



**AMENDED AGENDA
PLANNING AND LAND USE COMMITTEE
MEETING OF OCTOBER 29, 2015, AT 9:00 A.M.
COUNCIL CHAMBERS
CITY HALL, 1 CENTENNIAL SQUARE**

Page

CALL TO ORDER

APPROVAL OF AGENDA

CONSENT AGENDA

ADOPTION OF MINUTES

1. Minutes from the Meeting held on October 15, 2015.

POLICY REPORT

2. Accelerating Local Area Planning 5 - 46
--J. Tinney, Director - Sustainable Planning and Community Development

A report providing Committee with recommendations on a proposed approach to local area planning.

Staff Recommendation: That Council direct staff to initiate the new approach and consult with various stakeholders to gather information for a future workshop.

3. BCLC Request for Expressions of Interest for Siting of New Casino Facility 47 - 61
--J. Tinney, Director - Sustainable Planning and Community Development

A report providing Committee with information on a request from the British Columbia Lottery Corporation for a new casino facility.

Staff Recommendation: That Council direct staff to gather further information on the request and prepare a draft response.

COMBINED APPLICATIONS

4. Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street 63 - 340

--J. Tinney, Director - Sustainable Planning and Community Development

A proposal to rezone the property to a site-specific zone to authorize an increased density and commercial uses. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: *That Council consider advancing the application to a Public Hearing once conditions for the proposed legal agreements are met.*

LATE ITEM: Additional Correspondence

[Addenda]

5. Development Permit with Variances Application No. 000402 for 1041 341 - 444
Oliphant Avenue and 212-220 Cook Street

--J. Tinney, Director - Sustainable Planning and Community Development

An application to authorize the construction of a five-storey, mixed-use building, containing 60 residential units and six ground-floor commercial units. A hearing is required prior to Council making a final decision on the application.

Staff Recommendation: *That Council refer the application to the Advisory Design Panel for comment and then, following the Public Hearing for the rezoning, if it is approved, that Council consider authorizing the Development Permit with Variances and authorize the execution of an Encroachment Agreement.*

DEVELOPMENT APPLICATION REPORTS

6. Update Report - Rezoning Application No. 00301 and Development 445 - 644
Permit Application No. 000302 for 605-629 Speed Avenue and 606-618 Francis Avenue

--J. Tinney, Director - Sustainable Planning and Community Development

An update on a proposal to construct a commercial/residential complex consisting of two residential towers of 12 storeys each. An Official Community Plan Amendment is required for this application and a Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: *That Council consider advancing the application to a Public Hearing after a thorough review of the Official Community Plan Amendment and then consider authorizing the permit.*

LATE ITEM: Correspondence

[Addenda]

7. Development Variance Permit No. 00157 for 740 Hillside Avenue 645 - 664

--J. Tinney, Director - Sustainable Planning and Community Development

An application to authorize a reduced parking requirement for the Mid-Town Place office building from 1 stall per 37.5m² to 1 stall per 68m². A Public Hearing is required prior to Council making a decision on the application.

Staff Recommendation: That Council advance the application to a Public Hearing and then consider authorizing the Development Variance Permit.

8. Development Variance Permit Application No. 00160 for 1581 Hillside Avenue 665 - 678
--J. Tinney, Director - Sustainable Planning and Community Development

An application to authorize an increase to the allowable size of signage. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: That Council advance the application to a Public Hearing and then consider authorizing the Development Variance Permit.

9. Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane 679 - 714
--J. Tinney, Director - Sustainable Planning and Community Development

An application to authorize the construction of a small lot house. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: That Council advance the application to Public Hearing and then consider authorizing the Development Permit with Variances.

10. Development Permit with Variances Application Permit No. 000437 for 755 Caledonia Avenue 715 - 787
--J. Tinney, Director - Sustainable Planning and Community Development

An application to authorize the construction of Phase Two of the Hudson Walk development, a 16-storey, 106-unit tower with ground-floor townhouses and commercial uses.

Staff Recommendation: That Council advance the application to a Public Hearing and then consider authorizing the Development Permit with Variances.

DECISION REQUESTS

11. **LATE ITEM:** Proposed Motions forwarded from Special Governance and Priorities Meeting on Mayor's Housing Affordability Task Force 789

a. Direct City staff to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the city in the context of work currently being undertaken on community amenity contributions.

b. That staff be directed to examine opportunities to use the Housing Reserve

for Secondary Suites and Garden Suites Planning and Land Use Committee
HATF Recommendations.

[Addenda]

12. **LATE ITEM**: Proposed Motion from Councillor's Alto and Thornton-Joe regarding having affordability added to Planning Reports 791

BE IT RESOLVED that all land use planning reports include a standing section that considers and comments on any affordability aspects of the application.

[Addenda]

ADJOURNMENT



Planning and Land Use Committee For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 16, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: A New Local Area Planning Program for Victoria

RECOMMENDATION

That Committee forward this report to Council for consideration and that Council direct staff to:

1. Initiate local area planning in accordance with the new planning approach outlined in the body of this report and the following schedule:

March 2016 – February 2017: Fairfield, Gonzales and Victoria West

March 2017 – February 2018: Fernwood, Jubilee, North Park, Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales

March 2018 – February 2019: James Bay, Hillside Quadra, Oaklands.

2. Consult with community associations, groups and other interested citizens on the new local area planning program and develop shared principles and other Terms of Reference for the program through a collaborative workshop later this year.

EXECUTIVE SUMMARY

The purpose of this report is to present a new, accelerated local area planning program for Victoria. With most of the City's neighbourhood plans created during the 1980s and 1990s, 10 neighbourhoods are in need of new, updated plans. Under this program, new neighbourhood plans will be created for these 10 neighbourhoods within three years, beginning in March 2016. Three or four neighbourhoods will be planned simultaneously, particularly where there are shared urban villages, transportation corridors or other shared areas of interest. Within each neighbourhood, planning efforts will focus primarily, although not exclusively, on urban villages and transportation corridors.

The design of the proposed approach is responsive to Council direction, and draws heavily on input from residents, community associations, city staff, local development industry and the experience of other cities. The new local area planning program proposes a co-planning model, where neighbourhoods will work in close collaboration with the City to identify and address their own needs within the framework of the city-wide vision, goals and policies established by the *Official Community Plan (OCP)*. While City staff guide the process, the neighbourhood is closely involved in designing, delivering the project and developing neighbourhood plans, through diverse engagement opportunities and a representative Steering Committee. Neighbourhoods will be offered a menu of engagement options and will be encouraged to deliver parts of the planning

process themselves, supported and at times, resourced, by the City. The planning process will begin with broad neighbourhood visioning, and collaborative techniques to engage neighbourhoods in co-creating future development scenarios that guide planning and land use policy, as well as parks and transportation investment at the neighbourhood level.

Planning will produce three products:

- 1) A new Neighbourhood Plan, with guiding policies and design concepts for land use, transportation, public spaces and community vitality, as well as tailored topics that respond to the unique needs and interests of the community.
- 2) A Neighbourhood Action Plan that identifies short-term (three years) priority projects, investments and other actions to improve the neighbourhood and implement the Neighbourhood Plan.
- 3) Companion amendments to the OCP, Development Permit or Heritage Conservation Areas (or associated guidelines), the *Zoning Regulation Bylaw* or other City bylaws or policy plans, where recommended, to ensure prompt alignment of bylaws and plans.

Under the proposed planning program, the target is that plans are created within one year: three months for start-up and nine months for plan creation and approval.

In order to deliver new neighbourhood plans within three years, staff recommend the following sequencing, based on consideration of neighbourhood characteristics, recent development pressure and factors such as existing working relationships between neighbourhoods and complexity of planning issues.

Year One Plans, March 2016 – February 2017: Fairfield, Gonzales and Victoria West

Year Two Plans, March 2017 – February 2018: Fernwood, Jubilee, North Park and Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales

Year Three Plans, March 2018 – February 2019: James Bay, Hillside Quadra, Oaklands

Over the next three years, \$700,000 will be required to deliver local area planning, in addition to staff resources. Council has already allocated the first year's budget, subject to Council's approval of this staff report that outlines how local area planning will be advanced.

PURPOSE

The purpose of this report is to recommend a new, accelerated approach to local area planning for Victoria's neighbourhoods.

BACKGROUND

The goal of local area planning is to provide detailed guidance for growth, change and development within a specific geographic area. Under the current approach set out in the *Official Community Plan* (OCP, 2012) and *Local Area Planning Program Terms of Reference* (June 2014), local area planning was to be completed in four phases over the next 20 years, focusing on areas of anticipated housing growth. Through the 2015-2018 Strategic Plan, Council directed staff to examine options for accelerating the delivery of local area planning and completing new local area plans within the next few years. On April 30, 2015, Council approved the *Financial Plan Bylaw* which includes a commitment of \$200,000 to expedite local area planning, subject to Council's approval of a staff report that outlines how local area planning will be advanced.

In developing a new, accelerated approach to local area planning, staff have met with community

associations over the last two months to better understand key neighbourhood planning issues and how neighbourhoods would like to be involved in local area planning. Staff have also had discussions with development industry representatives and surveyed best neighbourhood planning practices, including community-led land use planning, in other municipalities (Appendix 1).

The development of the new program has also included City staff across departments, including discussions about how to align Great Neighbourhoods and local area planning.

There are 13 neighbourhoods in Victoria. A new local area plan has recently been created for the area covering Downtown and Harris Green (Downtown Core Area Plan, 2011). Local area planning for Burnside is currently underway. With most of the City's neighbourhood plans created during the 1980s and 1990s, this leaves 10 neighbourhoods in need of new, updated local area plans.

ISSUES & ANALYSIS

Through discussions with community associations, development industry, city staff and best practices research, several issues have been identified for the future approach to local area planning:

Collaboration and Involvement: Across neighbourhoods, there was a strong interest in a high degree of collaboration with City staff to create new plans. Several neighbourhoods are interested in opportunities for citizen-led engagement, where citizens would organize and lead engagement events or activities. Participation in neighbourhood planning needs to be diverse and inclusive, and represent the full range of demographics and perspectives in the neighbourhood. Engagement methods should be innovative, fun and meaningful. A neighbourhood steering committee was often mentioned as a key tool for collaborative engagement.

Community-Led Planning: Some neighbourhoods have strong interest in community-led planning, where the City provides funding and support for neighbourhood committees to lead all or part of neighbourhood planning. Other neighbourhoods were more interested in a traditional, City-led approach. The interest in community-led planning was stronger in neighbourhoods where there is already strong capacity and interest in planning (e.g. Victoria West).

Representatives from Victoria's development industry preferred to see City leadership of neighbourhood planning, concerned that final citizen-led plans may not meet city-wide OCP objectives. They also expressed concern regarding how philosophical or planning conflicts will be resolved, as this would put staff or Council in an arbitrator role.

A survey of best practices suggested that, while there are many examples of community-led action planning, there are few examples of community-led land use planning (Appendix 1). Seattle's model from the 1990s (perhaps the best known example) is often held up as an excellent example of citizen-led planning that led to great community buy-in and involvement in planning. On the other hand, some Seattle planners today caution that the community-led processes resulted in unrealistic neighbourhood expectations and a lack of consistency with city-wide and regional planning goals.

Faster Planning: There is a strong desire for neighbourhood plans to be completed quickly. A planning program with clear structure, deliverables and adequate resources is important for planning to be delivered quickly. Best practices suggest that neighbourhood plans with more

community collaboration tend to take more time (2 years +) than less collaborative approaches (less than one year).

Customized Planning: The issues, stakeholders, community capacity and level of interest in planning varies from neighbourhood-to-neighbourhood. As a result, the planning process should be tailored to each neighbourhood, offering a menu of options for engagement and what the plan will address.

Consistency Among Plans: While there is a desire for customization, there is also a desire for certain common building blocks to provide consistency in content and approach. The development industry and City staff and some neighbourhood associations indicated a desire for all plans to provide detailed guidance with respect to building height, density, urban design and building form, as well as concepts for future transportation and public space investments. Common steps and clear deliverables to guide the creation of plans can provide a skeleton for efficient planning, within which tasks and topics can be tailored to local needs.

Comprehensive Neighbourhood Planning: There is strong interest from neighbourhoods to have plans go beyond land use planning, and include a range of topics and interests important to residents and businesses (e.g. social issues, environmental issues, active transportation, public spaces, community vitality, and economic development).

Action-Oriented: While there is a need for long-term, guiding policies, there is also a strong desire for clear, short-term action. Short-term actions can begin while planning is still underway. Implementation needs to be monitored and reported. There is an opportunity to link the proposed Great Neighbourhoods model to neighbourhood planning to ensure a coordinated flow of information and response on issues that might emerge during neighbourhood planning but fall outside the scope of a neighbourhood plan. Potential staff resources will be formalized pending Council's consideration of the Great Neighbourhoods model in November 2015.

Refining the OCP: The primary goal of local area planning is to determine how OCP objectives such as housing and employment growth will be accommodated at the local level. Several community associations expressed concern that the high-level Urban Place Designation Guidelines in the OCP do not reflect local vision or realities. As a result, there is desire for neighbourhood planning to offer a broad community conversation about what height and types of buildings, streets and public spaces are suitable in the neighbourhood, on a block-by-block basis. Visual modelling tools and other graphic techniques should be incorporated into engagement to help communicate what future building forms and urban design might look like.

A New Local Area Planning Program for Victoria

Program Purpose and Principles

The goal of the new local area planning program is to create a collaborative program where community members will work with City of Victoria staff to envision, design and implement a plan for those areas of the city that are targeted to accommodate future growth through the OCP.

The program is based on five principles, derived directly from the input and themes heard at 10 community association meetings:

Customized

- Plan process, engagement and content are tailored to the needs of each neighbourhood

Community

- There is a high degree of collaboration and community involvement
- Community-led engagement is encouraged and supported

Comprehensive

- Planning should look comprehensively at neighbourhood issues – and go beyond just land use planning
- Provide both policies and clear, achievable actions

Quicker

- There are adequate resources to support expedited local area planning
- There are streamlined steps and structure to help save time

Quality

- Plans are of the highest possible quality
- Clear deliverables and milestone ensure quality.

Goals for Local Area Planning

The overall goal of local planning is to enable the City and community to work in partnership to improve quality of life in Victoria by:

1. Involving citizens in determining the best way to achieve established city-wide housing growth targets and other objectives.
2. Helping citizens achieve their goals for their neighbourhoods.
3. Helping shape future City investments.
4. Activating the building of community within neighbourhoods.

Scale of Plans

The new, accelerated approach proposes a return to neighbourhood-scaled plans, rather than a series of smaller urban village plans. Meetings with community associations have confirmed that neighbourhoods are the scale at which most people in Victoria relate to the city and their daily lives. The neighbourhood level is the ideal scale for engaging citizens and undertaking community-based planning, design and development. Multiple urban villages within a neighbourhood will be planned simultaneously, presenting opportunities for shared engagement and resource efficiencies.

Within neighbourhoods, planning efforts will continue to be focused on urban villages and transportation corridors, where housing and other growth is envisioned by the OCP. This approach is taken in many of the City's existing neighbourhood plans, which often have a larger focus on commercial centres or other areas of anticipated change.

Planning Framework

The starting point for local area planning is to work collaboratively to determine how neighbourhoods will achieve the growth management framework set out in the OCP, as well as other city-wide and neighbourhood-specific objectives in the OCP.

Broadly, all neighbourhood plans will be required to be:

- Consistent with the OCP's city-wide growth targets and broad objectives
- Created through inclusive, representative engagement
- Legal
- Collaborative with the City.

A neighbourhood plan must comply with British Columbia legislation and must be in general consistency with existing City and regional planning policy. It should not promote significant changes to the growth plans for the neighbourhood identified in the OCP, but may look at different ways to accommodate this growth.

Neighbourhood plans will be adopted by resolution. The neighbourhood plan may recommend amendments to the OCP or other City bylaws, which would be considered by Council.

Products of Local Area Planning

Local area planning will produce three main products (see Appendix 2):

1. Neighbourhood Plan

The Neighbourhood Plans present policies and design guidance for future development and physical planning over a twenty-year planning horizon. Neighbourhood Plans are based on four common building blocks: Land Use and Urban Form, Transportation, Public Space and Community Vitality (e.g. public art, community amenities). Neighbourhoods will be encouraged to add a fifth building block, "Tailored Topics", to respond to and guide the unique needs of the local community (e.g. emergency management, social issues, cultural planning, etc.).

2. Neighbourhood Action Plans

Neighbourhood Action Plans will work hand-in-hand with the Neighbourhood Plan to identify short-term (three years) priority projects, investments and other actions to improve the neighbourhood and implement the Neighbourhood Plan. Neighbourhood Action Plans address both the hard and soft infrastructure of a neighbourhood (e.g. programs, services, smaller placemaking projects, business vitality and events) and include actions delivered in partnership with community organizations.

3. Companion Design Guidelines and Zoning Amendments

Neighbourhood planning may recommend amendments to the OCP, Development Permit or Heritage Conservation Areas (or associated guidelines), the *Zoning Regulation Bylaw* or other City bylaws or policy plans. Any proposed amendments will be presented to Council at the same meeting as the proposed Neighbourhood Plan, in order to ensure alignment and minimize the time lag between the plan's approval and its implementation.

A New Co-Planning Model

The new local area planning program is based on a co-planning model, where neighbourhoods will work in close collaboration with the City to identify and address their own needs within the framework of the city-wide vision, goals and policies established by the OCP. While City staff will

guide and manage the process, the neighbourhood is closely involved in designing and delivering engagement activities that support the development of the neighbourhood plans. Neighbourhoods will have the option to deliver parts of the planning process themselves, supported by the City.

The new planning program's collaborative approach requires guidelines that are flexible enough to accommodate differences among neighbourhoods (e.g. engagement needs, issues of concern, capacity) so that there is consistency in the content and quality of plans, and still produce a neighbourhood plan to meet the unique needs of an area.

The co-planning approach is proposed in response to community feedback, opportunities identified by staff and the current Area Planning model in Seattle, which has improved upon their widely-known neighbourhood-led model from the 1990s.

Proposed features of the co-planning model include:

- Customized work plan and engagement strategy for each project, tailored to neighbourhood needs
- Encouragement for community-led engagement activities, with support and funding from staff
- Representative Steering Committee established for each neighbourhood, tasked with helping staff to design, deliver and develop neighbourhood planning and associated products
- Emphasis on shared understanding of planning issues through education, reports and presentations, to promote collaborative problem-solving
- Starting all plans with a neighbourhood visioning phase, to develop shared neighbourhood goals, generate solutions and galvanize action
- Use of co-design and participatory techniques for neighbourhoods and staff to work together to evaluate and co-create future development options, based on a shared understanding of issues
- Emphasis on keeping the neighbourhood informed through regular communication
- Final approval of the plan rests with Council

Balancing Collaboration with Acceleration

There is a strong desire from the community and Council to accelerate the completion of local area plans. At the same time, there is a strong desire for collaborative and representative community engagement on neighbourhood planning issues, which leads to more buy-in for the final product and, necessarily, takes more time. The experience of other cities has shown a spectrum from low community involvement plans that can be completed quickly, to highly collaborative, community-led plans that generally take two years or more to complete. The co-planning model tries to balance both goals, by balancing the goals of community collaboration with the goal of completing plans as soon as possible.



Neighbourhood Steering Committee

A Neighbourhood Steering Committee will work closely with staff to ensure that planning is collaborative and community-driven. The Steering Committee will be directly involved in developing draft neighbourhood plans and actions for public review. The goal is to have a strong sense of neighbourhood ownership and support for the final Neighbourhood Plan and Action Plan. The Steering Committee will play several roles, including:

- Contribute to designing the planning process and engagement strategy
- Assist with the delivery of community-led engagement activities, where there is interest
- Collaborate with staff to develop, evaluate and refine neighbourhood planning vision, issues and policies, based on public input
- Help promote neighbourhood planning and encourage broad participation
- Review draft plans and provide feedback to staff.

The size and make-up of the committee will be determined during the Pre-Planning phase, and reflect the diverse demographic profile, issues and sectors in the neighbourhood. The Steering Committee will be appointed by Council, following an open call for application.

Planning Timeline

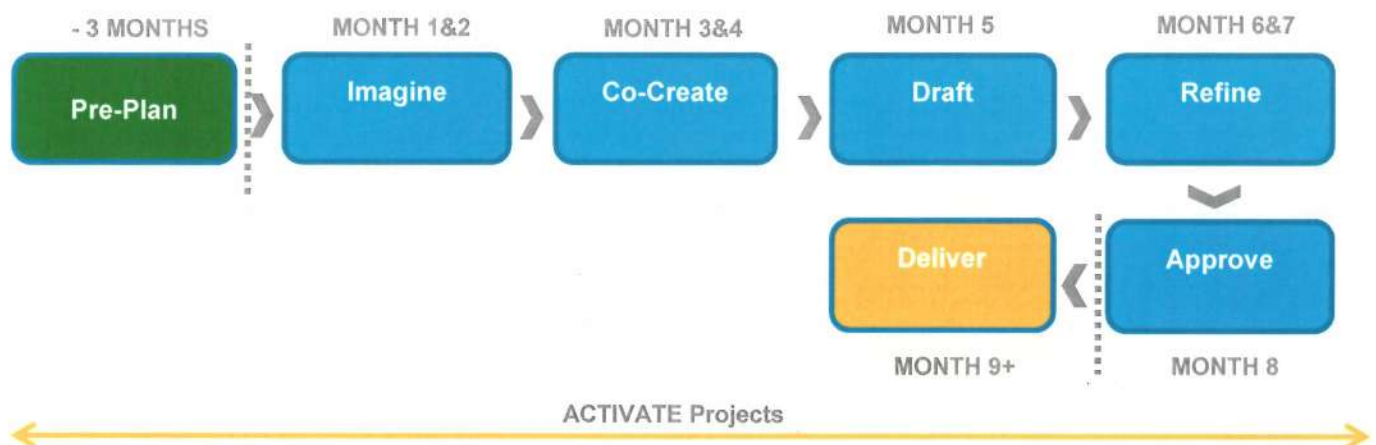
Under the new local area planning program, the target is that plans are created within one year: three months for start-up and nine months for plan creation and approval. Three to four neighbourhood plans will be undertaken simultaneously. All 10 neighbourhood plans will be completed within three years. A proposed sequence is presented later in this report.

Where one year is the target for plan completion, some plans may take more or less time depending on the complexity of planning issues and engagement needs.

Planning Process

Similarly-scoped planning programs in other cities have emphasized the need for structure and clear deliverables in the planning process if plans are to be delivered quickly. For this reason, it is recommended that planning follows the same general steps and timelines across neighbourhoods. Within each step, the tasks and topics can be designed according to the needs and characteristics of their planning areas. A summary of the typical tasks for each step is provided in Appendix 3.

Generalized Neighbourhood Planning Process



ACTIVATE Projects

ACTIVATE Projects are small, quick-win, low-resource projects that respond to community needs and that can be delivered while planning is still underway, rather than waiting until after the plan is approved. Supported by the Great Neighbourhoods model and other City departments, City staff will look for ACTIVATE project opportunities throughout the project, and work collaboratively to coordinate a response and action where possible, within operational budgets.

A Menu of Options for Engagement

Meaningful, representative engagement is the cornerstone of neighbourhood planning. The engagement needs for each neighbourhood can vary dramatically depending on its size, type of planning issues, demographics, community capacity and key stakeholders. A customized engagement strategy will be developed in close collaboration with the Steering Committee. To help with engagement planning, staff will create an Engagement Toolkit with a menu of different options for engagement activities for different phases of neighbourhood planning, ranging from activities that raise awareness and create momentum, to in-depth, collaborative events.

Significant emphasis will be placed on these collaborative design and participatory planning techniques during the Co-Create phase, to enable neighbourhoods to generate and evaluate different future options. Techniques may include the design charrettes, co-design workshops and other collaborative, visualization-based techniques.

Community-Led Engagement Opportunities

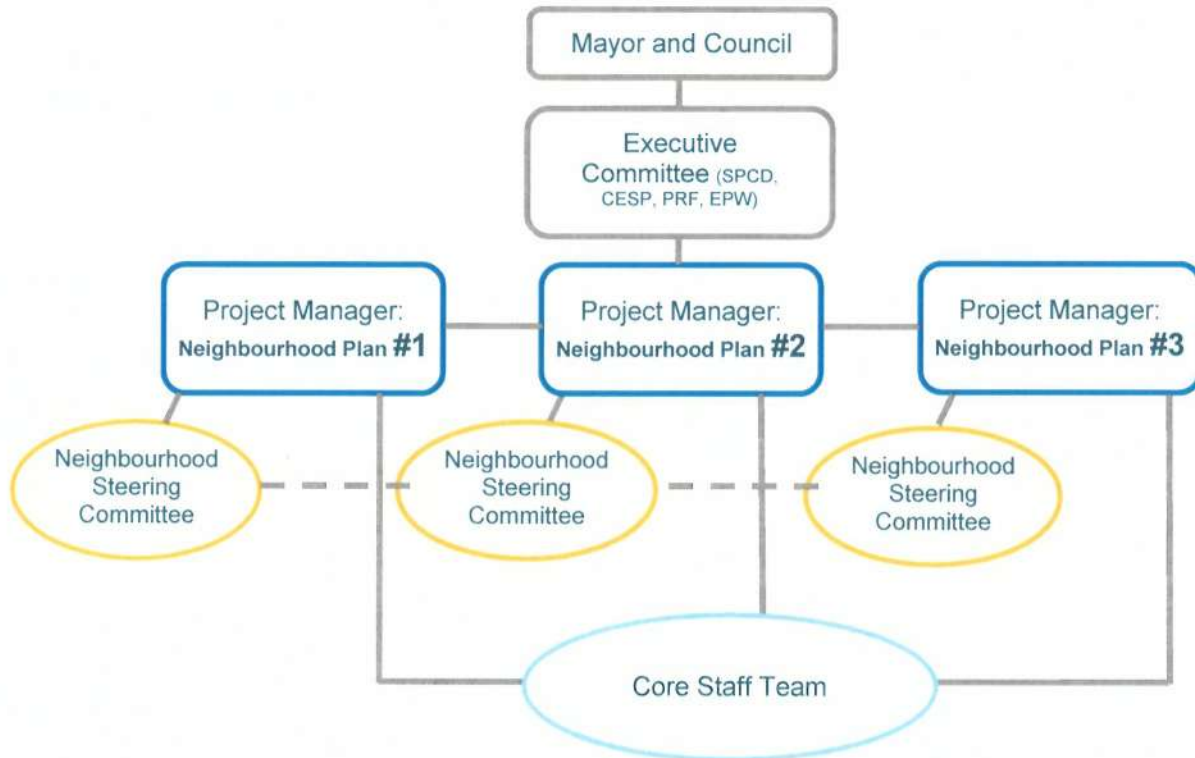
Recent experience with the Burnside-Gorge Local Area Plan has demonstrated the success and value of community-led engagement events, where citizens take the lead in organizing and delivering engagement events. Neighbourhoods will be encouraged to host engagement events during neighbourhood planning, funded and supported by the City, to reach new audiences in different ways. For example, this could involve leading neighbourhood visioning workshops or design charrettes. The interest and opportunity for community-led engagement activities will be confirmed during pre-planning, with resources provided to support community-led activities.

Proposed Staff Resources

Neighbourhood planning will be led by City staff, in collaboration with citizens where there is interest. The use of consultants will be limited to studies and specialized engagement events.

Each of the individual planning projects (3-4 concurrently) will be led by a Project Manager (Senior Planner). The Project Manager will guide co-planning, serve as point person for the project, support the Steering Committee, coordinate the staff team and lead the creation of the neighbourhood plan.

A core staff team will support the 3-4 concurrent neighbourhood plan projects. This team will include staff with skills in urban design, engagement, event planning, transportation planning, parks and public space planning, and planning analysis. Staff from other departments/divisions will provide support on an as-needed basis. The allocation of staff resources will be confirmed through the development of Terms of Reference for the new neighbourhood program.



Generally, the new local area planning program will require staff with the following skills and expertise for each year of the program:

Proposed Neighbourhood Planning Resources: Staff

Role	Proposed Staff Resources/ Year
Project Management	<ul style="list-style-type: none"> Senior Planner x 3 (Sustainable Planning and Community Development)
Core Staff Team	<ul style="list-style-type: none"> Planning Analyst (Sustainable Planning and Community Development) Urban Designer (Sustainable Planning and Community Development) Engagement Coordinator (Citizen Engagement and Strategic Planning) Transportation Planner (Engineering and Public Works) Parks Planner (Parks, Recreation and Facilities) Great Neighbourhoods Support – TBC, pending GPC report in November 2015 (Citizen Engagement and Strategic Planning)
Staff Resource Group (as-needed basis, to be determined during pre-planning)	<ul style="list-style-type: none"> Development Services (Sustainable Planning and Community Development) Finance Recreation (Parks, Recreation and Facilities) Emergency Management (Fire) Parking Management, Interdisciplinary Team (Citizen Engagement and Strategic Planning) Legal (Office of the City Manager) Other needs to be determined

Additional Proposed Resources

In addition to the proposed staff resources outlined above, additional resources will be required to support the delivery of local area planning. An estimated budget for engagement, studies and other expenses is outlined below for each of the three years of local area planning.

Neighbourhood plans have been grouped in the proposed sequencing to balance out planning and resource needs within each year, and to take advantage of cost-savings from shared opportunities for engagement and technical studies between contiguous neighbourhoods. As a result, estimated resource needs are shown for all plans in particular year, rather than on an individual neighbourhood plan basis. Within each year, some neighbourhoods will have higher resource needs than others due to the complexity of planning issues (e.g. presence of transportation corridors or multiple urban villages), and associated engagement and study needs. Contiguous neighbourhoods will have lower costs due to opportunities for shared engagement or studies among neighbourhoods (e.g. one study for Fort Street corridor rather than four smaller studies).

Proposed Neighbourhood Planning Resources: Other Expenses

Sequence	Neighbourhoods	Total Budget
Year One Plans	<ul style="list-style-type: none"> Fairfield Gonzales Victoria West 	\$200,000
Year Two Plans	<ul style="list-style-type: none"> Fernwood Jubilee North Park Rockland Also includes Fort Street corridor, and Oak Bay Village 	\$300,000
Year Three Plans	<ul style="list-style-type: none"> James Bay Hillside Quadra Oaklands 	\$200,000

The annual total budget will be divided among the three or four individual neighbourhood plan projects within that year. Funds will be allocated to each neighbourhood plan during the pre-planning phase, in consideration of the anticipated engagement and technical study needs for each neighbourhood, or for the planning area as a whole.

Within each project, funds will be generally allocated in the following proportions:

Engagement (Visioning): 15%
 Engagement (Co-Create): 60%
 Technical Studies: 25%

Sequencing of Neighbourhood Planning

Completing new plans is a priority for all neighbourhoods. For this reason, the new local area planning program recommends that 10 neighbourhood plans be completed within three years, with several plans being completed at once (see Map 1). With all plans to be completed within 36 months, there is a relatively small timing difference between those neighbourhoods that are first and last in the sequence.

The proposed sequence is based on the consideration of both quantitative factors such as land area targeted for growth and recent development pressure (see Appendix 4), as well as more pragmatic, qualitative factors that emerged from staff analysis and community association meetings, such as existing working relationships between neighbourhoods and the complexity of local planning issues. The proposed sequencing aims to spread anticipated planning and resource needs across the three years, and to reflect potential opportunities for shared engagement and technical studies.

An individual neighbourhood plan will be created for each neighbourhood. Each neighbourhood will have its own Steering Committee to guide the planning process. Where adjacent neighbourhoods are being planned concurrently, there may be shared engagement events or Steering Committee meetings to plan for shared lands (e.g. urban villages). Policies for urban villages or other lands that straddle two neighbourhoods will be repeated in both plans.

Recommended Sequencing

Year One Plans, March 2016 – February 2017:

- Fairfield
- Gonzales
- Victoria West

Rationale: Year One Plans would include planning for two neighbourhoods with higher levels of recent development pressures (Fairfield and Victoria West), and for a third neighbourhood (Gonzales) that shares neighbourhood planning issues and established community relationships with one of the others.

With respect to recent development pressure, Fairfield has had the highest number of recent rezonings since the OCP was adopted (26), while Victoria West has had the highest number of new units approved since 2012 (279). There are complex planning needs in Victoria West due to the harbour and transportation corridors, and the desire to better integrate recent developments with more established areas through public realm design. Fairfield also has larger planning needs, with the highest number of urban villages within any one neighbourhood (four). On a practical level, Fairfield and Gonzales share common planning issues, land uses and a shared community association, which may present efficiencies for planning studies and engagement.

The *2015-2018 Strategic Plan* identifies the creation of a Development Permit/Heritage Conservation Area on Dallas Road between Cook Street and Clover Point as an outcome for 2016. The proposed sequencing would allow this item to be incorporated into neighbourhood planning for Fairfield, presenting efficiencies for community engagement and other planning work on the topic.

In total, the Year One process would include three Large Urban Villages and four Small Urban Villages. (Note: The Oak Bay Avenue Village portion of Gonzales and the Fort Street portion of Fairfield are proposed to be planned in Year Two). While there is a high number of urban villages, there are fewer neighbourhoods in the Year One Plans to allow staff to test and refine the new local area planning program and make adjustments for Year Two.

Year Two Plans, March 2017 – February 2018:

- Fernwood
- Jubilee

- North Park
- Rockland
- Will also include Fort Street corridor within Fairfield and Oak Bay Village within Gonzales

Rationale: Year Two Plans would include planning for four contiguous neighbourhoods containing several urban villages that straddle neighbourhood boundaries.

The proposed sequencing allows for concurrent planning of the Fort Street transportation corridor, following up on recent bicycle network planning. In addition to the Fort Street Corridor, there are four other multi-modal corridors that bisect the Year Two Plans neighbourhoods, adding to the complexity of planning issues (Johnson Street, Yates Street, Pandora Avenue and Shelbourne Avenue). The proposed sequencing presents efficiencies for technical analysis and engagement, as similar planning issues and existing relationships are shared among North Park, Fernwood, Jubilee (North and South) and the Fort Street portion of Rockland (i.e. major transportation corridors, vitality of urban villages, parking, urban residential needs, etc.). Rockland also presents several unique planning considerations related to the historic character of the neighbourhood.

The Oak Bay Avenue Village in Gonzales would be included in Year Two so that it can be planned comprehensively, and to reduce the number of urban villages in Year One.

In total, the Year Two process would include three Large Urban Villages, two Small Urban Villages and the Fort Street transportation corridor.

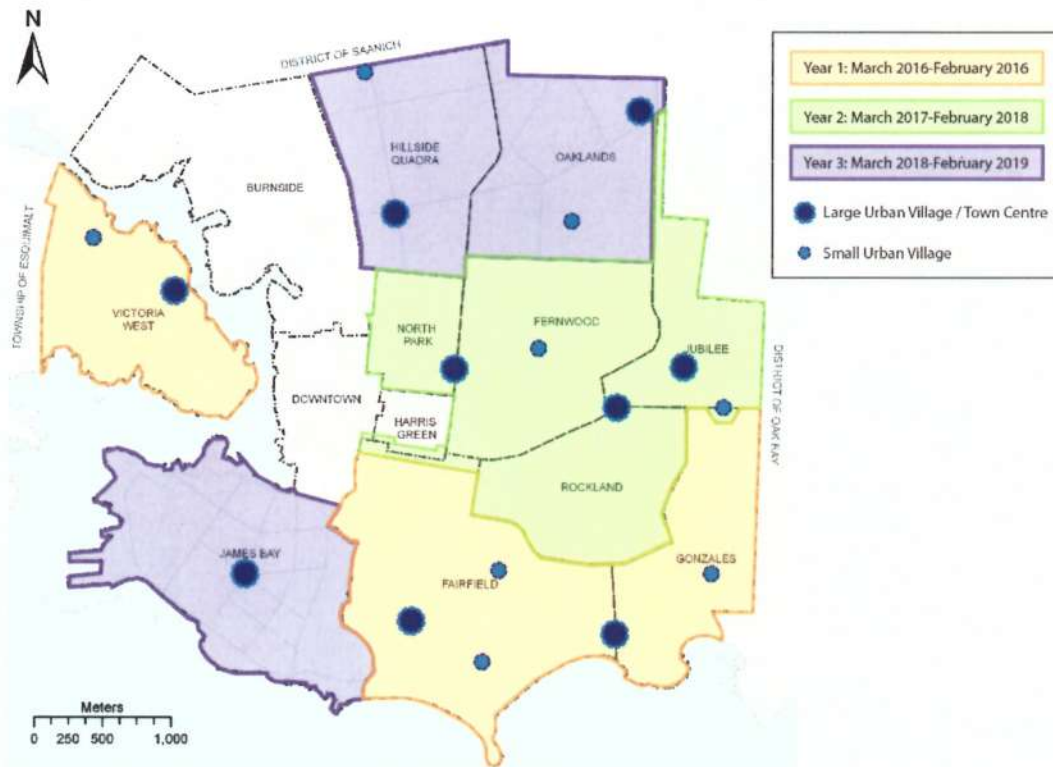
Year Three Plans, March 2018 – February 2019:

- James Bay
- Hillside Quadra
- Oaklands.

Rationale: Year Three Plans would include planning for the contiguous Oaklands and Hillside-Quadra neighbourhoods, as well as James Bay. The proposed sequencing would allow for comprehensive planning of the Hillside Avenue transportation corridor within Hillside Quadra and Oaklands. Oaklands neighbourhood planning would also include direction for the future Hillside Town Centre. While Hillside-Quadra and Oaklands share some similar planning issues (i.e. impact of Hillside Avenue, largely residential areas) that might present opportunities to dovetail planning efforts, there are also unique planning needs between the two neighbourhoods.

There are several complex planning issues in James Bay due to the harbour, transportation, and the presence of several regional destinations within the neighbourhood. Deferring James Bay to Year Three will ensure appropriate planning resources are available and also allow the Capital Park development to progress further (suggested by some residents as a reason to defer local area planning until later).

In total, the Year Three process would include three Large Urban Villages and two Small Urban Villages.

Map 1. Proposed Sequencing for Neighbourhood Planning (2016-2018)

OPTIONS & IMPACTS

Implementation

The feasibility of implementing this new planning program within the target timelines has been assessed by staff against the experience of other municipalities and knowledge of Victoria's unique planning environment. The combination of existing staff resources and additional identified resources will support staff's timely completion of plans. It is possible that timelines may need to be adjusted to account for additional complexities encountered once planning has started; however, a one-year timeline will remain the target for all planning projects.

Program Terms of Reference and Community Consultation

Terms of Reference are needed to provide more detail on the program structure; roles and responsibilities will be needed to implement this program and deliver it efficiently within the target timelines. The development of a Terms of Reference presents an opportunity to collaborate with the community to hear feedback on the proposed program, develop program principles and guidelines, identify possible challenges and resolve any substantive issues. Staff recommend a workshop-style session later this year.

Options for a New Approach to Local Area Planning

Staff have identified two options for Council's consideration:

Option 1: Local Area Planning Program

The planning program presented in this report builds directly on feedback from community meetings, City staff and best practices from other cities. Staff recommend that neighbourhoods be invited to provide feedback on the proposed planning program and help develop detailed program guidelines and principles and other terms of reference through a collaborative workshop later this year.

Option 2: Adjustments to the Local Area Planning program

Council may wish to provide staff with other direction with respect to certain elements of the proposed planning program such as:

- Sequencing of plans
- Level of collaboration with neighbourhoods
- Return to neighbourhood-scaled plans
- Timeline
- Program resources
- Or other elements at Council's discretion.

2015 – 2018 Strategic Plan

Consistent with the 2015-2018 Strategic Plan, local area planning will advance and complete planning for urban villages and corridors. The initiation of three new urban village centre plans upon completion of *Burnside-Gorge/Douglas Street Corridor Plan* is identified as a 2015 Action. Local area planning focused on urban villages and transportation corridors will continue through 2016 (2016 Outcome).

The proposed sequencing for Fairfield neighbourhood planning in Year One would allow the creation of a Development Permit/Heritage Conservation Area on Dallas Road between Cook Street and Clover Point to be absorbed into the neighbourhood planning process. This item has been identified as a 2016 Outcome in the Strategic Plan.

Impacts to 2015 – 2018 Financial Plan

The new planning program proposes a total of \$700,000 to be spread over three years. On April 30, 2015 Council approved the *Financial Plan Bylaw* which includes a commitment for \$200,000 within the 2015 Financial Plan to expedite local area planning. Use of these funds however, is subject to Council's approval of this staff report that outlines how local area planning will be advanced.

Resources for plans in Year Two and Three have not been factored into the draft 2016 Financial Plan. It is recommended that consideration of this additional funding be referred to the 2016 Financial Planning Process should Council wish to allocate this funding to the future years in the 2016-2020 Financial Plan. Resource needs for Years Two and Three may be revised based on the experience of Year One planning.

