The proposed Bylaw establishes operating hours between 9 am and 8 pm.
Inform Licence Inspector about new manager, officer, directors, or shareholder and provide a current police information check	Cannabis Control and Licensing Act, section 46 reporting requirements and amendments to license for any changes to the licensee individual, partnership, corporation, and other matters. More details in Provincial Terms and Conditions for Cannabis Retail Stores, page 9-10	No

Licence Fees

Under the existing Cannabis-Related Business Regulation Bylaw, a business that kept cannabis on the premises would pay a \$5000 licence fee and a cannabis-related business that did not keep cannabis on the premises would pay a \$500 licence fee. As the City would now only licence storefront cannabis retailers, the \$5000 licensing fee for a business with cannabis on the premises would remain in place while the \$500 licensing fee for a business without cannabis on the premises would be removed along with the definition.

This licensing fee was determined on a cost-recovery basis using the estimated cost of the resources required to administer and enforce the new regulatory scheme. Despite the City's more limited role in regard to licensing, monitoring, and enforcement under the Storefront Cannabis Retailer Regulation Bylaw, a reduced licensing fee is not currently proposed as the resource impact of the present and future cannabis retail stores operating in Victoria are currently unknown. To date, the City has incurred significant costs in relation to administration and enforcement of the Cannabis Related Business Regulation Bylaw. The Enforcement approach is noted later in this report. It is suggested to undertake a thorough review of the business licence fee once the provincial licensing and enforcement processes have stabilized.

Other Considerations

Promotion to Young Persons/Minors

The federal Cannabis Act has the purpose to protect the health of young persons and protect young persons from inducement to cannabis. There are several federal provisions that aim to achieve this purpose. The province also has rules to protect minors. Under provincial rules, a store that allows a minor into the store or sells to a minor would be fined. Further, the province recommends that stores posts signs that no one younger than 19 may enter into the store. The Storefront Cannabis Retailer Regulation Bylaw therefore excludes this provision. Nonetheless, it is entirely within the City's power to require a business to prominently display signs that say no one under the age of 19 may enter into the store.

Provisions Not in Effect

The transparent window provision is not in effect due to a provincial provision. Under the Cannabis Licensing Regulation, the Province requires that a cannabis retail store must be located in a permanent building or structure and be enclosed by floor-to-ceiling walls that are not transparent. Despite the municipal rule, the province's rule invalidates the municipal rule when there is a conflict. If the Province removes the corresponding provision, the Bylaw provision would immediately come into effect.

Enforcement

Reviewing the City's enforcement approach based on the new legislation was anticipated prior to legalization and the findings suggest a new approach is practical under the circumstances.

When the City's Cannabis-Related Business Regulation Bylaw was adopted in 2016, staffing in Bylaw Services was increased by one FTE to accommodate the workload associated with increased licencing, inspection and enforcement. At that time Cannabis was not legalized but given the proliferation of cannabis retail businesses in the City, Council, after careful consideration and consultation, enacted a Business Regulation Bylaw to establish operating conditions for these types of businesses. The City's regulations were established to create a range of operating conditions, but did not regulate the products sold as that is outside of local government authority.

Since the Federal and Provincial Governments established legislation they also assumed enforcement authority and responsibility. The Province has established the Community Safety Unit which will assume primary responsibility for inspection and enforcement under the new legislation. Provincial enforcement differs significantly from the authority granted to local government to enforce. For example, local governments are not provided direct enforcement methods. Rather enforcement is through the issuance of Municipal Tickets or the court system. The Province has the ability to seize product and take other steps against operators who are non-compliant with their regulations. This is a far more effective and efficient system. An information pamphlet from the Community Safety Unit, attached as Appendix C. In short enforcement options include:

- seizure of illegal cannabis
- imposition of monetary penalties
- injunctive relief
- criminal charges.

City staff met with the leadership team of the Community Safety Unit April 24th who further advised as follows:

- The Community Safety Unit has begun visiting unlicensed cannabis retailers for the purposes of education and to raise awareness about cannabis laws, the penalties and consequences for violating federal and provincial regulatory regimes, how to obtain a non-medical cannabis retail license and the enforcement activities of the CSU.
- Those operating illegally should be warned that they could receive a visit from CSU officers in the very near future.
- Illegal retailers that do not obtain a provincial licence will have to close—and as more legal retail stores open across the province, you can expect to see increasing enforcement action by the CSU.

Despite the appearance of reduced municipal role that results from changes to the City's bylaw covered in this report, Bylaw and Licensing Services will still have a very active role in licencing and in working with the Community Safety Unit:

- Monitoring and enforcing the remaining City Bylaw provisions.

- Enforcing on any business operating without a City business license in instances where a Provincial License has been approved and a city license application is not progressing. For clarity, if a Provincial License is not issued to any operator, the City will defer enforcement to the Province.
- Providing updated information to the Community Safety Unit of the Ministry of the Solicitor General in terms of who is operating in the City and whether or not they hold the required licenses to do so and any other known Provincial infractions.

OPTIONS AND IMPACTS

Option 1 – Give the attached Storefront Cannabis Retailer Regulation Bylaw two readings and direct staff to provide notice and schedule an Opportunity for Public Comment in accordance with section 59 of the Community Charter.

Option 2– Provide additional direction to staff before consideration of the proposed Storefront Cannabis Retailer Regulation Bylaw.

Accessibility Impact Statement

There are no direct impacts on accessibility issues in connection with the proposed Bylaw.