Official Community Plan Consistency Statement

Local area planning is the key tool for implementing and achieving the vision and objectives of the OCP. The development of the new local area planning program is guided by the broad objectives and policies of Section 20 (Local Area Planning) of the *Official Community Plan*.

Respectfully submitted,



Kristina Bouris, Senior Planner
Community Planning Division

ALL.



Jonathan Tinney, Director
Sustainable Planning
and Community Development

Report accepted and recommended by the City Manager:



Date: October 22, 2015

List of Attachments

- Appendix 1:** Case Studies of Neighbourhood Planning Programs
- Appendix 2:** Products of Neighbourhood Planning
- Appendix 3:** Generalized Planning Process – Tasks by Step
- Appendix 4:** Planning Characteristics by Neighbourhood

Appendix 1: Case Studies of Neighbourhood Planning Programs

The following case studies highlight five different models of neighbourhood planning programs in North America. The programs were selected to demonstrate a cross-section of community-led planning and collaborative approaches, as well as accelerated planning processes.

Seattle Neighbourhood Planning Program (mid-1990s)¹

Seattle's Neighbourhood Planning Program ran in the mid-1990s for four years. It completed 38 plans in 4 years. It remains a model for bottom-up, neighbourhood-led planning.

Plan Purposes: The primary purpose of the Neighbourhood Planning Program was to work collaboratively with neighbourhoods and determine how best to implement the growth management policies of the Comprehensive Plan at the local level. Other purposes including helping people achieve goals for their neighbourhoods and supporting the building of community.

Timeline: Each plan took 2-3 years to complete.

Resources: The Neighbourhood Plan Office coordinated the plans. One Neighbourhood Planning Office Director was supported by 10 project managers (senior planners), who acted as liaisons between the neighbourhood groups and City departments. Neighbourhood Planning groups delivered the planning, in legal contract with the City. The Groups could apply for between \$60,000 - \$100,000 from the City. The scope was flexible, so that groups could design their plans around the specific needs and characteristics of the area.

Plan Process: Although there was flexibility in designing the planning and public consultation processes, the processes had to occur within the parameters. These included criteria and procedures during the pre-application, public consultation, plan development and approval phases.

Steering Committee: An overarching, representative Neighbourhood Advisory Committee helped to resolve substantive issues that arose through the delivery of the program (funding allocation, community outreach requirements, boundary issues). The Committee included City management, City Council, neighbourhood associations and other groups.

Broad Engagement: Neighbourhoods had flexibility in how they designed their consultation process, provided they met the expectation for inclusion. The City developed an "outreach kit" to help with designing engagement.

Lessons Learned:

- While the Neighbourhood Planning Program was a grassroots program, it was also highly organized with many procedures and processes to make it work.
- Because of variations in the plan content and topics, the City felt it could not adopt many of the neighbourhood plans as written. The City created a subsequent approval and adoption process, where portions of the plans were adopted and incorporated into the Comprehensive Plan.
- Because many of the neighbourhood plan recommendations had city-wide implications, another two years was needed following the completion of plans to work out a City wide action plan that would balance the many different actions across neighbourhoods.
- Plan recommendations were not analysed in the context of municipal budgets and available funding, which current planners identified as a major shortcoming of the process.

¹ Sources: Personal Communication: Manager, Area Planning, City of Seattle September 16 2015; Senior Planner, Area Planning, City of Seattle, September 11, 2015; City of Victoria. 2008. Neighbourhood Planning: A Discussion Paper. Prepared for the City of Victoria Planning & Development Department.

Seattle Area Planning Program (2012 – present)²

Following up on the citizen-led planning of the 1990s, the next generation of neighbourhood planning in Seattle is more narrowly focused on physical planning (urban design, built form, public spaces and transportation) for areas designated as urban villages. It is a good example of land-use planning completed relatively quickly, in close collaboration with a Steering Committee.

Plan Purpose: The purpose is to create an Urban Design Framework for urban villages designated for future growth and change in the Comprehensive Plan. The Urban Design Framework is adopted by resolution, and used to inform design, rezonings and development in the urban villages.

Timeline: Urban Design Frameworks take one year to complete. Zoning amendments and design guidelines are undertaken after approval, and take an additional year.

Resources: A Project Manager (half-to full-time) guides the process, supported by junior planners and consultants as required. Staff from other City departments provide support as needed. Four projects run simultaneously.

Plan Process: The scope and process are tailored to each urban village, but follow a similar approach with the stakeholder group is very involved in policy development, guided by City staff. City staff and stakeholder group work through different topics at series of joint meetings over a 6-8 month period. Meetings are led by staff who guide discussion on major plan topics: open space, pedestrians/cycling, transit, design standards, land use etc. Staff summarize the big ideas from each meeting, note areas where there is agreement and disagreement, and make a final recommendation for the draft plan.

Steering Committee: The process is supported by a 15-20 person representative stakeholder group (see Plan Process). Members are selected to be representative of demographics and interests as well as their ability to work in a group.

Broad Engagement: Two to three public Community Conversation events are planned over the 6-8 months to "shine light on the conversations" and get public input on the major directions. The events involve discussions, walking tours and other opportunities for broad engagement.

Lessons Learned:

- The narrow scope of the plan (land use, open space, housing and transportation) allows the planning to be completed relatively quickly.
- It is important for the Steering Committee and citizens to understand what their plan will cover – and what it won't.
- Staff work closely with the Steering Committee, with staff guiding and managing the process as they walk through different planning topics together. Because of the staff leadership, the process is seen to be more effective at producing a quality plan and meeting city-wide planning goals that the neighbourhood-led program of the 1990s.
- This planning process focuses engagement efforts on the input of the Steering Committee, rather than significant broad public engagement. Broad engagement is limited to a few events.

² Source: Personal Communication: Manager, Area Planning, City of Seattle September 16, 2015; Senior Planner, Area Planning, City of Seattle, September 11, 2015

Vancouver Community Visions³

The Community Visions program is a well-known example of close collaboration with a Steering Committee, comprehensive engagement and delivering multiple projects simultaneously. The program ran from 1996 to 2007, and created Community Visions for 13 mostly residential neighbourhoods that had received no previous planning.

Plan Purpose: The purpose of the Visions was to implement the city-wide goals for housing, neighbourhood centres, land use and mobility to the local level. Each neighbourhood vision described how the policies in CityPlan (a citywide plan) would be implemented over several decades, tailored to each neighbourhood. The Visions simply set out broad directions and identified priorities for further work; the visions did not reach the level of detail typical of Victoria's neighbourhood plans (e.g. did not propose zoning regulations nor include conceptual designs).

Timeline: It was anticipated that each vision would take six months to complete; in practice the timeline was 18 months. It took 11 years to complete nine community visions (visions for some neighbourhoods were shared).

Resources: The program was managed by a Senior Planner and implemented by two community planning teams, each with a planner, analyst and community resource person. Other staff were involved as needed.

Plan Process: The program followed a standardized process across all neighbourhoods: Getting in Touch; Share Ideas ("Vision Festival"); Choosing Directions (including a "Choices Survey", mailed to all households and businesses); Finalizing the Vision.

Steering Committee: Within each neighbourhood, Visions were led by City planners in close collaboration of a Community Liaison Group. The Group was advisory, with the main role of providing continuity throughout the process and serving as a "watchdog", ensuring that community input played a central role in the creation of the vision. The "City Perspective Panel" oversaw the visioning process, with the mandate of advising on how well the options and directions of the vision for each neighbourhood were meeting city-wide planning goals. Members of the Panel were appointed by Council and did not live in the neighbourhoods undergoing visioning.

Broad Engagement: The Community Liaison Group reviewed all engagement tools to reflect community needs/ input. A toolkit of engagement activities was tailored to each neighbourhood and included the following: newsletter to all households and businesses to introduce project; Vision Festival/Fair to generate interest and input; series of topic-focused workshops to create possibilities for future (based on visual tools); mini-workshops or Festivals with hard to reach groups (e.g. multi-cultural residents); Choices Survey mailed to all residents and businesses, followed by random mail out survey to ensure validity.

Lessons Learned:

- A structured and formalized "one-size-fits-all" planning process can still capture the uniqueness of a neighbourhood and create neighbourhood-specific actions.
- The visioning process was successful in neighbourhoods that had very little neighbourhood planning, and less successful in areas which already had some degree of local planning.
- Important to have very clearly defined scope of work and terms of reference for each project to ensure visions are completed on time and on budget.
- Important to ensure that community visions follow the direction of the city-wide plan.
- Program provided opportunity for non-planning departments to connect with neighbourhoods.

³ Sources: Dillon Consulting Ltd. 2005. *Best Practices in Neighbourhood Planning- Final Report*. Prepared for the City of Ottawa; City of Victoria. 2008. *Neighbourhood Planning: A Discussion Paper*. Prepared for the City of Victoria Planning & Development Department.

Colorado Main Street Program⁴

The Main Street[®] program is a good example of rapid, consultant-led action planning that looks comprehensively at issues of land use, economic development and animation. On-going support is provided for monitoring, conflict resolution, group facilitation, annual action planning and other services to support successful plan implementation. Plans are drafted during a three-day site visit.

Plan Purpose: The purpose is to produce a Downtown Assessment, a revitalization strategy for downtown small historic towns or urban neighbourhoods, focused on 3-5 year actions. Assessments are action-oriented, aimed at supporting revitalization, with chapters on design, business development, promotion and capacity-building, as well as specialized topics for each community. Actions are not restricted to local government. Detailed land use and other physical planning is done through a separate process.

Plan Process: A team of consultants and staff works for three months on pre-planning, which included background research and analysis, logistics and scoping. The consulting team (e.g. architect, urban designers, graphic designer, arts district consultant, a planner, marketing expert, small business development specialist and landscape architect) visits for three days. The first day involves meetings with individuals and groups as well as walking tours. Key recommendations were presented on third day, before the consulting team leaves. Following the visit, it takes 6-12 weeks to finalize the report and provide it to the community for review.

The City is responsible for recommending refinements to the draft plan, and implementing it, with assistance provided for annual action planning, capacity building and monitoring. Plans are generally not adopted as formal city planning documents.

Timeline: Approximately six months, from the time the community is accepted in the Main Street[®] Program to when the final report is completed by the consulting team. Approval and implementation take longer.

Steering Committee: In order to participate in the program, the local community must establish a board and local staff to support the Main Street project. The board and staff have responsibility for advising the consultants on the draft plan development, and for the implementation of the plan. Capacity building of the local staff/board/community is a large focus of the Main Street[®] program.

Broad Engagement: Engagement occurs primarily through working with the local board and staff and during the 3-day consultant visit. The drafting of the plan is informed by community input but is not collaborative due to time constraints. The local board/ staff may refine the draft plan and seek additional public input.

Resources: Consultants – made up mainly of state government staff and/or a planning non-profit and additional topic specialists- are provided at no charge to communities. Additional professionals on the team often offer their services *pro bono*. The cost of delivering the plan is approximately \$12,000, not include staff time.

Lessons Learned:

- The time during the pre-planning phase is critical to building trust with the local community
- This model of consultant-led, rapid planning is well-suited to action planning for placemaking, beautification, community animation projects (quick wins, low investment)
- One of the key success factors is the number of on-going services provided by the consulting team to support plan implementation (e.g. annual monitoring and action planning with the community, on-going conflict resolution and group facilitation support)

⁴ Source: Personal communication, (former) Colorado Main Street Program Specialist, September 14, 2015.

Nanaimo Neighbourhood Planning⁵

Nanaimo's neighbourhood planning program provides an example of city-led planning supported by consultants and a Steering Committee, and a program with a clear structure for implementing the OCP at the local level. Plans were delivered within 18 months.

Plan Purposes: Nanaimo's Neighbourhood Planning program serves to implement the OCP at the local level. Neighbourhood plans are primarily land-use related, with a planning horizon of 10-25 years. All Neighbourhood Plans in the City must address the seven specific Official Community Plan goals, and tailor applications of these goals "in a manner that is acceptable to area residents".

Timeline: Although the goal was one year from pre-planning to adoption, processes typically took 18 months. Three neighbourhood plans were recently completed within three years.

Resources: Planning is led by a team of two planners, with support from architectural consultants for the development of design guidelines. The same consultant was used for all three plans for consistency. The total budget was \$75,000- \$100,000 per plan, including consulting fees.

Plan Process: The planning process follows a generalized planning process, including: identify issues, options, drafting the plan, refining the plan, and the adoption of the plan by Council. Plans follow the same process across neighbourhoods, with similar topics in each plan.

Steering Committee: A 10-12 person Steering Committee, endorsed by Council, worked with staff on an ongoing basis, providing substantive input into the plan and participating in open houses, design charrettes, thematic working meetings and other events. Committees were formed based on existing neighbourhood and business organizations in each area with the addition of representatives for youth, seniors, institutions, social services and First Nations as appropriate to each area. Committee members spend 2-3 evenings per month working on the plan.

Broad Engagement: The broad engagement includes mailouts, open houses and community design charrette. Website and e-newsletter provide on-going updates. Engagement activities are similar across different neighbourhoods.

Lessons Learned:

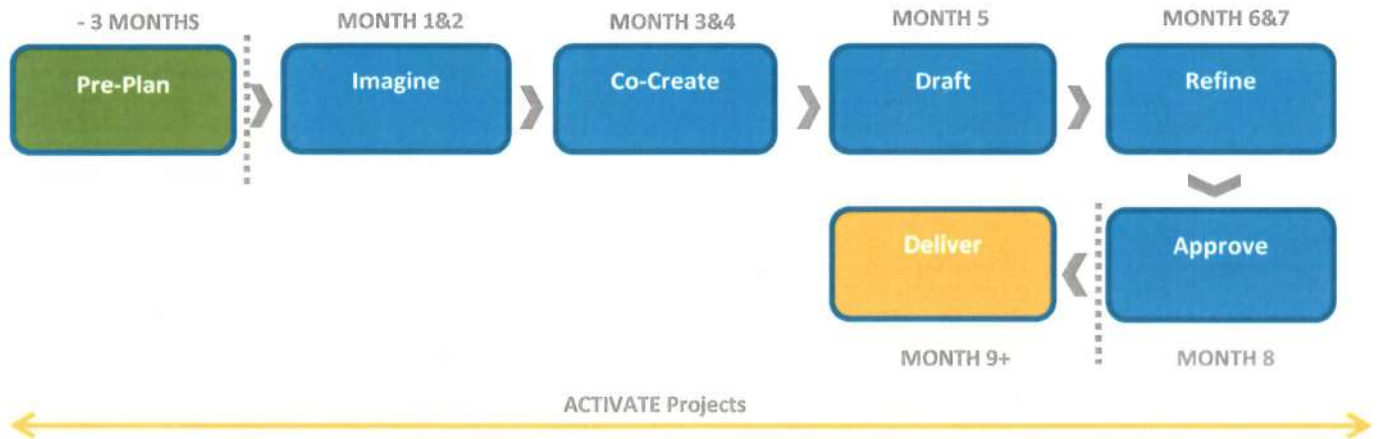
- There is a strong link between Nanaimo's OCP and its neighbourhood plans, reinforced through the lower plans layout, goals and policies. The public messaging reinforced the relationship between the OCP and the neighbourhood plans.
- It was challenging to keep certain groups (renters, First Nation) engaged in the Steering Committee throughout the process.
- A similar planning process and engagement events across different neighbourhoods helped to expedite the process.
- The same design consultants across neighbourhoods ensured consistency in approach and product.
- Keep the planning process and the final document simple – it is better to provide higher principles than too many details.

⁵ Sources: Personal Communication, (former) Community Planner, City of Nanaimo, Community Planning Section, September, 2014; (former) Community Planner, City of Nanaimo, Community Planning Section, October 20, 2015.

Appendix 2 Products of Neighbourhood Planning



Appendix 3 Generalized Neighbourhood Planning Process: Tasks by Phase



Pre-Planning Phase:

- Establish team and Steering Committee
- Establish roles, workplan
- Public engagement strategy
- Analysis of study area, background reports
- Identify consultant support needs

Phase 1 Planning: Imagine

- Engagement to raise profile, generate input
- Neighbourhood visioning
- Establish vision and guiding principles

Phase 2 Planning: Co-Create

- Collaboratively develop preliminary concepts (urban design, public spaces, streetscapes etc.)
- Evaluate preliminary concepts, prepare concept options
- Consultation
- Establish preferred scenarios

Phase 3 Planning: Draft

- Prepare draft plan
- Prepare draft action plan

Phase 4 Planning: Refine

- Public engagement on draft plan and action plan
- Receive feedback
- Revise draft plan and action plan
- Prepare draft bylaws and other plan amendments, as needed

Post-Planning Phase: Approve

- Present proposed plan and action plan to Council
- Non-Statutory public hearing

- Proposed amendments to bylaws and other plans

Post-Planning Phase: Implement

- Implement short-term priority actions
- Monitor implementation
- Revise action plan every 3 years
- Adjust as needed

ACTIVATE Projects

- Small, quick-win, low-resource projects that respond to community needs
- Implemented while planning is still underway
- Coordinated with other departments

Appendix 4: Neighbourhood Planning Characteristics

	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPO CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
Neighbourhood	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001- 2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large – Small – Town Centre)	New Dwelling Units Approved 2012- 2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low- Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug – Oct 2015)
Fairfield	11650	3	5	271	2%	2-2-0	71	26	7	Fort St, Fairfield Rd	18%	<ul style="list-style-type: none"> Land use, height, density, streetscape in urban village Pedestrian infrastructure Rental housing
Fernwood	9425	0	2	175	1%	2-2-0	35	13	6	Fort St, Shelbourne Av, Pandora Av, Johnson St, Yates St, Oak Bay Av	23%***	<ul style="list-style-type: none"> Parking management (events, new development) Affordable housing Social services City-owned facilities Park management (sheltering, vandalism) Traffic management and flow
Gonzales	4175	7	10	137	1%	1-2-0	45	7	1	Oak Bay Av, Fairfield Rd	9%	<ul style="list-style-type: none"> See Fairfield (shared meeting)
Hillside Quadra	7245	7	1	166	3%	1-1-0	19	5	0	Hillside Av, Quadra St, Bay St	24%***	<ul style="list-style-type: none"> Land use, height, density in urban village Traffic management on main roads Greenspace protection Housing affordability
James Bay	11240	1	6	239	1%	1-0-0	274	13	0	Transit Hub	20%	<ul style="list-style-type: none"> Traffic management and speed (tourism, events); crosswalks; pedestrian infrastructure Community facilities, gathering places Park programming and management (dog parks, sheltering) Harbour, Ogden Point

	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPO CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
Neighbourhood	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001- 2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large – Small – Town Centre)	New Dwelling Units Approved 2012- 2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low- Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug – Oct 2015)
Jubilee*	5240*	6*	0*	101*	9%*	2-1-0*	14*	12*	1*	Fort St, Shelbourne Av, Oak Bay Av, Transit Hub	17%*	North Jubilee: <ul style="list-style-type: none"> • Land use, height, density in urban village • Major transportation corridors through neighbourhood • Neighbourhood inclusion, cohesion • Parking • Vibrancy South Jubilee: <ul style="list-style-type: none"> • Protection of greenspace • Traffic management on residential streets; crosswalks on major roads • Parking management (employees) • Cycling and pedestrian infrastructure
North Park	3450	19	11	55	2%	1-0-0	11	2	0	Quadra St, Bay St, Pandora Av	36%***	<ul style="list-style-type: none"> • Land use, height, density in urban village • Transportation corridors through neighbourhood • Vibrancy • Housing affordability, diversity • Neighbourhood cohesion
Oaklands	6825	11	4	175	8%	0-1-1	28	13	6	Shelbourne Av, Hillside Av, Bay St	20%	<ul style="list-style-type: none"> • Transportation corridors through neighbourhood • Park management/ programming; greenways; community garden • Parking and traffic in residential areas • Cycling infrastructure • Neighbourhood inclusion, cohesion • Neighbourhood centre, gathering places

	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPOR CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
Neighbourhood	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001- 2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large – Small – Town Centre)	New Dwelling Units Approved 2012- 2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low- Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug – Oct 2015)
Rockland	3490	-4	-2	128	0%	1-0-0	13	6	1	Fort St, Oak Bay Av	14%	<ul style="list-style-type: none"> • Zoning regulations • Parks/greenspace acquisition • Traffic management on residential streets • Neighbourhood inclusion
Victoria West	6805	27	18	158	2%	1-1-0	279	16	2	Craigflower Rd, Esquimalt Rd	8%	<ul style="list-style-type: none"> • Land use, height, density in urban village • Community garden; other amenities • Affordable housing • Harbour/ Gorge Waterway • Neighbourhood-building

* Shows consolidated North and South Jubilee Data Percentage (20.7%)

** Below Statistics After-Tax Low Income Measure

***Above City Average Low Income



Purpose

- Recommend a new, accelerated local area planning program for Victoria

What We Heard



Program Principles

Customized

- Tailored process, engagement and content

Community

- High degree of collaboration, involvement
- Community-led engagement

Comprehensive

- Beyond land-use planning
- Policies and action

Quicker

- Adequate resources
- Streamlined structure, steps, approvals

Quality

- Clear deliverables and milestones



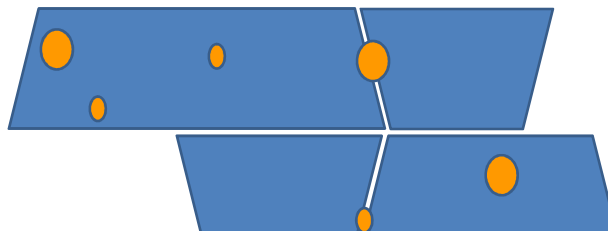
Goals for Local Area Planning

1. Involve citizens in determining the best way to achieve established city-wide housing growth targets and other objectives.
2. Help achieve neighbourhood goals..
3. Shape City investments.
4. Build community



Scale of Plans

- Neighbourhood Plans, with focus on villages and transportation corridors
- Overlapping villages: both neighbourhoods planned simultaneously



Planning Framework

- OCP targets and broad objectives
- Inclusive
- Legal
- Collaborative with City staff



Co-Planning

Neighbourhoods work in close collaboration with the City to identify and address their own needs within the framework of the OCP's city-wide vision, objectives and policies.



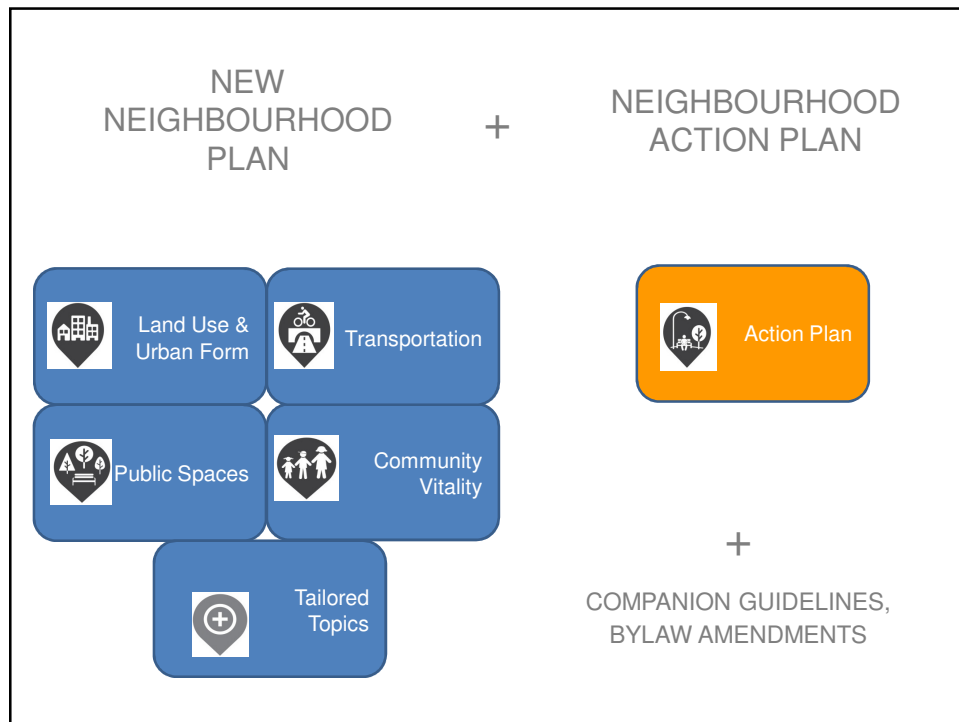
Co-Planning

- Custom work plan
- Engagement menu
- Community-led engagement
- Steering Committee
- Neighbourhood visioning
- Co-design techniques
- Final approval by Council



Co-Planning

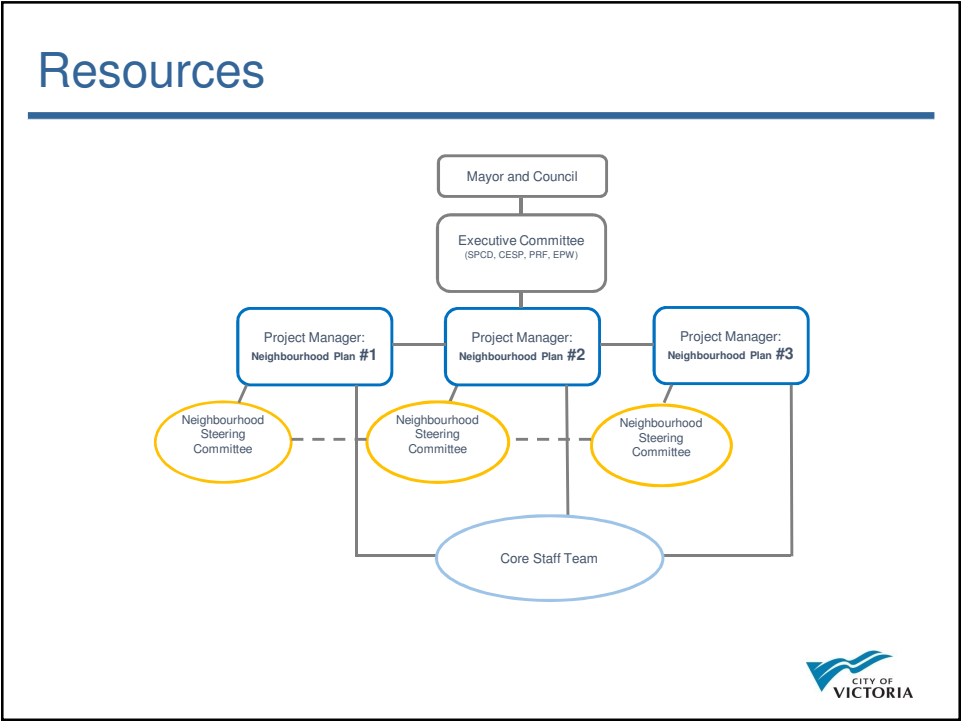
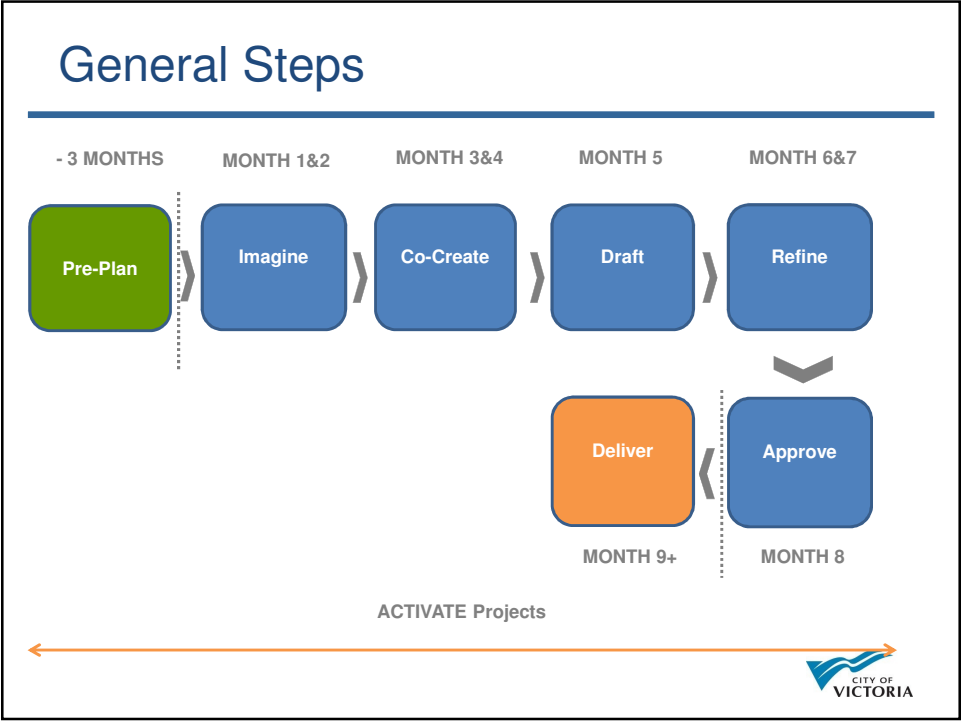




Target Timeline

- 3 months for start-up
- 9 months for creation and approval

3-4 plans concurrently X 3 years



Resources

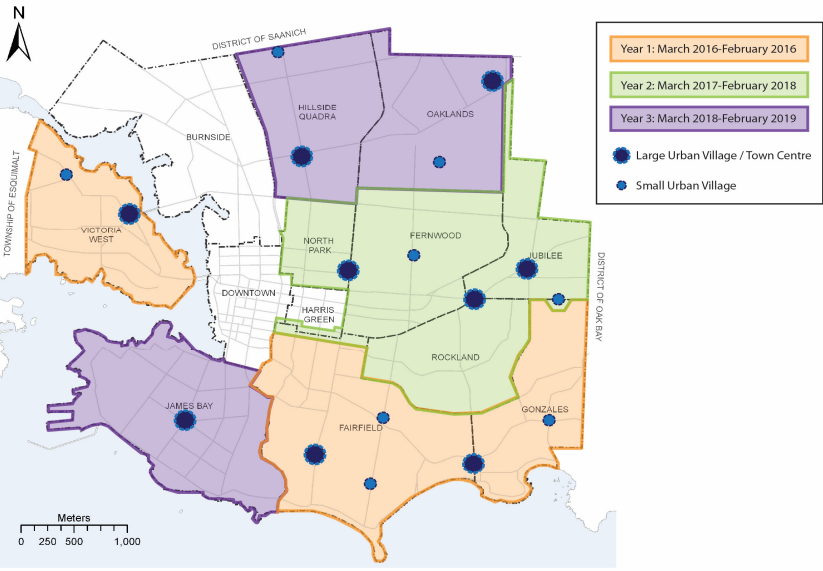
Sequence	Neighbourhoods	Total Budget
Year One Plans	<ul style="list-style-type: none"> Fairfield Gonzales Victoria West 	\$200,000
Year Two Plans	<ul style="list-style-type: none"> Fernwood Jubilee North Park Rockland Also includes Fort Street corridor, and Oak Bay Village 	\$300,000
Year Three Plans	<ul style="list-style-type: none"> James Bay Hillside Quadra Oaklands 	\$200,000



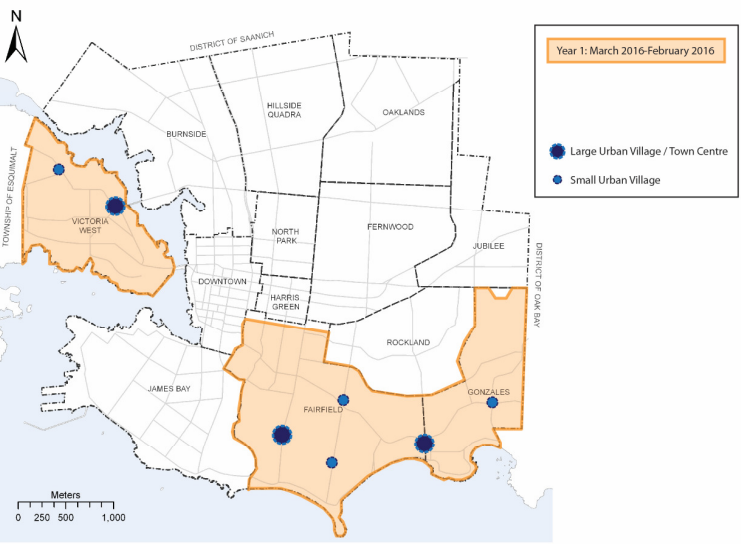
Sequencing



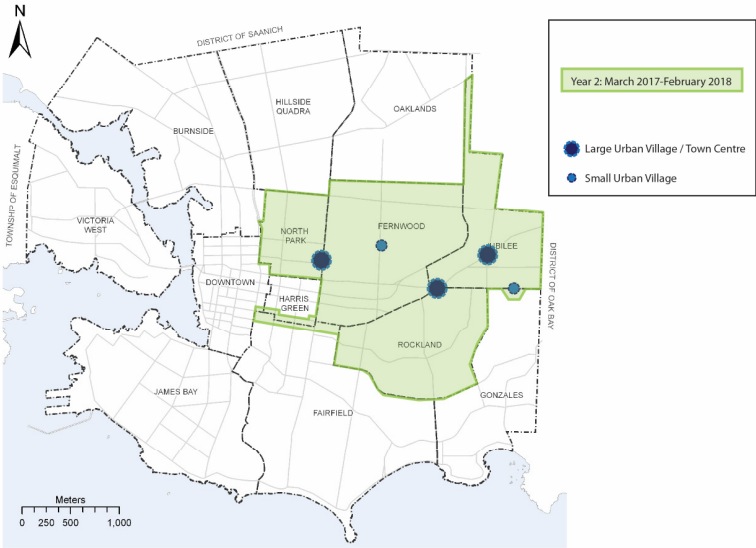
Sequencing



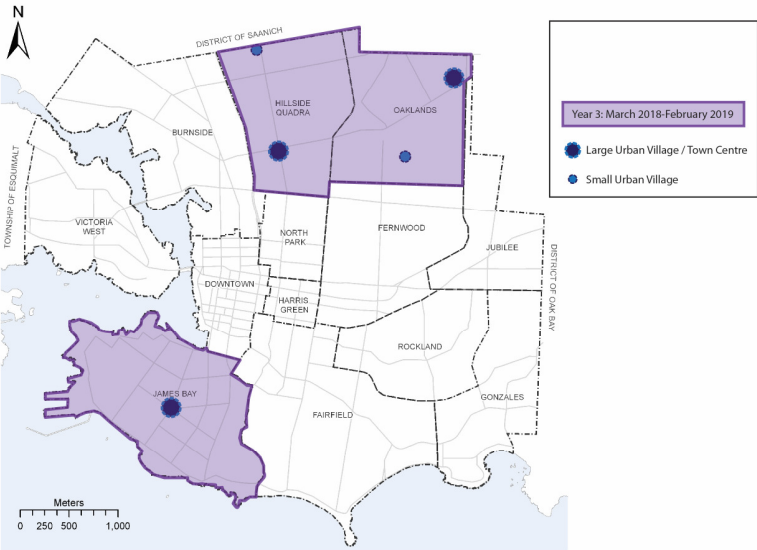
Year One Plans



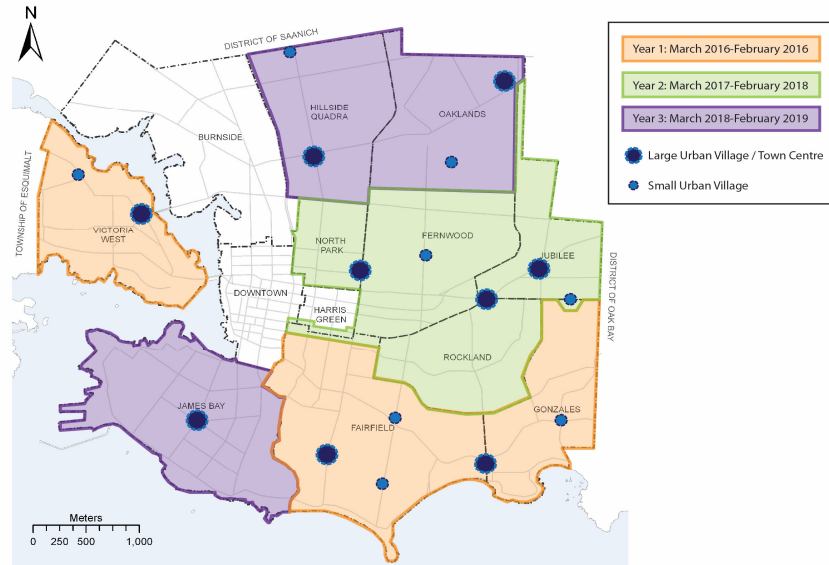
Year Two Plans



Year Three Plans

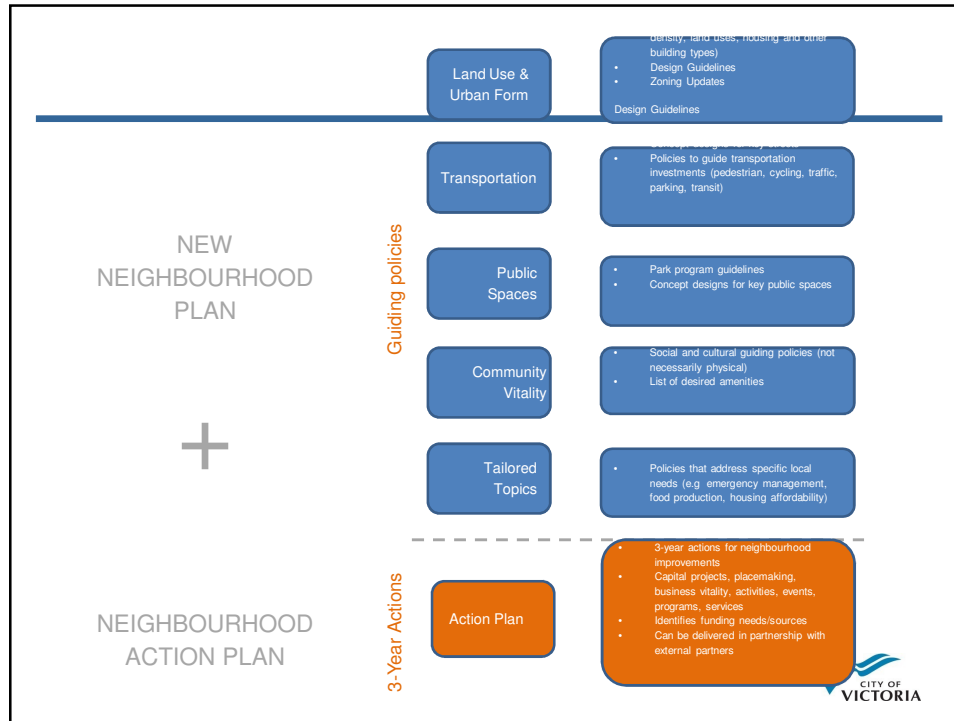


Implementation



Recommendation

1. Initiate local area planning in accordance with the proposed planning approach and sequencing.
2. Consult on the new planning program through a collaborative workshop.



	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPO CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
Neighbourhood	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001-2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large - Small - Town Centre)	New Dwelling Units Approved 2012-2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low-Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug - Oct 2015)
Fairfield	11650	3	5	271	2%	2-2-0	71	26	7	Fort St, Fairfield Rd	18%	<ul style="list-style-type: none"> Land use, height, density, streetscape in urban village Pedestrian infrastructure Rental housing
Fernwood	9425	0	2	175	1%	2-2-0	35	13	6	Fort St, Shelbourne Av, Pandora Av, Johnson St, Yates St, Oak Bay Av	23%***	<ul style="list-style-type: none"> Parking management (events, new development) Affordable housing Social services City-owned facilities Park management (sheltering, vandalism) Traffic management and flow
Gonzales	4175	7	10	137	1%	1-2-0	45	7	1	Oak Bay Av, Fairfield Rd	9%	<ul style="list-style-type: none"> See Fairfield (shared meeting)
Hillside Quadra	7245	7	1	166	3%	1-1-0	19	5	0	Hillside Av, Quadra St, Bay St	24%***	<ul style="list-style-type: none"> Land use, height, density in urban village Traffic management on main roads Greenspace protection Housing affordability
James Bay	11240	1	6	239	1%	1-0-0	274	13	0	Transit Hub	20%	<ul style="list-style-type: none"> Traffic management and speed (tourism, events); crosswalks; pedestrian infrastructure Community facilities, gathering places Park programming and management (dog parks, sheltering) Harbour, Ogden Point

CITY OF VICTORIA

Neighbourhood	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPO CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001-2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large - Small - Town Centre)	New Dwelling Units Approved 2012-2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low-Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug - Oct 2015)
Jubilee*	5240*	6*	0*	101*	9%*	2-1-0*	14*	12*	1*	Fort St, Shelbourne Av, Oak Bay Av, Transit Hub	17%*	<ul style="list-style-type: none"> North Jubilee: <ul style="list-style-type: none"> Land use, height, density in urban village Major transportation corridors through neighbourhood Neighbourhood inclusion, cohesion Parking Vibrancy South Jubilee: <ul style="list-style-type: none"> Protection of greenspace Traffic management on residential streets; crosswalks on major roads Parking management (employees) Cycling and pedestrian infrastructure
North Park	3450	19	11	55	2%	1-0-0	11	2	0	Quadra St, Bay St, Pandora Av	36%***	<ul style="list-style-type: none"> Land use, height, density in urban village Transportation corridors through neighbourhood Vibrancy Housing affordability, diversity Neighbourhood cohesion
Oaklands	6825	11	4	175	8%	0-1-1	28	13	6	Shelbourne Av, Hillside Av, Bay St	20%	<ul style="list-style-type: none"> Transportation corridors through neighbourhood Park management/ programming; greenways; community garden Parking and traffic in residential areas Cycling infrastructure Neighbourhood inclusion, cohesion Neighbourhood centre, gathering places

CITY OF VICTORIA

Neighbourhood	POPULATION			LAND BASE			DEVELOPMENT PRESSURE			TRANSPO CORRIDORS	EQUITY	NEIGHBOURHOOD PLANNING ISSUES
	2011 Population	Population Growth 1991-2011 (%)	Population Growth 2001-2011 (%)	Area (ha)	% Area Designated as Urban Village or Town Centre	# Urban Villages or Town Centres (Large - Small - Town Centre)	New Dwelling Units Approved 2012-2014	Total Rezoning since OCP	Rezoning for Small Lots/ Garden Suites since OCP	Future Frequent/ Rapid Transit Routes	% Pop. on Low-Income**	Types of Neighbourhood Planning Topics Identified in Meetings with Community Associations/Groups (Aug - Oct 2015)
Rockland	3490	-4	-2	128	0%	1-0-0	13	6	1	Fort St, Oak Bay Av	14%	<ul style="list-style-type: none"> Zoning regulations Parks/greenspace acquisition Traffic management on residential streets Neighbourhood inclusion
Victoria West	6805	27	18	158	2%	1-1-0	279	16	2	Craigflower Rd, Esquimalt Rd	8%	<ul style="list-style-type: none"> Land use, height, density in urban village Community garden; other amenities Affordable housing Harbour/ Gorge Waterway Neighbourhood-building

* Shows consolidated North and South Jubilee Data Percentage (20.7%)

** Below Statistics After-Tax Low Income Measure

***Above City Average Low Income

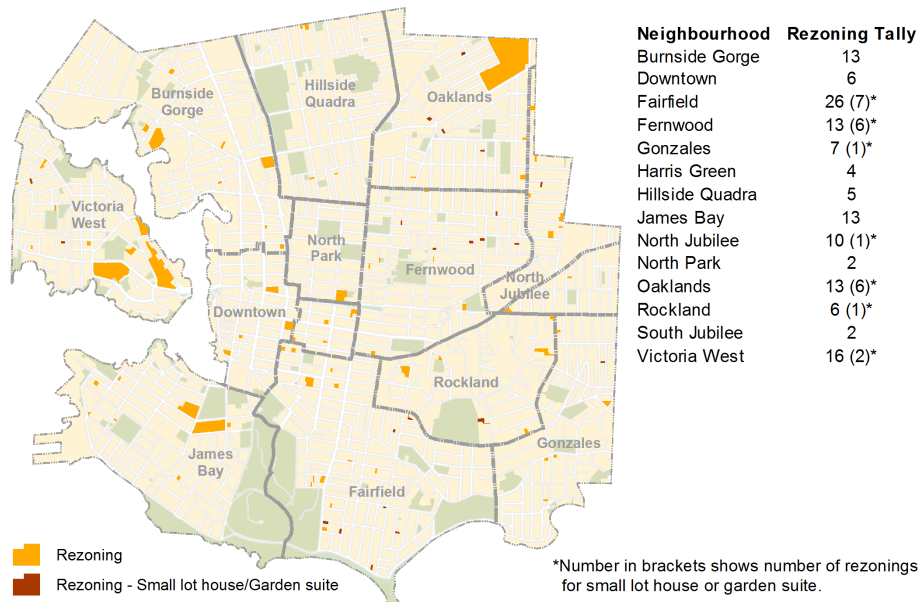
CITY OF VICTORIA

Proposed Staff Resources

Role	Proposed Staff Resources/ Year
Project Management	<ul style="list-style-type: none"> Senior Planner x 3 (Sustainable Planning and Community Development)
Core Staff Team	<ul style="list-style-type: none"> Planning Analyst (Sustainable Planning and Community Development) Urban Designer (Sustainable Planning and Community Development) Engagement Coordinator (Citizen Engagement and Strategic Planning) Transportation Planner (Engineering and Public Works) Parks Planner (Parks, Recreation and Facilities) Great Neighbourhoods Support – TBC, pending GPC report in November 2015 (Citizen Engagement and Strategic Planning)
Staff Resource Group (as-needed basis, to be determined during pre-planning)	<ul style="list-style-type: none"> Development Services (Sustainable Planning and Community Development) Finance Recreation (Parks, Recreation and Facilities) Emergency Management (Fire) Parking Management, Interdisciplinary Team (Citizen Engagement and Strategic Planning) Legal (Office of the City Manager) Other needs to be determined



Rezoning Applications Since OCP Approval (August 1st, 2012 - July 1st, 2015)





Planning and Land Use Committee Report

For the meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 22, 2015
From: Jonathan Tinney, Director Sustainable Planning and Community Development
Subject: BCLC Request for Expressions of Interest for Siting of New Casino Facility

RECOMMENDATION

That Council:

1. Direct staff to engage with BCLC to gather further information, and;
2. Direct staff to review current policy, identify and assess any key issues, and provide a draft response to BCLC's Request for Expression of Interest for Council consideration at the Nov 26, 2015 PLUC.

BACKGROUND

Currently, the Greater Victoria Area currently has one casino and two bingo facilities. A recent review of the local market by BCLC has determined that an opportunity exists within a market area that includes the Esquimalt and Songhees First Nations lands, the District of Saanich, the Township of Esquimalt, the City of Victoria, and the District of Oak Bay for an additional casino facility in the region to serve additional customers.

On October 1, 2015 the City received a written request for Expressions of Interest (RFEOI) from the BC Lotteries Commission (BCLC) (attached as Appendix A) in regards to the potential siting of a second casino within the eastern portion of the Capital region.

BCLC are asking communities interested in being considered as a host for the proposed facility to submit a statement of their interest as well as some additional information to support further consideration by BCLC by December 11, 2015.

The City of Victoria currently has a rezoning policy (attached as Appendix B) that aims to guide the potential establishment of a casino that was approved in 2003. It provides guidelines and criteria that must be met for consideration of a casino within the City limits. The policy allows for only a single facility and provides guidance related to the form of development (forming part of a mixed-use project that is consistent with local plans and the OCP) and location (within certain areas of Downtown, the tourism precinct of James Bay, and along the Douglas-Blanshard corridor between Tolmie and the Downtown border).

While the current policy contemplates an application for a potential casino project and aims to provide some parameters for review of that application, the policy does not provide specific guidance as to the City's interest in a casino nor has a review of key issues been undertaken since 2003.

As the letter does not provide any information regarding the size or scope of the proposed facility, Staff propose that more information (where possible) be sought from BCLC and that a

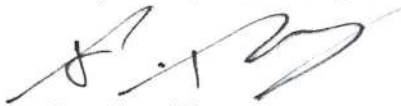
recommendation related to the City's response to the RFEOI be developed for Council consideration guided by current policy as well as an identification and assessment of other key considerations.

Staff propose that this draft response be developed and presented to Council at the November 26, 2015 PLUC meeting to allow for decision and response to BCLC prior to their stated deadline of December 11, 2015.

Alternate Motions

1. That Council direct staff to take no further action

Respectfully submitted,



Jonathan Tinney
Director of Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Date:

October 23, 2015

List of Attachments

Appendix A – Letter from BCLC and Request for Expressions of Interest

Appendix B – Casino Rezoning Guidelines

MAYOR'S OFFICE

OCT 01 2015

VICTORIA, B.C.

September 30, 2015

Mayor Lisa Helps
City of Victoria
c/o 1 Centennial Square
Victoria, BC
V8W 1P6



Dear Mayor Helps:

As the Crown Corporation responsible for gaming in B.C., BCLC routinely assesses the gaming market. Our reviews indicate how facilities might be re-developed or where future facilities could be developed in order to best serve gaming patrons and the marketplace.

The intent of this letter is to advise municipalities, regional districts and First Nations governments that BCLC has conducted an initial regional marketplace assessment and determined there is gaming market potential in your area which may be appropriate for a gaming facility.

A Government of British Columbia Internal Audit and Advisory Services Review of BCLC has recommended BCLC develop a clear set of criteria for gaming facility procurement. To that end, BCLC has updated the process for local government notification and is implementing it in the Greater Victoria region.

As a first step in the updated process, BCLC is requesting that local governments identified within the market area provide an expression of interest in being considered as the Host Local Government of a gaming facility, as well as initial information about your community. The requested information is included in Appendix A.

This response to BCLC is non-binding, and may be forwarded under the signature of the Mayor or the Chief Administrative Officer. Please respond to BCLC by no later than **December 11, 2015** to indicate your preliminary interest. Responses should be sent to:

Greg Walker
Director of Public Affairs
BCLC
2940 Virtual Way
Vancouver, BC
V5M 0A6
gwalker@bclc.com

As a next step, BCLC will arrange to meet with you to provide further detail on our market analysis and the development process. BCLC will also outline its process for selecting a Host Local Government, and will advise of the local government's responsibilities under the Gaming Control Act.

74 West Seymour Street
Kamloops, BC V2C 1E2

T 250.828.5500
F 250.828.5631

2940 Virtual Way
Vancouver, BC V5M 0A6

T 604.215.0649
F 604.225.6424
bclc.com

If a local government does not wish to be considered to host a gaming facility, no further steps will be taken.

It is important to emphasize that this letter does not in any way constitute a commitment on either BCLC or the local government's part to develop a gaming facility in a municipality, regional district or First Nation government. It is intended to be a transparent, initial step to gauge interest of local governments in being considered as a potential host local government for a gaming facility by BCLC. BCLC may choose not to proceed with a facility at any time.

Additional detail is included in the enclosed material for your reference.

Local governments of communities where gaming facilities are located receive a 10 per cent share of the net income generated by the gaming facility. These payments are provided for use solely at the local government's discretion. A complete list of all Host Local Government payments is published annually on the Gaming Policy and Enforcement's web site at:

<https://www.gaming.gov.bc.ca/reports/docs/fin-rpt-local-gov-revenue.pdf>

Thank you for your attention to this matter. If you have any questions or require further information, please contact me directly at (604) 225-6408.

Sincerely,



Brad Desmarais
Vice President, Casino and Community Gaming
BCLC

CC Susan Dolinski, BCLC
Jerry Williamson, BCLC
Greg Walker, BCLC

Appendix A

If you are interested in being considered to host a gaming facility in your community, kindly include the following information in your response:

- Is there an Official Community Plan or equivalent that supports the establishment of gaming within your community?
- Is there an area zoned in your community in which gaming is a permitted use?
- Are there any existing resolutions against or other restrictions on establishing gaming facilities in your community?
- Are there any existing resolutions or restrictions that would limit the *type* of gaming that could be included in a future facility?
- Are there any existing resolutions or restrictions that would limit the *number of gaming machines* (slot machines) that could be included in a future facility?
- Are there any existing resolutions or restrictions that would limit the *number of table games* that could be included in future facility?
- Is there another gaming facility of any kind, within the borders of your community?



Gaming market overview: Greater Victoria

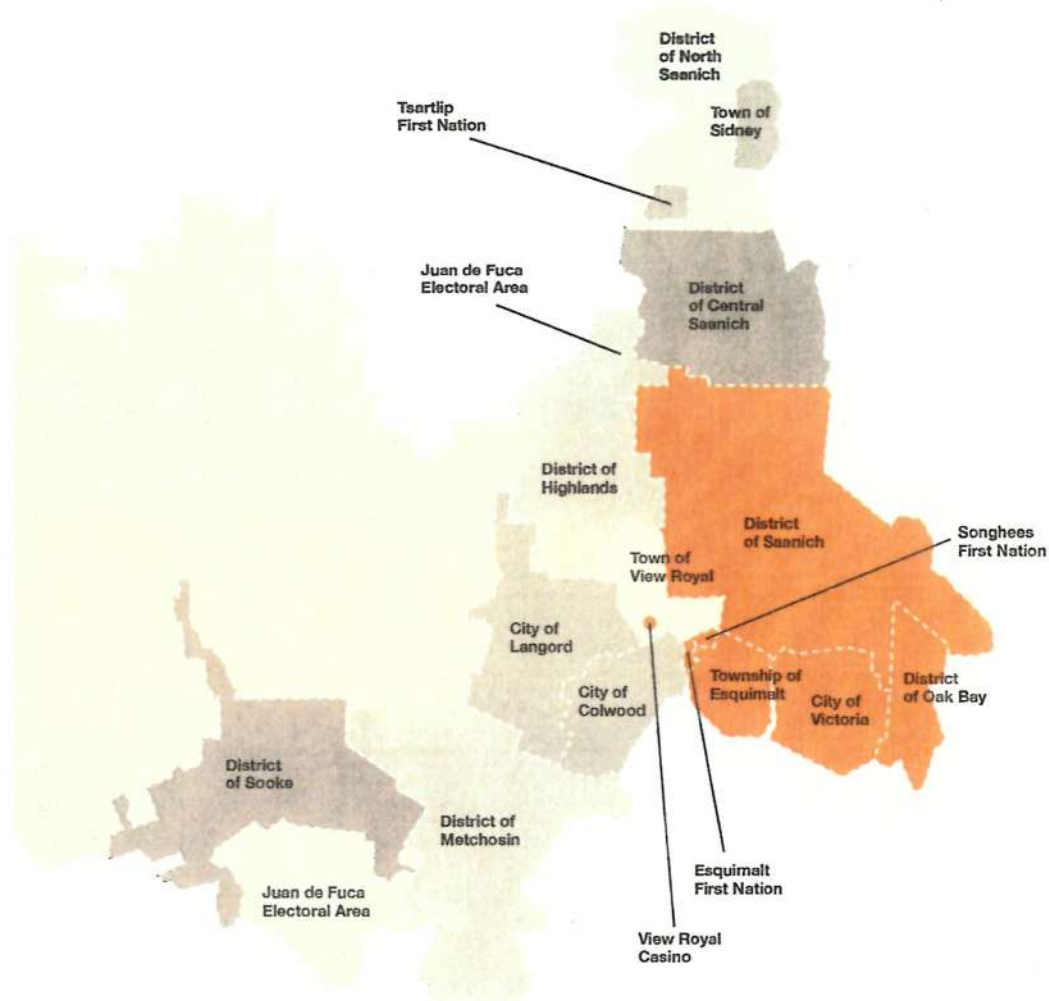
Existing facilities

The Greater Victoria area currently has one casino and two bingo facilities: View Royal Casino, Playtime Victoria (on Burnside Road in the District of Saanich) and Bingo Bingo in Esquimalt. BCLC routinely monitors these facilities, as well as the overall market. Our reviews indicate how facilities might be re-developed or where future facilities could be developed in order to best serve gaming patrons and the marketplace.

The View Royal Casino is the primary facility serving the Greater Victoria area. BCLC and the operator of View Royal Casino, Great Canadian Gaming Corporation, have planned a number of upgrades to the facility to enhance the amenities and experience for our players. Our review of this market has determined, however, that an opportunity exists outside View Royal and that another facility in the region to the east would serve additional customers.

Market area

As a result of our review, BCLC is asking local governments in the market area below to express their interest in being considered to host a facility. The market area has been determined by analysis of population, traffic patterns, existing player data and other factors.





Gaming market overview: Greater Victoria

Revenue share

Local governments that host gaming facilities receive a 10 per cent share of net gaming income from table games and slot machines, which is paid after commissions to the operator and BCLC operating expenses are deducted. This revenue sharing formula has been in place since the 1990s through an agreement between the Province and local governments that host casinos and gaming centres.

Payments to host local governments can fluctuate based on local market conditions, variations in operating costs and accounting adjustments. The following table shows revenues to four local governments who host a gaming facility. A complete list of all Host Local Government payments is published annually on the Gaming Policy and Enforcement's web site at:

<https://www.gaming.gov.bc.ca/reports/docs/fin-rpt-local-gov-revenue.pdf>

Host Local Government revenues

Government	Facility	2014/15	2013/14	2012/13
Town of View Royal	View Royal Casino	\$4,027,000	\$3,974,000	\$4,143,000
City of Nanaimo	Nanaimo Casino	\$2,490,000	\$2,452,000	\$2,431,000
City of Courtenay	Chances Courtenay	\$942,000	\$837,000	\$835,000
Cowichan Indian Band	Chances Cowichan	\$709,000	\$677,000	\$734,000

Host local governments use their share of provincial gaming revenue in a variety of ways. Some set it aside for capital projects, while others allocate gaming revenue to certain operating costs. More detail is available at playitforward.bclc.com.

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For further information:
BCLC Public Affairs
publicaffairs@bclc.com



Developing a gaming facility

Market review

The development of a gaming facility begins with a review of the market. This includes determining whether there is a demand for a casino or other gaming in a given area, as well as what products (games) and their quantities would appropriately serve that market.

When BCLC's review indicates there is potential for a facility in an area, we are required, under the *Gaming Control Act*, to notify the local government if we intend to propose one. BCLC is updating this process, and seeking input from local governments earlier by requesting an Expression of Interest from potential host local governments located in a market area. BCLC is asking the local government to indicate its interest in being considered to host a gaming facility. It is important to note that those who wish to be considered to host a gaming facility are not guaranteed to host one. And, if a local government does not wish to be considered to host a facility, BCLC will not pursue a development in that community.

Selection process

Local governments are asked to respond to BCLC, after which, BCLC reviews the responses and selects which local government will move forward in the development process.

BCLC then selects a private sector operator who will build and operate the facility on our behalf. Selection of the operator depends on which local government is selected. In most cases, selection is done through a Request for Proposal, but in some instances, an existing operator in the area would be given first right of refusal. The operator is responsible for finding an appropriate location and property within the boundaries of the selected local government. An appropriate location would consider access from major arterials, available square footage, available parking, and must be approved by BCLC.

BCLC then notifies the local government of our intention to bring forward a gaming proposal, and formally seeks approval from the local government to locate a gaming facility in that community. As part of the approval process, BCLC advises the local government of its obligations under the *Gaming Control Act*, and is responsible for confirming these obligations have been met.

Local government's role

Under the *Gaming Control Act*, local governments are obligated to seek and consider input from the community. They must also notify and consult with other neighbouring local governments.

If the local government is prepared to approve the gaming proposal, BCLC then makes the final decision on whether to proceed with the development.

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For further information:
BCLC Public Affairs
publicaffairs@bclc.com



Casino gaming in B.C.

Governance

B.C.'s gaming industry is regulated by the Province's Gaming Policy and Enforcement Branch (GPEB), and operated through BCLC, its Crown Corporation. The Province of British Columbia chose to operate gambling through a Crown Corporation to balance the opportunity for revenue generation with the need for social responsibility and integrity. BCLC and GPEB report to the Minister of Finance.

In 1998, the Province added casino gambling to BCLC's mandate and made it responsible for the operation of the casino industry in British Columbia.

How we work

BCLC is responsible for monitoring the market and determining the appropriate supply of gaming to meet demand. This includes determining whether there is a demand for a casino or other gaming in a given area, as well as what products (games) and their quantities would appropriately serve that market.

BCLC contracts with private sector companies who either own or lease the facilities and operate them on our behalf. They hire the staff and provide day-to-day operations. They sign operating agreements with BCLC and receive commissions based on the gambling revenue the facilities generate.

BCLC owns and deploys the gaming equipment, such as playing cards, shufflers, chips, dice, and slot machines. We set and oversee operating standards, policies, and procedures, including security, surveillance, and responsible gambling. We monitor our operators to ensure they comply with these standards, as well as with legislation, regulations, and federal laws.

Every gaming worker, including BCLC staff and those employed by our private sector partners, must be registered by our regulator, the Gaming Policy and Enforcement Branch.

Host communities

Once BCLC has determined the demand for gaming in an area, approval from the local government is required in order to develop a casino. The *Gaming Control Act and Regulation* outlines local government's obligations to seek input from the community and from neighbouring local governments. Municipal, First Nations and regional districts with land use authority can approve gaming in their community, and receive a 10 per cent share of the gaming revenue that facility earns.

There are currently 42 gaming facilities in B.C., located in 34 communities.



Casino gaming in B.C.

Types of gaming facilities

Gaming facilities in B.C. can include a variety of games: live and electronic table games, such as blackjack and roulette; slot machines and bingo. The type of facility and combination of games is tailored to suit each market and community. In general, BCLC operates three types of gaming facility:

- 6 Bingo Halls (offering paper and electronic bingo)
- 19 Community Gaming Centres (offering slot machines, electronic table games and bingo)
- 17 Casinos (offering table games with live dealers, electronic table games and slot machines)

Most gaming facilities also offer additional amenities, such as restaurants, bars/lounges, snack bars or meeting space.

Social responsibility

The majority of British Columbians who gamble do so recreationally (96.6%¹). B.C.'s gaming industry approaches gaming from the perspective that the decision to gamble is an individual's choice and that to properly make this decision, he or she must have the opportunity to be informed. To that end, BCLC educates players and promotes responsible play in a variety of ways, including at each point of purchase.

Every gaming facility in B.C. has an information centre on the gaming floor that provides detail on how our games work, the odds of winning, and tips to keep gambling fun and safe. In casinos, these GameSense Info Centres are staffed by specially-trained personnel whose role is to interact with patrons in ways that proactively promote responsible gambling. They run contests and activities designed to engage gamblers in conversations and to promote an appropriate responsible gambling message.

Yet, there is risk in gambling, and for some, additional support is needed. In B.C., all gaming facility staff are trained to recognize and appropriately respond to players if they are exhibiting signs of stress. Additionally, BCLC supports players who wish to take break from gambling by administering a voluntary self-exclusion program.

The Province of B.C. offers counseling and treatment for individuals or their families free of charge and with no wait list.

The Province of B.C. and BCLC also invest in research to continue to improve understanding of gambling issues and how to mitigate them.



Casino gaming in B.C.

Security

The safety of customers and staff is a priority at all B.C. gaming facilities. Sophisticated surveillance systems monitor activity in and around facilities and are supported by security staff throughout the venue. If suspicious activity is observed, staff contact local police to assist, and report to the Gaming Policy and Enforcement Branch.

BCLC is required to report certain transactions to Canada's Financial Transactions and Reports Analysis Centre. FINTRAC uses these reports to identify patterns and gather evidence of potential money laundering. Most large cash transactions in B.C. occur in the financial sector (97%). Less than 2% of large cash transactions occur in casinos.

To further strengthen BCLC's commitment to safety and security, we have established information-sharing agreements with police. This allows us to refuse entry to persons with known links to criminal organizations, who pose a threat to public safety, or who are involved in criminal conduct likely to generate proceeds of crime.

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For further information:
BCLC Public Affairs
publicaffairs@bclc.com

CASINO REZONING GUIDELINES (FILE 03-98)
Adopted by Victoria City Council – June 12, 2003

INTRODUCTION

Victoria is prepared to allow one casino to locate in the city. This guideline provides direction to the single rezoning application and is to be read along with the City's *Official Community Plan* and neighbourhood plans and regulations for the portions of Burnside, Downtown and James Bay illustrated on the *Casino Guidelines Map*. The standard rezoning process, including a statutory public hearing, will be required.

MIXED USE

The casino must be part of a multi-use structure. Depending on location, choices for other parts of the building may include such non-residential uses as hotel, meeting/convention, arts, cultural, recreation, service facilities, light industry, offices, retail or restaurant.

BUILDING STANDARDS

The building massing, height and siting will be subject to plan standards for the area in question. Higher density may be negotiated where community amenities are included, consistent with city policy e.g. *Downtown's Density Bonus Policy* or *City's Draft Density Bonus Policy for Burnside and James Bay*. Within the mixed use building, it is anticipated the actual casino size and characteristics will be determined by the Provincial Lottery Commission in consultation with the City.

TRAFFIC AND PARKING

Casinos generate significant automobile trips and have a high demand for long-term customer parking. In recognition of this, an application for rezoning must be accompanied by a professional traffic and parking impact study, including mitigation measures to offset identified impacts. Because Downtown Victoria (area shown on map between Caledonia and Belleville) is well served by both transit and customer parking, a lower parking ratio may be considered.

DESIGN

Building and landscaping will be consistent with City design guidelines as set out in Schedule "B" of the *Official Community Plan*. A *CPTED* (Crime Prevention Through Environmental Design) analysis of the site and building, including the proposed parking arrangements, must also be submitted with the application. Parking must be enclosed, within the building and preferably underground. Special requirements may apply in unique areas, e.g. in Downtown's retail core, shop frontage, in the form of retail or restaurant display windows and entrances are required along streets. "Shop frontage" excludes offices, banks or blank walls longer than 4.5 metres.

CASINO REZONING GUIDELINES

LOCATION

Locations that will be considered are illustrated in the *Casino Guidelines Map* and include parts of Downtown and the Tourism Precinct of James Bay, as well as the Douglas-Blanshard Corridor (from north edge of Downtown to city boundary). Areas that will not be considered include: any location near an established residential area, harbour shoreline, 'Old Town', former Hudson's Bay block portion of Downtown and Humboldt Valley precinct of Fairfield.

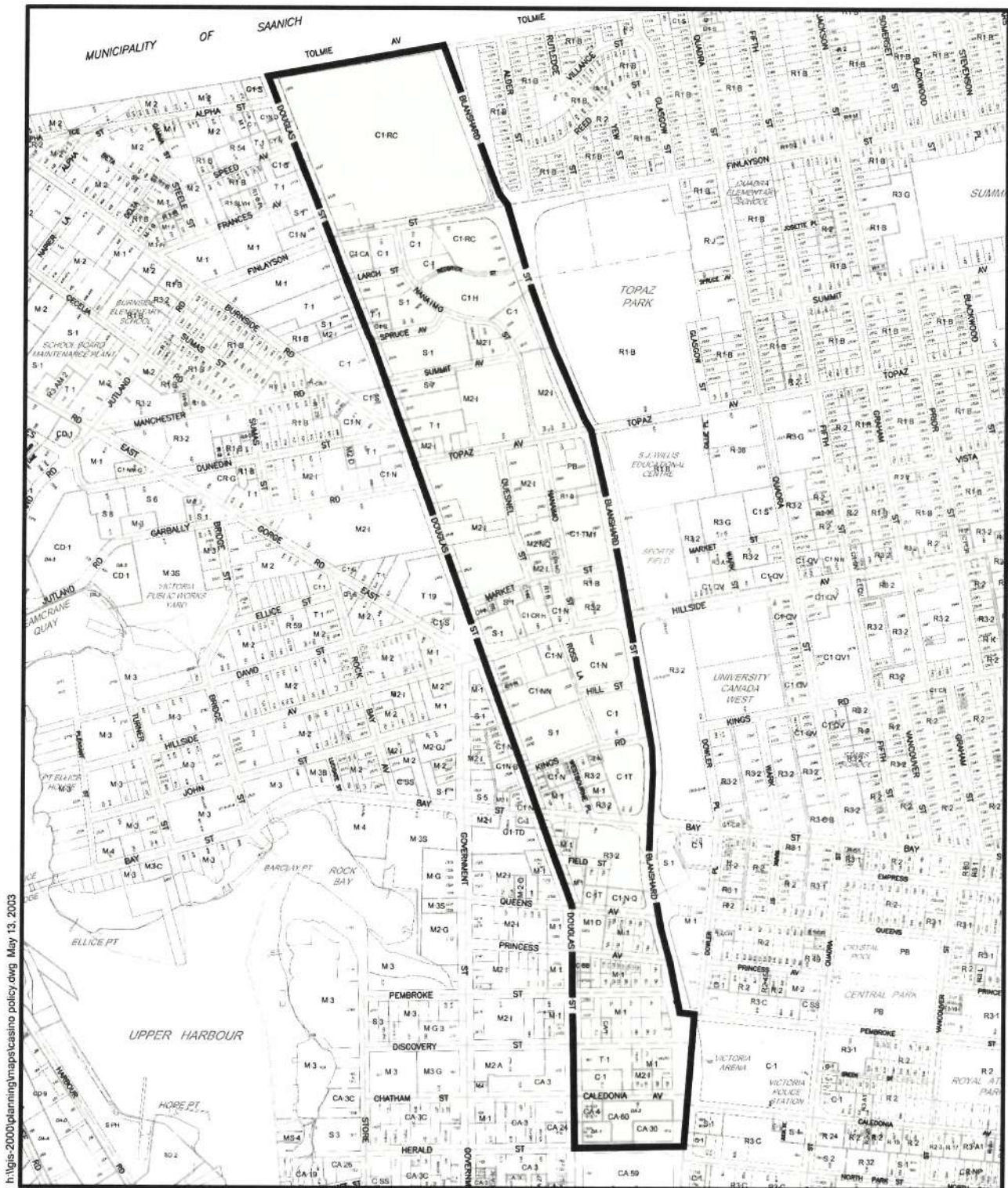
The following two sub-areas, within the lands outlined on the map, are considered as 'site sensitive locations' where siting and design of a casino will require special care:

- Belleville Street buildings visible from the harbour between Pendray Street and Menzies Street
- The Crystal Gardens site

SOCIAL

The proposed casino will comply with articulated municipal social principles and goals. Gaming is addictive and as gaming activity increases and diversifies, that impact increases. An application for rezoning must be accompanied by a professional social impact analysis demonstrating how impacts will be monitored and mitigated. Impacts should be assessed under the categories of personal or health issues, family and social dysfunction, non-criminal community issues and criminal community issues. A management plan must accompany the application outlining proposed operational policies, including recruitment, hiring, training and development of staff.

VLTs will not be allowed in the City of Victoria, based on information received by Council that a three or four fold increase in gambling addiction is attributable to VLTs.

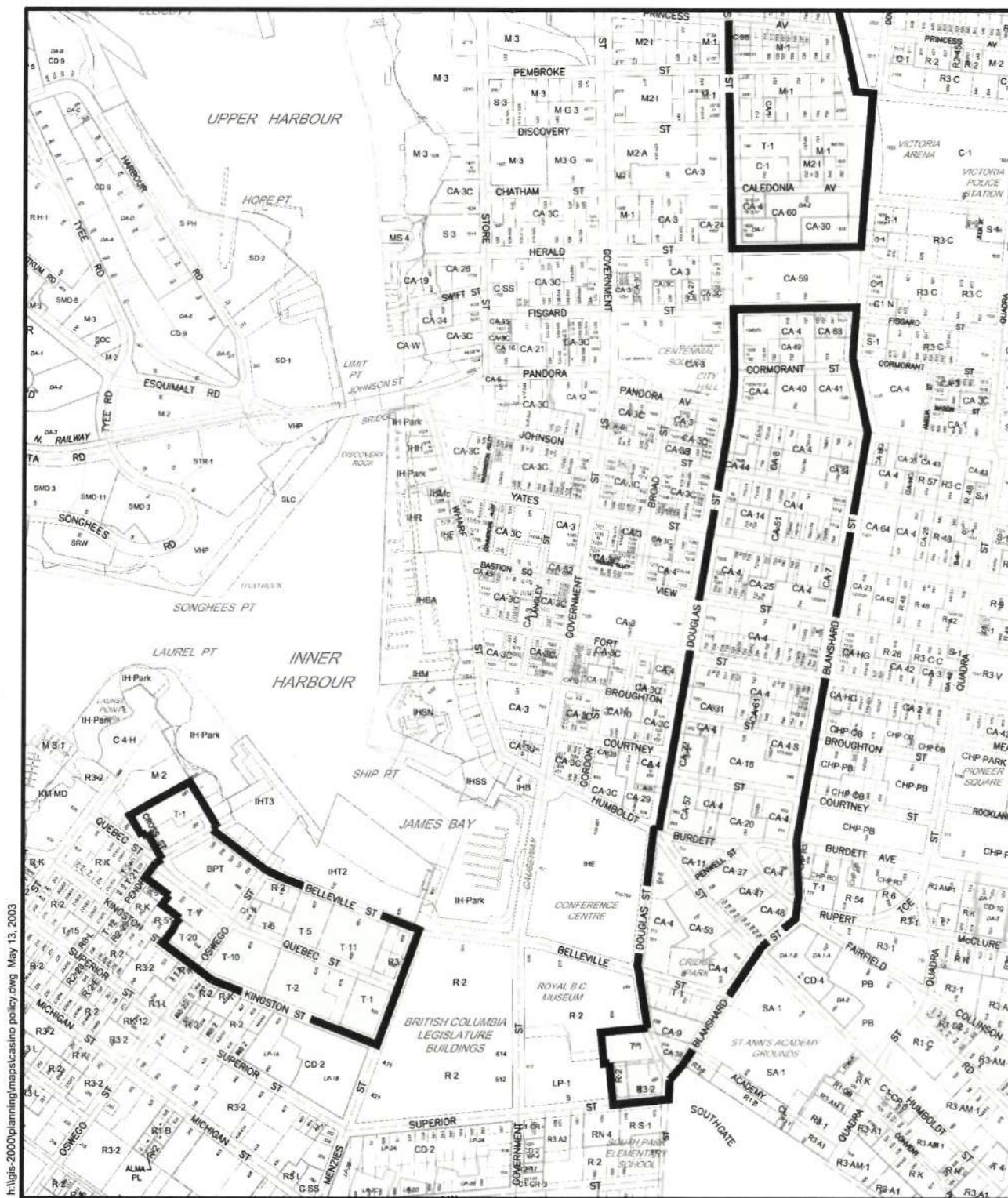


Casino Policy

Map 1 of 2



CASINO REZONING GUIDELINES



Casino Policy
Map 2 of 2





Planning and Land Use Committee Report

For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 15, 2015

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

Subject: Rezoning Application No.00472 for 1041 Oliphant Avenue and 212-220 Cook Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00472 for 1041 Oliphant Avenue and 212-220 Cook Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. The applicant arrange and participate in a second Community Association Land Use Committee (CALUC) meeting.
2. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.5:1 FSR with a contribution of 75% of the value of any identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, to be secured to the satisfaction of City staff.
3. Registration of the following:
 - a. Housing Agreement to secure the rental of nine units for a minimum of 10 years and that future strata bylaws cannot prohibit strata owners from renting residential strata units;
 - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
 - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
 - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) 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 904(1) 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 905 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 Regulation 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 1041 Oliphant Avenue and 212-220 Cook Street. The proposal is to rezone the land from the R3-A2 Zone (Low Profile Multiple Dwelling District) to a site specific zone in order to increase the density and allow commercial uses at this location.

The following points were considered in assessing this Application:

- The Application meets the objectives of the placemaking policy (8.47), economy policy (14.22) and housing policy (13.23) in the *Official Community Plan, 2012* (OCP) which supports the provision of bonus density that contributes towards the provision of an amenity or entrance into a Housing Agreement.
- The proposal is consistent with the OCP, which designates the property as Large Urban Village and envisions density up to 1.5:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2.5:1 FSR.
- The proposal would result in the loss of nine rental units. The applicant has provided additional information on the proposed approach to replace these units, which includes a Housing Agreement and a tenant relocation plan.
- The applicant is willing to undertake a land lift analysis to quantify the value associated with the proposed increase in density through the provision of a third-party economic land lift analysis.
- The Application is not consistent with the *Suburban Neighbourhoods Plan* as it relates to density. However, the adoption of the OCP provides more current direction for land use and density.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the maximum density from 1.2:1 floor space ratio (FSR) in the existing R3-A1 Zone (Low Profile Multiple Dwelling District) to 2.5:1 FSR.

Under the requirements of Schedule C of the *Zoning Regulation Bylaw*, a parking variance is associated with the Application and is addressed in the concurrent Development Permit Application report.

Sustainability Features

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

Active Transportation Impacts

The applicant has identified a number of measures to support active transportation, which will be reviewed in association with the concurrent Development Permit Application for this property.

Public Realm Improvements

The proposal includes frontage improvements and widening of the rear lane, which are discussed in more detail later in this report.

Land Use Context

The area is characterized by a mixture of low rise multi-unit residential buildings (three and four storeys), single family dwellings and commercial uses (ranging from one to three storeys) along Cook Street. Single family dwellings and house conversions exist along Oliphant Avenue to the rear of the subject property.

Immediately adjacent land uses include:

- North (across Oliphant Avenue) – one-storey commercial building (existing tenants include Rexall Pharmacy, Subway and Pizzeria Prima Strada)
- South – four-storey multi-unit residential building
- East (across Cook Street) – three-storey multi-unit residential buildings and commercial uses including Oxford Foods
- West – single family dwellings and house conversions including a four-plex at 1035 Oliphant Avenue.

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling at 212 Cook Street and a duplex at 214-216 Cook Street. In addition, multi-family residential buildings are situated at 220 Cook Street (four units) and 1041 Oliphant Avenue (five units).

Under the current R3-A2 Zone (Low Profile Multiple Dwelling District), the property could be developed at a density of 1.2:1 FSR and three storeys. The FSR is contingent on parking being provided underground and 40% of the lot being landscaped as open site space. If these conditions are not met, the current density is 1.0:1 FSR.

Data Table

The following data table compares the proposal with the existing R3-A2 Zone (Low Profile Multiple Dwelling District) as well as the key OCP policies. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing Zone R3-A2	OCP Policy
Site area (m ²) - minimum	2015.00	920.00	N/A
Number of units - maximum	60	N/A	N/A
Density (Floor Space Ratio) - maximum	2.49:1*	1.2:1	1.5:1 (base) 2.5:1 (max.)
Total floor area (m ²) - maximum	5013.00*	2418.00	5037.50
Height (m) - maximum	18.40*	10.7	N/A
Storeys - maximum	6*	3	6
Site coverage % - maximum	67.00*	40.00	N/A
Open site space % - minimum	7.00*	40.00	N/A
Setbacks (m) – minimum			
Front (Cook Street)	0.00*	7.50	
Rear (west)	8.50*	9.00 for building < 7m in height 10.50 for building > 7m in height	N/A
Side (Oliphant Avenue)	0.00*	9.20	
Side (south)	3.80*	9.20	
Parking – minimum (Schedule C)	Residential: 52* Commercial: 21 Total: 73	Residential: 84 (1.4 per unit) Commercial: 21 (1 stall per 37.5m ²) Total: 105	N/A
Visitor parking (minimum) included in the overall units	0*	6	N/A
Bicycle parking Class 1 (minimum)	6	6	N/A
Bicycle parking Class 2 (minimum)	64	64	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fairfield Gonzales CALUC at a Community Meeting held on December 15, 2014. A letter received on January 14, 2015, in response to this meeting is attached to this report.

In the interest of an open and transparent dialogue, standard City practice is to encourage applicants to hold additional CALUC meetings in situations where plans have significantly

altered since the original submission. In this case, staff recommend for Council's consideration that the changes justify another Community Meeting and the recommendation includes wording to this effect. A letter from the Fairfield Gonzales Community Association dated August 7, 2015, requesting an additional meeting is also attached for Council's consideration.

The applicant held an independent open house (separate to the City's CALUC process) on July 29, 2015, at the Big Wheel Burger (341 Cook Street). A summary of the consultation that has been completed to date has been prepared by the Applicant and is included in the attachments for Council's consideration.

ANALYSIS

Official Community Plan

Proposed Increase in Density

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Large Urban Village, which supports low-rise and mid-rise multi-unit buildings of up to approximately six storeys, including apartments and mixed-use buildings. Ground-oriented commercial uses with buildings set close to the street frontage are noted as some of the place character features of Large Urban Villages. The OCP states that new development may have a density of generally up to 1.5:1 floor space ratio (FSR) and increased density of up to 2.5:1 FSR may be considered in "strategic locations for the advancement of Plan objectives". The site is located within a Large Urban Village, as identified in Map 2 of the OCP and referenced in policy 13.1, and, therefore, meets the OCP policy of being considered a strategic location.

The applicant proposes a FSR of 2.5:1. The contribution of a public amenity may justify extra density above the base density of 1.5:1 FSR. The staff recommendation provided for Council's consideration is to quantify the land lift associated with the proposed increase in density through the provision of an independent third-party economic analysis. Consistent with the normal process, the third-party consultant would work under the direction of staff but be paid for by the applicant. Staff recommend that a public amenity contribution be provided that is equivalent to 75% of the increase in land value attributed to the additional density. Any resulting contribution would be divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund. The applicant has indicated that they are willing to undertake this work and that it will be completed prior to the Application advancing for consideration at a Public Hearing, should Council decide to advance the Application further through the review process.