Impacts to Financial Plan

The proposed Bylaw does not have any direct financial implications at this time. As noted a review of the licensing fees is recommended once the Provincial Licensing of retailers in the City stabilizes.

CONCLUSION

The Cannabis-Related Business Regulation Bylaw adopted in 2016 served to minimize the negative impacts of illegal cannabis-related business with regard to community, health, and safety. In the wake of legalization and more involved federal and provincial roles, the extensive municipal licensing and operating conditions are no longer required to manage these impacts. The proposed Storefront Cannabis Retailer Regulation Bylaw contains licensing and operating conditions that complement the overlying federal and provincial legislative framework.

Respectfully submitted,


Monika Fedyczkowska
Legislative and Policy Analyst


Chris Coates
City Clerk


Susanne Thompson
Deputy City Manager/CFO

Report accepted and recommended by the City Manager:

Date:


May 3, 2019

List of Attachments

Appendix A - Draft Bylaw

Appendix B - November 8, 2018 COTW Report

Appendix C - Community Safety Unit Information Pamphlet

Appendix D - Cannabis Related Business Regulation Bylaw No. 16-061

STOREFRONT CANNABIS RETAILER REGULATION BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to align the bylaw with the provincial *Cannabis Control and Licensing Act* and federal *Cannabis Act* and further minimize any adverse effects that storefront cannabis retailers may have on the safety, health and well-being of the community.

Contents

PART 1 - INTRODUCTION

- 1 Title
- 2 Definitions

PART 2 - BUSINESS LICENCES

- 3 Business licences required for storefront cannabis retailers
- 4 Licence Inspector's authority to refuse a storefront cannabis retail licence

PART 3 - OPERATING REGULATIONS

- 5 Regulation of storefront cannabis retailers

PART 4 – GENERAL PROVISIONS

- 6 Offences
- 7 Severability
- 8 Consequential Amendments
- 9 Repeal

Under its statutory powers, including section 8(6) of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

PART 1 – INTRODUCTION

Title

- 1 This Bylaw may be cited as the "Storefront Cannabis Retailer Regulation Bylaw No. 19-053".

Definitions

- 2 In this Bylaw:

"cannabis"

has the same meaning as in the *Cannabis Act* (Canada);

"storefront cannabis retailer"

means a business where cannabis is sold or otherwise provided to a person who attends the premises.

PART 2 - BUSINESS LICENCES

Business licences required for storefront cannabis retailers

- 3 (1) A person must not operate a storefront cannabis retailer unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a storefront cannabis retailer must:
 - (a) make an application to the Licence Inspector on the form provided for that purpose; and
 - (b) pay to the City a \$5,000 annual licence fee.

Licence Inspector's authority to suspend or refuse a storefront cannabis retail licence

- 4 (1) The License Inspector may suspend a licence or refuse to issue or renew a license where the applicant does not have a provincial cannabis retail store licence.
- (2) A decision of the Licence Inspector under subsection (1) may be appealed to Council by submitting a request in writing to the City Clerk within 30 days of the decision.

PART 3 - OPERATING REGULATIONS

Regulation of storefront cannabis retailers

- 5 A person carrying on a storefront cannabis retailer must:
 - (a) install and maintain an air filtration system that effectively minimizes odour impacts on neighbouring properties;
 - (b) ensure that two employees are present on the premises at all times when the business is open to the public, including one manager;
 - (c) ensure that windows on any street frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases or similar elements;
 - (d) not be open for business between the hours of 8 p.m. and 9 a.m. the next day;
 - (e) display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only:

- (i) alpha-numeric characters,
 - (ii) the business name, and
- is in a size as permitted under the *Sign Bylaw*.

PART 4 – GENERAL PROVISIONS

Offences

- 6 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, and the *Offence Act* if that person
- (a) contravenes a provision of this Bylaw,
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw, or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each day that a contravention of a provision of this Bylaw continues is a separate offence.

Severability

- 7 Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity shall not affect the validity of the remainder of the bylaw.

Consequential Amendments

- 8 (1) Ticket Bylaw No. 10-071 is amended by:
- (a) repealing Schedule A and replacing it with a new Schedule A attached to this Bylaw as Schedule 1; and
 - (b) repealing Schedule S.1 and replacing it with a new Schedule S.1 attached to this Bylaw as Schedule 2.
- (2) Business Licence Bylaw No. 89-071 is amended by repealing section 35.

Repeal

9. Cannabis-Related Business Regulation Bylaw No.16-061 is repealed.

READ A FIRST TIME the	day of	2019.
READ A SECOND TIME the	day of	2019.

READ A THIRD TIME the

day of

2019.

ADOPTED on the

day of

2019.