Loss and Replacement of Rental Housing

The OCP provides further land use policy vision and strategic direction for Large Urban Villages within the City-wide context. Large Urban Villages are projected to accommodate 40% of the population growth by 2041 (approximately 8,000 people). The Plan includes policies to focus the delivery of community services through hubs located in walkable centres, serviced by frequent transit. The OCP also encourages a range of housing types, forms and tenures across the City, with policies that specifically address properties that currently contain rental units in buildings of four units or more (policy 13.23). In these cases, higher density redevelopment proposals may be considered if the Application includes, as a voluntary amenity, the retention of the same number of rental units within the site through a Housing Agreement. Alternatively a financial contribution to the City's Housing Fund is also considered an acceptable amenity for higher density redevelopment proposals.

The applicant has provided additional information detailing the proposed approach to replace the nine residential units that would be lost through the proposed development. This includes the provision of a Housing Agreement to secure a minimum of nine units within the building as market rental for a minimum period of 10 years. In addition, the applicant has also indicated that they will provide tenant relocation assistance consisting of:

- three months' notice and up to \$500.00 moving expenses for existing tenants vacating 220 Cook Street and 1041 Oliphant Avenue
- credit for one month rent
- Right of First Refusal for rentals in other buildings owned by Urban Core Ventures Ltd.
- 5% cash back if a current renter chooses to purchase a unit in the new building.

The applicant has indicated that this relocation plan would only be offered to long-term existing tenants that pre-date the current ownership of the properties. New tenants are aware of the redevelopment plans and the potential short-term lease of the properties.

The proposal is consistent with the objectives set out in the OCP in relation to land use and density. Additional policies related to Placemaking and built form will be discussed in the concurrent Development Permit Application.

Cook Street Village Guidelines

The subject property is located within Development Permit Area 5, Large Urban Villages. The *Cook Street Village Guidelines* (updated to 2003) are noted as being applicable to the subject property. No policy direction is given on the future potential land use or density within this area. Policies relevant to the built form will be discussed in more detail in the concurrent Development Permit Application.

Suburban Neighbourhood Plan

Although not directly referenced in the OCP, the *Suburban Neighbourhood Plan* (updated to 1984) provides direction on land use and density within the Cook Street Village. Under this Plan, the subject properties are designated as "apartments". Immediately adjacent designations include "District Centre" to the north along Cook Street and "general residential" to the rear along Oliphant Avenue. Under the apartment designation, scale is intended to have the appropriate height to its surroundings. This includes "three storeys for sites bordering low-profile buildings" and "four storeys for most other sites". Although technically the proposal is not consistent with this policy, as the proposal includes a five storey building, it should be noted that the OCP provides the most current policy direction as it relates to land use and density. The intent when the OCP was adopted in 2012 was that local area plans would be brought into alignment with the OCP over time through amendments and through the creation of more up-to-date Local Area Plans (OCP policy 19.2). The *Suburban Neighbourhood Plan* remains in effect in the interim.

Public Realm Improvements

A 1.82m concrete sidewalk currently exists along Cook Street. The applicant is proposing to widen the sidewalk immediately adjacent to the property using a combination of unit pavers and concrete bands consistent with the properties immediately north of Oliphant Avenue. The type of pavers used will be to City standards and to the satisfaction of staff. In addition, the applicant is proposing to pave the lane to the rear of the property. This construction would be at the applicant's expense and would be secured through a Section 219 Covenant. The applicant is amenable to entering into this agreement.

Sewage Attenuation

A Section 219 Covenant for sewage attenuation may be required for infrastructure improvements to support the proposed increase in density from the 1.2:1 FSR maximum for multiple dwellings, in the existing zoning entitlement, to the proposed density of 2.5:1 FSR. The applicant has confirmed that a report from a qualified engineer will be submitted prior to a Public Hearing addressing this issue.

Resource Impacts

The unit pavers proposed on the frontage will have higher maintenance costs than the typical standards for broom finished concrete. Staff recommend for Council's consideration that the proposed pavers are supported since these are consistent with the adjacent properties to the north along Cook Street and provide a higher quality public realm, appropriate for a Large Urban Village context. The average annual cost above the standard finish is anticipated to be in the range of \$500 to \$1000.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to mixed-use and higher-density development within the Large Urban Villages. As the applicant is proposing to include the replacement of the nine rental units within the proposed building and is also amenable to the provision of an independent third-party economic analysis prior to a Public Hearing, the proposed increase in density is considered appropriate in this location. Although discrepancies exist with the height provisions within the *Suburban Neighbourhoods Plan*, the OCP is considered to be the overarching document as it relates to land use and density. Staff recommend for Council's consideration that the City enter into a legal agreement with the applicant in order to ensure that both the rental of nine units for a minimum of 10 years and all strata-titled units are available for rent by non-owners. Staff further recommend that the applicant provide a public amenity contribution to justify the increase in density.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00472 for the property located at 1041 Oliphant Avenue and 212-220 Cook Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

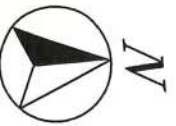
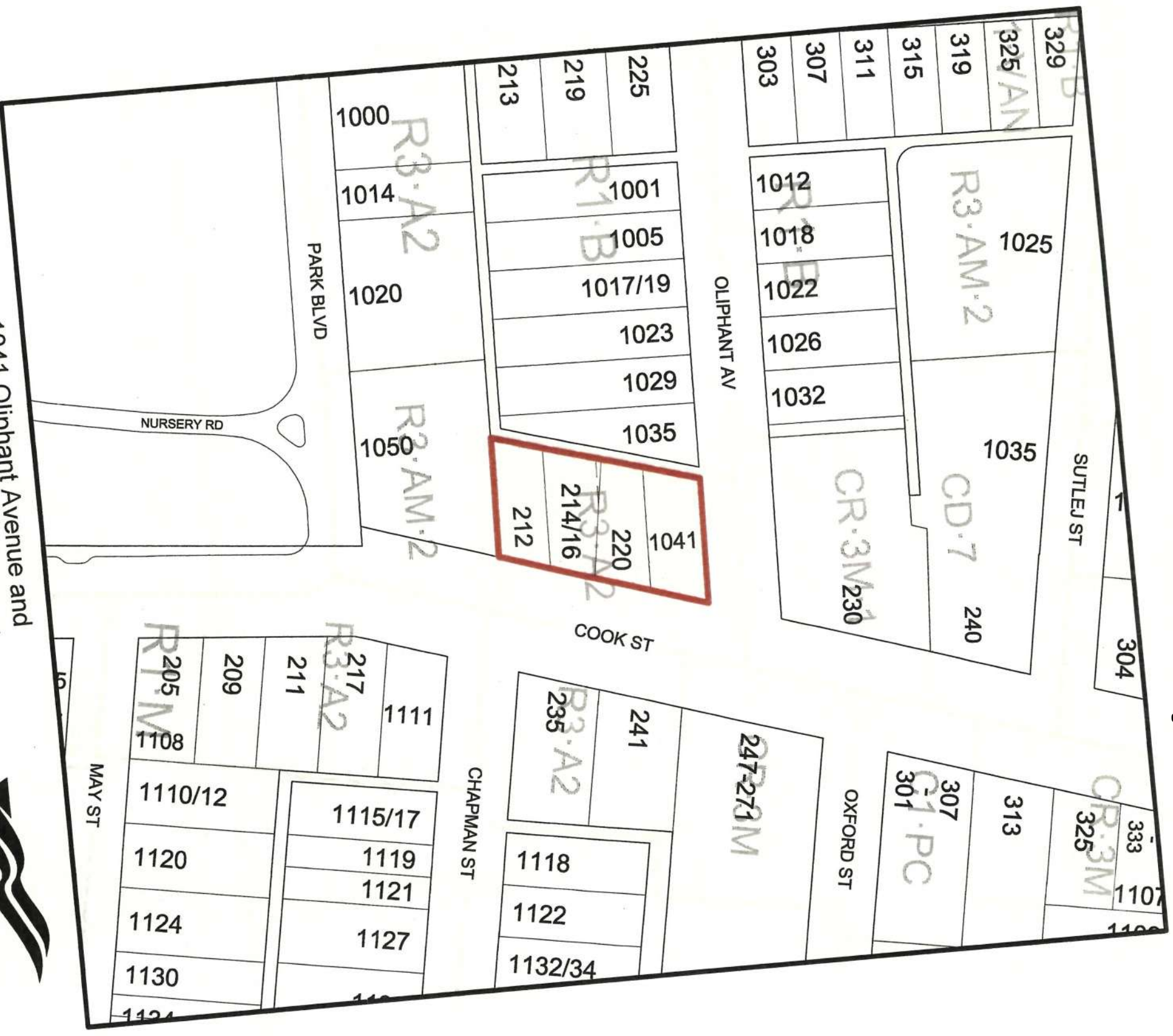
Report accepted and recommended by the City Manager:



Date: October 21, 2015

List of Attachments

- Zoning map
- Aerial photo
- Letter from Urban Core Ventures, dated October 15, 2015
- Summary of consultation (compiled by Applicant), dated October 9, 2015
- Letter from Fairfield Gonzales Community Association, received January 14, 2015
- Letter from Fairfield Gonzales Community Association, dated August 7, 2015
- Parking Study by Boulevard Transportation, dated July 15, 2015
- Letter from Urban Core Ventures (parking calculation update), dated October 15, 2015
- Arborist Report by Talbot Mackenzie & Associates, dated June 29, 2015
- Plans for Rezoning Application #00472 and Development Permit Application #000402, dated September 28, 2015.



1041 Oliphant Avenue and
212, 214 & 220 Cook Street
Rezoning #00472
Bylaw #





1041 Oliphant Avenue and
212, 214 & 220 Cook Street

Rezoning #00472

Bylaw #

Rezoning Application No. 00472 for 1041 Oliphant Avenue and ...





Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6



Mayor and Members of Council:

**RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village
Rezoning and Development Permit Application**

I am pleased to submit this application for a Rezoning and concurrent Development Permit for the properties at the southwest corner of Cook and Oliphant Streets. This proposal presents an important and strategic opportunity to add to and strengthen Cook Street Village, promoting the City's *Official Community Plan* (OCP) objectives.

Project Goal

To create a building that respects and enhances Cook Street Village's unique sense of place and character; a building which will become an integral part of the community and provide new opportunities for living, businesses and activity on the street.

Site and Context

The site consists of four lots occupied by small-scale rental buildings. These properties have been recognized as part of Cook Street Village with redevelopment potential since before 1984 (as described in the *1984 Fairfield Neighbourhood Plan and Guidelines for Cook Street Village*). While the current R3-A2 zoning permits buildings up to 3 storeys in height, the 1984 Plan already contemplated building heights of 4 storeys through rezoning.

Neighbouring buildings include a 4 storey residential building to the south (corner of Cook and Park), 3 storey apartments to the east across Cook Street, a one storey commercial building and parking lot across Oliphant to the north and a multi-unit conversion across the lane to the west. There are many other 4 storey buildings in the neighbourhood and on Cook Street.

Official Community Plan

The 2012 OCP designated Cook Street Village as one of 8 Large Urban Villages where growth is encouraged over the next 25 years in order to add to the vitality and economic viability of neighbourhood centres. Policies for development in Large Urban Villages call for building heights up to 6 storeys and densities up to 2.5:1 fsr in strategic locations, with specific design objectives to enhance activity at street level including strong street walls and commercial use at grade.

A more detailed listing of how the proposal responds to and furthers OCP policies is included in an appendix.

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary.

The Proposal

With a density of 2.5:1 fsr, the 5-storey mixed use building will create 60 new residential units (9 of which will be market rental apartments, secured as rental for 10 years by covenant, to replace units lost by the redevelopment) and 790 m² of new commercial space on Cook Street, and provide a total of 56 underground and 20 surface parking stalls (at the rear of the building), and cycling facilities.

We received a lot of comments and questions about the project through our formal and informal consultations and ongoing conversations with the community, neighbours and City staff. The massing, form and design of the building have significantly evolved to respond to this feedback. The evolution includes:

- sculpting of the building to reduce its mass and improve its relationship to Cook Street, Oliphant Street, and neighbouring properties.
- strengthening the 3 storey elements on the southern and northern corners to reinforce the lower scale elements;
- increased building setbacks for the commercial frontages on Cook Street and the street corner to provide more space on the street for activity and movement;
- provision of landscaped trellises to visually soften the parking area located at the rear of the property from the street and from neighbouring properties;
- provision of a loading zone in the rear surface parking area to reduce traffic congestion on the street.

The Traffic Study, prepared by Boulevard Transportation, indicates that, given the types of units, location, access to transit, provision of cycling facilities and typical car ownership, the number and allocation of parking stalls will more than meet the demand for the project and won't put more pressure for parking on the street. A system for managing the parking will be put in place so that the rear surface parking, which will primarily be available for commercial tenants during business hours, would be made available for others at other times. An additional benefit for the area will be the widening and improvement of the lane which runs along the back of the properties, off of Oliphant Street to the west.

The large chestnut trees, which are integral to the character of Cook Street will be protected and retained. Very few other trees will be removed during the project.

Conclusion

Our proposal offers an important and strategic opportunity to add to and strengthen the southern end of Cook Street Village. The building significantly expands available housing options in the Village, with new opportunities for living, and provides exciting opportunities for new businesses to serve the neighbourhood. Most importantly it is our goal for this building to become a part of the fabric of Cook Street Village and add to its unique sense of place and character.

Thank you for your consideration

Sincerely,

Leonard Cole
URBAN CORE VENTURES

Appendix

2012 Official Community Plan Policies and Guidelines

Our proposal is consistent with the *Official Community Plan* policies and *Design Guidelines* for Large Urban Villages. These include:

- **Increased density up to a total of 2.5: 1 may be considered in strategic locations for the advancement of plan objectives.**

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary. Given this the proposed density for this project is 2.5:1 fsr.

- **Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.**

The proposed mixed-use building will be 5-storeys with 4-storeys of residential over a retail main floor and includes a roof top terrace for residents (technically the enclosed mechanical unit on the roof constitutes a 6th storey). This is also consistent with the 1984 Fairfield Plan which contemplates 4-storeys of residential in this location.

- **Ground-oriented commercial and community services reinforce the sidewalk.**

Six retail units are proposed on the main floor with individualized small-scale shop-fronts opening onto the sidewalk. A splayed corner and generous recessed entrance for the corner retail space will encourage pedestrian movement and travel to the south end of the village. Based on feedback from the public and staff, the building has been further set back at the street level and to increase the sidewalk area and provide more opportunities for activity and social interaction.

- **One to three storey building facades define the street wall.**

The façade of the proposed building is broken up into three distinct street walls from 1 to 4-storeys. The 3-storey component at the corner of Cook and Oliphant addresses the village core. A one-storey street wall of smaller shop front windows and entrances comprises the centre portion of the building. These shop-fronts are set back and angled towards the village core to draw pedestrian traffic down the street. A narrow, 4-storey street wall at the south end terminates the building and creates a transition to the more private, residential character of Cook Street. Upper level residential suites step back from the street wall at strategic locations on the second, fourth, and fifth levels to minimize overlook to neighbouring properties and reduce the overall mass of the building.

➤ **Replacement of Rental Housing Stock**

9 of the new residential units will be designated and protected (by covenant) as market rental for a period of 10 years in order to replace the market rental units that will be lost as part of the development. An additional covenant will be placed on the building to ensure the ongoing freedom for owners to rent units. A plan will be developed to assist existing tenants to relocate prior to construction.

➤ **Regularly spaced boulevard and street tree planting.**

One of the defining characteristics of the Cook Street corridor is the canopy of mature chestnut trees. The street trees will be retained and rigorously protected during construction. A rear lane, widened to City standards, provides access to surface commercial parking and the ramp to secure underground residential parking. The surface parking is screened with landscaping.

➤ **Wide sidewalks.**

The existing sidewalk will be extended to meet the shop-fronts providing a generous frontage for individualized shop front activity.

➤ **Central public green space or square.**

At the southern end of Cook Street Village, the site serves as a landmark for the transition between residential nature of the neighbourhood to the east and the commercial core of the village. A landscaped setback provides a breathing space between the proposed building and the adjacent four storey apartment building.

All residential suites are designed for south-oriented living and outdoor spaces. Centre suites are angled towards the south and designed with corner windows and generous decks. There is a total of 60 residential suites consisting of 6 junior 1-bedroom/1-bath suites, 37 1-bedroom/1-bath suites (including 2 with dens), and 17 two 2-bedroom/2-bath suites (including 2 with dens). Suites range in size from 45m² to 98m² and have been designed to add to the mix of unit types and sizes available in the Village.

The proposed development provides for 56 secure, underground parking stalls including required visitor stalls and one accessible stall. Parking is provided at a ratio of 0.9 stalls per suite. One Class 1 bicycle stall is provided for each suite and 4 additional stalls for the retail space. A 6-space bicycle rack is provided adjacent the sidewalk along Oliphant Avenue.

Windows and balconies have been placed to allow overlook of the street. Ground floor walls for retail/commercial spaces have maximized the amount of glazing to make activities and merchandise visible from the sidewalk to increase interaction between pedestrians and businesses. Canopies are provided continuously along the central one-storey street wall. The residential entrance is integrated into the shop-front character and secondary access is provided at the rear.

High quality, durable building materials are proposed including brick and painted concrete with tile accents at the commercial level and a combination of acrylic stucco, cementitious panels, and

prefinished metal panels for the upper level residential suites. Natural stained wood soffits and horizontal wood siding on accent walls within recessed balconies adds warmth to the exterior spaces occupied by residents.

All outdoor spaces will be designed in accordance with CPTED guidelines to ensure that safety and security requirements will be addressed for all users. All recesses will be well-lit with no blind corners. Visibility and security will also be addressed in the underground parking by eliminating blind corners and providing glass enclosed elevator lobbies, painted walls, and appropriate lighting levels.

GREEN BUILDING FEATURES

Energy Reduction:

Glazing is limited to 40% of exterior surface area; this average is reduced on the north side that is subject to greater heat loss and increased on the south side.

Thermal Bridging - balconies have been sized to a minimum (2% of vertical surface area of each floor) to reduce the thermal bridging and consequent heat loss of the floor slabs at these locations.

Average wall insulation is increased to R22 to reduce heat loss.

The building envelope will be air tight and impermeable to moisture.

Natural Ventilation:

Each apartment will be equipped with 100% fan assisted fresh air ventilation. The fresh air promotes healthy indoor air quality and reduces the potential for moisture build-up and condensation especially in the winter months when windows tend to be kept shut.

Innovation:

Individual retail shop-fronts on the main floor are angled north towards the village centre, whereas the upper level residential suites are angled south towards the park. This creates a lively massing while addressing the disparate requirements of the two occupancies: the retail units relate to the commercial zone and the residential units enjoy a southern exposure towards sun and views.

The sixth floor is solely for an enclosed mechanical room to keep unsightly equipment from populating the roof top and provides access to a roof top terrace for residents.

Recycling:

Deconstruction and demolition of existing building will be controlled to maximize re-use and recycling of construction products.

The new building provides a comprehensive recycling facility in the underground.

Transportation:

The site is located on bus routes and is walking distance to downtown. The village itself provides goods and services at the development's doorstep.

Total residential parking is being reduced from 84 stalls (1.4 stalls per unit) to 52 stalls (0.86 stalls per unit), reflecting the reduced need for motor vehicle parking as indicated in the attached parking study. An additional 21 parking stalls are provided for the commercial/retail component as well as an off-street loading space. The surface parking at the rear of the building is screened with landscaping.

Secure indoor parking is provided for 64 bicycles in two separate bicycle rooms. A 6-stall bicycle rack is located adjacent the sidewalk along Oliphant Ave.

Urban impacts:

This project promotes densification of a designated large urban village to provide homes for 100-150 people in partial fulfillment of the goals of the City of Victoria's Official Community Plan.

Existing street trees will be preserved.

All amenities and shopping are within walking distance reducing the number of car trips and promoting walking.

The project is well served by transit links to Downtown and is adjacent to a transit stop.

The project intensifies and provides for more efficient use of existing city services.

The project will enhance the economic viability of Cook Street Village by adding to the opportunity for commercial activity with new, versatile and high quality commercial space.

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal



Page 1 of 2

Community Consultation

September 2014 – Present

- Began discussions with residents, land owners, neighbours and business owners in Cook Street Village.

Oct 2014

- Initial meeting with the Fairfield and Gonzales Planning and Zoning Committee to discuss project – originally a 6 storey proposal.

December 15, 2014

- Formal **CALUC** meeting - **Fairfield Gonzales Community Association** as part of the City of Victoria's approved Rezoning process (meeting notes attached).
- City of Victoria sent out notification to 364 residents and landowners within 100 metres of the property.

Excerpt from the Minutes of Community Meeting Planning and Zoning Committee Fairfield-Gonzales Community Association (FGCA) December 15, 2014

*"Subject Property: 1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)
Proposal to build a residential / commercial five-storey complex.
Approx 35 interested parties attended*

Attendee Questions & Comments:

- *What is the width of the sidewalk...still to be determined*
- *Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible*
- *What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey*
- *Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.*
- *Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan*
- *A Park Boulevard resident felt his property values would be adversely impacted*
- *One resident suggested it would work if the complex could be scaled back in size and more trees be saved*
- *Another resident worried whether adequate parking was being provided*
- *One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens*
- *There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village."*

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 2 of 2

January 15' 2015

- Meeting with residents of neighbouring building at 1050 Park Boulevard to discuss the project and answer questions.
- Approximately 16 residents attended in their common room.

Comments and questions noted included:

- Question about the need or support for more commercial on Cook Street and what type of commercial uses there would be.
- Question about the new OCP policies and the need for a new neighbourhood plan to define what should happen on this site.
- Concern over loss of resident's property value.
- Question about tree retention.
- Some individual concerns over loss of views and privacy.
- Some concern about underground parking entrance and noise in the lane.
- Questions about the approval process, timing and assurances that what they see is what gets built. Clarification that this requires rezoning and development permit.
- Some concern about parking issues in the Village.
- Questions about the size of building, number of units, possible price of units and affordable rental.
- Questions about timing of construction.
- Question about the nature of the strata for the commercial and residential components.

March 2015 to Present - Continued and Ongoing

- Continued discussions with residents, landowners, neighbours and business owners in Cook Street Village including committing a staff person to reach more people.
- The Project has been a topic in Times Colonist, CTV, CBC, Jane's Walk, Fairfield Observer, Victoria News, The Cook Street Village Voice and much more.

July 29th 2015

- Community Open House/Event - 5-7pm at Big Wheel Burger, 341 Cook Street
- Over 1400 invitations delivered to multiple postal routes in the neighborhood to ensure a 200m radius.
- More than 300 interested people attended, 75 positive comment cards written and 31 signatures of support. There were 12 comment cards from people who had some concerns about the project.
- The most common points of discussion were the building setback and number of storeys. There was strong support for from many for the design and addition of housing and favourable comments about the cycling facilities as well as the addition of commercial opportunity.
- It was clear that there was a lot of misinformation in the neighbourhood.

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
December 15, 2014**

Facilitator: Paul Brown



Subject Property:

1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)

Proposal to build a residential / commercial five-storey complex.

Approx 35 interested parties attended

Attendee Questions & Comments:

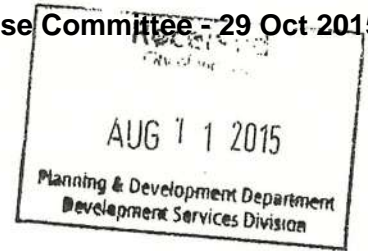
- What is the width of the sidewalk...still to be determined
- Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible
- What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey
- Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.
- Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan
- A Park Boulevard resident felt his property values would be adversely impacted
- One resident suggested it would work if the complex could be scaled back in size and more trees be saved
- Another resident worried whether adequate parking was being provided
- One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens
- There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village.

George Zador

Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
www.fairfieldcommunity.ca
Facebook



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect



August 7, 2015

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oilphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

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Parking Study for Oliphant Avenue / Cook Street Mixed Use Development Site

Prepared for: **Urban Core Ventures**
Prepared by: **Boulevard Transportation, a division of Watt Consulting Group**
Our File: **1787**
Date: **July 15 2015**

GREAT!

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1.0 Introduction

Boulevard Transportation, a division of Watt Consulting Group was retained by Urban Core Ventures to undertake a parking study for the proposed development at Cook Street and Oliphant Avenue (1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street) in the City of Victoria. The purpose of this study is to review the proposed parking supply to determine if it is appropriate for the site. The study considers parking demand at representative multi-family residential and commercial sites, and also considers parking management options, transportation demand management programs and on-street parking conditions adjacent the site.

1.1 Location

The development site is located at 1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street in Cook Street Village in the City of Victoria. See Map 1.

MAP 1. SUBJECT SITE

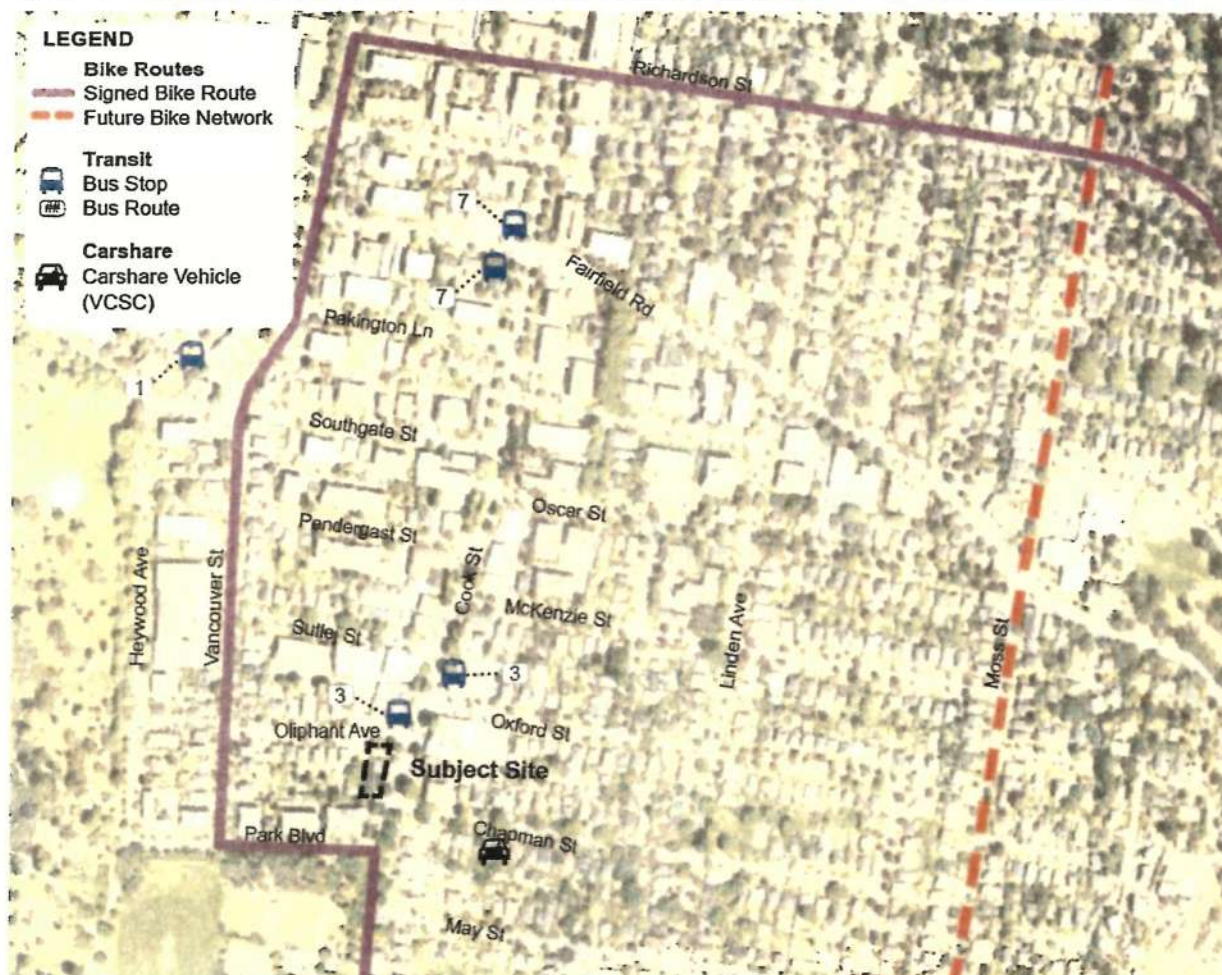


1.2 Site Transportation Characteristics

The site is located close to the following transportation options, as indicated on *Map 2*:

- Transit. Bus stops are located within 500m of the site and provide service to downtown Victoria, with connections to other destinations in the Greater Victoria Area.
- Cycling. Vancouver Street and Richardson Street are designated bike routes and Moss Street is a future bike network. There are also roads in close proximity that have bike lanes that connect to regional routes such as the Galloping Goose Regional Trail and the Lochside Regional Trail.
- Walking. There are sidewalks and crosswalks on the majority of roads nearby. It is an approximately 25-minute walk to downtown Victoria, a 10-minute walk to the Dallas Road Waterfront, and less than a 5-minute walk to Beacon Hill Park.
- Carshare. The closest carshare vehicle is stationed on Chapman Street approximately a 1-minute walk to the site (100m).

MAP 2. TRANSPORTATION OPTIONS IN CLOSE PROXIMITY TO THE SUBJECT SITE



1.3 Current Land Use

The sites are currently zoned R3-A2, Low Profile Multiple Dwelling District. The four existing buildings will be demolished and the site is seeking rezoning to accommodate the proposed development.

1.4 Proposed Development

The proposed development is a five-storey building with 60 multi-family residential units and 786m² (8,461 sq.ft) of commercial space on the ground floor. Residential units will be ownership (strata title) with a mix of studio, one- and two-bedroom units.

1.4.1 Proposed Parking Supply

The proposal includes a total of 76 parking spaces; 56 spaces underground and 20¹ spaces at the surface.

The proposal also includes 64 Class I bicycle parking spaces in two shared bicycle rooms in the underground parkade (one with 36 spaces and one with 28 spaces) and a Class II bike rack at the rear of the building.

2.0 Parking Requirement

The site parking requirement is 105 parking spaces; 84 spaces for residential and 21 for commercial. See *Table 1*. The requirement is 29 parking spaces more than proposed.

A general commercial retail rate is used to determine the commercial requirement, however, commercial occupants have not been confirmed and the requirement would only be 12 spaces if considered using the office requirement.

TABLE 1. SUMMARY OF PARKING REQUIREMENT

	Land Use	Required Supply Rate	Quantity	Applied to the Subject Site
Residential	Those multiple dwellings subject to Strata Title Ownership located in zones other than R3-1 and R3-2	1.4 / unit	60 units	84
Commercial	Retail stores, banks personal services establishments or similar uses ²	1 / 37.5m ²	786m ²	21
			Required Parking	105

The site also requires bike parking at a rate of 1 Class 1 space per unit³ (60 spaces) and a Class II space at each building entrance.

3.0 Parking Demand

Parking demand for residents, visitors, and commercial uses are considered in the following section based on vehicle ownership, observations, research, and results from previous studies.

¹ Alternative options are being considered

² The type of commercial use is unknown, and therefore a general commercial use was used to calculate required parking

³ The current site plan only indicates 60 Class I bike parking spaces; a deficiency of two spaces

3.1 Residential

3.1.1 Vehicle Ownership

Vehicle ownership data was obtained from ICBC for representative sites. See *Appendix A*. All sites are multi-family buildings (ownership, strata) in the Cook Street Village area with a mix of studio, one- and two-bedroom units.

Average vehicle ownership among representative sites is 0.78 vehicles per unit and ranges from 0.49 to 1.07 vehicles per unit. See *Table 2*. The average ownership rate applied to the subject site suggests residents will own 47 vehicles.

TABLE 2. VEHICLE OWNERSHIP AT REPRESENTATIVE SITES

Site	No. Units	Owned Vehicles	Ownership Rate (vehicles/unit)
East Park*			
1050 Park Boulevard	27	28	1.04
1035 Sutlej Street*	41	31	0.76
Edgemount Villa*			
909 Pendergast Street	41	33	0.80
The Fairhaven*			
1035 Southgate Street	17	13	0.76
Southgate Villa*			
1063 Southgate Street	37	25	0.68
Glenmuir Place*			
1121 Oscar Street	19	12	0.63
The Midlands*			
1110 Oscar Street	24	15	0.63
Castleholm Manor*			
1122 Hilda Street	15	12	0.80
Village Park*			
439 Cook Street	28	25	0.89
1030 Yates**			
1030 Yates Street	45	22	0.49
Wilden Lofts**			
1155 Yates Street	28	18	0.64
Sterling Park**			
445 Cook Street	20	18	0.90
The Westfield**			
1024 Fairfield Road	35	25	0.71
Woodstone Place**			
1039 Linden Avenue	26	18	0.69
Jigsaw**			
1030 Meares Street	35	34	0.97
The Mondrian***			
1090 Johnson Street	93	62	0.67
Pacific Monarch***			
1015 Pandora Street	30	32	1.07
Regents Park***			
1010 View Street	77	69	0.90
Average			0.78

*Ownership information as of December 31, 2014
**Ownership information as of December 31, 2013

***Ownership information as of October 31, 2014
****Ownership information as of April 30, 2014

3.1.2 Vehicle Ownership from Other Studies

Two similar parking studies were conducted for multi-family residential (strata) proposals for sites within similar proximity to downtown Victoria with a similar mix of one- and two-bedroom units. Average vehicle ownership was determined to be 0.76 vehicles per unit for the site in Fairfield / Cook Street Village and 0.80 vehicles per unit for the site in Victoria West. This equates to a vehicle ownership of 46 and 48 vehicles, respectively.

3.1.3 Visitor Parking

Vehicle ownership is considered the most appropriate measure of resident parking demand, however; it does not account for visitors. A Metro Vancouver study⁴ recommends a visitor parking supply rate of 0.1 spaces per unit for sites in urban areas. This results in a visitor parking supply of 6 spaces.

3.2 Commercial

Observations of mixed retail-office sites on the periphery of downtown Victoria were conducted for a previous parking study⁵. Peak parking demand was found to be one vehicle per 53m² during the mid-day weekday. See *Table 3*. This results in a parking demand of 15 vehicles.

TABLE 3. OBSERVATIONS AT REPRESENTATIVE COMMERCIAL SITES

Site	Estimated Floor Area (m ²)	Observed Vehicles	Demand Rate
1609 Blanshard Street	798	13	1 / 61m ²
734-738 Caledonia Avenue	510	12	1 / 43 m ²
2610 Douglas Street	660	32	1 / 21 m ²
2659 Douglas Street	3,648	60	1 / 61 m ²
2504 Government Street	1,176	14	1 / 84 m ²
990 Hillside Avenue	1,172	26	1 / 45 m ²
		Average	1 / 53 m ²

A parking study was conducted for a mixed-use site in Victoria West. Observations were conducted at representative mixed-use sites and resulted in an average demand of 1 vehicle / 45m². This results in a parking demand of 17 vehicles.

Local observations suggest expected demand will be no more than 17 vehicles.

⁴ Metro Vancouver, Metro Vancouver Apartment Parking Study, 2012, http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment_Parking_Study_TechnicalReport.pdf

⁵ 1950 Blanshard Street Parking Study, November 2013

3.3 Summary of Parking Demand

The expected parking demand is 70 vehicles (six less than proposed), as follows:

- Residents – 47 vehicles
- Visitors – 6 vehicles
- Commercial – 17 vehicles

Section 6.0 suggests strategies for efficient on-site parking management.

4.0 On-Street Parking

On-street parking supply and conditions have been considered for the area surrounding the site bounded by Sutej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. See *Map 3*.

4.1 Supply

On-street parking on the majority of roads surrounding the site is restricted to residential parking only at all times. Oliphant Avenue has nine spaces on the north side and 15 spaces on the south side, (restricted to residential parking only) the most likely place residents would seek on-street parking. Cook Street is generally restricted to 1 hour parking, and would likely accommodate some commercial patrons.

MAP 3. ON-STREET PARKING SUPPLY + RESTRICTIONS



4.2 Occupancy

On-street parking conditions were assessed based on four observations – twice on a weekday midday, once on a weekday evening and once on a Saturday midday. See *Appendix B*.

Overall occupancy rates among all observation periods range from 54% to 63%. Peak occupancy was observed on a Saturday midday.

Peak occupancy directly adjacent the site on Cook Street (restricted to 1 hour) was 73% (three spaces available); average occupancy was 66% for all observation times. Average occupancy for all parking restricted to 1 hour was 66% for all observation times.

Peak occupancy directly adjacent the site on the south side of Oliphant Avenue (the most likely place for residents and visitors to seek parking) occurred on Saturday January 10 at 2:00 pm and was 73% occupied (four spaces still available). The north side of Oliphant Avenue had peak occupancy on the weekday evening observation of 78% (two spaces available). Average

occupancy for residential parking only is 56% for all observation times. Average occupancy for unrestricted parking is 64% for all observation times.

Results suggest there is limited on-street parking available adjacent the site to accommodate spillover, although parking is generally available within one block of the site.

5.0 Transportation Demand Management

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel. Proposed parking supply is expected to exceed parking demand and TDM is not required to address parking deficiency, however TDM measures may be pursued to encourage sustainable travel and enhance travel options. The following TDM options may be considered:

- Information – Provide residents and commercial businesses with travel information, including bike parking information, bike route maps, and transit maps/schedules;
- Transit – Subsidize resident and employee transit passes for a defined period of time;
- Carshare – Subsidize resident membership in Modo carshare (formerly VCSC); and
- Bikeshare – Provide a fleet of bicycles managed by the strata and available to residents.

6.0 Parking Management

The proposed parking supply is 76 spaces (56 underground, 20 surface), six more than expected demand. Parking management strategies should be implemented to ensure supply is allocated appropriately to meet demand.

6.1 Resident Parking

Resident parking demand is expected to be approximately 47 vehicles and should be accommodated in the underground parkade. One of the following options should be pursued:

- Unassigned Parking. Parking is left unassigned and residents park in any available space. This accommodates residents with more than one vehicle and decreases spaces remaining unoccupied because a certain residents does not have a vehicle.

- **Assigned Parking.** Parking is assigned to residents seeking a space. Spaces are assigned to the vehicle, not the unit. A monthly or annual fee may be associated with the privilege to park in an assigned space.

Either an assigned or unassigned parking scenario is acceptable. It is important to note that any parking management option with an additional cost may encourage residents to seek parking off-site to avoid paying to park on-site.

6.2 Shared Visitor/Commercial Parking

A shared parking arrangement is recommended for residential visitor and commercial parking. A shared arrangement offers flexibility in meeting the demand from each user group and results in fewer total spaces needed to meet parking demand.

Parking demand for visitor and commercial parking was assessed by time of day by combining the peak demand for commercial (17 vehicles) and visitors (6 vehicles) and considering weekday and weekend time-of-day factors to determine the combined peak parking demand experience at any one time. Time of day factors are based on the Urban Land Institute (ULI) *Shared Parking* manual and adjusted to reflect local context. See *Appendix C*.

Results suggest peak parking demand will occur weekdays at 6:00pm & 7:00pm when combined parking demand will be 20 vehicles (visitor and commercial). Weekend demand will occur at 7:00 pm and will be for 19 vehicles. This suggests that 20 parking spaces are needed to meet combined visitor and commercial parking demand. It is recommended that surface parking spaces are assigned as visitor and commercial parking, with signage at the surface area entrance indicating that surface parking spaces are for customers, employees, and visitors. This will accommodate 19 visitor / commercial vehicles (one surface space is reserved commercial loading). An additional one or two spaces should be identified in the underground parking area for commercial parking (ideally suited to employee parking). An estimated nine underground parking spaces are not needed to meet resident parking demand. Consideration should be given to the location of any underground commercial spaces relative to the gate / access control point to ensure they may be accessed by non-residents.

7.0 Summary

The proposed development is for 60 multi-family residential units and 786m² of commercial space. The proposed parking supply is 76 spaces; 56 in an underground parkade, and 20 surface parking spaces. This is 29 spaces less than the zoning requirement.

Vehicle ownership information from representative sites suggests resident parking demand will be 47 vehicles. Peak visitor parking demand is estimated to be 6 vehicles. Commercial parking demand will be 17 vehicles based on observations of similar land uses.

On-street parking observations were conducted on streets in the vicinity of the site bounded by Sutej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. Generally, there is parking available within one block of the site to accommodate spillover.

TDM programs are provided to encourage the use of alternative travel modes to and from the site. Although the site does not require TDM, the following may be considered - travel information, transit passes, resident memberships in Modo (formerly VCSC), bikeshare.