CITY CLERK

MAYOR

Schedule 1

Schedule A

Bylaws & Enforcement Officers

Item Number	Column 1 - Bylaws	Column 2 - Bylaw Enforcement Officers
1	Abandoned Properties Bylaw	Bylaw Officer; Police Constable
2	Animal Control Bylaw -sections 17, 36, 37, 38, 39, 48 and 49	Animal Control Officer; Bylaw Officer; Police Constable
3	Animal Control Bylaw -all provisions except those listed in Item 2	Animal Control Officer; Manager of Bylaw and Licensing Services; Police Constable
4	Bicycle Courier Bylaw	Bylaw Officer; Police Constable
5	Blasting (Construction) Operations Bylaw	Building Inspector; Bylaw Officer
6	Boulevard Tree Lighting Bylaw	Bylaw Officer; Electrical Inspector
7	Building Bylaw	Building Inspector; Bylaw Officer
8	Business Licence Bylaw	Bylaw Officer
9	Commercial Vehicle Licensing Bylaw	Bylaw Officer; Police Constable
10	Dance (All-Night Event) Bylaw	Bylaw Officer; Police Constable
11	Dance (Club) Bylaw	Bylaw Officer; Police Constable
12	Electrical Safety Regulation Bylaw	Bylaw Officer; Electrical Inspector
13	Escort and Dating Service Bylaw	Bylaw Officer
14	Fence Bylaw	Bylaw Officer
15	Fire Prevention and Regulation Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
16	Fireworks Bylaw	Bylaw Officer; Fire Prevention Officer; Police Constable
17	Idling Control Bylaw	Bylaw Officer; Police Constable
18	Litter Prohibition Bylaw, 1977	Bylaw Officer
19	Storefront Cannabis Retailer Regulation Bylaw	Bylaw Officer, Police Constable
20	Noise Bylaw	Bylaw Officer; Police Constable
21	Nuisance (Business Regulation) Bylaw	Bylaw Officer
22	Outdoor Market Bylaw	Bylaw Officer
23	Parking Lot Bylaw	Bylaw Officer
24	Parks Regulation Bylaw -sections 6(j), 6(k), 12(3), 12(4) and 17	Animal Control Officer; Bylaw Officer; Police Constable
25	Parks Regulation Bylaw - all provisions except those listed in Item 23	Bylaw Officer; Police Constable
26	Pesticide Use Reduction Bylaw	Bylaw Officer
27	Plumbing Bylaw	Bylaw Officer; Plumbing Inspector

28	Property Maintenance Bylaw	Bylaw Officer; Police Constable
29	Residential Properties Parking Bylaw	Bylaw Officer; Police Constable
30	Ross Bay Cemetery Bylaw	Bylaw Officer; Police Constable
31	Sanitary Sewer and Stormwater Utilities Bylaw	Bylaw Officer

32	Second Hand Dealers Bylaw	Bylaw Officer; Police Constable
33	Sidewalk Cafes Regulation Bylaw	Bylaw Officer
34	Sign Bylaw	Bylaw Officer
35	Solid Waste Bylaw	Bylaw Officer
36	Street Collections Bylaw	Bylaw Officer; Police Constable
37	Street Vendors Bylaw	Bylaw Officer; Police Constable
38	Streets and Traffic Bylaw - sections 20 to 44 inclusive	Manager of Bylaw and Licensing Services; Police Constable
39	Streets and Traffic Bylaw - all provisions except those listed in Item 36	Bylaw Officer; Police Constable
40	Towing and Immobilizing Companies Bylaw	Bylaw Officer; Police Constable
41	Tree Preservation Bylaw	Bylaw Officer
42	Vehicles For Hire Bylaw	Bylaw Officer; Police Constable
43	Zoning Regulation Bylaw	Bylaw Officer

Schedule 2

Schedule S.1**Storefront Cannabis Retailer Regulation Bylaw****Offences and Fines**

Column 1 – Offence	Column 2 – Section	Column 3- Set Fine	Column 4 – Fine if paid within 30 days
Operate without a valid licence	3 (1)	\$1000	\$1000
Failure to install and maintain air filtration system	5 (a)	\$500	\$500
Failure to provide required staff	5 (b)	\$500	\$500
Cover windows contrary to regulations	5 (c)	\$250	\$250
Operate outside of permitted hours	5 (d)	\$250	\$250
Display or advertise prohibited sign	5 (e)	\$250	\$250



Committee of the Whole Report For the Meeting of November 8, 2018

To: Committee of the Whole
From: Chris Coates, City Clerk
Subject: Cannabis Retail Store License Referrals

Date: November 8, 2018

RECOMMENDATION

That Council direct staff to

1. Forward the Provincial Cannabis Consultation and Fees Bylaw to establish a process, method, and fee for local government recommendations with regard to cannabis retail store applications, to the November 8, 2018 Council meeting for introductory readings.
2. Amend the City of Victoria's *Cannabis-Related Business Regulation Bylaw* to align with and complement the Province of British Columbia's *Cannabis Control and Licensing Act*.

EXECUTIVE SUMMARY

The Government of Canada legalized the distribution of cannabis as of October 17th, 2018. The Province of British Columbia has established a provincial licensing framework for cannabis retail stores. This process requires a local government recommendation before issuing a cannabis retail store licence. This framework provides local governments with the ability to accept or reject cannabis retail stores from operating within their jurisdiction. Affirmative local government recommendations are required by the Province in order for a Provincial License to be approved.

The City of Victoria created the *Cannabis-Related Business Regulation Bylaw* in 2016 to respond to illegal cannabis retail stores operating in Victoria in anticipation of federal rules on cannabis distribution. Since legalization of cannabis and the new provincial responsibility to authorize cannabis licensing and distribution, the City of Victoria requires a process for providing a local government recommendation on a provincial cannabis retail store application. It also requires revisions to the Bylaw in order to reflect a municipality's more limited role in licensing and enforcement since legalization. Given the parallel nature of the provincial cannabis and liquor retail store licensing process, some municipalities have developed a process, method, and fee, similar to their municipal liquor licensing processes.

As Council direction is needed to establish timing, method, and a fee for license referrals, staff recommend that Council approve the use of an opportunity for public commentary for owners and occupants of parcels within a 100 metre notification area on a cost recovery basis, and review the Bylaw to align with and complement the Province of British Columbia's *Cannabis Control and Licensing Act*. This would create a process for providing a local government recommendation for cannabis retail store applications and eliminating repetitive and contradictory municipal rules. Staff

suggest a written notification process, similar to that for liquor licenses, as the public consultation process to enable public comments on proposed Provincial Licenses.