Resident parking may be assigned or unassigned and should be located in the underground parking area. Surface parking should be shared by visitor and commercial vehicles, with one or two additional visitor / commercial spaces in the underground parking area.

7.1 Recommendations

1. The proposed parking supply is expected to meet parking demand
2. Parking should be allocated as follows:
 - a. 47 resident parking spaces and up to two commercial parking spaces in the underground parking area
 - b. Surface parking spaces assigned as shared commercial and visitor parking

Appendix A SUMMARY OF STUDY SITES

Summary of ICBC Study Sites
Cook Street Village Parking Study

Address	Type of Units				Number of Bedrooms	Notes
	Studio	1 Bedroom	2 Bedroom	3+ Bedrooms		
East Park 1050 Park Boulevard			✓		27	Built in 1975
1035 Sutlej Street		✓	✓		41	Built in 2010
Edgemount Villa 909 Pendergast Street		✓	✓		41	Built in 1967
The Fairhaven 1035 Southgate Street	✓	✓	✓		17	Built in 1974
Southgate Villa 1063 Southgate Street		✓	✓		37	Built in 1992
Glenmuir Place 1121 Oscar Street		✓	✓		19	Built in 1990
The Midlands 1110 Oscar Street		✓	✓		24	Built in 1982
Castleholm Manor 1122 Hilda Street		✓	✓		15	Built in 1971
Village Park 439 Cook Street		✓	✓		28	Built in 1981
Wilden Lofts 1155 Yates Street		✓			28	Built in 2004
Sterling Park 445 Cook Street		✓	✓		20	Built in 1994
The Westfield 1024 Fairfield Road		✓	✓		35	Built in 1976
Woodstone Place 1039 Linden Avenue		✓	✓		26	Built in 1976
Jigsaw 1030 Meares Street		✓	✓		35	Built in 2004
The Mondrian 1090 Johnson Street		✓	✓		93	Built in 2013
Pacific Monarch 1015 Pandora Street		✓	✓		30	Built in 1990
Regents Park 1010 View Street		✓	✓		77	Built in 1990
1030 on Yates 1030 Yates Street		✓			45	Built in 2004

Appendix B

SUMMARY OF ON-STREET PARKING OBSERVATIONS

On-Street Parking Observations

Cook Street Village Parking Study

Location	Parking Restriction	Parking Supply	Monday December 22, 3:00 pm		Monday December 29, 1:00 pm		Monday December 29, 9:00 pm		Saturday January 10, 2:00pm	
			Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate
Cook St East Side	1 Hour	3	3	100%	1	33%	1	33%	2	67%
Pendergast St to McKenzie St										
Cook St West Side	1 Hour	8	7	88%	8	100%	6	75%	5	63%
Pendergast St to Sutlej St										
Cook St East Side	1 Hour	3	3	100%	2	67%	3	100%	1	33%
McKenzie St to Sutlej St										
Cook St East Side	Loading Zone	2	2	100%	1	50%	0	0%	1	50%
Across from Sutlej St										
Cook St West Side	1 Hour	4	3	75%	4	100%	3	75%	2	50%
Sutlej St to Oxford St										
Cook St East Side	1 Hour	13	10	77%	8	62%	4	31%	9	69%
Oxford St to Champman St										
Cook St West Side	1 Hour	11	7	64%	7	64%	7	64%	8	73%
Oliphant Ave to Park Blvd										
Cook St East Side	1 Hour	4	3	75%	3	75%	2	50%	2	50%
Chapman St to Park Blvd										
Park Blvd North Side	Resident Only	14	10	71%	11	79%	8	57%	10	71%
Vancouver St to Cook St										
Park Blvd South Side	3 and 1/2 Hour	14	11	79%	8	57%	2	14%	9	64%
Vancouver St to Cook St										
Oliphant Ave North Side	Resident Only	9	3	33%	5	56%	7	78%	6	67%
Vancouver St to Pay Parking Lot Access										
Oliphant Ave North Side	1 Hour	3	3	100%	3	100%	2	67%	0	0%
Pay Parking Lot Access to Cook St										
Pay Parking Lot on Oliphant Ave	Pay Parking Lot	25	10	40%	10	40%	0	0%	14	56%
Oliphant Ave South Side	Resident Only	15	8	53%	6	40%	10	67%	11	73%
Vancouver St to Pay Parking Lot Access										
Sutlej St North Side	1 Hour	2	0	0%	2	100%	2	100%	0	0%
W of Cook St										
Sutlej St North Side	Resident Only	14	9	64%	6	43%	13	93%	10	71%
Vancouver St to W of Cook St										
Sutlej St South Side	Loading Zone	1	0	0%	1	100%	0	0%	0	0%
W of Cook St										
Sutlej St South Side	Resident Only	14	6	43%	5	36%	11	79%	8	57%
Vancouver St to W of Cook St										

Vancouver St East Side Pendergast St to Sutlej St	Resident Only	8	1	13%	2	25%	2	25%	5	63%
Vancouver St East Side Sutlej St to Oliphant Ave	Resident Only	12	8	67%	9	75%	11	92%	8	67%
Vancouver St West Side Pendergast St to Oliphant Ave	Resident Only	13	10	77%	5	38%	10	77%	7	54%
Vancouver St East Side Oliphant Ave to Park Blvd	Resident Only	12	1	8%	0	0%	3	25%	9	75%
Vancouver St West Side Oliphant Ave to Park Blvd	Resident Only	9	4	44%	7	78%	4	44%	5	56%
Oxford St South Side Truck Loading Zone E of Cook St	Loading Zone	1	0	0%	0	0%	0	0%	1	100%
Oxford St South Side E of Truck Loading Zone	1 Hour	2	0	0%	2	100%	2	100%	1	50%
Oxford St South Side E of 1 Hr Zone to Chester Ave	Resident Only	17	10	59%	6	35%	7	41%	13	76%
Chapman St North Side Cook St to Linden Ave	No Restriction	40	22	55%	24	60%	29	73%	25	63%
Chapman St South Side Cook St to Linden Ave	No Restriction	36	22	61%	22	61%	29	81%	22	61%
Total Average		309	176	57%	168	54%	178	58%	194	63%

Appendix C PARKING DEMAND BY TIME OF DAY

Parking Demand by Time of Day
Cook Street Village Parking Study

Time	Weekday					Weekend				
	Residential Visitor		Commerical		Total	Residential Visitor		Commercial		Total
	Factor	Vehicles	Factor	Vehicles		Factor	Vehicles	Factor	Vehicles	
6:00 AM	0%	0	5%	1	1	0%	0	5%	1	1
7:00 AM	10%	1	7%	1	2	20%	1	10%	2	3
8:00 AM	20%	1	15%	3	4	20%	1	15%	3	4
9:00 AM	20%	1	35%	6	7	20%	1	35%	6	7
10:00 AM	20%	1	50%	9	10	20%	1	50%	9	10
11:00 AM	20%	1	75%	13	14	20%	1	65%	11	12
12:00 PM	20%	1	95%	16	17	20%	1	80%	14	15
1:00 PM	20%	1	100%	17	18	20%	1	90%	15	17
2:00 PM	20%	1	95%	16	17	20%	1	100%	17	18
3:00 PM	20%	1	90%	15	17	20%	1	100%	17	18
4:00 PM	20%	1	90%	15	17	20%	1	95%	16	17
5:00 PM	40%	2	95%	16	19	40%	2	90%	15	18
6:00 PM	60%	4	95%	16	20	60%	4	80%	14	17
7:00 PM	100%	6	80%	14	20	100%	6	75%	13	19
8:00 PM	100%	6	50%	9	15	100%	6	65%	11	17
9:00 PM	100%	6	25%	4	10	100%	6	40%	7	13
10:00 PM	80%	5	10%	2	7	100%	6	25%	4	10
11:00 PM	40%	2	5%	1	3	60%	4	5%	1	4
12:00 PM	10%	1	0%	0	1	30%	2	0%	0	2



October 15, 2015

Charlotte Wain, Senior Planner
Sustainable Planning and Community Development
City of Victoria,
#1 Centennial Square, Victoria,
V8W 1PC

Ms. Wain,

**RE: Revised Parking Numbers - Parking Study for Oliphant Avenue / Cook Street Mixed Use
Development Site – Boulevard Transportation – July 15, 2015**

As the plans for this project have evolved the total number of parking stalls has been reduced from 76 to 73 stalls; 52 allocated for residential use and 21 for commercial use.

The parking study, produced by Boulevard Transportation which accompanies the application still references the original number of stalls. The following revised statements reflect the actual number of parking stalls:

- **Pg. 4 – Revised Section - 1.4.1 Proposed Parking Supply**

“The proposal includes a total of 73 parking spaces; 56 spaces underground and 17 spaces at the surface.”

- **Pg. 9 - Revised Section - 6.0 Parking Management**

“The proposed parking supply is 73 spaces (56 underground, 17 surface), three more than expected demand. Parking management strategies should be implemented to ensure supply is allocated appropriately to meet demand.”

- **Pg. 11 – Revised Section 7.0 Summary**

“The proposed development is for 60 multi-family residential units and 786m² of commercial space. The proposed parking supply is 73 spaces; 56 in an underground parkade, and 17 surface parking spaces. This is 32 spaces less than the zoning requirement.”

I apologize for any confusion.

Leonard Cole,
Urban Core Ventures



Talbot Mackenzie & Associates

Consulting Arborists

June 29, 2015

Urban Core Ventures
12 – 747 Princess Street
Victoria, BC V8T 1K5



Attn: Leonard Cole

Re: 202 Cook Street

Assignment: Review the plans provided and prepare a tree retention report to be used during the proposal to demolish the existing buildings at 212, 214, 220 Cook Street and 1041 Oliphant Avenue, and during the construction of a new mixed use development.

Methodology: 7 trees located on the municipal frontages and 1 Sycamore maple located within the easement area on the West side of the proposal are not tagged, but are identified numerically on the attached site plan. A single bylaw-protected walnut tree located on the 214 Cook Street property was identified using a numeric metal tag number 942. Information such as tree species, size(dbh), crown spread, critical root zone(crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations: It is our understanding that municipal Plum number 6 and Municipal cherry number 7 have been approved for removal and new trees are to be planted in their place. Bylaw protected Walnut tree number 942 is located within the footprint of the proposed new parking area and will not be possible to retain given the proposed impacts. Municipal Horse chestnut trees numbered 1-5 and Sycamore Maple number 8 are located where a portion of the proposed excavation for the new buildings and underground parking area will likely encroach into their critical root zones. It is our understanding that all reasonable efforts to reduce any over excavation in these areas are going to be implemented to reduce the impacts and retain these trees where possible. If bank stabilization is required, shoring the edge of excavation will likely be necessary to eliminate the need for cut slope in these locations. It may also be necessary to blind form the foundation to further reduce encroachment into the critical root zones. Providing the excavations within the critical root zones can be minimized wherever possible, horse Chestnut trees 1-5 on Cook Street have a good opportunity for retention. The retention of Sycamore Maple number 8 will depend on the size and the density of the roots encountered during the excavation and the ability to eliminate the need for any over excavation wherever possible.

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Victoria, BC V8Z 7H6
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Email: treehelp@telus.net

.../2

Mitigation of impacts:

- **Barrier fencing-** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Mulch layer or plywood over heavy traffic areas –** In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.
- **Excavation within critical root zones –**Any proposed excavation within the critical root zones of trees to be retained, must be supervised by the project arborist. In situations where cut slopes are anticipated near trees to be retained, it will likely be necessary to using shoring techniques in order to reduce the required excavation. If it is found that shoring techniques cannot be used to reduce excavation into the trees critical root zones or in the event that large structural roots are encountered that cannot be retained, it may require that additional trees are removed.
- **Blasting and rock removal –** We do not anticipate that blasting will be required adjacent to the trees that are to be retained. However, if areas of bedrock are encountered, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.
- **Concrete work –** Provisions must be made to ensure that no concrete wash or left over concrete material is allowed to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.

.../3

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- **Servicing:** The location for the underground and aboveground services were not defined or reviewed prior to the preparation of this report. Where possible these services should be located where they do not conflict with the critical root zones or the canopy spread of trees that are designated for retention on this property. The project arborist must supervise excavation for any underground services that encroach within the critical root zones of trees that are to be retained on the lot or the municipal frontages.
- **Offsite work:** The plans that were reviewed did not show any off site work, eg road widening or sidewalks or any upgrades or improvements to the existing municipal infrastructure. The location and nature of these upgrades will have a direct bearing on whether trees will be impacted or can be retained along the Cook Street frontage and easement are to the West of the property.
- **Work Area and Material Storage:** It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones of trees that are to be retained. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).
- **Arborist Role** – It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising excavation for the building driveway and service footprints
 - Reviewing and advising of any pruning requirements for building clearances.
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.
- **Canopy /Building conflicts:** We do not anticipate any canopy / building conflicts that cannot be addressed through standard pruning practices. We recommend any required pruning be reviewed with the project arborist and any necessary pruning be completed by an ISA certified arborist .

June 29, 2015

202 Cook Street

Page 4

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

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists
1-page tree resource, 1-page barrier fencing specifications, 1-page site sketch with tree locations

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.

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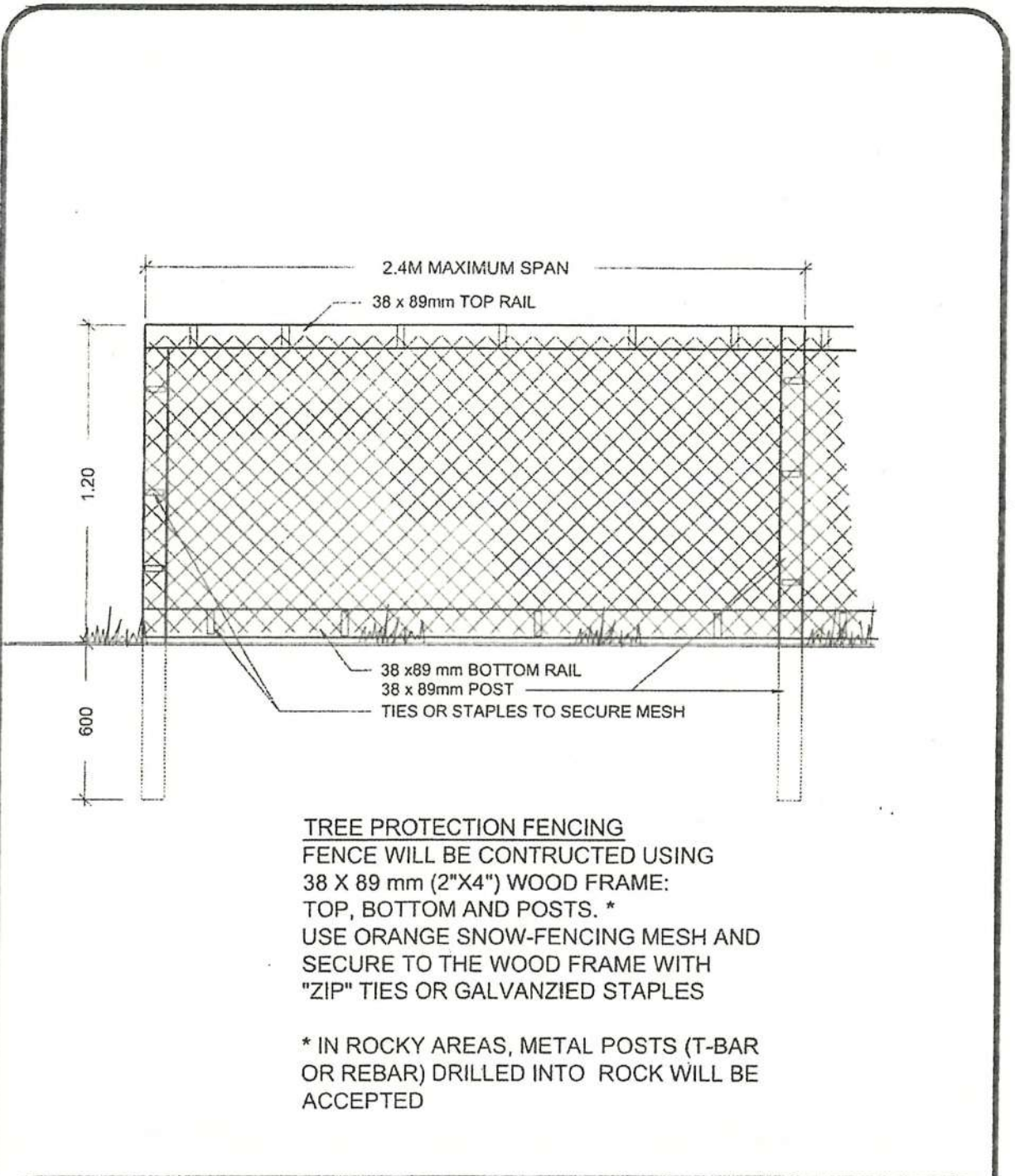
**TREE RESOURCE
for**

1

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1	105	10.5	Horse chestnut	16.0	Fair	Fair	Good	Municipal tree. V-pruned for hydro clearance, large historic pruning wounds with localized decay, Has been pruned to shorten end-weighted limbs previously.
2	61	6.0	Horse chestnut	13.0	Fair	Fair	Good	Municipal tree. V-pruned for hydro clearance, compacted, included bark - not active.
3	11	1.5	Horse chestnut	3.0	Good	Fair	Good	Municipal tree. Young tree, recent basal injury.
4	34	3.5	Horse chestnut	10.0	Good	Fair	Good	Municipal tree. Young tree, pruning wounds with surface decay.
5	50	5.0	Horse chestnut	9.0	Good	Fair	Good	Municipal tree. Young tree, pruning wounds with surface decay.
6	32	4.0	plum	9.0	Good	Good	Moderate	Municipal tree. Pruning wounds with surface decay.
7	27, 47, 51	7.0	cherry	15.0	Fair	Fair	Moderate	Municipal tree, cable braced, end-weighted, narrow unions.
8	86	10.5	Sycamore maple	16.0	Good	Fair	Moderate	Located on neighbouring property. Large deadwood, some stem grafting, included bark.
9	43	5.0	spruce	10.0	Fair	Fair	Moderate	Multiple tops, basal wound, ivy covered.
942	81	12.0	walnut	12.0	Fair	Fair	Poor	Localized decay, end-weight, compacted soil, large pruning wounds.

Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net





DETAIL NAME:

TREE PROTECTION FENCING

DATE	Oct 30/07
DRAWN	DM
APP'D	RR
SCALE	N.T.S.

E105

DRAWING

BLAND SURVEYORS SITE PLAN OF:

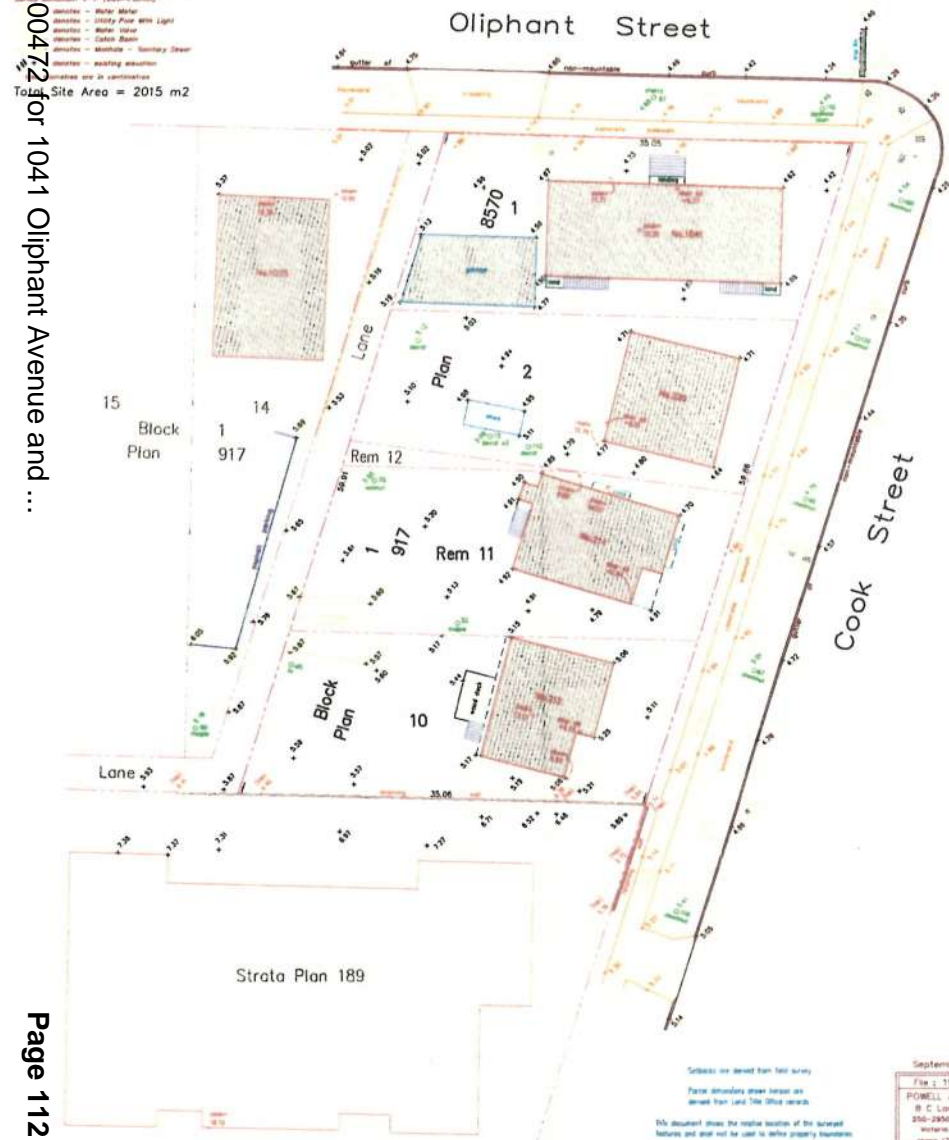
1041 Oliphant Avenue
220, 214 & 212 Cook Street

Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570
Parcel Identifier: 002-600-709 & 003-743-200
Lots 10, 11 & 12, Block 1, Fairfield Farm Estate, Victoria City,
Plan 917, Except Part in Plan 8570
Parcel Identifier: 008-186-928, 008-186-929 & 008-186-995

Scale: 1:200 Distances are in metres
The printed print size is 18" by 24".

Directions are generally referred to Victoria Integrated
Street Network (V.I.S.N.)
Directions - North Arrow
Directions - Utility Pole with Light
Directions - Motor Vehicle
Directions - Catch Basin
Directions - Manhole - Sanitary Sewer
Directions - Sewing Station
Directions - Sewer in Construction

Total Site Area = 2015 m²



PROJECT DESCRIPTION

Civic Address:
1041 Oliphant Ave., 220, 214, & 212 Cook Street
Victoria, BC

LEGAL DESCRIPTION:
Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570
Lots 10, 11, & 12, Block 1, Fairfield Farm Estate, Victoria City,
Plan 917, Except Part in Plan 8570

REGISTERED OWNER
Urban Core Ventures
12-747 Princess Ave
Victoria BC
V8T 1K5
Leonard Cole
tel: 595-0190
fax: 595-0190
len@urbancoreventures.com

ARCHITECT
de Hoog & Kierulff architects
977 Fort Street
Victoria, BC
V8V 3C3
Peter de Hoog
tel: 658-3367
fax: 658-3367
pdk@dhk.ca

SURVEYOR
Powell & Associates
250 - 2950 Douglas Street
Victoria BC
V8T 4N4
Alan Powell
tel: 382-8555
fax: 382-1377
alan@powellsurveys.com

LANDSCAPE ARCHITECT
LADR Landscape Architects
28-485 Dupont Road
Victoria BC
V8Z 1B8
Bay Windark
tel: 595-0105
fax: 416-0896

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL

BUILDING AREA:
• 1200 sq.m. (12 917 s.f.)

BUILDING HEIGHT:
• 6 STOREYS

NUMBER OF STREETS FACING:
• 2

ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING STALL

CONSTRUCTION REQUIREMENTS:

• 3.2.2.50 GROUP C, UP TO 6 STOREYS, SPRINKLERED
• COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
WITH 1HR MIN FIRE RESISTANCE RATING TO FLOORS
AND LOADBEARING WALLS.

• STORAGE GARAGE FOR THE PARKING OF MOTOR
VEHICLES CONSIDERED AS SEPARATE BUILDING

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
5 STOREY MIXED USE BUILDING + MECHANICAL PENTHOUSE = 6

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

ZONE:
EXISTING: R3-A2
PROPOSED: NEW ZONE

DEVELOPMENT PERMIT AREA:
DPA-5

URBAN PLACE DESIGNATION:
LARGE URBAN VILLAGE (OCP)

SITE AREA:
2 015 m² (21 690 s.f.)

FLOOR AREA:
RETAIL L1: 786 m² (8 461 s.f.)
RESIDENTIAL L1: 54 m² (581 s.f.)
RESIDENTIAL L2: 1123 m² (12 083 s.f.)
RESIDENTIAL L3: 1123 m² (12 083 s.f.)
RESIDENTIAL L4: 882 m² (9 507 s.f.)
RESIDENTIAL L5: 906 m² (9 750 s.f.)
MECH PENTHOUSE: 45 m² (484 s.f.)

TOTAL PROPOSED: 5 013 m² (53 981 s.f.)

FLOOR SPACE RATIO:
PERMITTED (OCP): 2.5 : 1 FSR 5 038 m² (54 225 s.f.)
PROPOSED: 2.5 : 1 FSR

SITE COVERAGE: 67 %

OPEN SITE SPACE: 7 %

GRADE OF BUILDING:
4.8 m (GEODETIC) See detailed calculations on site plan

HEIGHT OF BUILDING:
PERMITTED: 10.7 m (max. existing zone)
PROPOSED: 18.4 m

NUMBER OF STOREYS:
5 STOREYS

RESIDENTIAL PARKING:
REQUIRED: 1.4 stalls per suite = 65.0
PROVIDED: 0.9 stalls per suite = 52 stalls (incl. 6 visitor)

COMMERCIAL PARKING:
REQUIRED: 1 stall per 37.5 sqm = 21 stalls
PROVIDED: 21 stalls (incl. 1 HC)
+ 1 loading stall

BICYCLE PARKING:
RESIDENTIAL: 1 per suite = 60 (100% Class I) + 6-space rack
COMMERCIAL: 1 per 205 sqm = 4 (50% Class I/50% Class II)
PROVIDED: 64 Class I + 6-space rack

SETBACKS:
FRONT: 5.0 m required, 0.0 m provided (Cook Street)
SIDE (EXT.): 3.0 m required, 0.0 m provided (Oliphant Ave)
SIDE (INT.): 3.0 m required, 3.8 m provided (South)
REAR (SIDE EXT.): 3.0 m required, 8.5 m provided (West)
See Building Plans & Sections for details of set-backs & step-backs

SUITE SUMMARY:
Junior 1 Bed: 6 suites @ 48 sqm = 288 sqm
1 Bed / 1 Bath: 35 suites @ 56 sqm = 1960 sqm
1 Bed + Den / 1 Bath: 2 suites @ 71 sqm = 142 sqm
2 Bed / 2 Bath: 15 suites @ 83 sqm = 1245 sqm
2 Bed + Den / 2 Bath: 2 suites @ 90 sqm = 180 sqm

TOTAL: 60 SUITES 3 815 sqm

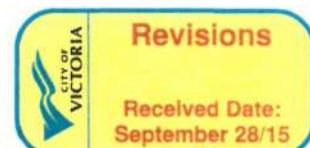
LIST OF DRAWINGS

Architectural

- A001 Project Data
- A002 Shadow Studies
- A003 Street Views
- A004 Model Views
- A101 Site Plan
- A201 Level P1 Parking
- A202 Level L1 Plan
- A203 Level L2 Plan
- A204 Level L3 Plan
- A205 Level L4 Plan
- A206 Level L5 Plan
- A207 Lower Roof Plan
- A208 Roof Plan
- A301 Elevations
- A401 Schematic Sections

Landscape

- L1 Landscape Concept Plan
- L2 Roof Deck Landscape Concept
- L3 Tree Preservation



1 Location Plan
A001 1:750



SEP 28 2015
Planning & Development Department
Development Services Division

NO.	DATE	DESCRIPTION
1	28/09/15	Issued for public review
2	28/09/15	Issued for public review
3	28/09/15	Issued for public review
4	28/09/15	Issued for public review
5	28/09/15	Issued for public review
6	28/09/15	Issued for public review
7	28/09/15	Issued for public review
8	28/09/15	Issued for public review
9	28/09/15	Issued for public review
10	28/09/15	Issued for public review

de Hoog & Kierulff architects
1041 Oliphant Ave
Victoria BC V8T 1K5
Tel: 658-3367 Fax: 658-3367
www.dhk.ca

Cook Street Mixed Use
220 Cook Street
Victoria BC

Project Data
A001



5:00 p.m.



5:00 p.m.

I	0.8976	Maximum Sensitivity at 0 point
II	0.7405	Maximum Sensitivity at 0 point
III	0.8115	Maxim Sensitivity at 0 point
IV	0.7214	Max Sensitivity at 0 point
V	0.8084	Max Sensitivity at 0 point

 <p>de Hoog & Kienulf architects</p> <p>VICTORIA OFFICE 2111 Park Street VICTORIA BC V8S 1K5 TEL: 253-8228 FAX: 253-8227</p>	<p>ASSOCIATE OFFICE 210-2770 Zambelli Way Suite 200, Victoria BC TEL: 253-7671 FAX: 253-7672</p>
<p>Cook Street Mixed Use 220 Cook Street Victoria BC</p>	
<p>Shadow Studies</p>	
<p>COPIES OF DRAWINGS: \$100.00 REVISED SET: \$100.00 REVISED SET: \$100.00 REVISED SET: \$100.00 REVISED SET: \$100.00</p>	<p>A002</p>

Page 113 of 791

EXISTING



1 Existing View Along Cook Street Looking South
A003 / Not to Scale



2 Existing View Along Oliphant Street Looking East
A003 / Not to Scale



3 Existing View Along Cook Street Looking North
A003 / Not to Scale

PROPOSED



4 Proposed View Along Cook Street Looking South
A003 / Not to Scale



5 Proposed View Along Oliphant Street Looking East
A003 / Not to Scale



6 Proposed View Along Cook Street Looking North
A003 / Not to Scale

Item	Description	Value
1	Site Area	1.00
2	Site Area	1.00
3	Site Area	1.00
4	Site Area	1.00
5	Site Area	1.00
6	Site Area	1.00
7	Site Area	1.00
8	Site Area	1.00
9	Site Area	1.00
10	Site Area	1.00

da Hoog & Kienul architects

Cook Street Mixed Use
220 Cook Street
Victoria BC

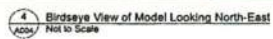
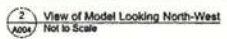
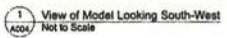
Model Views

A003

Received
City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division



Received
City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division

[illegible]

 <p>de Hoog & Kierulff architects</p> <p>100 West 10th Ave 800 West Street Victoria BC V8W 2H1 250-360-1000</p>	<p>4000-0-0776</p> <p>100 West 10th Ave 800 West Street Victoria BC V8W 2H1 250-360-1000</p>		
<p>Cook Street Mixed Use 220 Cook Street Victoria BC</p>			
<p>Model Views</p>			
<p>250-360-1000</p>	<p>A004</p>		<p>-</p>

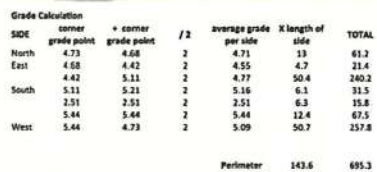
[illegible]

VICTORIA LEFF 4400 Leff Avenue San Jose, CA 95128 T 408-266-3337	ADMIN OFFICE 1400 S. Bascom, 4th Floor San Jose, CA 95128 T 408-266-3336
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Cook Street Mixed Use
220 Cook Street
Victoria BC

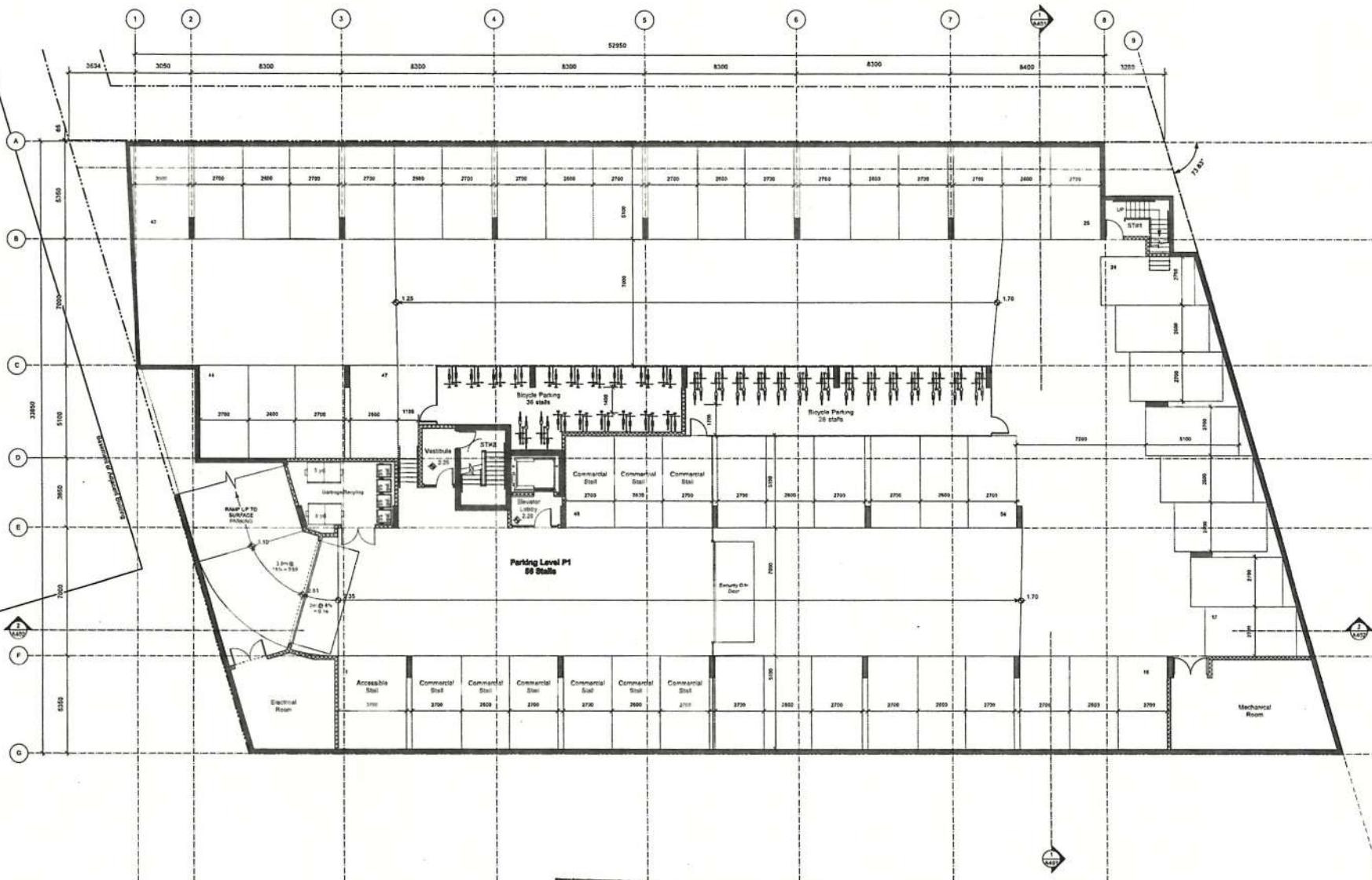
Site Plan

A101

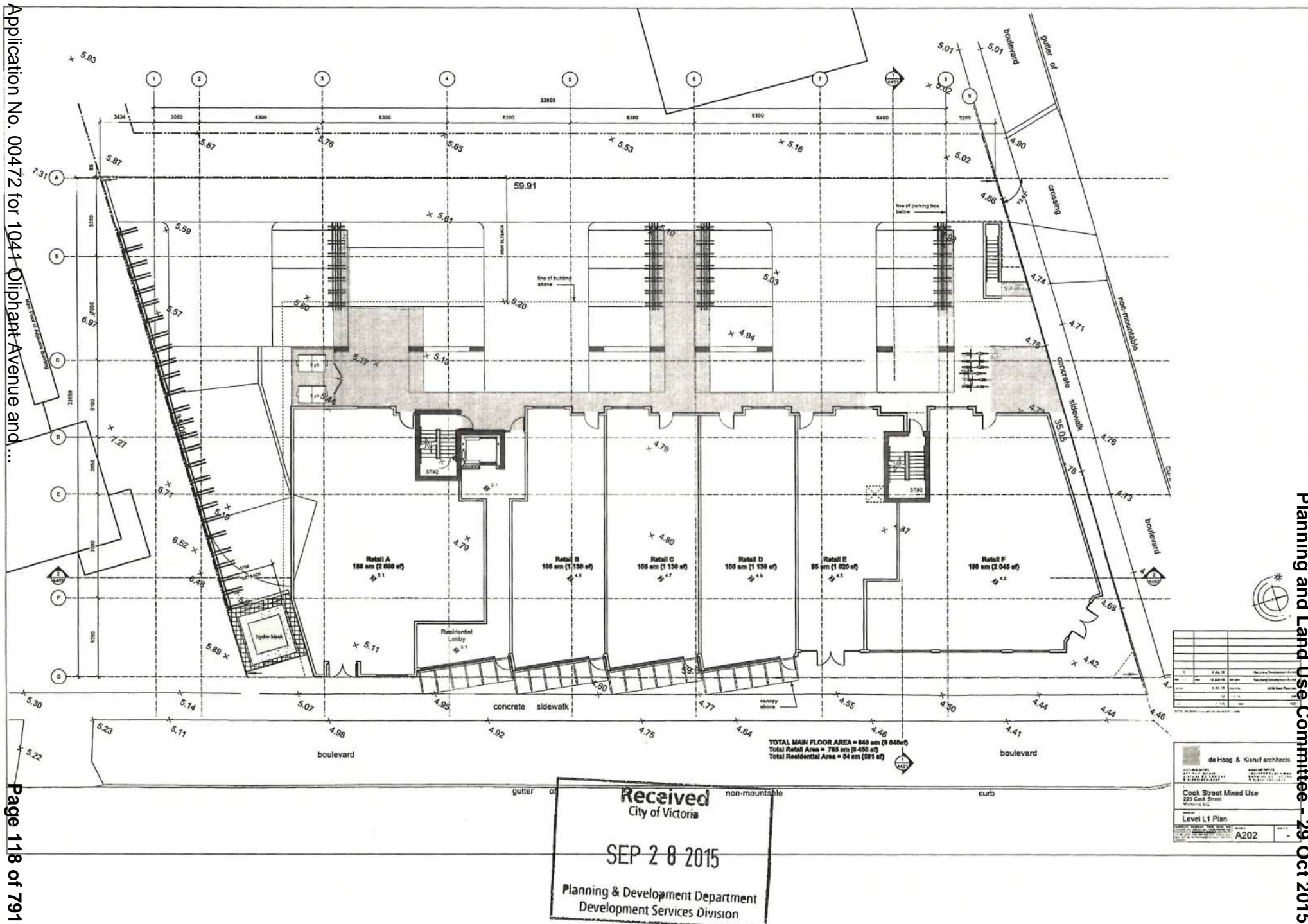


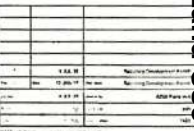
GRADE =
TOTAL/Perimeter
4.3

Received
City of Victoria
SEP 28 2015
Planning & Development Department
Development Services Division



1	2014-15	2014-15
2	2015-16	2015-16
3	2016-17	2016-17
4	2017-18	2017-18
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de Hoog & Kierulff architects