Optimal timing and type public consultation and alignment of municipal with provincial rules will result in more efficient local government recommendation process to fulfil the requirements of the provincial cannabis retail store licensing framework.

PURPOSE

The purpose of this report is to provide information to Council about the provincial cannabis retail store licensing process, and recommend a process for providing a local government recommendation in relation to an application to the Province, a public consultation method, and review the *Cannabis-Related Business Regulation Bylaw* to align with and compliment the Province of British Columbia's *Cannabis Control and Licensing Act*.

BACKGROUND

Legislative framework for cannabis retail stores

The Government of Canada legalized cannabis under the *Cannabis Act* on October 17, 2018. The *Cannabis Act* creates a framework for controlling the production, distribution, sale and possession of cannabis in Canada. Under this framework, each province is responsible for authorizing retailers of legal cannabis products in their jurisdiction.

Consequently, the Province of British Columbia (the Province) adopted the *Cannabis Control and Licensing Act* (the Act) and subordinate regulations establishing a provincial cannabis retail store licensing program. A cannabis retail store licence authorizes sale of dried cannabis, cannabis oil, cannabis seeds and cannabis accessories for non-medical purposes in a private retail store. The Act sets out the power to issue, renew, transfer, or amend licenses, to refuse to accept applications, license applications requirements, mandatory and discretionary requirements, the power to determine if an applicant is fit and proper, and other matters.

In 2016, the City of Victoria (the City) adopted the *Cannabis-Related Business Regulation Bylaw* (the Bylaw) to regulate illegal cannabis retail stores operating in the City in anticipation of federal laws. The purpose of this Bylaw was to minimize any adverse effects that operation of such businesses may have on the safety, health, and well-being of the community. Since the Province adopted the Act, the role of the City in regulation of cannabis retail stores is more limited.

Provincial Licensing Process

A cannabis retail store owner applies for a licence with the provincial Liquor and Cannabis Regulation Branch (LCRB). LCRB refers applications to the local government where the applicant is located for confirmation that a local government is accepting applications and that the proposed location has retail zoning. If the local government is accepting applications and retail zoning is in place, the LCRB conducts a review of the application. An applicant must satisfy a security screening and financial integrity check at some point in the process. In addition to an LCRB review, the local government may choose to provide a recommendation.

Summary of provincial licensing process:

1. LCLB Receives application
2. LCLB contacts local governments asking if they will consider it.
3. Local government provides zoning confirmation. (Zoning is required in order for the application to proceed any further).
4. Province undertakes security screening and financial integrity check.
5. Local Government provides a recommendation, including public consultation.
6. LCLB completes final consideration and issues license or rejects application.

A local government may choose not to make a recommendation, which would end the application, or choose to make a recommendation. A recommendation must include residents' views. If the local government makes a recommendation in favour of the application, LCRB has discretion whether or not to issue the licence, but must consider the recommendation. LCRB cannot issue a license without a positive recommendation.

Under the provincial licensing system, a local government has discretion to choose when to provide a recommendation, if at all, the method of public consultation, and whether to levy a fee in exchange for work done in relation to an application.

Current State

To date, LCRB has referred 7 applications to the City. Each application has retail zoning in place. A process, public consultation method, and fee as well as bylaw revisions are needed before the City of Victoria makes recommendations on these applications.

ISSUES AND ANALYSIS

Consistency with Liquor Retail Store Licensing Framework

The provincial licensing frameworks for liquor retail stores and cannabis retail stores are similar, therefore consistency at the municipal level with regard to process for providing a local government recommendation, choosing a public consultation method, and establishing fees would be logical.

LCRB is also responsible for regulating licensing liquor retail stores in BC. After LCRB refers an application to the City after it conducts security screening and financial integrity check related to a liquor retail store license application. The City of Victoria *Liquor Licensing Policy* attached as Appendix A provides direction about the City's process and fees associated with a review of applications, directs the LCRB on the types of applications that the City will not provide comments on, and directs City staff on application review and public notification criteria for those application that require an opportunity for the public to comment.

This policy requires that:

1. An applicant places a notification for comment at the site for a period of no less than 30 days.
2. The City mails a notice to all residents and businesses within a 100 metre radius and receive written materials in relation to the application.
3. The City notifies the relevant community association.

The City of Victoria *Liquor Licensing Fee Bylaw* attached as Appendix B sets out that for the purpose of recovering the costs incurred by the City, the person making a liquor licence application must pay \$200.00 for a staff assessment of a licence application or \$750.00 for a licence application that requires staff assessment and Council assessment, and an additional fee for the City's costs for public notification of a public consultation process.

Developing a Process for Viable Cannabis Retail Store License Applications

The City has discretion to choose when to provide a recommendation. The Province conducts security screening and financial integrity checks. These checks provide valuable information about the applicant that would allow the Province, the City, and the applicant to determine the merit of public consultation. The Province will not issue a license to an applicant who fails a security screening and financial integrity check. Therefore it is reasonable to develop a recommendation and advance to public consultation after the check. This ensures that public will be invited to comment on viable license applications and prevents the City from having to charge and then reimburse the applicant for fees paid but work not undertaken.

Choosing an Effective Public Consultation Method

The public may comment on an application through an opportunity for public comment, public hearing, referendum or another method. Each method has implications for the quality of input, timeliness of input, and cost of seeking input. The City would collect a fee for costs incurred in relation to the application; therefore, a public consultation method would take into consideration how cost may prohibit an application.

An opportunity for public commentary would be consistent with public consultation on liquor licenses, which requires a business to send out letter to owners and occupants of parcels within 100 metres of the location subject to the application and place a poster on the proposed business location for 30 days. A wider notification area would increase public consultation costs. This approach invites the public to provide detailed comments, provides a two week period to receive input, and is the least expensive option.

Aligning Provincial and Municipal Cannabis Retail Store License Requirements

Since the Province adopted the Act and subordinate regulations, the Bylaw is no longer current. The Act renders some of the Bylaw clauses as redundant or contradictory. An update to this Bylaw would reflect the new provincial framework for cannabis retail store licensing.

Table of Proposed Bylaw Changes

Comparing Provincial and Municipal Rules			
Municipal Bylaw	Provincial Regulation	Act and	Action Needed
Purpose refers to anticipation of federal laws	Not relevant		Amend purpose of Bylaw
2 Definition of storefront retailer. Means a cannabis-related business where cannabis is sold or otherwise provided to a person who attends the premise	Licensee means a person who holds a cannabis retail store license		Refer to provincial definition of licensee

4(2)(c-f) Requires security measures, proof of ownership, and police information check	More robust	Repeal from Bylaw
5(1) Sets right of City to refuse a licence in detail based on prior convictions or inaccurate license applications	Sets right of Province and City to refuse a license	Repeal from Bylaw
6 Sets age of consent, advertisement, consumption, and display rules	Sets these rules	Repeal from Bylaw
7(a-c) Requires video surveillance, retention of video camera data, and security and fire alarm systems that is always monitored by third-party	Sets these rules	Repeal from Bylaw
8(d) Requires transparent and unobstructed windows	Requires opaque windows	Repeal from Bylaw

OPTIONS AND IMPACTS

Option 1: Written Notification within 100 metres of Property (Recommended)

This option proposes using a written opportunity for public commentary after the provincial security screening and financial integrity check. The City would send notices to owners and occupants of parcels within 100 metres of the property and receive written comments for a 2 week period. The applicant would pay a \$750.00 fee for costs incurred in the course of work on an application. All comments received on the referral would be brought forward in a staff report for Council's consideration

This recommendation also proposes a review of the Cannabis-Related Business Regulation Bylaw.

Option 2: Opportunity for public comment within 100 metres of Property

This option proposes using another opportunity for public comment (non-statutory public hearing) after the provincial security screening and financial integrity check. The City would send notices to owners and occupants of parcels within a 100 metre notification area, hold an opportunity for public comment at a specified location, date, and time, and receive written comments until the close of the opportunity for public comment. The applicant would pay a fee for costs incurred in the course of work on an application.

This option also proposes a review of the *Cannabis-Related Business Regulation Bylaw*

2015 – 2018 Strategic Plan

The recommended option aligns well with the City's strategic goals in Economic Development for reducing red tape and barriers for businesses and making it easier to do business in the City of Victoria.

Impacts to Financial Plan

The recommended option proposes a fee for costs incurred for notification. Application review would be covered by a flat fee and existing staff resources in Legislative Services would manage the referral process. The impacts of the referral process are significant and will have ongoing implications that greatly limits Legislative Services staff resources for any additional project work in 2019.

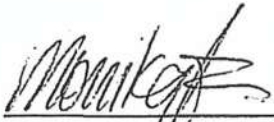
Accessibility Impact Statement

The recommended option has no specific accessibility implications and the recommended public consultation has broad accessibility implications.

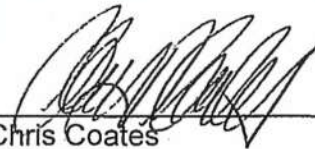
CONCLUSION

Public commentary with 100 metre notification area after provincial security screening and financial integrity check would ensure an opportunity for public input in a timely and cost-effective way for viable applications. In addition, a review Cannabis-Related Business Regulation Bylaw would align municipal, provincial and federal rules in regard to cannabis retail stores.

Respectfully submitted,



Monika Fedyczkowska
Legislative and Policy Analyst




Chris Coates
City Clerk



Susanne Thompson
Deputy City Manager

Report accepted and recommended by the City Manager:


Date: Nov 2, 2018

List of Attachments

Appendix A – Liquor Licensing Policy

Appendix B – Liquor Licence Fees Bylaw

Appendix C – Draft Cannabis Retail Consultation Fees Bylaw (to follow)

COMMUNITY SAFETY UNIT

PO Box 9060
Stn Main
Surrey, B.C. V3T 0N4

Toll-Free: 1-855-502-5494
Lower Mainland: 604-502-5493
Fax: 604-591-5611

Email: csu@gov.bc.ca
Website: gov.bc.ca/Community-Safety-Unit

FOR MORE INFORMATION

For more details on cannabis legalization, including a link to B.C.'s cannabis Acts and Regulations, go to the Get Cannabis Clarity website at:
www.cannabis.gov.bc.ca



BRITISH COLUMBIA
**COMMUNITY
SAFETY UNIT**

Licensed Retail Sale of Cannabis

IN BRITISH COLUMBIA AND Enforcement Against Illegal Sellers



Licensing and Enforcement

As of October 17, 2018, non-medical cannabis is legal in Canada. The production, distribution, sale, possession and use of cannabis is strictly regulated in Canada by federal, provincial and territorial governments. British Columbia's *Cannabis Control and Licensing Act* (CCLA) and Regulations, establishes provincial rules for the sale, supply, possession, personal cultivation and consumption of non-medical cannabis.