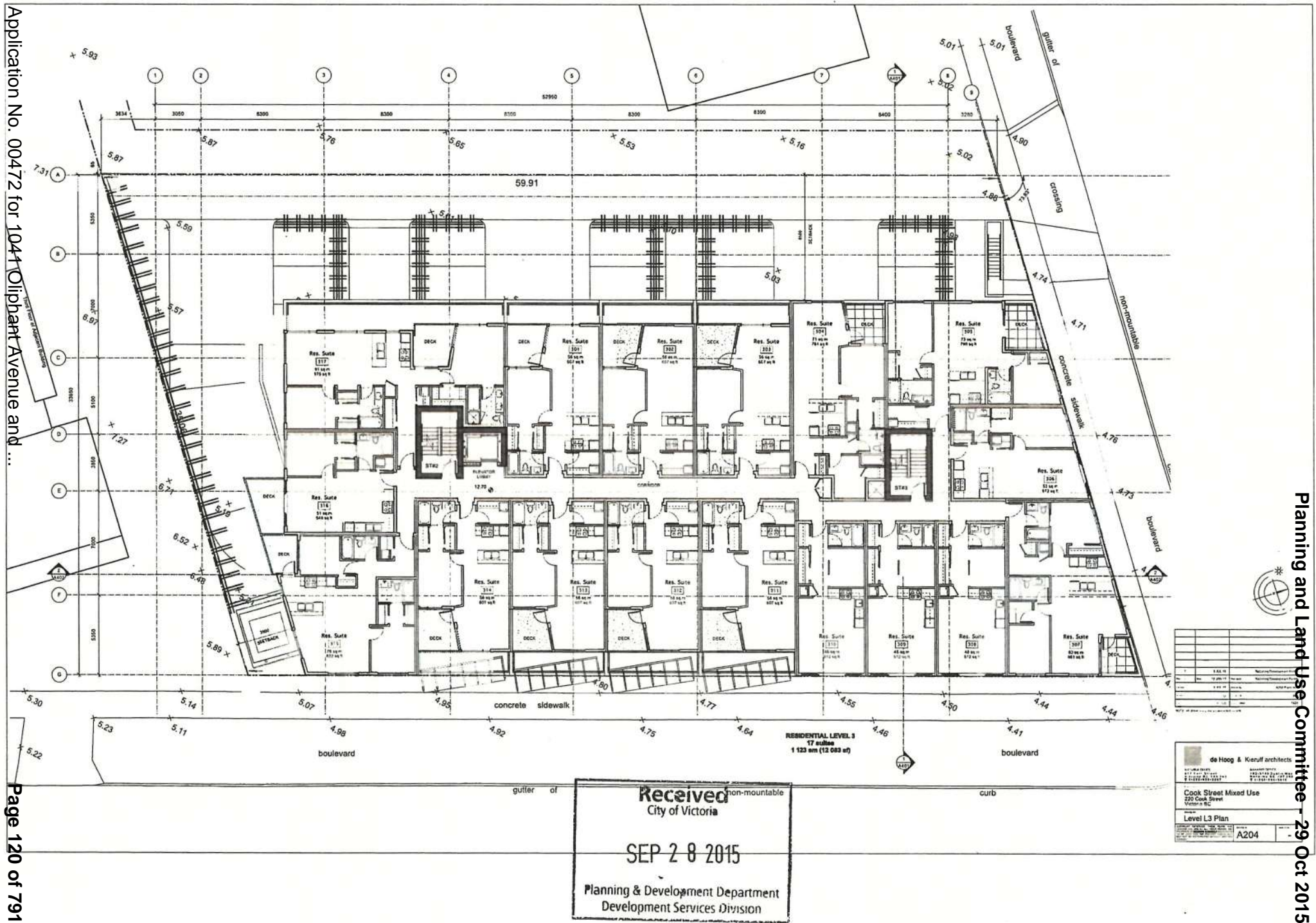
107-108A STREET
414 West Street
VICTORIA BC V8W 2H1
TEL: 252-624-2667

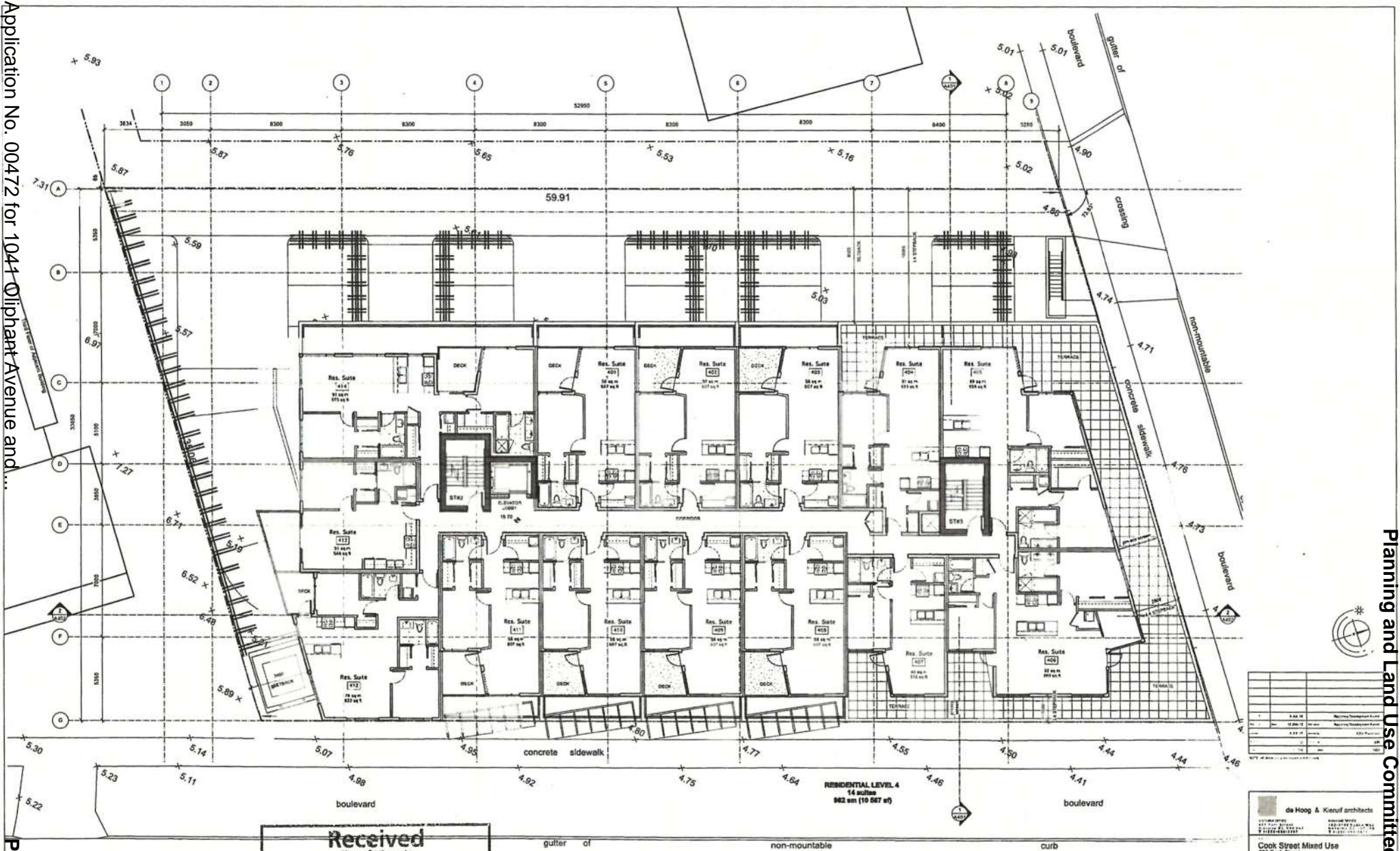
107-108B STREET
412 West Street
VICTORIA BC V8W 2H1
TEL: 252-624-2667

Cook Street Mixed Use
220 Cook Street
Victoria BC

Level L2 Plan

A203





Received
City of Victoria

SEP 28 2015

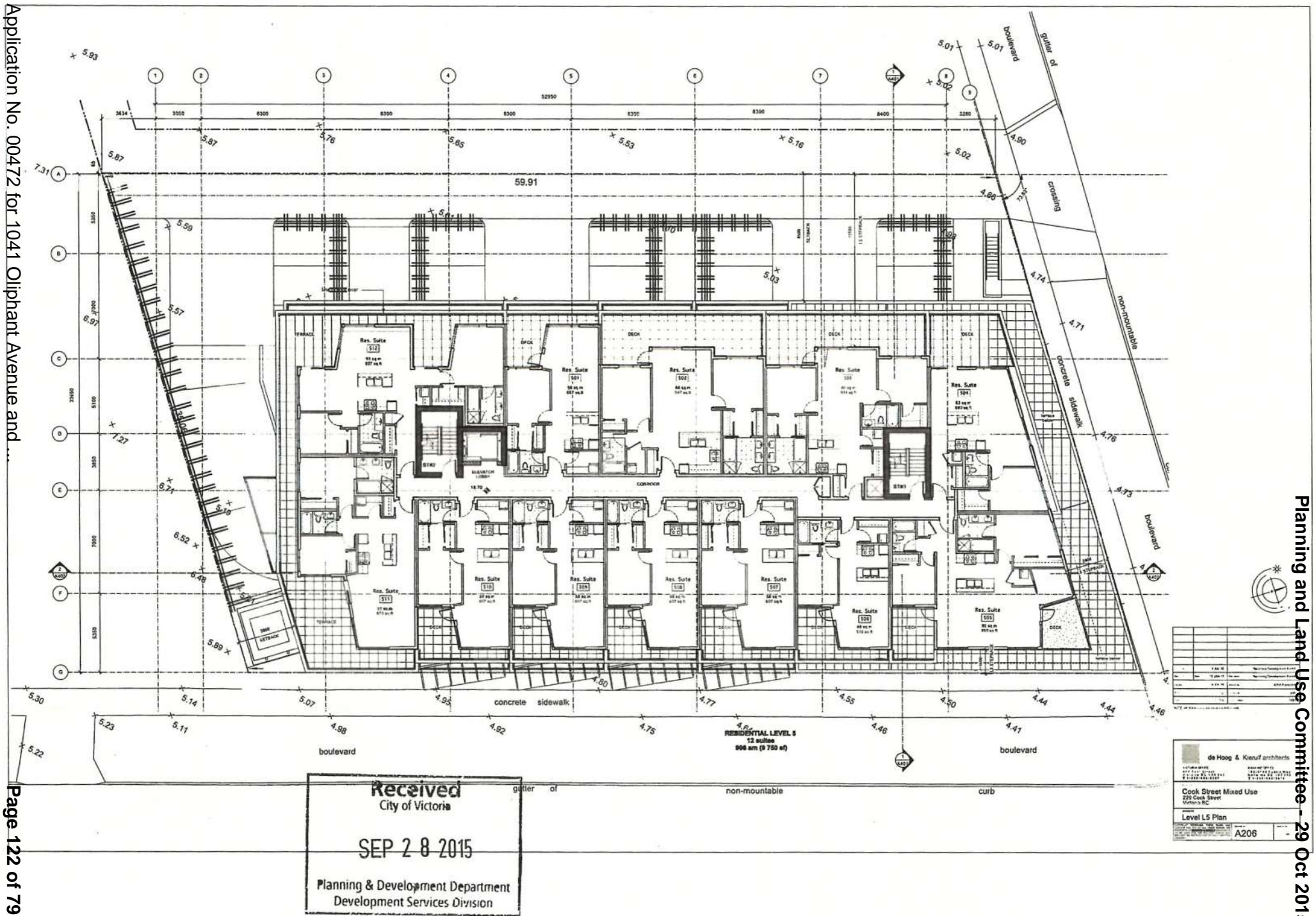
Planning & Development Department
Development Services Division

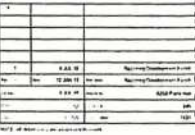
de Hoog & Kienul architects

225 Cook Street
Victoria BC

Cook Street Mixed Use
Level L4 Plan

A205





de Hoog & Kierulff architects

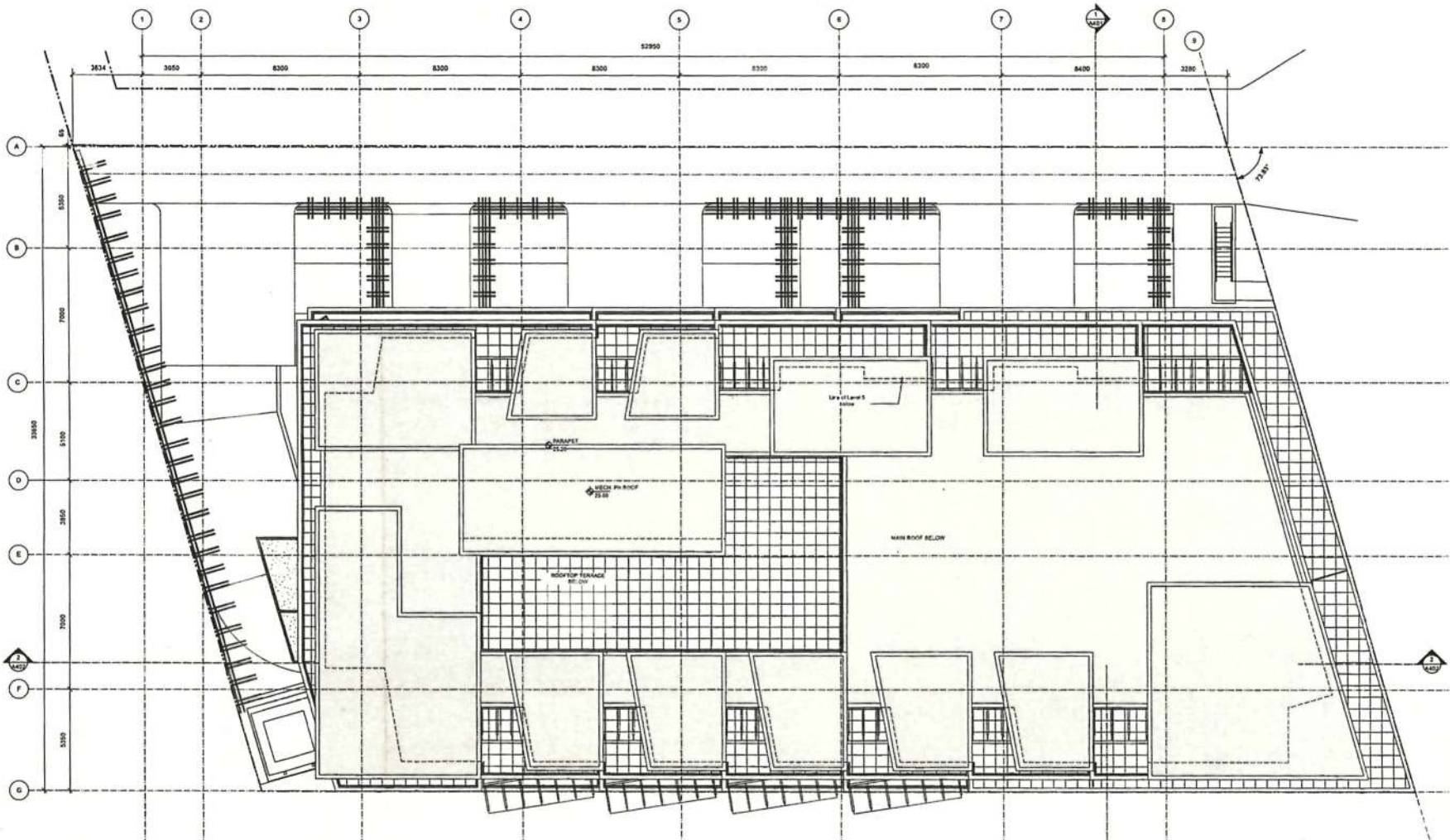
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 045-200 0074

Cook Street Mixed Use
 225 Cook Street
 Victoria B.C.

Lower Roof Plan

A207

Planning & Development Department
Development Services Division



1	1.000.00	Planning/Development/Design
2	1.000.00	Planning/Development/Design
3	1.000.00	Planning/Development/Design
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de Hoog & Kierulff architects

Cook Street Mixed Use
220 Cook Street
Victoria BC

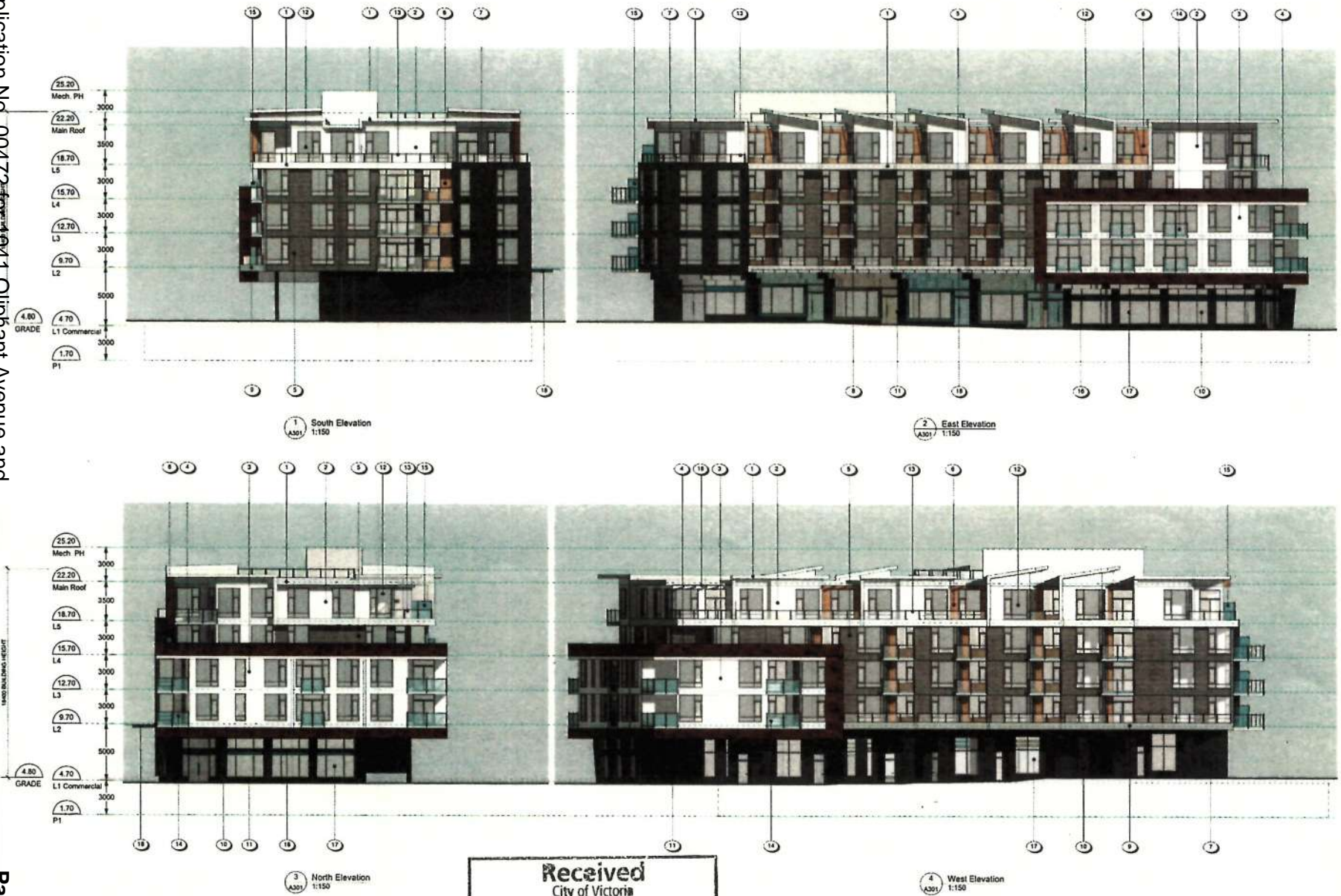
Roof Plan

A208

Received
City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division



MATERIALS SCHEDULE

- 1 PREFABRICATED METAL RASCA - light grey
- 2 ACRI-IC STUCCO - light grey
- 3 ACRI-IC STUCCO - white
- 4 PREFABRICATED METAL PANEL - rust brown
- 5 CONCRETE PANEL - medium grey
- 6 HORIZONTAL CEDAR SIDING - natural stain
- 7 BRICK VENEER - dark grey
- 8 PAINTED CONCRETE - light grey
- 9 PAINTED CONCRETE - medium grey
- 10 PAINTED CONCRETE - dark grey
- 11 PORCELAIN TILE - black
- 12 PRE-FINISHED ALUMINUM WINDOW - light grey
- 13 TINTED CLEAR GLASS GLAZING WITH PREFABRICATED ALUMINUM FRAME - light grey
- 14 TINTED TRANSLUCENT GLASS GLAZING WITH PREFABRICATED ALUMINUM FRAME - light grey
- 15 TINTED TRANSLUCENT GLASS GLAZING WITH SCREEN WITH PREFABRICATED ALUMINUM FRAME - light grey
- 16 PRE-FINISHED METAL RASCA SIDING BAND
- 17 PRE-FINISHED ALUMINUM SIDING
- 18 PRE-FINISHED METAL - rust brown AND TRANSLUCENT GLASS CANOPY

1:150	1:150	1:150	1:150
1:150	1:150	1:150	1:150
1:150	1:150	1:150	1:150
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Received
City of Victoria

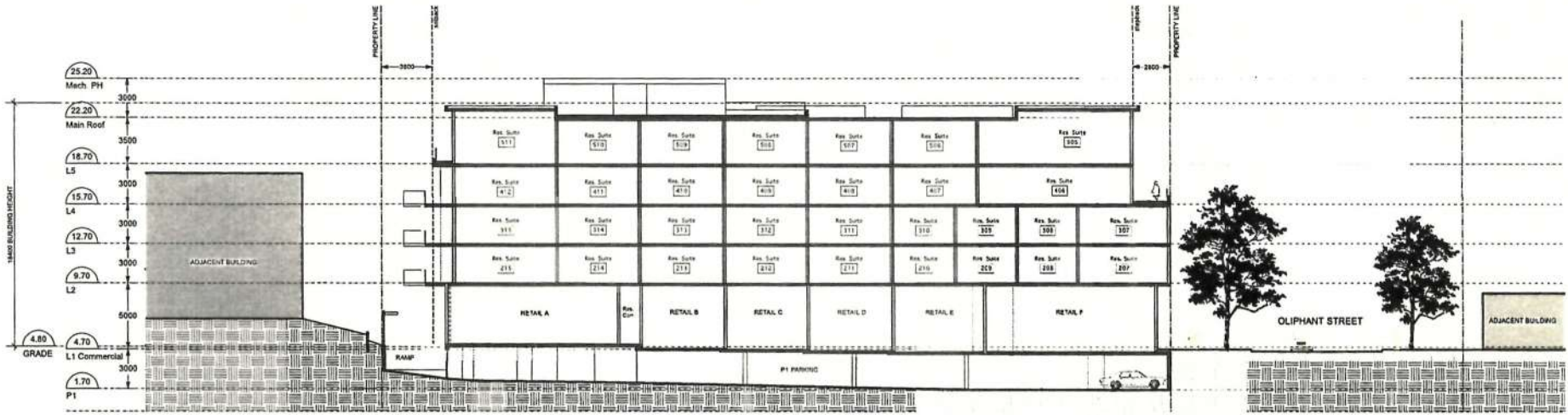
SEP 28 2015

Planning & Development Department
Development Services Division

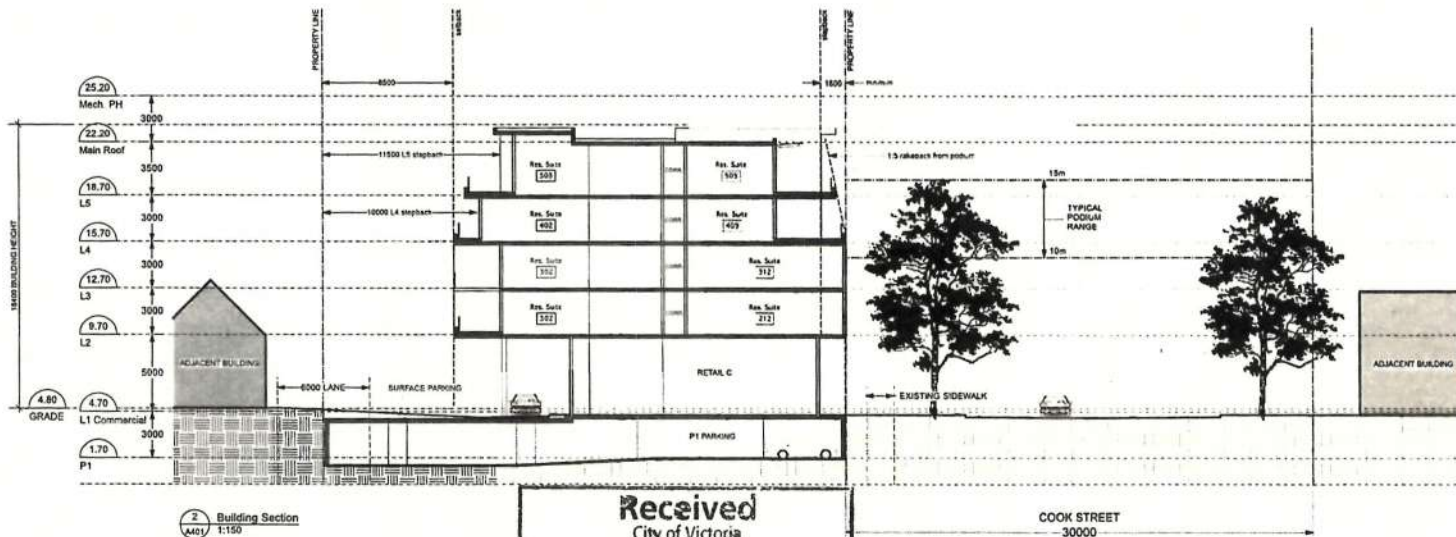
de Hoog & Kienul architects
230 Cook Street
Victoria B.C.

Cook Street Mixed Use
230 Cook Street
Victoria B.C.

Elevations
A301



1 Building Section
A401/ 1:150



2 Building Section
A401/ 1:150

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City of Victoria

SEP 28 2015

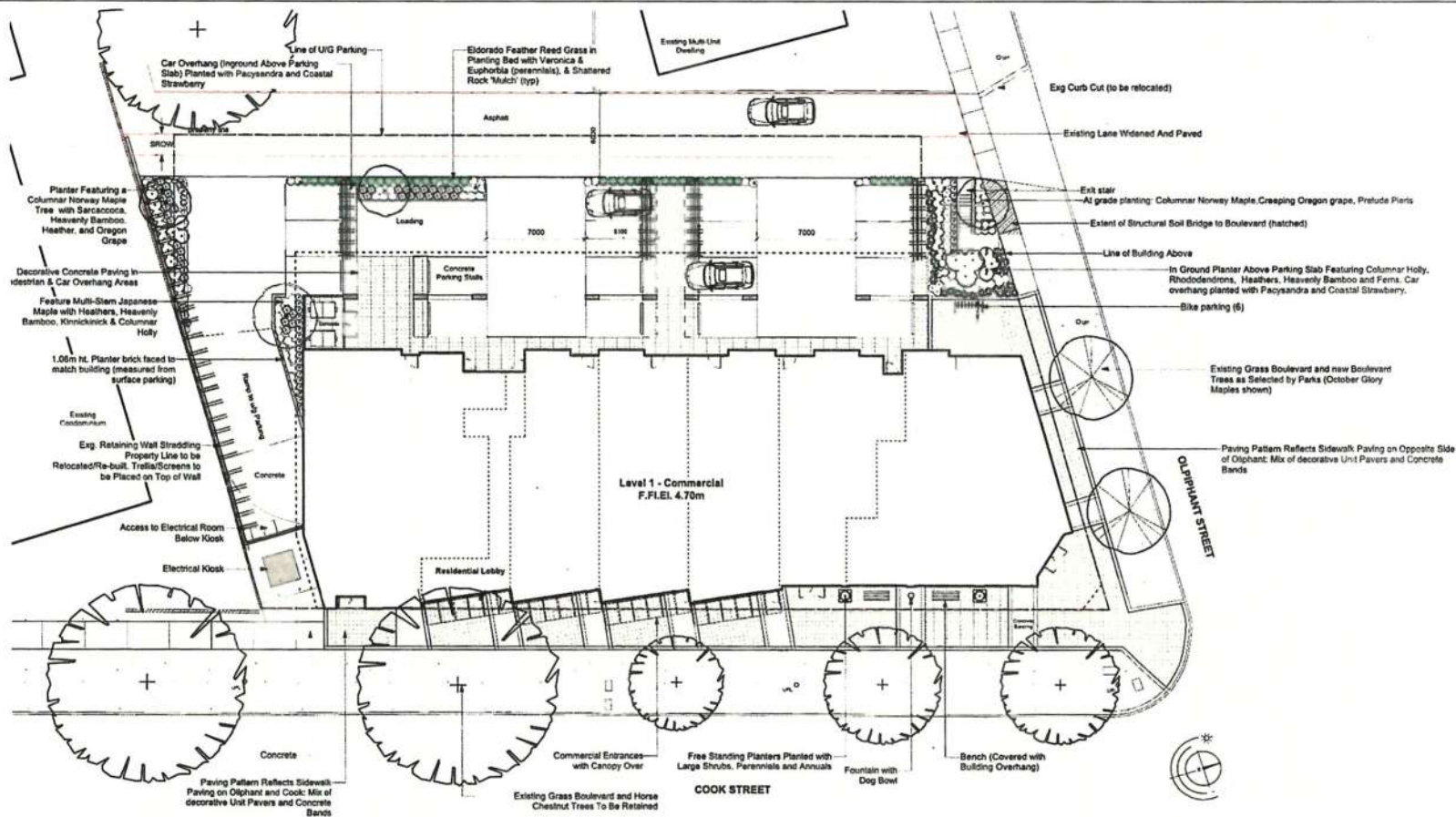
Planning & Development Department
Development Services Division

NO.	DATE	DESCRIPTION
1	1.08.15	Revised Section 1 & 2
2	12.08.15	Revised Section 1 & 2
3	01.09.15	Revised Section 1 & 2
4	12.09.15	Revised Section 1 & 2
5	12.09.15	Revised Section 1 & 2
6	12.09.15	Revised Section 1 & 2
7	12.09.15	Revised Section 1 & 2
8	12.09.15	Revised Section 1 & 2
9	12.09.15	Revised Section 1 & 2
10	12.09.15	Revised Section 1 & 2

de Hoog & Klarif architects

Cook Street Mixed Use
200 Cook Street
Victoria BC

Schematic Sections
A401



Recommended Nursery Stock

Trees			
Total 6			
Large Shrubs	Botanical Name	Common Name	Size
	<i>Acer palmatum</i>	Japanese Maple (multi-stem)	400 pot 1.5m, multi-stem
	<i>Acer platanoides 'Columnar'</i>	Columnar Norway Maple	60cm cal
Medium Shrubs	Botanical Name	Common Name	Size
	<i>Juniperus squarrosa 'Meyeri'</i>	Spiral Form Juniper	1.5m, 1.5m
	<i>Malva nervosa</i>	Low Oregon Grape	41 pot
Small Shrubs	Botanical Name	Common Name	Size
	<i>Baroness 'October Glory'</i>	October Glory Red Maple	60cm cal
	<i>Hamamelis 'Venus Summer'</i>	Hamamelis	41 pot

Perennials, Annuals and Ferns			
Total 116			
Groundcovers	Botanical Name	Common Name	Size
	<i>Aspidistra 'Vivipara'</i>	Aspidistra	41 pot
	<i>Hosta 'Vivipara'</i>	Hosta	41 pot
Vines	Botanical Name	Common Name	Size
	<i>Parthenocissus 'Vittata'</i>	Parthenocissus	41 pot
	<i>Parthenocissus 'Vittata'</i>	Parthenocissus	41 pot
Roof Planting	Botanical Name	Common Name	Size
	<i>Aspidistra 'Vivipara'</i>	Aspidistra	41 pot
	<i>Hosta 'Vivipara'</i>	Hosta	41 pot

- Notes:
1. All work to be completed to current BCCLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



Precedent Image of Drinking Fountain with Dog Bowl



Precedent Image of Bench

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REVISIONS		
C	Oct 6-15	Re-Submitted for DP
B	July 13-15	Re-Submitted for DP
A	Jan 12-15	Submitted for DP

LADR
20-495 Dupplin Rd. Victoria, B.C. V8Z 1B9
Phone: (250) 398-0125 Fax: (250) 412-0895

PROJECT
Mixed Use Project
202 Cook Street
Victoria, BC

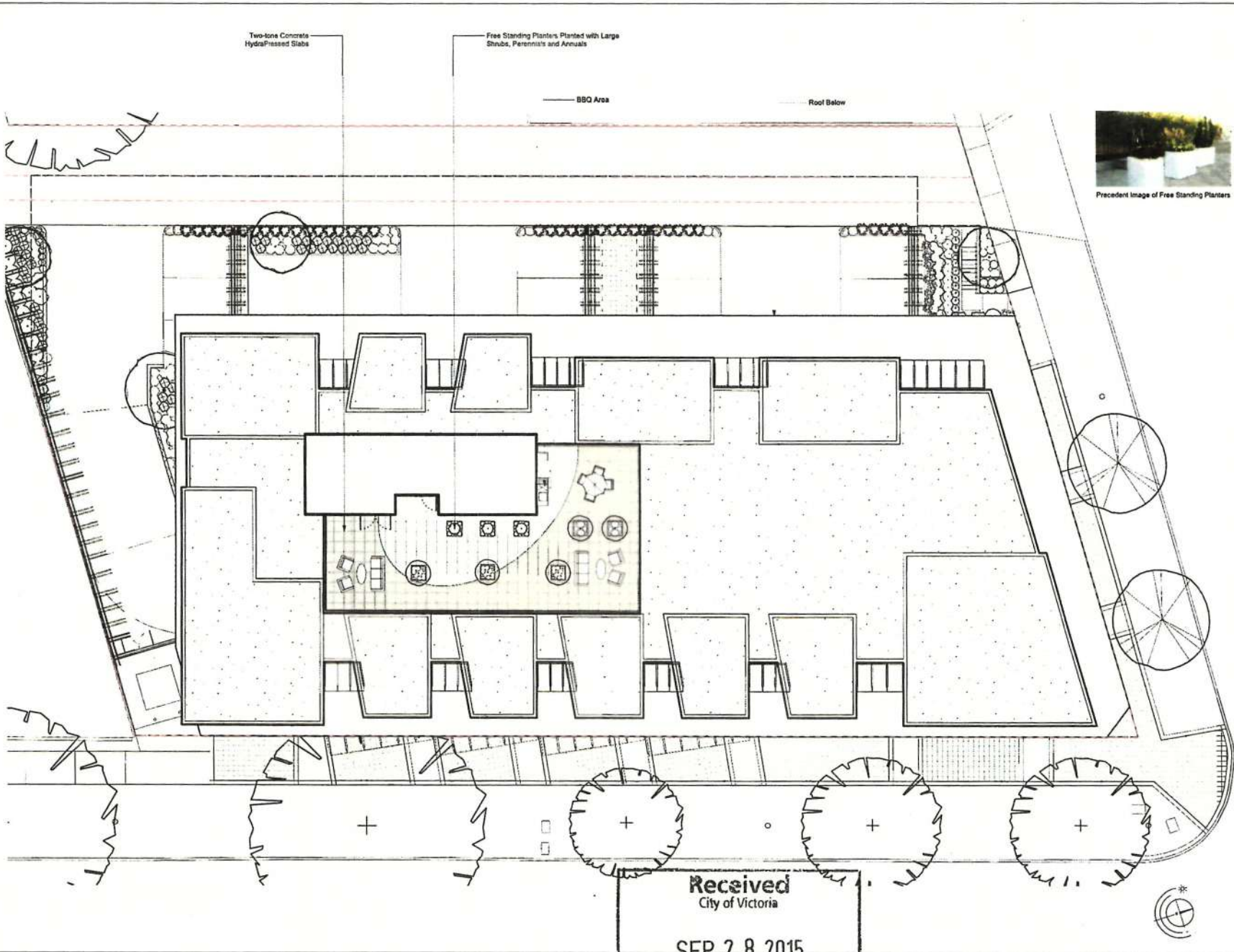
TITLE
Landscape Concept Plan

SCALE
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DRAWN
CHECKED

PROJECT No. 1502

DATE
Jan 12-15
1 of 3
SHEET

Received
City of Victoria
SEP 28 2015
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Development Services Division



Precedent image of Free Standing Planters

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B	Oct 6-15	Re-Submitted for DP
A	July 13-15	Re-Submitted for DP

REVISIONS



28-495 Duplin Rd. Victoria B.C. V8Z 1B8
Phone (250) 598 0105 Fax (250) 412-0666

PROJECT
Mixed Use Project
202 Cook Street
Victoria, BC

TITLE
Roof Deck

SCALE
1:100

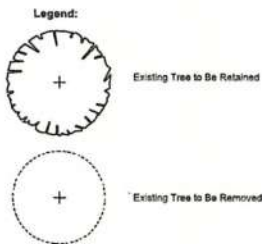
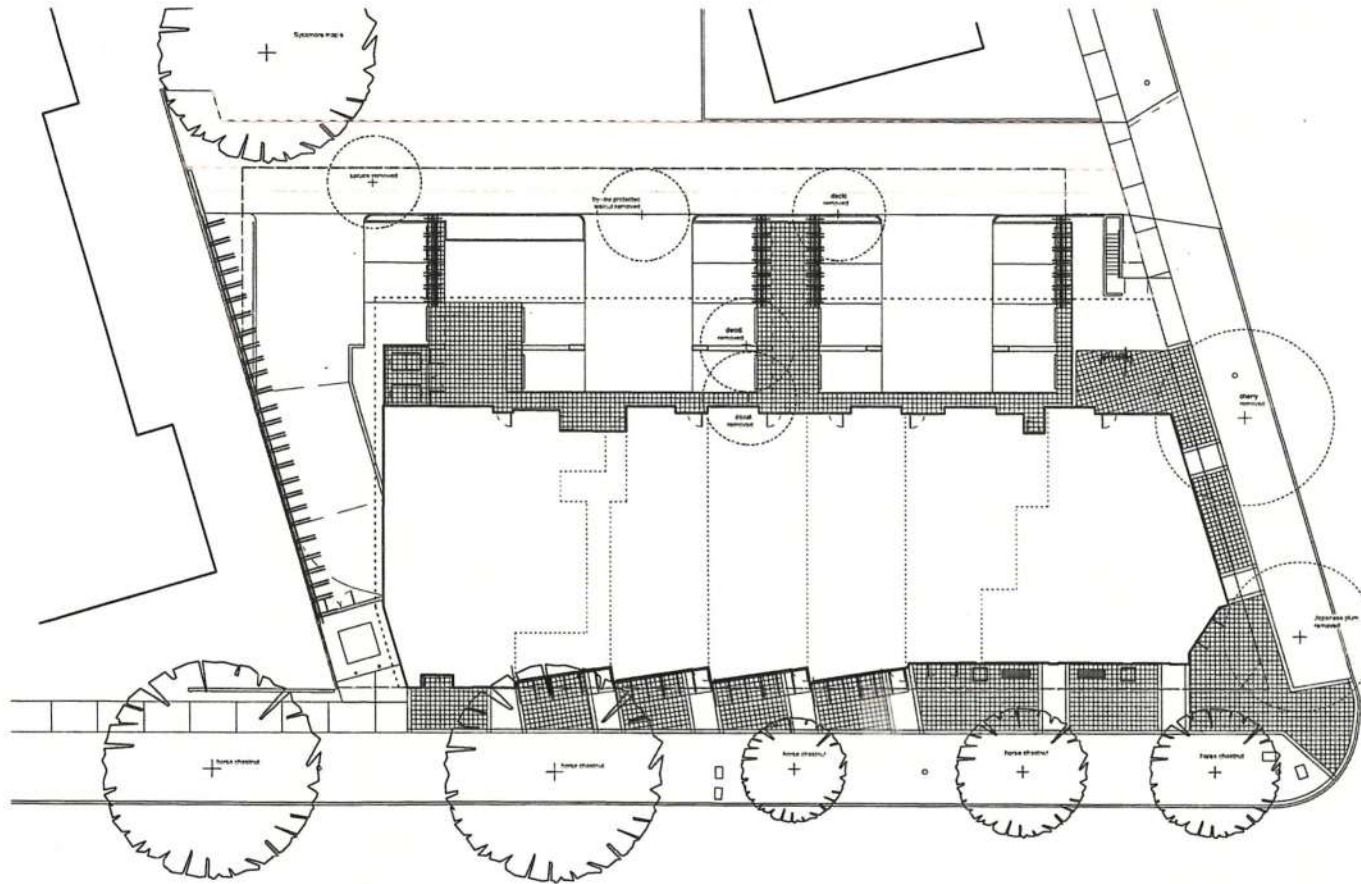
DRAWN
CHECKED

PROJECT No. 1502

DATE
Jan 12-15

2 of 3
SHEET

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City of Victoria
SEP 28 2015
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City of Victoria

SEP 28 2015

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B	Oct 6-15	Re-Submitted for DP
A	July 13-15	Re-Submitted for DP

REVISIONS



20-485 Duplin Rd. Victoria, B.C. V8Z 1B1
Phone: (250) 580-0105 Fax: (250) 412-0899

PROJECT
Mixed Use Project
202 Cook Street
Victoria, BC

TITLE
Tree Preservation Plan

SCALE 1:150 **DRAWN** CHECKED

PROJECT No. 1502

DATE Jan 12-15 **3** of **3**
SHEET

Anita Walper

From: Sid Tafier [REDACTED] >
Sent: Wednesday, Aug 5, 2015 9:53 AM
To: mayorandcouncil@victoria.ca; Charlotte Wain; W Hollohan; Anne Russo; Ken Roueche; THOMAS DAVIS; arlene carson; Heather Murphy; Crin Roth; Steve New; Rick Olding
Subject: re Cook and Oliphant rezoning proposal--new CALUC

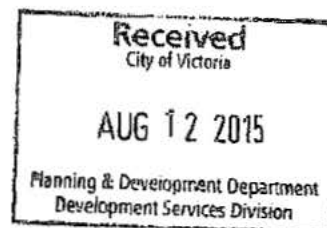
Now that we have experienced the "Open House" held by the applicant in the parking lot of a hamburger restaurant and new information has come to light about the previous CALUC meeting on Dec. 15, it has become imperative that a new CALUC meeting be mandated for this application.