Operating a non-medical cannabis retail store in British Columbia without a provincial licence is illegal under both federal and provincial law. The consequences for violating the federal and provincial regulatory regimes can be severe and may include:

- » A fine of up to \$5 million, imprisonment of up to three years, or both under the federal *Cannabis Act*; and/or
- » A fine of up to \$100,000, imprisonment of up to 12 months, or both under the CCLA.

Note: Health Canada is responsible for the sale of authorized medical cannabis and allows only online sales through approved Licensed Producers. Further information is available at: <https://www.canada.ca/en/health-canada/topics/cannabis-for-medical-purposes.html>

How to obtain a non-medical cannabis retail licence in B.C.

In order to legally sell non-medical cannabis, a person must have a provincial licence issued under the CCLA by the Liquor and Cannabis Regulation Branch (LCRB). It is illegal to sell non-medical cannabis in British Columbia without a valid provincial licence.

Cannabis retail stores operating without a valid provincial licence must obtain a provincial licence from the LCRB. Holding a business licence from the local government is not sufficient to operate in B.C.

The LCRB is responsible for licensing private non-medical cannabis retail stores. For more information on obtaining a provincial non-medical cannabis retail licence, contact the LCRB at:
www.gov.bc.ca/cannabisregulationandlicensing
 Toll Free: 1-866-209-2111
 Office: 250-952-5787
 Email: cannabisregs@gov.bc.ca



The Community Safety Unit

The Community Safety Unit (CSU), within the Ministry of Public Safety and Solicitor General, is responsible for compliance and enforcement under the CCLA, with a focus on the illegal sale of cannabis. The CSU's team of investigators carry out compliance and enforcement activities against unlicensed cannabis retailers and other illegal sellers across the province.

Enforcement Activities of the Community Safety Unit

The CSU has the authority to enter premises where cannabis is being sold without a provincial retail store licence and take enforcement action. Enforcement action may include:

- » Seizure of illegal cannabis;
- » Imposition of administrative monetary penalties equal to two times the value of the cannabis sold, or possessed for the purpose of sale;
- » Application to the courts for injunctive relief to prevent the continued illegal sale of cannabis; and
- » Recommendations to the B.C. Prosecution Service in relation to provincial or criminal charges.

A person may be charged for a provincial or criminal offence and be subject to an administrative monetary penalty under the CCLA for the same contravention. Conviction of a provincial offence under the CCLA can result in fines up to \$100,000, imprisonment for up to 12 months, or both. In addition to enforcement action by the CSU, a person illegally selling cannabis may be subject to enforcement action by the police. **277**

NO. 16-061

CANNABIS-RELATED BUSINESS REGULATION BYLAW**A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to provide for the regulation of cannabis-related businesses to minimize any adverse effects that operation of such businesses may have on the safety, health and well-being of the community in anticipation of changes to the federal laws regarding distribution of cannabis.

Contents**PART 1 - INTRODUCTION**

- 1 Title
- 2 Definitions
- 3 Application of this Bylaw

PART 2 - BUSINESS LICENCES

- 4 Business licences required for cannabis-related businesses
- 5 Licence Inspector's authority to refuse a licence

PART 3 - OPERATING REQUIREMENTS

- 6 Requirements for all cannabis-related businesses
- 7 Requirements for businesses that keep cannabis on the premises
- 8 Requirements for storefront cannabis retailers

PART 4 – GENERAL PROVISIONS

- 9 Offences
- 10 Severability
- 11 Transition provisions

PART 1 – INTRODUCTION**Title**

- 1 This Bylaw may be cited as the "Cannabis-Related Business Regulation Bylaw".

Definitions

- 2 In this Bylaw:

"cannabis"

means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

"cannabis-related business"

means carrying on of activity where

- (a) the use of cannabis for medical or any other purposes is advocated or promoted;
- (b) cannabis or paraphernalia used in the consumption of cannabis are sold or otherwise provided to persons for any purpose;
- (c) cannabis is stored for a purpose of sale or distribution; or
- (d) cannabis is consumed in any form;

"shareholder"

means a shareholder with a 10% or greater interest;

"storefront cannabis retailer"

means a cannabis-related business where cannabis is sold or otherwise provided to a person who attends at the premises.

Application of this Bylaw

- 3 The provisions of this Bylaw do not apply to production and distribution of cannabis licensed by Health Canada under the Access to Cannabis for Medical Purposes Regulations of the *Controlled Drugs and Substances Act* (Canada).

PART 2 - BUSINESS LICENCES

Business licences required for cannabis-related businesses

- 4 (1) A person must not carry on cannabis-related business unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to carry on a cannabis-related business where cannabis is kept or present on the premises must:
- (a) make application to the Licence Inspector on the form provided for that purpose
 - (b) pay to the City the applicable licence fee prescribed under subsection (3)
 - (c) provide a security plan for the premises that, in the opinion of the Licence Inspector, describes adequate security measures to mitigate risk of theft or robbery at the premises;
 - (d) provide proof of a security alarm contract that includes monitoring at all times during the period for which the licence is being sought, and
 - (e) provide proof of ownership or legal possession of the premises, and
 - (f) provide a current police information check for:

- (i) the applicant
 - (ii) if the applicant is a corporation, each shareholder, officer and director, and
 - (iii) each on-site manager.
- (3) The licence fee for purposes of subsection (2)(b) is:
- (a) \$5,000 for a storefront cannabis retailer and a cannabis-related business where cannabis is kept on the premises, and
 - (b) \$500 for all other cannabis-related businesses where cannabis is not kept on the premises.