Many immediate neighbours to the proposed site were not given notice of the parking lot event, which was attended by other people from outside the community, supporters of the applicant. Attendees who were asked to sign a form to receive more information about the proposal discovered the top of the form indicated the under-signed were "in favour of the project."

The new information about the previous CALUC meeting is that not a single member of the FGCA CALUC attended this meeting, contrary to city policy.

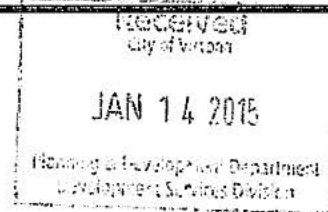
The meeting was coordinated by a non-member of the CALUC and the board of the FGCA.

This further underscores the inadvisability of holding this crucial meeting at the height of the Christmas season, when many residents are pre-occupied or out of town, including CALUC committee members.



Anita Walper

From: Diana Smith [REDACTED]
Sent: Thursday, Dec 18, 2014 2:45 PM
To: Anita Walper
Subject: Fwd: Local Area Planning - Cook St Village



Forwarded for your attention...originally sent to Deb Day, not knowing that she had retired. Looking forward to your response.

Diana M Smith
Sent from my iPad

Begin forwarded message:

From: Diana M Smith [REDACTED]
Date: December 18, 2014 at 2:00:10 PM PST
To: George Zador <planandzone@fairfieldcommunity.ca>, Pam Madoff <pmadoff@victoria.ca>, Deb Day <dday@victoria.ca>
Cc: Lynn Beak [REDACTED]
Subject: Local Area Planning - Cook St Village

Thank you George for your masterful facilitation of the community mtg. on Monday evening regarding the proposed development in Cook St. Village. As you aptly concluded, the perspectives of the neighborhood are mixed. The current OCP guidelines, from my perspective, are too high level to create an informed context from which to make site-specific decisions. This planning gap reinforces and tends to make very personal the tensions inherent in differing views about the future.

This message is a request that the Fairfield Community Association be strong advocates for a Local Area Planning process in Cook St Village to be a 2015 priority for the Council and staff. I was part of a City of Victoria committee during the OCP process and its aftermath. One of the key expectations was that ALL the designated LARGE URBAN VILLAGES would have a local area planning process...and this has not been implemented to date. Now is the time!!!

Please count on my support to make this happen...be in touch if I can be of assistance or contribute in any way.

THANK YOU, each of you, for the work you do on our collective behalf. Seasons Greetings.

Diana M. Smith
...committed to a world that works for all and all time.
301-1035 Sutelej St
Victoria BC Canada V8V 2V9
[REDACTED]



Feb. 13

Dear City of Victoria,

Greetings - I was surprised to see an article on the front page of the Victoria News about a development in my neighbourhood.

Our home is on Oxford Street, 2 blocks in from Cook + Oliphant where the proposed 5 story building is to be

built. We did not receive a notice to attend the meeting Dec. 15 but would like to attend the next one. Please

schedule another meeting -- my address

is : 1216 Oxford St.

Victoria

V8V 2V5

I look forward to receiving an invitation.

With Thanks, Senda Richardson

Anita Walper

1041 Oliphant/Cook

From: mayorandcouncil@victoria.ca
Sent: Tuesday, Mar 17, 2015 4:42 PM
To: Development Services email inquiries
Subject: Public Feedback - 1034 Oliphant St

Hi, please attach to the 1034 Oliphant file.

Thanks,
Monica

From: Bob [REDACTED]
Sent: Tuesday, March 17, 2015 8:56 AM
To: Charlotte Wain; mayorandcouncil@victoria.ca
Subject: Re: Feedback re rezoning application - Oliphant St

Please record my letter below in the record for Mayor and Council, as feedback from a resident homeowner in the Cook St. Village area. My opinion is the the proposed development at Oliphant and Cook be limited in height to the current zoning, and not be allowed a variance for greater height. I believe a higher variance would benefit the developer but not the neighbourhood. Thank you. Bob McKechnie, 1126 Leonard St.

On Tue, Mar 17, 2015 at 8:50 AM, Charlotte Wain <CWain@victoria.ca> wrote:

Hello Mr. McKechnie,

Thank you for your comments on the application. These have been noted. If you wish to make these formally part of the public record please email mayorandcouncil@victoria.ca

Kind regards,

Charlotte

From: Bob [REDACTED]
Sent: Sunday, Mar 15, 2015 8:48 PM
To: Charlotte Wain; [REDACTED]
Subject: Feedback re rezoning application - Oliphant St

This note is to the City Planner and the Developer from a homeowner on Leonard St. I wish to make it known that I believe the current zoning for these lots at Cook and Oliphant should stay as is, without adding an extra story. Buildings that are any higher will darken, tower over the Cook St. pedestrian area, make the Cook St. Village environment less liveable, and will reduce the value of our residential properties. Please register my statement as against this rezoning application.

Robert McKechnie

1126 Leonard St.

Victoria

Charlotte Wain

From: Bob [REDACTED]
Sent: Sunday, Mar 15, 2015 8:48 PM
To: Charlotte Wain; pdh@dhk.ca
Subject: Feedback re rezoning application - Oliphant St

This note is to the City Planner and the Developer from a homeowner on Leonard St. I wish to make it known that I believe the current zoning for these lots at Cook and Oliphant should stay as is, without adding an extra story. Buildings that are any higher will darken, tower over the Cook St. pedestrian area, make the Cook St. Village environment less liveable, and will reduce the value of our residential properties. Please register my statement as against this rezoning application.

Robert McKechnie
1126 Leonard St.
Victoria

Janice Appleby

From: Nancy Gow [REDACTED]
Sent: Wednesday, March 11, 2015 4:10 PM
To: Councillors
Subject: NEW CONDO DEVELOPMENT IN COOK STREET VILLAGE

Dear Ms. Helps,

I am writing to protest the possibility of a new condo development in the Cook Street Village area.

I am a resident of Cook Street Village and I enjoy its small town atmosphere. While the four dwellings under consideration for destruction are not that beautiful, the large development which is being proposed is too overwhelming and uncharacteristic of this area.

61 residential units is impractical, and because of the large scale, I can't help but think that the developer's motivation is purely financial. I understand that there will be nine rental units, but this does not replace the four small rental buildings currently in existence. Seniors, students, artists, or others who live here because of low rent, will probably have to seek lodging elsewhere, which will change the character of the neighbourhood.

Also, there are currently two stores for rent in the Village, one of which has been unoccupied for a long time. Building more "box" stores may not be that lucrative or sensible for the future. And again, the character of the Village will change with these nondescript additions, rather than the funky, welcoming stores that now exist.

In addition, the height of this proposed new complex (higher than any other building on lower Cook Street) will set a precedent for future developers, and unfortunately the intimate scale of the Village would be altered considerably.

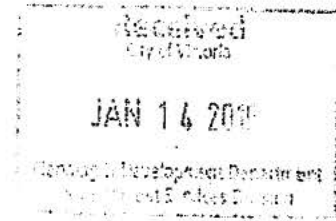
I am not totally against development. But if you are interested in making changes, why not build something on a smaller scale -- something more people-oriented. Something that will add character to a neighbourhood that is attractive because of its low-key, welcoming, humane and somewhat artistic flair?

Thank you,
Nancy Gow

Anita Walper

From: Bud Lum [REDACTED]
Sent: Tuesday, Dec 16, 2014 12:28 PM
To: George Zador
Subject: Re: 324 Chester Ave. Development Proposal

re: development proposal at Cook and Oliphant St



Here are my comments:

I attended the meeting @ 1330 Fairfield Road on Monday, Dec. 15/14.

I support the project and think it will actually enhance the growth of the village and bring more life to it.

I listened to what everyone was saying in the meeting and thought about it over night and formed my opinion.

I have two concerns namely: The height of the building would alter the profile of the local surroundings. I support a four story building. I support my neighbours concerns about the trees on the perimeter of the project. I would like to see as many trees preserved as possible. You can contact me at:

303-1110 Oscar Street
Victoria, B.C.
V8V 4W5
[REDACTED]

Yek Bud Lum

On Tue, Dec 16, 2014 at 11:02 AM, George Zador <planandzone@fairfieldcommunity.ca> wrote:
Thanks for your input Bud, however, I believe your "Subject" above is incorrect.

Are you referring to the development proposal at Cook and Oliphant St?

If so, please resend your e-mail with that 'Subject'; otherwise it would be confusing when forwarded to the City.

Best regards

George Zador
Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
www.fairfieldcommunity.ca
Facebook

From: Bud Lum
Sent: Tuesday, December 16, 2014 9:04 AM
To: planandzone@fairfieldcommunity.ca

Subject: 324 Chester Ave. Development Proposal

Here are my comments:

I attended the meeting @ 1330 Fairfield Road on Monday, Dec. 15/14.

I support the project and think it will actually enhance the growth of the village and bring more life to it.

I listened to what everyone was saying in the meeting and thought about it over night and formed my opinion.

I have two concerns namely: The height of the building would alter the profile of the local surroundings. I support a four story building. I support my neighbours concerns about the trees on the perimeter of the project. I would like to see as many trees preserved as possible. You can contact me at:

303-1110 Oscar Street
Victoria, B.C.
V8V 4W5



Yek Bud Lum

Anita Walper

From: JEFF HUNTER-SMITH [REDACTED]
Sent: Tuesday, Dec 16, 2014 6:06 PM
To: George Zador
Subject: development proposal oliphant and cook

JEFF HUNTER-SMITH
City of Vashik

JAN 14 2015

Planning & Development Department
Development Services Bureau

Hi George,

My wife and I couldn't make it last night to the meeting and neither could our neighbours Gordon and Jacinthe Clements. We both have concerns though and I am sure they can share theirs with you when they return from vacation.

1. We have major concerns about Parking on Oliphant. There is not enough parking on the street for the current residents so any more people trying to park on the street would not be possible. The calls to the parking commissioners are daily to stop the shoppers from parking in our residential parking area. If they log the calls there the record would show the extent of the problem. The development on Sutlej got away with .6 of a parking spot per suite. This development will need at least 1 parking spot per unit. It should also not have any parking privileges on Oliphant St.

2. The building is too high for this area. It will block too much sunlight and overpower the Cook St. Village.

3. There also needs to be parking for the commercial development of else where will the customers park? The residents of Oliphant can't give up their parking for shoppers or residents of the new building.

thanks very much for considering our concerns.

Jeff and Karen Smith 1032 Oliphant St.
[REDACTED]

Janice Appleby

From: webforms@victoria.ca
Sent: Wednesday, August 05, 2015 11:56 AM
To: mayorandcouncil@victoria.ca
Subject: Request a CALUC meeting for the Cook & Oliphant rezoning proposal

From: Steve New
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor Helps and Council,

Please schedule a CALUC meeting for the Cook & Oliphant rezoning proposal in the Cook Street Village. I'm told there were serious irregularities with what was called a CALUC meeting on this rezoning, held late last year. The recent meeting held by the proponent in the parking lot of Big Wheel Burger in the Cook Street Village was a 'sales pitch' and did not provide for meaningful discussion.

I'm a resident of the neighbourhood and I was President of the community association in the 1980's. The designation of the Cook Street Village and Fairfield Plaza as 'large urban villages' of up to six stories in height is problematic.

Thanks you, Steve New

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[REDACTED]

03/08/15

To: Mayor and Council and the Director of Planning, of and for the City of Victoria
 From: Wayne Hollohan 15 Cook Street and a concerned resident of Fairfield and Victoria

I attended the open house on the 29/07/15 for the development proposal at Cook and Oliphant. Below are my reasons for attending, my observations, my concerns and my request.

Given the controversy over the CALUC meeting in December, I thought this would be a great opportunity to hear what other people had to say about the project and observe the event. (There was no presentation)

- I did not comment on the project unless asked.
- And then I limited my remarks to having concerns over the height, massing and lack of setbacks.
- Any questions asked to me, I referred then to the information provided on the project boards.
- If the information was not available there, I referred then to Mr. Cole or one of his representatives.

On a positive note, I thought the open house, as far as turnout and interest, was very successful. Most people who attended were certainly more interested in the proposal than the offer of free burgers & fries. For the most part, Mr. Cole and his representatives let the project speak for its self, rather than anyone trying to sell it to you.

My observations

- Allot of people within 100 meters of the project **did not** receive an invitation to the open house.
- People standing around with clipboards, steering at you and taking notes, was a bit unsettling.
- There were no "data table" to be found. No information on, height, stories, setbacks, zoning, number of units or other such information on any of the project boards or in print.
- There were only technical drawings. Without any explanation of what all the lines and figures were refereeing to made it difficult for people to interpret the drawings. Leaving basic questions unanswered.
- A significant number of people were asking questions, but didn't feel comfortable about approaching anyone for answers other than other people asking similar type questions.
- Most who were not supportive of the project, didn't feel comfortable having to give out all their personal contact information, which was a requirement to fill out a comment card.
- For the majority of people this was the first time seeing the project and they were inquiring if this was the only meeting and or opportunity to see and learn more about the project.
- A hell of allot of people were inquiring on how we came to be building up to 6/5 story in the village.
- Not one of those people were aware of the **(large and small urban village designation)**
- All Mr. Cole's friends, family, employee's and supporters seem to be actively in attendance.

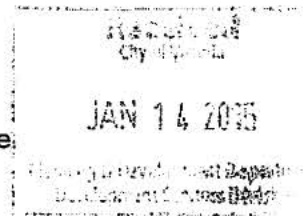
If I were a person who didn't feel comfortable in asking a question or voicing an opinion in a one sided environment, I would say it was a fine introduction and *when will there be the opportunity* to do so in a natural environment, where I can be confident my thoughts will be presented directly to Mayor and Council.

It's time for someone to show some leadership and *request another CALUC meeting with a 200 meter mailout*, for its not going to come from the Chair of the FGCA Planning and Zoning Committee. Who thought the "open house" was a tremendous success. Yet also said, the request for another CALUC meeting will be based on the outcome of the open house. CALUC meetings should be based on the need for a fair consultation process.

THANK YOU

Anita Walper

From: valeriewat [REDACTED]
Sent: Tuesday, Dec 16, 2014 11:03 PM
To: planandzone@fairfieldcommunity.ca
Cc: pmadoff@shaw.ca
Subject: Redevelopment proposal for area including 1041 Oliphant Ave



Dear Mr. George Zadok,

I hope I am sending this to the right person. If not, please share or redirect as needed.

I was unable to attend the rezoning application meeting yesterday regarding the proposed redevelopment of the area on Cook Street including 1041 Oliphant. Therefore, I am submitting this written letter of extreme concern over how this redevelopment, particularly of 1041 Oliphant, will negatively affect the Cook St. Village and the surrounding neighbourhood.

I used to live at 1041 Oliphant (The Carmel) for about 6 years. I raised my young daughter there in a lovely "community " that was The Carmel. With only 5 suites, it was a close-knit and supportive environment that also connected well with the nearby neighbours--something that is hard to find these days. It is a beautiful character building which I strongly believe should be designated as a heritage building. The City's own Humboldt Valley plan specifically recognizes such special character buildings as promoting community by their direct access to the street, front steps to sit on, etc. Buildings like The Carmel are an integral part of why Cook St. Village is such a popular place for people to visit or live in, and why Fairfield, and Victoria overall, is such an attractive place that draws many.

The more that buildings such as this are torn down and replaced with sterile new condos and shops, the more you chip away at the very essence of Victoria and the quality of life that is so well known and essential for safe and inviting neighbourhoods.

I beg you to please oppose/stop. the redevelopment of the proposed area of Cook St., and at the very least 1041 Oliphant.

Thank you,
 Valerie Watanabe
 [REDACTED]

[REDACTED]

Janice Appleby

From: webforms@victoria.ca [REDACTED]
Sent: Tuesday, May 05, 2015 4:28 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Jeanette Aubin
Email : [REDACTED]
Reference :
Daytime [REDACTED]
Dear Mayor and Council,
Re: Proposed Development at Cook and Oliphant

As a frequent visitor to the Cook St. Village as I live 3 blocks away, I am writing to request another CALUC meeting and presentation from the developer, as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Best regards,
Jeanette Aubin

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[REDACTED]

Anita Walper

From: Mike Birch [REDACTED]
Sent: Dec 17, 2014 11:50 AM
To: planandzone@fairfieldcommunity.ca
Subject: Regarding Redevelopment at Cook and Oliphant



To --- George Zadar, Dec. 17 2014

Hi George

I attended the Association meeting (Dec 15) regarding the redevelopment proposal at Cook and Oliphant. The moderator said i could send you my comments.

I am not opposed to the development in general. The developer referred to the Community plan for guidance in the design

One concern is the extent of the Commercial and Retail . On the Community Plan it extends to Leonard St. which is opposite the playground on Cook Street although that does not seem likely that is the way I understand the C.Plan .Do we need Commercial and Retail extened to here? At this time the Retail ends the at the opposite side of Oliphant Street (or the Used Book Store). This project creates a new Retail strip futher south to opposite Chapman Street. If this projects gets approval the owners of the properties (2 -- 3 story walk up rentals) opposite this project would have a good case to ask for redevelopment of their properties to Retail/Commercial space if they wanted , which in theory moves the south end of retail strip to Chapman St.

When I received the project notice my thought was it would be fine to have additional Retail at the corner of Oliphant and Cook (which would be opposite the Drug store and fit the streetscape,) but not down the the Cook Street frontage of the project .

My question is where do you want the Retail to end? Is there a point where the Village loses its feel and the Retail sprawl is a negative.

My opinion would be to add retail density into the existing Village as it is now and NOT to spread it out.

I think the height of the building should be same as the existing Condo at Cook Street and Park St. and any new retail should face Oliphant and not on Cook St

Thank You .. Mike Birch [REDACTED]

If you could send me a received note that would be appreciated

Janice Appleby

From: JSBeadle [REDACTED]
Sent: Sunday, April 19, 2015 12:19 PM
To: mayorandcouncil@victoria.ca
Cc: Jennifer
Subject: Rezoning Application for 212, 214, 220 Cook and 1041 Oliphant

I am writing to request another community mail out and meeting to learn more about the future development in Cook Street Village and Fairfield in general. I live approximately 2 blocks from the proposed development in the village and do not recall any mail out, meeting or announcements to advise residents of the proposed changes prior to the announcement that the development was being considered.

I understand the need for change and for renewal however the proposed height of the building and the lack of setbacks concern me on this and future developments.

Thank you for your help.

Jennifer Beadle

301 Moss

Janice Appleby

From: Monica Dhawan
Sent: Thursday, April 16, 2015 5:27 PM
To: Development Services email inquiries
Subject: Public Feedback - 1041 Oliphant

Hi,

Please store the below in Tempest.

Thanks,
Monica

From: Gillian Bryan [REDACTED]
Sent: Thursday, April 16, 2015 2:44 PM
To: mayorandcouncil@victoria.ca
Subject: FW: Cook Street development

From: Gillian Bryan [REDACTED]
Sent: Tuesday, April 14, 2015 12:55 PM
To: 'mayorandcouncil@victoria.ca'
Subject: Cook Street development

I am a resident of the Cook Street Village area for over 35 years. My home email is [REDACTED]. It was with dismay that I read some weeks ago of the plan to build a 6 story development on the south edge of the village. It appeared that this was acceptable within current zoning. Not many years ago when another large development was proposed for the village, the residents were assured that the Cook Street Village plan would restrict this to 3 stories. Now, apparently, we have been quietly upgraded to being an 'urban village' and the allowable building height is changed. I do not recall any sort of notice or requested input for this change. This is my village and I want to be part of the consultative process that threatens to change it. Being familiar with the progressive growth that has changed similar Vancouver neighbourhoods in many negative ways, I have reservations about beginning this process here. I would like to join my voice to others in requesting a town meeting as a forum for public response and a search for a compromise that would preserve the small village nature of Cook Street while allowing the developer to erect a financially profitable building.

Gillian Bryan
1139 Leonard Street

Janice Appleby

From: Alison Meyer
Sent: Tuesday, August 11, 2015 3:01 PM
To: Anita Walper
Cc: Charlotte Wain
Subject: FW: Cook St. & Oliphant development proposal

Another letter to eventually be attached to the PLUC report

From: Leanne Taylor
Sent: Tuesday, Aug 11, 2015 1:06 PM
To: Alison Meyer
Subject: FW: Cook St. & Oliphant development proposal

FYI. We also received a formal letter from the Fairfield/Gonzales CALUC.

Leanne Taylor, MCIP, RPP
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561 F 250.361.0386



From: Chris Coleman (Councillor)
Sent: Friday, Aug 7, 2015 2:38 PM
To: George Zador; Charlotte Wain
Cc: Leanne Taylor; Brian Sikstrom
Subject: RE: Cook St. & Oliphant development proposal

Thanks for this e-mail George,

I fully understand the request look forward to the discussion with Development Staff.

Cheers & have a glorious weekend,

Chris Coleman

From: George Zador [<mailto:planandzone@fairfieldcommunity.ca>]
Sent: Friday, August 7, 2015 2:34 PM
To: Chris Coleman (Councillor); Charlotte Wain

Cc: Leanne Taylor; Brian Sikstrom

Subject: Cook St. & Oliphant development proposal

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oliphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

We believe this request is timely and supports the ever-expanding community interest in this development. A second CALUC meeting would also: (1) provide an appropriate forum to have the development proposal presented in its entirety, and have information clarified if need be; (2) give the community the opportunity to voice their questions and or comments in a neutral setting; and (3) subsequently provide this information to City Planning and Mayor and Council, to assist in their evaluation of this project. Approving this request would also support a core mandate of the FGCA (and through it, it's CALUC): to always be supportive in providing

opportunities for the open exchange of information (and discussion) on topics of importance to our community.

Subject to your supporting this request, our intent is to hold this second meeting in September (when community and committee members have returned from holidays), as well as have no other projects on the agenda to ensure sufficient time for all voices to be heard.

Given the wide interest amongst our community for his project, we would also welcome the attendance of our Council liaison and, possibly, other City staff, subject to their availability.

We would add that, to date, we have very much appreciated the willingness of the developer to participate in communications about this project and, therefore, would hope the developer would see a second CALUC meeting as a (further) opportunity to provide information and generate community support.

We look forward to a favourable response to our request, upon which we will schedule a suitable date and location for the meeting.

Thank you for your understanding in this matter.

Doug Tolson, Vice-President, FGCA Board of Directors
Joan Kotarski, Executive Director, FGCA
George Zador, Chair, FGCA CALUC

Janice Appleby

From: webforms@victoria.ca [REDACTED]
Sent: Monday, May 04, 2015 9:59 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Loesha Donaldson
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]

Re: Proposed development at Cook and Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

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[REDACTED]

Janice Appleby

From: webforms@victoria.ca
Sent: Thursday, August 06, 2015 3:06 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Helen Durie

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Re Urban Core's proposed development at Cook/Oliphant Sts. I attended the developer's Open House last week - there was a good turnout and good to learn latest details of the project.

I urge you to require that the plans be further modified. The proposed building is too high and too massive for its location, and needs to be set back further from the boulevard. I appreciate that some level of development is inevitable, but it needs to meet the terms of the community plan and current zoning. If zoning is changed to allow commercial development at this location, doesn't this open the door to future commercial development all the way down the east side of Cook St. and in other nearby areas that are currently zoned as residential.

Thanks for giving consideration to my concerns, and thanks for all that you do on our behalf.
Helen Durie
Cook St. Village area resident

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[REDACTED]

Janice Appleby

From: Melanie and Morgan Finley [REDACTED]
Sent: Thursday, March 12, 2015 1:08 PM
To: Councillors; [REDACTED]
Subject: Proposed Development at Cook and Oliphant

To Mayor Lisa Helps and the City of Victoria Councillors,

I am a Fairfield resident and homeowner and I have only recently become aware of the proposed development at Cook and Oliphant. I am disappointed to discover that a five to six story structure is being considered at this location. I am opposed to this development as it is described by the developer Leonard Cole in the Fairfield Observer in issue #8 March 2015. Cook Street Village has the potential to grow into an attractive vibrant community center with the charming feel of a village. The proposed development is much too high and inappropriate for a "village". There are no buildings of that height along the whole stretch of Cook Street Village. It surprises me that Victoria City planners would even consider any buildings in that area that are higher than 2 or 3 stories.

We have an unfortunate legacy of uninspired and unattractive developments in Victoria. A clear community plan for this region is needed to ensure the City maintains those areas with charm and/or a heritage feel that remain. I believe it is the responsibility of our elected City Council and Mayor to provide clear guidance on local development projects to ensure social community sustainability. I feel that as tax payers in this region we should have a say in the future of our area. I also believe that the current real estate market will be supportive of attractive low-rise developments on lots such as the one described above and that we do not need to build higher to increase density in the region.

Thank you, Morgan Finley

Janice Appleby

From: [REDACTED]
Sent: [REDACTED] 12:21 PM
To: mayorandcouncil@victoria.ca
Cc: Donald Huhn
Subject: Rezoning Application for 212, 214, 220 Cook and 1041 Oliphant

I am writing to request another community mail out and meeting to learn more about the future development in Cook Street Village and Fairfield in general. I live approximately 2 blocks from the proposed development in the village and do not recall any mail out, meeting or announcements to advise residents of the proposed changes prior to the announcement that the development was being considered.

I understand the need for change and for renewal however the proposed height of the building and the lack of setbacks concern me on this and future developments.

Thank you in advance for your help.

Donald Huhn

301 Moss

Janice Appleby

From: [REDACTED]
Sent: Tuesday, March 10, 2015 12:08 PM
To: Councillors
Subject: Cook St Village proposal

Dear Victoria Mayor and Council

Just back from a month away to read about the proposal for the south end of Cook St village.

We are opposed to the scale of the development-too high and too massive a streetscape façade. It would make that whole block with, I think, the exception of one house a solid wall of buildings up to the apartment of the corner of Cook St and Park Blvd..

Many of us remember the 1960's and 70's when many houses along Cook St and other parts of Fairfield were consolidated by developers, demolished and the featureless apartment blocks that now line Cook St from Fort St down were built.

If the existing buildings have to go there should not be a commercial component and something more along the lines of well and interestingly designed and landscaped mix of town houses and apartments would be a better fit.

The loss of rental units also needs to be addressed.

Sincerely

Claire Jackson

1137 May St
[REDACTED]

Janice Appleby

From: mayorandcouncil@victoria.ca
Sent: Monday, May 04, 2015 8:50 AM
To: Development Services email inquiries
Subject: Public feedback - 1041 Oliphant

Good morning,

Please file this in Tempest as well

Thanks,
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]
Sent: Monday, May 04, 2015 8:28 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: James Kyles
Email: [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor and Council:

Re: Proposed Development at Cook and Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

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[REDACTED]

Janice Appleby

From: Larry Lewis [REDACTED]
Sent: Saturday, April 11, 2015 1:56 PM
To: mayorandcouncil@victoria.ca
Subject: Cook/Oliphant proposed building

Having just seen the proposal, I have to say that whilst this is fine example of the new barbarism that could possibly suit the highway-ajunct Langford lifestyle, to situate a building of that scale here in the Cook st Village would be a huge mistake.

In my opinion, the ongoing loss of rental property at reasonable/fixed income levels in order to accomodate well-heeled new residents from outside the area is a trend that sadly encourages such proposals by carpetbagger developers.

By perpetuating this trend it is little wonder that we have a growing population of homeless in our city.

I urge the Mayor and the more sensible members of council to reject this proposal.

Lawrence Lewis
#3 - 257 Cook St
20yr Cook St Village resident

Janice Appleby

From: mayorandcouncil@victoria.ca
Sent: Monday, May 04, 2015 8:48 AM
To: Development Services email inquiries
Subject: Public feedback - 1041 Oliphant

Good morning,

Please file in Tempest

Thanks,
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]
Sent: Sunday, May 03, 2015 9:16 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Gillian Ley
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor and Council:

Re: Proposed development at Cook and
Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough and extensive consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

Sincerely,
Gillian Ley
Owner
305- 999 Burdett Avenue
Victoria BC V8V 3G7

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[REDACTED]

Janice Appleby

From: Janet L [REDACTED]
Sent: Sunday, April 12, 2015 12:16 PM
To: mayorandcouncil@victoria.ca
Subject: re:Oliphant and Cook Streets project

I believe the proposed project at Oliphant and Cook Streets will further destroy the friendly neighbourhood atmosphere that made this area so attractive to me when I moved here 20 years ago. In 1997 the outcry from a majority of the community when the Sutej Street project was first proposed, managed to stall and finally get some down-sizing of that project. But it has realized many of the problems that community members foresaw then; increased traffic noise and congestion, empty commercial spaces, more parked cars obstructing Sutej Street. All of these situations are dangerous and daily to residents and to the many pedestrians who come to visit the village.

Outsized projects like the one proposed for Oliphant and Cook are not only inappropriate and aesthetically repugnant, but a destructive force against the community. Be forewarned that 3 hearings in townhall will not accommodate the numbers of people who will come together again to object to this monstrous project.

I urge the mayor and council to explore more creative paths for creating jobs and tax sources rather than relying on the development industry to build more buildings that will sit empty because speculators want greater and greater profits. Affordable and appropriate housing please with consideration for neighbourhoods that already exist.

Sincerely,
Janet Lundman
#3 1060 Sutej Street

Janice Appleby

From: Rick Olding [REDACTED]
Sent: Tuesday, March 10, 2015 12:51 PM
To: Councillors
Cc: [REDACTED]
Subject: Cook St. Village

I am writing to express my opposition to the Urban Core Ventures (UCV) development proposal for the Cook St. Village neighbourhood. The last major development permitted in the Village (Castana) left a legacy of expensive chain store retail outlets, unaffordable accommodation and compromised view lines. From what I have seen of the UCV venture, we can expect more of the same if it is approved. This is not a good recipe for preserving and enhancing the neighbourhood qualities that make visiting the Village such a desirable and high quality experience. We don't need a mini Kitsilano in Fairfield.

At a minimum, this proposal should not come before Council for approval before an extensive community consultation process is conducted and sufficient time is allowed for completion of a comprehensive Local Area Plan (as called for in Victoria's Official Community Plan).

Sincerely,

Rick Olding
#412-1025 Linden Avenue

Janice Appleby

From: Monica Dhawan
Sent: Wednesday, April 22, 2015 11:25 AM
To: Development Services email inquiries
Subject: Public Feedback - 1041 Oliphant
Attachments: Friday April 17. letter to Mayor and Council acrdoc.doc

Hi,

Please store in Tempest

Thanks,
Monica

From: Anne Russo [REDACTED]
Sent: Monday, April 20, 2015 10:49 AM
To: Lisa Helps (Mayor); Councillors
Subject: Oliphant & Cook St Development Proposal

1017 Oliphant Avenue, Victoria BC V8V 2T9

Friday April 17, 2015

Re: Development Proposal 220 Cook Street at Oliphant Avenue

Dear Mayor Helps and Council

I am unhappy with the apparently inadequate process of community consultation to date for the proposed development at 220 Cook Street. I am a close neighbour to the development site.

As I was out of town for the December 15th meeting of the Community Association Land Use Committee (CALUC) at Fairfield-Gonzalez Community Association, I relied instead on the CALUC process that I am familiar with to guide proceedings in a constructive manner. In recent weeks I have investigated the proposal and attended the April 13 meeting of FGCA when the matter was on the agenda. I have been dismayed to hear the confusion and concern raised by neighbours who did attend the Dec 15 meeting, whose complaints include, but are not limited to, the absence of plans and architectural renderings for the project they were expecting to comment on at the CALUC meeting and the absence of any FGCA Board, or Planning & Zoning Committee members, from the meeting. I feel disappointed and uneasy.

Like most of our neighbours, my family and I would like Cook Street Village to continue to reflect and incorporate the values that brought us to this neighbourhood - broad sunlit sidewalks that welcome foot traffic, children's strollers, seniors' walkers and scooters and dogs; space for coffee conversations; green boulevards and mature trees; affordable, child friendly family housing; locally owned businesses and a reflection of green building standards in buildings that do not overwhelm.

We would also like to feel confident that our values are respected. Community consultation need not be contentious and the CALUC policy outlines a procedure that when followed is respectful and productive. I would like to re-start this CALUC-directed community engagement process, to genuinely engage local residents who are *not averse to development*. I am asking for support for a constructive, collaborative approach to community consultation, which could deflect potential contention; an approach by which everyone, including the developer, could benefit.

Sincerely,

Anne Russo

Anne Russo
1017 Oliphant Avenue
Victoria BC V8V [REDACTED]
[REDACTED]

Janice Appleby

From: Anne Russo [REDACTED]
Sent: Monday, March 23, 2015 2:09 PM
To: Councillors
Subject: Cook St at Oliphant Ave Development Proposal

Dear Mayor Helps

Re: development proposal for Cook Street and Oliphant Avenue

I appreciate hearing that the city will consider a new meeting before the Fairfield Gonzales Planning & Zoning Committee to hear residents' concerns about this proposal.

We live on Oliphant Avenue in a four generation family home and we love the neighbourhood and the village for its welcoming diversity of age, income and background and for its walkable, foot-friendly locally owned shopping and activity area. The 61 unit plus commercial space proposal as outlined by Leonard Cole of Urban Core Ventures raises the following concerns:

- Our residential neighbourhood will lose family friendly, affordable housing units
- We will lose the long term resident families *and* their children who live in the existing housing.
- Total parking for an additional 76 cars, accessed apparently from the lane on Oliphant Avenue, will exacerbate our major concern for our neighbourhood: congested and sometimes careless driving along a narrow residential block with heavy foot traffic which includes seniors and children.
- Parking for an additional 76 cars - and additional visiting cars that extra commercial use will bring, strains our neighbourhood's focus on human scale, walkable shopping and social areas
- The proposed height would set a new standard and precedent for other developers and is out of character for the location
- The Cook Street Village guidelines call for residential use only from this corner south.
- Commercial capacity in the village currently exceeds demand with long term and new vacancies in several village locations.

Leonard Cole has described his vision "for this project to become an integral part of the Village". I would like to think some further up-front conversation could result in a plan we can all embrace.

Thank you to City Council for considering a further assessment of the proposal with the community.

Sincerely,

Anne Russo
1017 Oliphant Avenue
Victoria BC [REDACTED]
[REDACTED]

Janice Appleby

From: Jake Smith [REDACTED]
Sent: Saturday, April 11, 2015 5:16 PM
To: victoriabc@shaw.ca
Cc: mayorandcouncil@victoria.ca
Subject: Cook and Oliphant development
Attachments: cook.jpg

Hello Anonymous,

I have received a copy of your pamphlet citing your concerns about the proposed Cook and Oliphant development.

Thank you for reminding me to contact the Mayor and council regarding this proposal. I too have concerns about the planned development, mostly that it won't get built due to the misinformation being spread about it.

Villages are precisely where density should be located, and who better to benefit from this increase than the local merchants and people employed in the village. The current properties are a prime example of where development historically went wrong and the proposal on the table is an excellent way to begin remedying the mistakes of the past. It's just a shame that it isn't as tall as you falsely claim it to be in your handout.

It's time community organizations stop fighting development tooth and nail and instead help to shape an economically healthy city for generations to come.

Sincerely,
Jake.

Janice Appleby

From: Mark Strudwick [REDACTED]
Sent: Wednesday, March 11, 2015 8:30 PM
To: Councillors
Subject: Cook Street Village Proposal

Dear Mayor Helps and Victoria City Councillors,

I am writing this to express my concern for the re-development of Cook Street Village at its south end. The proposal as it stands, is much too big, and even at half the size, is too great. Part of the charm of our neighbourhood is that it still contains rental homes for people to live here who would not be able to buy. There are plenty of large, characterless, monolithic structures in the city's core and it is a pleasure to not have to see them here. To propose a complex of 61 units is completely out of character for the neighbourhood and will cause much disruption and change its character from being family-oriented to one for whom only wealthy singles or couples can afford. Judging by the vacancies that still exist and how long it has taken to get tenants at the nearby Castana, a building this size is not needed and we could expect much of it to sit vacant for long periods of time.

Next there is parking: assuming a conservative estimate of 90 people living in the 61 units, plus employees in the businesses below, just providing a lot on one corner of the property does not ensure it will be used. It will create chaos for those already living in the area and the existing businesses such as the doctor's office and the pizzeria, which will be greatly impacted to a negative extent. I live on Moss street with character conversions across from us - parking is on-site for these residents, but it does not account for owners with more than one car, nor those who use their parking for storage and then choose to park on the street. My point is that neighbours and the existing business's patrons will be impacted whether they like it or not.

Finally there are esthetics: a 5-storey building dwarfing all else in its vicinity is again, unnecessary and unwanted. I believe a new development of two storeys with a smaller footprint, is reasonable, but nothing higher than that as it creates an unsavoury wind-tunnel effect that exists on Humboldt street (and commonplace in Vancouver), with tall buildings dwarfing any remaining trees, blocking the sky and sun and the people scurrying in-between.

Sincerely,

Mark Strudwick

Janice Appleby

From: Monica Dhawan
Sent: Tuesday, October 06, 2015 2:28 PM
To: Development Services email inquiries
Subject: Public Feedback: 1041 Oliphant and 220, 214, 212 Cook Street

For your records.

Thanks,
Monica

-----Original Message-----

From: Gordon Thomson [REDACTED]
Sent: Thursday, September 17, 2015 9:54 AM
To: Lisa Helps (Mayor)
Subject: Proposed New Development at 1041 Elephant and 220, 214, 212 Cook Street

Dear Mayor Helps,

I live two blocks from Cook Street Village which is currently one of the most vibrant commercial areas in Victoria. When you visit you will observe an active streetscape and no empty storefronts.

A significant contributor to this commercial success is the many outdoor coffee shops and cafe patios and eating areas found in the village. While these are shaded from the sun in the summer by the deciduous trees in the village, in the winter the sun shines on to these areas. This makes them active all year round.

The current buildings in the village, because of their limited height, do not prevent the sun from reaching the sidewalk and patios across the street.

I oppose approving the height of this proposed development. The proposed height of this development will result in sidewalks, patios and commercial and other establishments across the street being shaded during the winter when the sun does not rise high enough to shine over the building.

If the extra height is approved in this part of village then it will also be used as a precedent to justify increased heights for other new developments in the village. It will lead to a decline in street and commercial activity and create a negative change in the character of the village for both local residents and for the tourists who visit.

I am surprised that a municipal government that has stated it is committed to building small business, increasing commercial activity and has expressed an interest in environmental issues such as permaculture principles would not wish to preserve and enhance the character and commercial success of Cook Street Village.

While I support the necessary densification in the downtown core, the success of that initiative will be enhanced by preserving contrasting, complementary and vibrant villages in other areas of the city.

I would ask that you do not approve the current development and also take the steps necessary to ensure the community plan is amended to preserve the character and commercial viability of Cook Street Village.

Thank you.

Sincerely,

Kim Carter

Janice Appleby

From: Monica Dhawan
Sent: Monday, April 27, 2015 11:05 AM
To: Development Services email inquiries
Subject: Public Feedback: 1041 Oliphant

Good morning,

Please store in Tempest

Thanks,
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]
Sent: Friday, April 24, 2015 9:05 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: [REDACTED]
[REDACTED].com

Reference :

Daytime Phone : 2 [REDACTED]

I am really concerned about the proposed building at the corner of Cook & Oliphant Streets in the Cook St. Village. After my morning walk to and from the village, I decided to register this concern. The building, as proposed, is just too darn big. I'm afraid it will block the sightlines through the village, making it feel closed in. I am not against development and think the other new builds have fit into the village very well. Please have the developer revise the plans. Bigger is not better.
Sincerely,
Laurie Tighe

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

[REDACTED]

Janice Appleby

From: Diana Van Heerden [REDACTED]
Sent: Saturday, April 11, 2015 12:51 PM
To: mayorandcouncil@victoria.ca
Subject: building height Cook St Village- reconsider

I understand that development approval has been granted for a 6 story cond/apartment development flush to the sidewalk on Cook St. I am sure that this proposal would have been advertised in the usual way and like most I am guilty of not reading the proposals online where one is directed by the signs to do so.