Licence Inspector's authority to refuse a licence

- 5 (1) The Licence Inspector may suspend or refuse to issue or renew a licence for a business where cannabis is kept on the premises if:
- (a) the applicant or licensee, or a shareholder, officer, director or on-site manager of the applicant or licensee:
 - (i) was convicted anywhere in Canada of an offence involving dishonesty
 - (ii) was convicted, found guilty of, or liable for any contravention or offence relating to the conduct of a business similar to that to which the licence relates
 - (iii) was convicted, found guilty of, or liable for any contravention or offence, in Victoria, against this bylaw or against any bylaw authorizing the issuance of a business licence or regulating the conduct of a business, or
 - (iv) was guilty of misrepresentation, nondisclosure or concealment of any material fact, relating to the subject matter of the licence or required to be stated in, the application.
- (2) A decision of the Licence Inspector under subsection (1) may be appealed to Council by submitting a request in writing to the City Clerk within 30 days of the decision.

PART 3 - OPERATING REQUIREMENTS

Requirements for all cannabis-related businesses

- 6 A person carrying on a cannabis-related business must not:
- (a) allow a person under the age of 19 on the premises

- (b) advertise or promote the use of a cannabis to a person under the age of 19
- (c) allow a person to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises, or
- (d) display any advertising or sign that is visible from outside of the premises except for a maximum of two signs which display no images and contain only:
 - (i) alpha-numeric characters,
 - (ii) the business name, and
 is in a size as permitted under the *Sign Bylaw*.

Requirements for businesses that keep cannabis on the premises

- 7 In addition to the requirements of section 6, a person carrying on a business where cannabis is kept or present on the premises must:
- (a) install video surveillance cameras that monitor all entrances and exits and the interior of the business premises at all times
 - (b) retain video camera data for at least 21 days after it is gathered
 - (c) install a security and fire alarm system that is, at all times, monitored by a licenced third party
 - (d) not allow cannabis, products containing cannabis or other valuables to remain on the premises when the business is not open to the public, unless the cannabis, products and other valuables are securely locked in a safe on the premises, and
 - (e) install and maintain an air filtration system that effectively minimizes odour impacts on neighbouring properties.

Requirements for storefront cannabis retailers

- 8 In addition to the requirements of sections 6 and 7, a person carrying on the business of a storefront cannabis retailer must:
- (a) prominently display a sign on the premises indicating that no persons under 19 years of age are permitted on the premises;
 - (b) ensure that two employees are present on the premises at all times when the business is open to the public, including one manager;
 - (c) not use the premises to carry on business other than the cannabis-related business and accessory uses;

- (d) ensure that windows on any street frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases or similar elements;
- (e) not be open for business between the hours of 8 p.m. and 7 a.m. the next day;
- (f) promptly bring to the attention of the Licence Inspector:
 - (i) the name of any new on-site manager, officer, director or shareholder of the licensee, and
 - (ii) any criminal charge brought against the licensee or an on-site manager, officer, director or shareholder of the licensee, and
- (g) promptly provide to the Licence Inspector a current police information check for any new on-site manager, officer, director or shareholder of the licensee.

PART 4 – GENERAL PROVISIONS

Offences

- 9 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw, and the *Offence Act* if that person
 - (a) contravenes a provision of this Bylaw,
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw, or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each day that a contravention of a provision of this Bylaw continues is a separate offence.

Severability

- 10 Each section of this Bylaw shall be severable. If any provision of this Bylaw is held to be illegal or invalid by a Court of competent jurisdiction, the provision may be severed and the illegality or invalidity shall not affect the validity of the remainder of the bylaw.

Transition Provisions

- 11 (1) Notwithstanding section 4(1), a storefront cannabis retailer that was in existence in the same location on the date this bylaw received first reading may continue to operate without a business licence while an application for a rezoning to permit a storefront cannabis retailer use at its location is actively pursued and has not be denied by Council.
- (2) A cannabis-related business that was in existence on the date this bylaw received first reading is not subject to the requirements of section 7 until 60 days after

adoption of this bylaw.

Consequential Amendment

12 That the Business Licence Bylaw (No. 89-071) be amended to prohibit cannabis consumption on site at any licenced business in the City by adding the following new section 35:

35 No consumption of cannabis, as defined in the Cannabis-Related Business Regulation Bylaw, shall be permitted at any business licensed under the Business Licence Bylaw.

READ A FIRST TIME the	28th	day of	July	2016.
READ A SECOND TIME the	28th	day of	July	2016.
AMENDED on the	8th	day of	September	2016.
READ A THIRD TIME the	8th	day of	September	2016.
ADOPTED on the	22nd	day of	September	2016.

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR

“INTERNATIONAL INTERNAL AUDIT AWARENESS MONTH”

WHEREAS *Internal auditing is an established profession, led by The Institute of Internal Auditors, with a globally recognized code of ethics and International Standards for the Professional Practice of Internal Auditing; and*

WHEREAS *Internal auditing is an independent, objective assurance and consulting activity designed to add value and improve an organization's operations. It helps an organization accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes; and*

WHEREAS *Internal auditing is a vital part of strengthening organizations and protecting stakeholders of both the public and private sectors; and*

WHEREAS *Internal auditing is an increasingly sophisticated and complex activity requiring specialized knowledge, training and education; and*

WHEREAS *The contribution of internal auditors to the success of organizations and the global economy at large deserves our recognition and commendations.*

NOW, THEREFORE I do hereby proclaim May, 2019 as **“INTERNATIONAL INTERNAL AUDIT AWARENESS MONTH”** on the **HOMELAND** of the Lekwungen speaking **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.

IN WITNESS WHEREOF, I hereunto set my hand this 9th day of May, Two Thousand and Nineteen.

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Sonia Vicente
Vice President
Institute of Internal Auditors
Vancouver Island Chapter

Appendix B

Council Meetings	Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - February 28, 2018 International Development Week - February 4 - 10, 2018 Chamber of Commerce Week - February 19 - 23, 2018
22-Feb-18	Victoria Co-op Day - March 10, 2018 Tibet Day - March 10, 2018
08-Mar-18	Revised World Water Day - March 22, 2018 Purple Day for Epilepsy Awareness - March 26, 2018
22-Mar-18	Parkinson's Awareness Month - April 2018 Barbershop Harmony Quartet Week - April 8-14, 2018 Autism Awareness Day - April 2, 2018
12-Apr-18	St. George Day - April 23, 2018 Human Values Day - April 24, 2018
26-Apr-18	Huntington Awareness Month - May 2018 Neighbour Day - May 8, 2018 Earth Day - April 22, 2018 International Internal Audit Awareness Month - May 2018 MS Awareness Month - May 2018 Highland Games Week - May 14-21, 2018 North American Occupational Safety and Health (NOASH) Week - May 7-13, 2018 Child Abuse Prevention Month - April 2018 Thank a Youth Worker Day - May 10, 2018 National Organ and Tissue Donation Awareness Week - April 22 - 28, 2018
10-May-18	Tap Dance Day - May 25, 2018
24-May-18	Victims and Survivors of Crime Week - May 27 - June 2, 2018 Orca Awareness Month - June 2018 Intergenerational Day - June 1, 2018

	Co-op Housing Day - June 9, 2018 Planning Institute of BC 60th Anniversary Day - June 9, 2018 Pollinator Week - June 18 - 24, 2018 Independent Living Across Canada Day - June 4, 2018 Built Green Day - June 6, 2018 International Medical Cannabis Day - June 11, 2018
14-Jun-18	ALS Awareness Month - June 2018
28-Jun-18	Pride Week - July 1 to 8, 2018
12-Jul-18	None
26-Jul-18	A Day of Happiness - August 4, 2018
09-Aug-18	World Refugee Day - June 20, 2018 Literacy Month - September 2018
06-Sep-18	Prostate Cancer Awareness Month - September 2018 Performance and Learning Month - September 2018 BC Thanksgiving Food Drive for the Food Bank Day - September 15, 2018 United Way Day - September 19, 2018
20-Sep-18	International Day of Sign Languages and Week of the Deaf - September 23, 2018 Ride for Refugee Day - September 29, 2018 Wrongful Conviction Day - October 2, 2018 Fire Prevention Week 2018 - October 7 to 13, 2018 Occupational Therapy Month - October 2018 Manufacturing Month - October 2018
04-Oct-18	World Mental Health Day - October 10, 2018 Waste Reduction Week - October 15 to 21, 2018 Miriam Temple No. 2 Daughters of the Nile Day - October 18, 2018 Pulmonary Hypertension Awareness Month - November 2018 World Pancreatic Cancer Day - November 15, 2018 CUPE Local 50's 100th Anniversary - October 2018
08-Nov-18	Turkish Republic Day - October 29, 2018 Think Local Week - November 12 to 18, 2018 Diabetes Awareness Day - November 14, 2018

World Lymphedema Day - March 6, 2019

22-Nov-18

Movember - November 2018

Adoption Awareness Month - November 2018

13-Dec-18

National Homeless Persons' Memorial Day - December 21, 2018



Committee of the Whole Report For the Meeting of May 9, 2019

To: Committee of the Whole **Date:** April 26, 2019
From: Chris Coates, City Clerk
Subject: Proclamation "International Internal Audit Awareness Month" May, 2019

RECOMMENDATION

That the *International Internal Audit Awareness Month* Proclamation be forwarded to the May 9, 2019 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *International Internal Audit Awareness Month* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2018 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

LIST OF ATTACHMENTS

- Appendix A: Proclamation "International Internal Audit Awareness Month"
- Appendix B: List of Previously Approved Proclamations



Council Member Motion
For the Committee of the Whole Meeting of May 9, 2019

To: Committee of the Whole **Date:** May 2, 2019
From: Mayor Lisa Helps
Subject: Attendance at the ICCA Conference, Heidelberg, Germany May 21-24, 2019

BACKGROUND

The International Conference on Climate Action, to be held in Heidelberg on May 21-24, 2019, is jointly organized by the Federal Ministry for the Environment, Nature Conservation and Nuclear Safety, the Federal State of Baden-Württemberg and the City of Heidelberg. Senior members of national and subnational governments and high-ranking representatives of international organizations, initiatives and networks will discuss ways to improve coordination and cooperation across all levels of government in order to strengthen mitigation measures.

The costs are as follows:

Registration	\$
Transportation	\$ 2,227.87
Accommodation	\$ 882.06 (Approx. in Cdn. Funds)
Incidentals (taxi/bus)	\$ 300.00 (Approx.)

Approximate total: \$ 3,409.93

RECOMMENDATION

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the International Conference on Climate Action (ICCA2019) conference to be held in Heidelberg, Germany May 21-24, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Helps".

Mayor Lisa Helps