Please halt this development until the residents and users of the village have a real opportunity to voice their concerns. I am not opposed to development per se but would hate to see Cook St Village lose its character and soul.

Sincerely

Diana Van Heerden
801-240 Douglas St
Victoria, BC

Janice Appleby

From: Monica Dhawan
Sent: Friday, April 17, 2015 11:06 AM
To: Development Services email inquiries
Subject: Public Feedback - 1041 Oliphant

Hi,

Please store in Tempest

Thanks,
Monica

From: John Veillette [REDACTED]
Sent: Thursday, April 16, 2015 9:02 PM
To: mayorandcouncil@victoria.ca
Subject: Fairfield Community Plan

I am requesting another community mailout and meeting. Large Urban Village is not a good fit for Cook Street Village. Please reconsider the Small Urban Village designation. Four stories is quite enough. Six stories would leave us with a dark canyon.

John Veillette,
63 Howe Street,
V8V 4K2

Janice Appleby

From: Monica Dhawan
Sent: Wednesday, June 10, 2015 4:21 PM
To: Development Services email inquiries
Subject: Public Feedback - 1041 Oliphant

Hi,

Please store in Prospero

Thanks,
Monica

-----Original Message-----

From: Suzanne Snizek [REDACTED]
Sent: Wednesday, May 13, 2015 4:53 PM
To: Lisa Helps (Mayor)
Subject: cook street village proposed development

Dear Lisa,

We met in the Market on Yates, smack in the midst of your campaign. Not sure if you recall me as you were understandably pretty tired(!) but I was impressed with what you had to say and I must say I did vote for you! I am writing now to let you know that this proposed development of Cook Street village is not in our neighbourhood's best interest. The reason it is so lovely to live in the Cook street village neighbourhood is that it is just that: a village. I prefer to be surrounded by small store fronts, low rise buildings, etc. I used to live in Vancouver and the difference between it and this city is partly one of scale. I would love to see it stay this way. I have moved from place to place over the course of 25 yrs and it always has to do with towns turning into suburbs turning into cities. I would like to be able to enjoy my life and stay in Victoria and not run to Denby!

Please do not give the 'stamp of approval' to a project that was never put in front of the actual residents.

Thanks for listening.

Best Wishes

Dr. Suzanne SNizek

3DS Ventures Inc.

DB-1 ~ BC Wineguys & Cook St. Liquor

Feb 24, 2015

Re: Letter in Support of Urban Core Ventures proposed project

To Whom it may concern,

It has come to my attention, via a recent news article in the *Victoria News*, that a few members of the Fairfield community have sent letters to Council voicing their concerns about Urban Core Ventures' development proposal for the properties at the corner of Cook and Oliphant Streets. I would like to add my voice to the discussion in support of this project.

Leonard Cole, the owner of Urban Core Ventures, has shown an impressive openness in his approach to consulting with the neighbourhood. In addition to the City of Victoria-mandated consultation, he has already met and will continue to meet with individual residents, business owners and the strata council of the immediate neighbouring building. He has shown himself to be committed to maintaining an ongoing dialog with all community members.

The minority who currently stand in opposition to this project are, not coincidentally, the same people who also tried to prevent other recent developments that ultimately brought new life and vitality to Cook Street Village. There will always be voices of dissent anytime a change is proposed, but it's important that they are not the only voices heard.

I support positive change and look forward to seeing this project evolve and become part of the ongoing revitalization of Cook Street Village. The addition of more commercial space and good quality housing can only help make this wonderful part of the City of Victoria that much better.

Sincerely,

Glenn Barlow, President
3DS Ventures Inc.

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

1160 Oxford Street
Victoria BC
V8V 2V4

March 26 2015

Re: Letter of Support for Development at Cook St and Oliphant Ave

To: Mayor and Councillors:

I enjoy being a regular at the Beagle Pub just around the corner from my home on Oxford Street. I like the Cook Street area because it is close to the water and an overall very safe neighbourhood. I have thoroughly enjoyed sitting here watching Cook Street gradually develop. I recall when the Beagle Pub was considered controversial and how it has grown to be a pillar of the Cook Street Village. Anyone who lives in the neighbourhood would be sad if it wasn't here.

I support this project as it will enhance the fabric of this urban village that I proudly call home.

Sincerely

Brian de Macedo



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

1160 Oxford Street
Victoria BC
V8V 2V4

March 26 2015

Re: Letter of Support for Development at Cook St and Oliphant Ave

To: Mayor and Councillors:

I have been coming to the Beagle pub for years and will continue to do so as it is a part of my daily routine (when the sun is shining!) I come to enjoy the sunshine from the pub's patio. I have lived in the Cook Street area since the 1950 's and thoroughly enjoy watching the Village grow.

I am excited for this project as it will improve the Village with fresh faces.

Sincerely

A handwritten signature in black ink, appearing to read 'J B de Macedo'.

Jack de Macedo

April 2, 2015

Mayor and Victoria
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

#202-1075 Pendergast St
Victoria BC
V8V 0A1

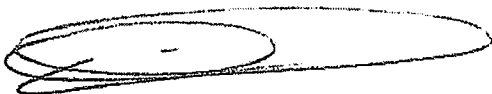
Support for Development at Cook St and Oliphant Ave

Dear Mayor and Members of Council:

I have thoroughly enjoyed working in the heart of Cook Street Village coming up on five years. I am writing in support of the proposed five-storey mixed use building as this project will inject new faces to the already energized Cook Street neighbourhood.

It is a community imperative to welcome projects that benefit the entire Cook Street Village, as this one will enhance the vitality of the neighbourhood as a whole. For this, I ask the Mayor and Members of Council to support the re-zoning application.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Dan Miller', enclosed within a hand-drawn oval border.

Dan Miller

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

608-647 Michigan St
Victoria BC
V8V 3J7

March 23 2015

**Re: Celebrate Great and Proudly Approve Award-Winning
Urban Core Ventures Cook Street Project!**

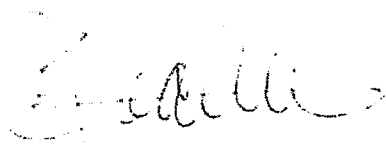
Attention Mayor and Members of Council:

I write in support of Leonard Cole's latest project at Cook St and Oliphant Ave as his design approaches are sympathetic to surrounding. Leonard believes a building should complement its environment: simple and without fussiness. A building should make the landscape more beautiful than it was before newness.

I applaud his CARE Awards 2013 Project of the Year The 'Dwell' on Despard. He followed the same principle and he is sensitive to the importance of the marriage of form and environment. There is a generosity to his architecture, a sense of art connecting with the land.

I trust Leonard's design as he will generously integrate the building with its site and neighbourhood.

Respectfully,



Jennifer Beattie

March 24 2015

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

Re: Letter in Support of Urban Core Ventures proposed
development at Cook Street and Oliphant Avenue

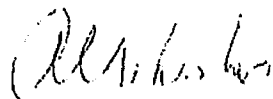
Dear Mayor and Members of Council:

Two and a half years ago, I bought a new townhouse on Chester Street. At the time, there were few options to purchase new property in the Cook Street Village area. I would have appreciated the opportunity to consider alternative suite sizes and consider the amenities the proposed development has to offer.

I chose to move to this neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. If this development comes to fruition, future residents of this area will enjoy these options.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this rezoning application.

Sincerely,



Adam Mikasko
#1-451 Chester Street
Victoria BC
V8V 4C2

April 1, 2015

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


COOK STREET REZONING APPLICATION

To the Mayor and Council of the Municipality of Victoria:

We appreciate the opportunity for more people to make Cook Street Village their home. Further, this project creates a welcoming space for other businesses to thrive and become a part of the community. The addition of new retail opportunities will stimulate the already-animated Cook Street Village. More retail choices draw more people to the area. We don't view new businesses as a competition but rather an opportunity to raise the quality of services as a whole.

We support the vision of Urban Core Ventures for this project to become an integral part of the Cook Street Village as well as a major attraction. We assume it will integrate well with the environment of Cook Street Village.

Respectfully,



Huguet Barbot
Director of Operations
Store Manager
Mother Nature's Market & Deli
240 Cook Street
Victoria BC V8V 3X3

March 20 2015

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

Re: Letter in Support of Re-zoning Application Cook St & Oliphant Ave

I live in the Cook Street area, shop in the Village and love the changes that have appeared. I am pleased to support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above.

Adding new residents and new commercial space will enhance this already thriving urban village. I support positive change and look forward to seeing this project come to fruition.

This project and projects like this that reduce people's carbon footprint should enjoy the support of the Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shad Roan', with a long horizontal flourish extending to the right.

Shad Roan
1123 Richardson St.
Victoria BC
V8V 3C7

Development Done Right

March 2 2015

To whom it may concern

I have been a resident of Victoria for the past 41 years and consider Cook Street Village a real close knit community with a vibrant mix of residential and commercial space with opportunity for growth done right.

I am excited to learn that there is a new development in the works for the site on the corner of Cook Street and Oliphant Avenue by an award-winning developer and well respected architect. The developer has put a lot of thought into making this new building a blended part of the cook street community. Standing at five storeys with 61 units and commercial space, this building will enhance the look of the community.

This building will definitely be a well-needed part of community growth and the sustainability of downtown Victoria for residential and commercial space.

I currently live in a LEEDS Platinum building at Dockside Green and would consider moving to a building at the proposed quality and caliber of this development.

I fully support and endorse the development of this site.

Regards



Peter Gill

March 31 2015

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


**Re: Letter in Support of Urban Core Ventures proposed
development at Cook Street and Oliphant Avenue**

Dear Mayor and Members of Council:

I live in a duplex with separate space from my brother, Chris. I like the Cook Street neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. I also appreciate the cozy village atmosphere that I call home. The proposed design of the five-storey building is tasteful and within keeping of the Village feel. This will not disrupt the character of the Cook Street Village and in fact enhance the appeal to draw more people into the area.

This re-zoning application should have the support of the Mayor and Council.

Sincerely,



Jeff Wilson
25 Cambridge Street
Victoria BC
V8V 4A7

**Paul Macara
#2-521 Linden Ave
Victoria, BC
V8V 4G6**

March 31 2015

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

**Re: Support for Urban Core Ventures proposed development at Cook Street
and Oliphant Avenue**

Dear Mayor and Members of Council:

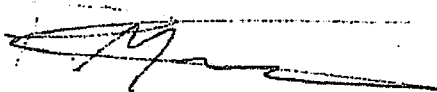
I have lived in the Cook Street neighbourhood on and off for the last decade and have enjoyed working in the heart of Cook Street Village coming up on two years.

I take great delight in calling the Cook Street area my home because of the thriving vibrancy of the Village. Also, it is in town but not downtown. It is residential plus amenities and close to city core.

The proposed design for a five-story mixed use building is tasteful and will add energy to the pulse of the Village vibe. With this project, the Cook Street Village will reap a bounty of flavour and texture that will ultimately enhance the entire neighbourhood.

To keep The Cook Street Village vibrant with excitement, we as a neighbourhood need to welcome new projects like this one. For this, I urge the Mayor and Council to support this application for re-zoning.

Sincerely,



Paul Macara

March 31 2015

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

Re: Letter in Support of Urban Core Ventures proposed
development at Cook Street and Oliphant Avenue

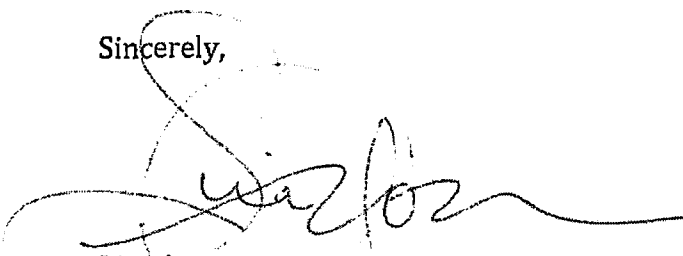
Dear Mayor and Members of Council:

In July 2014, I bought a new townhouse on Irma Street (Gorge Road East area), although I would have preferred to purchase in the Cook Street Village neighborhood. At the time, there were few options to purchase new property in the Cook Street Village. I would have appreciated the opportunity to consider alternative suite sizes and amenities such as the ones included in the development proposed by Urban Core Ventures.

I would have much preferred to live in Cook Street Village neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. If this development comes to fruition, future residents of this area will enjoy these options.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this re-zoning application.

Sincerely,



Lisa Arora
5-2830 Irma Street
Victoria, BC
V9A 1S2

March 29 2015

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

*Re: Letter in Support of proposed Cook Street and
Oliphant Ave Re-zoning Application*

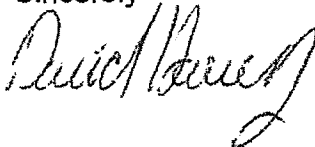
Dear Mayor and Council:

I was raised in Victoria and proudly grew up in Rockland. I have always lived in the surrounding area of Cook Street with honourable deep roots in the community. I have been a real estate agent for over twenty years and keenly aware how important housing is as part of one's lifestyle.

Part of the reason people want to live near Cook Street Village is because of the active coffee culture as well as access to specialty shops and nearby entertainment. Many people do not like to live right in the downtown core as they wish to live in a more urban village setting that is a short walk or bike ride to their work and other services available in the downtown core.

More walking residents contribute to the safety of the streets and more retail space in the area provide more amenities for everyone. For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely



David Harvey
1025 Joan Crescent
Victoria BC
V8S 3L3

March 27 2015

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

1-456 Chester Ave
Victoria BC
V8V 4C1

Re: Letter in Support of Urban Core Ventures proposed
development at Cook Street and Oliphant Avenue

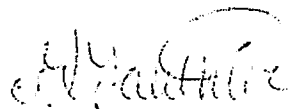
Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area for the last couple of years and most recently moved to Chester Avenue. I work nearby and love the opportunity to live so close to my work. Within a few short years, I have felt very much a part of the Cook Street Village community. I also appreciate the opportunity for more people to make the Village their home.

I am aware of the concerns of some in the community that this proposed development will damage the character of Cook Street Village. However, I believe Cook Street Village is well suited to sympathetic and well-planned expansion. This project is a tasteful example of density done right.

I look forward to this project becoming a Village institution and therefore offer my support for this re-zoning application.

Sincerely,



Ginette Gauthier

March 20 2015

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


Re: Letter in Support of Re-zoning Application for Cook St and Oliphant Ave

I have thoroughly enjoyed living in the Cook Street neighbourhood for seven years and plan to stay. I walk extensively in the area and enjoying shopping in the Village. I support this re-zoning application because this project proposes to develop one of the few sites available for densification within the Cook Street Village.

New commercial space will keep me shopping in the Cook Street Village for the majority of my retail needs.

I look forward to this project adding new retail opportunities to contribute to the vibrancy and fabric of the Cook Street Village. For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Tanner", with a stylized flourish at the end.

Anne Tanner
1123 Richardson St.
Victoria BC
V8V 3C7

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

2015-04-03

Re: Letter in Support of Urban Core Ventures proposed project
(Cook Street and Oliphant Avenue)

Dear Mayor and Victoria City Council:

I live in Fairfield with my wife and two sons and enjoy the shops and entertainment options the Cook Street Village offers as a community. I support this re-zoning application because this is one of the few remaining spaces for any commercial expansion in the Cook Street Village. The properties were assembled for redevelopment in the 1980's and have been identified as part of the Cook Street Village since well before that time. The 1984 Fairfield Neighbourhood Plan and Cook Street Guidelines identified this site as having a potential for a four storey multi-unit residential building. This proposal for five storeys is to accommodate new ground-level commercial space. This project is also in keeping with the City of Victoria's policies and guidelines for Large Urban Villages approved in the 2012 Official Community Plan.

I am confident this will grow to be an integral part of the Cook Street Village and for this I encourage council to support this application for re-zoning.

Yours faithfully,



Mike Graw

310 Lillooet Heights
Victoria BC V8S 0A1

Support Leonard Cole's Cook Street development!

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

304-1144 Rockland Ave
Victoria BC
V8V 3H7

2015-03-08

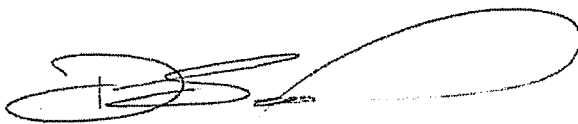
To Victoria Mayor and Councillors:

I have thoroughly enjoyed living in the Cook Street neighbourhood for seven years and plan to stay. I walk extensively in the area both for work and pleasure.

I am excited to learn that there is a new development in the works for the site on the corner of Cook Street and Oliphant Avenue by award-winning developer, Leonard Cole. Leonard has put a lot of thought into making this new building a blended part of the cook street community and judging by his previous successful projects, he is very mindful of the 'feel' of a neighbourhood.

I am encouraged to see Leonard Cole's tasteful construction added to the Cook Street Village.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Darren Smith', with a large, sweeping loop at the end.

Darren Smith

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

1439 Richardson St
Victoria BC
V8S 1R1

03-25-2015

SUPPORT FOR COOK ST OLIPHANT AVE REZONING APPLICATION

Dear Mayor and Members of Council:

I was born and proudly raised in Victoria. I bought my house in 2009 and eagerly moved to the Cook Street area. I frequent Beacon Hill Park as my three-year old delights in playing in the park as much as possible.

I wish to offer my support for the proposed project for the following two reasons. This project will help maintain property values in the area and will create new commercial space on one of the few sites available for densification within the Cook Street Village.

I believe in the value of property in the area. Its proximity to such a family-friendly park, the downtown core and the many nearby amenities will help the Cook Street Village area keep its value. Vibrancy is critical to value. Businesses and residents benefit with the injection of new faces to keep the area interesting and progressive.

I welcome new restaurants and retail opportunities to the Cook Street Village. I believe there is more capacity for retail space and embrace choices, the creation of new retail space will offer.

This project will help maintain property values in the area because the new residents and new retail space will contribute to the vibrant pulse of the Cook Street Village. For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Respectfully,



Tim Quocksister

March 2015

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

Re: 220 Cook Street

Dear Mayor and Members of Council:

I am writing to express my support for the above noted project. 220 Cook Street will expand the available housing options in the area. This project will provide a variety of suites a healthy variety of suite sizes accessible to all ages and income levels. This project adds 5 new retail opportunities to contribute to the vibrancy of Cook Street Village. A reduced carbon footprint is achieved with amenities and shopping within walking distance from these newly created 62 condos.

I therefore encourage council to support this application for re-zoning.

Sincerely

Lingee M. Carby
EY Properties Ltd
1030/1035 Pandergast

March 23 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC
V8W1P6

Re: Letter in Support of proposed Cook St and Oliphant Ave Development


Dear Mayor and Members of Council:

I endorse this project and projects like this that enhance the economic vitality of this urban village I proudly call home.

I support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. I look forward to drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. I view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village as a whole.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Rhonda Eastick', with a stylized flourish at the end.

Rhonda Eastick
#6-10 Douglas Street
Victoria BC
V8V 2N6

March 14 2015

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

1706-751 Fairfield Rd
Victoria BC
V8W 4A4

**Say 'Yes' to Development Done Right in the Cook
Street Village!**

Dear Mayor and Members of Victoria City Council:

Eight years ago, I bought my place at 142 Lawrence Street in James Bay and I have rented on Fairfield Road since August of last year. I love this area and actively enjoy and use the amenities the Cook Street Village offers the entire neighbourhood.

I support this proposed project as it will only inject more life into the already-dynamic area. The development would not overwhelm visually. An architecturally up-to-date building would integrate nicely especially since it would replace rather drab rentals.

The Cook Street Village is always alive with people and spirit. Anyone who still thinks Victoria's for the nearly dead should head there!

Warmly,



Nicole Pelan

March 17 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC
V8W1P6


Re: Letter in Support of Urban Core Ventures proposed Cook St Village project

Dear Mayor and Members of Council:

As a business owner in the Cook Street neighbourhood, I support this application for re-zoning because the proposed mixed use building will create new commercial space in the neighbourhood.

This quality project is designed to attract people to the Cook Street community. More people encouraged to come to the area enhances my visibility and encourages new patrons.

Sincerely



Harbinder Tekhi
Owner
Fairfield Auto Repair Ltd.
1090 Fairfield Rd
Victoria BC
V8V 3A5

City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

1107 Oscar Street
Victoria BC
V8V 2X3

April 5, 2015

Re: Support for proposed Five Storey Residential and
Commercial building at Cook Street and Oliphant Avenue

Dear Mayor and Members of Victoria Council:

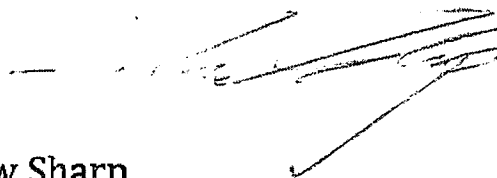
I have lived in the Cook Street area for six years and I take great delight in calling this neighbourhood my home because of the thriving community I feel a part of.

I also enjoy the small specialty shops that inject character and vigour to the Cook Street Village.

To keep the Cook Street Village vibrant with excitement, we as a neighbourhood need to welcome new projects like this one. New people make new friends. For this, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely yours,

Andrew Sharp

A handwritten signature in black ink, appearing to read 'Andrew Sharp', with a long horizontal stroke extending to the right.

April 7 2015

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

Jim MacPherson
#3-906 Pemberton
Victoria BC
V8S 3R4

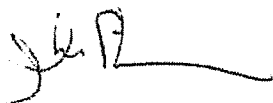
Re: Support to Re-zone at Cook St and Oliphant Ave

Dear Mayor Helps and Members of Council:

I am recently retired resident of Victoria. My wife and I were born here and have been lifetime residents and are now living in the Rockland area not far from Cook Street Village. As we grow older we anticipate moving closer to shops and amenities and feel that the Cook Street area would be a good fit for us. The proposed re-zoneing of the Oliphant Ave and Cook Street properties with a mixed use building both commercial and residential would add character and enthusiasm to the Village.

I understand that the proposed development would include a variety of suite sizes available for sale or rent that would appeal to both the young as well as seniors ensuring the warm welcoming inclusive atmosphere of the Village is maintained. The recent projects completed have enhanced living in the area and the proposed project would continue to do so. This project seems a good fit for both the local community and all of Victoria and will help to ensure that Cook Street Village retains its charm while also moving forward in a positive way.

Yours sincerely,



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

**310 Lillooet Heights
Victoria BC
V8S 0A1**

2015-04-03

**Support letter to Mayor Lisa Helps and Council Members of the
City of Victoria: Say 'Yes' to rezoning application at Cook Street
and Oliphant Avenue!**

Mayor and Council:

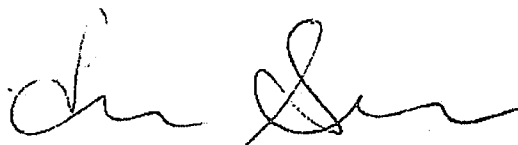
**I write in support of the proposed five storey mixed use building
that will add new residents and new commercial space to the
Cook Street Village. This proposed project enhances the Village
itself and the greater community.**

**I live in Fairfield with my husband and two sons and enjoy the
shops and amenities the Cook Street Village offers the
community as a whole.**

**The Cook Street Village is ideally located. The Village itself and
its adjoining neighbourhoods are among the safest and most
attractive in the city.**

**I look forward to this successful project because it will enhance
and contribute to the thriving community.**

Warm regards,

A handwritten signature in black ink, appearing to read 'Erin Graw', written in a cursive style.

Erin Graw

17 March 2015

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

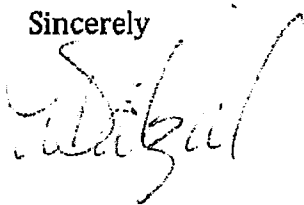
Re: Letter in Support of proposed Cook St and Oliphant Ave Development

To Mayor and Councillors:

I have enjoyed living in the Fairfield area for 25 years. I have raised my two daughters in this friendly neighbourhood and regularly shop in the Village. I look forward to this project adding new retail opportunities to contribute to the vibrancy of Cook Street Village.

I support positive change and look forward to seeing this project come to fruition.

Sincerely



Lisa Dalziel
1161 McClure Street
Victoria BC
V8V 3G3

16 March 2015

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

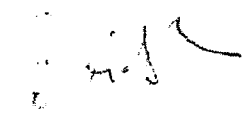
Re: Letter in Support of Cook Street Development

Dear Mayor and Members of Council:

I support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. The creation of sixty-one residential suites will house approximately 100-150 new persons to the Cook Street Village. I look forward to the new residents shopping at my store and drawing more people to the Village with the creation of new retail space.

I strongly support this application for re-zoning because this project will enhance the economic vitality of the area.

Sincerely



Gurpreet Singh
Operator
Victoria Food and Florist
451 Cook Street
Victoria BC
V8V 3Y2

March 20 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC
V8W1P6

Re: Letter in Support of Urban Core Ventures proposed Cook St Village project

Dear Mayor and Members of Council:

I support this re-zoning application because stand-alone pubs like mine rely more and more on people within walking distance as opposed to patrons who drive.

More residents that live within walking distance of my pub increases my customer base and does not put pressure on my parking. Further, the addition of new retail space will encourage more people to come to Cook Street Village for other shopping.

I ask the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Fletcher Melnyk', with a long horizontal stroke extending to the right.

Fletcher Melnyk
The Beagle Pub
301 Cook Street
Victoria BC
V8V 3X3



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

March 15th 2015

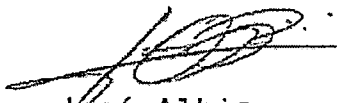
Dear Mayor and Members of Council:

I have lived in the neighbourhood since 2002. I like the sense of community and family the Cook Street Village offers. I go there all the time and especially enjoy Starbucks, Serious Coffee, the little food court and the pub. I support the proposed re-development of the south end of Cook Street Village at the corner of Cook Street and Oliphant Avenue.

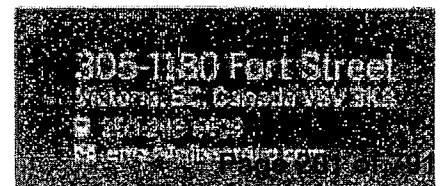
I have come to know Leonard Cole and I am confident he is committed to community input and responsive to the neighbours. He has already begun extensive public consultation, both in one-on-one meetings with area residents, business owners and strata boards. He is an award-winning, well-respected, local developer.

Leonard's proposal will not disrupt the cozy character of Cook Street Village.

Kind regards,



José Albis
305-1180 Fort St.
Victoria BC
V8V 3K8



April 2, 2015

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

1189 Oxford Street
Victoria BC

Re: Rezoning Application at Cook Street and Oliphant Avenue

Dear Mayor and Members of Victoria Council:

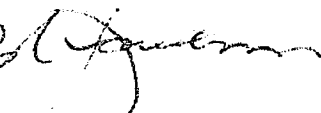
I built and currently own the house at 1189 Oxford Street. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area. Its proximity to Beacon Hill Park, the downtown core and the many amenities will help the Cook Street Village area keep its value.

I write in support of the proposed five storey mixed use building with retail on the main floor and four storeys of residential suites above. I believe Cook Street Village is well suited to sympathetic and well-planned expansion. The tasteful design of the building will not disrupt the character of the Cook Street Village and will definitely be a well-needed part of community growth and sustainability.

I strongly believe this project will help maintain property values in the area because the new residents and new retail space will contribute to the vigour of the Village.

It is a community imperative to welcome new projects like this one to the Cook Street Village as the entire neighbourhood benefits as a whole.

Respectfully yours,



Mark Lawless

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

403-1022 Pendergast St
Victoria BC
V8V 2X1

2015-04-03

Say 'Yes' to Development Done Right at Cook St and Oliphant Ave!

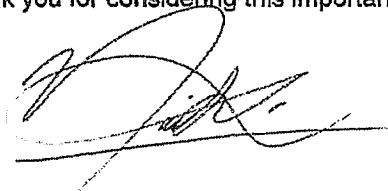
Dear Mayor Lisa Helps and Members of the City Council:

I write in support of the proposed five storey mixed use building that will add new residents and new commercial space to the Cook Street Village. I rent in the heart of the Cook Street Village and like the friendly village vibe.

The Cook Street Village is ideally located. Villagers, like myself, enjoy easy access to some of Victoria's finest attractions, including Dallas Road and the seaside, Beacon Hill Park, Gonzales Hill and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. Despite its quiet, small town feel, the Village is only a short walk from downtown, where villagers go to shop, do business and enjoy Victoria's nightlife.

I look forward to this project becoming a part of the fabric of the friendly village vibe.

Thank you for considering this important rezoning application.

A handwritten signature in black ink, appearing to read 'Nick Lee', written over a horizontal line.

Nick Lee

March 2015

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

1029 Oliphant Ave
Victoria BC
V8V 2T9

Re: Letter of Support of Re-zoning Application Cook Street and Oliphant Avenue

Dear Mayor and Members of Council:

I write in connection with the above re-zoning application. I know the site well as I have been an immediate neighbour at 1029 Oliphant since 2001. I support the proposed re-development at the south end of Cook Street Village at the corner of Cook Street and Oliphant Avenue.

I have come to know Leonard Cole and I am confident he is committed to community input and responsive to our neighbours in the Cook Street area. He has already begun extensive public consultation, both in one-on-one meetings with area residents, business owners and strata boards. He is a well-respected, local developer who calls Victoria home.

Leonard's proposal will not disrupt the character of Cook Street Village. The street trees will be retained, pedestrian friendly street frontages and widening of the lane that will nicely open up access for our neighbours.

I encourage the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Terry Globman', with a stylized flourish at the end.

Terry Globman

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

1231 Richardson St
Victoria BC
V8V 3C9

2015-04-13

Say 'Yes' to Development Done Right at Cook St and
Oliphant Ave!

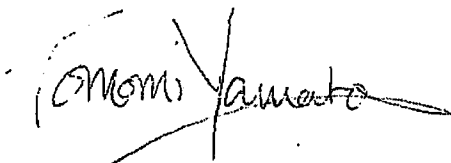
Dear Mayor Lisa Helps and Members of the City Council:

It was a pleasure hearing about the upcoming development project at Oliphant Ave and Cook St. I write in support of the proposed five storey mixed use building that will add new residents and new commercial space to the Cook Street Village.

I hope to see this project come to realization as it would be a wonderful way to attract young families and working professionals who are looking to be close to Beacon Hill Park, while having access to the local shops and businesses in the neighbourhood.

I am certain it will add great value to our lovely Cook Street Village!

Thank you.

A handwritten signature in black ink, appearing to read 'Tomomi Yamamoto', with a stylized flourish extending from the end.

Tomomi Yamamoto

City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

306-967 Collinson Street
Victoria BC
V8V 3B7

April 17, 2015

Re: Support for Five Storey Residential and Commercial building at
Cook Street and Oliphant Avenue

Dear Mayor and Victoria Councillors:

I have lived in the Cook Street area for the last few years and I take great pleasure in calling this quality neighbourhood home.

I wish to offer my support for the reasons outlined below. Primarily, I support urban growth. The 2012 Official Community Plan (OCP) designates Cook Street Village as one of 8 Large Urban Villages where growth is promoted over the next 25 years to foster liveliness and economic viability of neighbourhoods. This assembly of properties is one of the few opportunities to add density to Cook Street Village. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding vigour to the Village.

Additionally, I have come to know over the years the local developer, Leonard Cole and remain impressed with his previous projects such as the 25 unit multi-family building, The Zen, at 1121 Fort Street. I am confident that his sublime taste will be reflected in the design of this building.

Respectfully,



Matthew Janzen

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

March 31 2015

Re: Letter of Support for Cook Street and Oliphant Avenue Re-zoning
Application

Dear Mayor and Council:

I write in support to re-zone the site for a five storey mixed use building with retail on the main floor and four storeys of residential suites above.

I live across the street from Beacon Hill Park and thoroughly enjoy the neighbourhood as I am in town but not downtown. I like how close by I am to the many varied shops and restaurants in the Cook Street Village. The creation of sixty-one residential units and new commercial space will attract fresh faces and flavours that will contribute to the spirit of the Cook Street Village.

It is a community imperative to welcome new projects like this one to enhance the richness of our neighbourhood. With this in mind, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely



Bill Phillips
603-200 Douglas Street
Victoria BC
V8V 2P2

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

608-827 Fairfield Rd
Victoria BC
V8V 5B2

April 19 2015

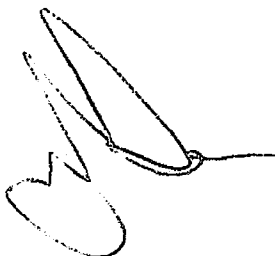
Re: Endorse Cook Street Village Dog-Friendly
Residential and Commercial Development

Dear Mayor and Council:

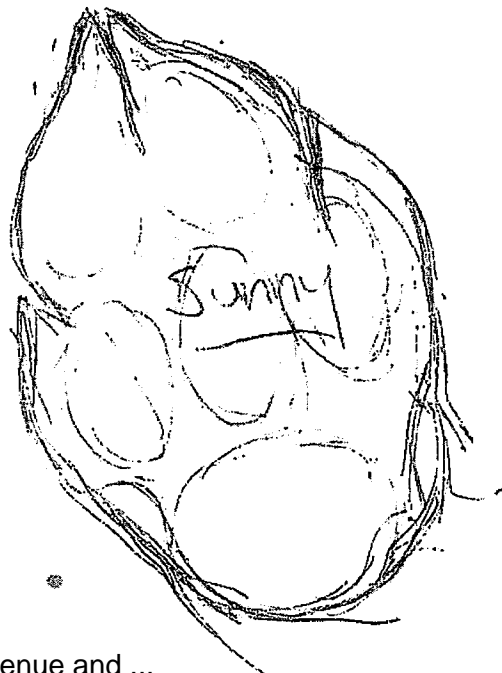
I am a dog owner and lover. My Golden retriever, Sunny, is an active 11. I appreciate not only the Cook St Village's location—a five minute walk from the Dallas Rd dog run, the best such run in Victoria—but also its dog-friendliness. My dog makes regular use of Mocha House's communal water bowl, and loves every organic treat I bring home from Paws on Cook. And every walk through the village is not only physically rewarding; it's intellectually rewarding as well: so many scents of other dogs for Sunny to analyze and categorize.

The new dog-friendly development would make life for my faithful companion even richer.

Respectfully,



Jamie Grimes



Mayor and Councillors
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

March 21, 2015

**Re: Quality Developers Produce Quality Buildings: Approve
Rezoning at Cook St and Oliphant Ave**

Dear Mayor and Victoria Councillors:

I am a local developer with over 32 years in the development business and a proud second-generation Victorian. I have had many business dealings as well as a long-term friendship with Leonard Cole. He is a hardworking and dedicated partner and takes his commitments seriously.

I have confidence that he will apply the same ethics to working fairly with the City of Victoria staff and Council to make the best possible project for the local neighbourhood and the future residents and businesses to be welcomed.

I urge Mayor Helps and City Council to approve this rezoning because with Len at the helm it is sure to be a quality project.

Respectfully,

A handwritten signature in black ink, appearing to be 'Norm Eden', written over the word 'Respectfully'.

Norm Eden
1537 Despard Ave
Victoria BC
V8S 1T2



RBC Royal Bank®

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

304 Cook Street
Victoria BC
V8V 3X6

April 24 2015

Re: Support for Rezoning Application #00472

To Mayor and Members of Council:

This proposed five storey building is on one of the last few sites (Oliphant Ave and Cook St) available to develop for densification within the Cook Street Village. Four storeys of residential above 9000 new commercial square feet would be a welcomed addition to this already bustling village. We view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village. New commercial space offers a variety of choices, draws foot traffic to the area and keeps shoppers in the Cook Street Village shopping for more of their retail needs.

We are encouraged to see the creation of new retail space and warmly greet new residents to the area.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Neal Bhagwanani'.

Neal Bhagwanani
Branch Manager

To: Mayor and Council

Date: April 25, 2015

Re: Development at Cook St and Oliphant Ave

I'm writing in support of the proposed development at Cook St and Oliphant Ave.

I am one of the owners of the building at 301-307 Cook St (this is kitty-corner to the proposed development), The Beagle Pub, Island Meat & Seafood, and The Moka House on Cook St (all 3 businesses are in The Village).

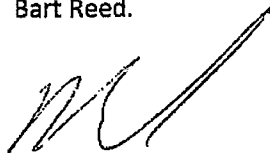
I support the proposal for two reasons. The first and main reason is that it will bring more vitality and business to The Village. The Village is particularly weak during the business hours. 61 new residential suites and 4 new businesses will increase the consumer base significantly.

The second reason is more altruistic. Urban sprawl is one of the greatest problems this planet faces. Densification is a must. I suspect the height of the proposed building is the largest issue facing the proposal but we simply have to face new realities and densification is one of them.

Thanks for your time.

Sincerely,

Bart Reed.



301 COOK STREET
VICTORIA BC
V8V 3X5

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

502-732 Broughton St
Victoria BC
V8W 1E1

April 25 2015

Re: Watch Cook Street Celebrate the Best of What's New!

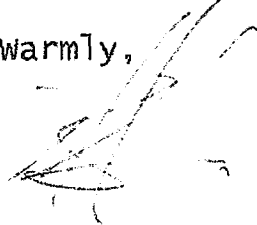
Dear Mayor and Council:

I first rented in my current building unit 503 in October 2010 and then bought unit 502 in February 2011. At the time I graduated from renter to owner, I would have preferred to purchase in the Cook Street Village neighbourhood. Options to purchase new property in the Cook Street Village were very limited and in the minority. I would have graciously greeted the opportunity to consider alternative suite sizes and amenities such as the ones included in Leonard Cole's development.

I would have preferred to live in the Cook Street Village because this ultrahip neighbourhood continues to absorb growth while still so close to the downtown core and Dallas Road's world-class expanse.

When this development comes to fruition, future residents will enjoy these choice options. I encourage this new five storey building at Cook and Oliphant and I hope Mayor Helps and Councillors will see merit in this development.

Warmly,



Billy Almeida

* |
1019 North Park Street

Victoria BC
V8T 5L4

A l'attention de :
Madame La Mairesse de Victoria
Et son Conseil Municipal
1 Centennial Square
Victoria BC

Victoria le, 27 Avril 2015

Objet : Soutien au Rezonage de Cook Street et Oliphant Avenue

Madame La Mairesse de Victoria et son Conseil Municipal,

Cook street est un village dans la ville ; les boutiques, les cafés et restaurants, les arbres et végétations donnent une atmosphère où il fait bon vivre, s'arrêter, flaner, marcher, magasiner...

J'aime traverser en vélo tous les jours Cook Street, et y respirer cette ambiance de village.

Le Rezonage va contribuer à la dynamique de cette vie de village.

Ce projet de développement va proposer à plus de personnes de pouvoir vivre cette vie de village et profiter du bien être de cette vie de quartier, dans le respect de l'environnement et de l'esprit communautaire.

Voilà pourquoi ce Rezonnage est utile pour accueillir de nouveaux villageois, tout en pensant aux générations futures.

Je vous prie de bien vouloir agréer, Madame La Mairesse de Victoria et son Conseil Municipal, l'expression de ma haute considération.

Nathalie Laigneau



March 24 2015

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

Re: Letter in Support of Re-zoning Application Cook St & Oliphant Ave

Dear Mayor and Members of Council:

My husband John and I have thoroughly enjoyed making Cook Street Village our home for the last four years. We chose to live in this urban village because of the close access to a variety of amenities. We believe there is more capacity for retail space and embrace choices, the creation of new retail space will offer.

For this, we support the proposed development of a five storey mixed use building with 9000 new square feet of retail on the main floor and four storeys of residential suites above at Cook Street and Oliphant Avenue.

We warmly welcome the creation of new retail space as we will chose to shop in The Village for the majority of our retail needs with more choices offered.

We urge support for this re-zoning application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colleen and John Austin', with a stylized flourish at the end.

Colleen and John Austin
135 Wellington Ave
Victoria BC
V8V 4H8



Subway Devco LP
101-25 King Edward Street
Coquitlam, B.C. V3K 4S8
Tel: 604-777-1999 Fax: 777-1998

April 29 2015

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

Re: Letter in Support of Cook at Oliphant Re-zoning Application

Dear Mayor and Council:

My name is Lillian Tse and I am the Business Development Manager for Subway Devco Limited Partnership. We at Subway are always looking for new potential sites to open a Subway franchise. This area is an active neighbourhood where nearby residents will support local businesses for their food, entertainment and shopping needs.

Subway provides fresh and nutritionally nourishing food choices to our customers. We believe that a Subway would match the needs of healthy, active locals as well as the busy residents who have a limited amount of time to sit and have lunch or take food to go.

Considering all these factors, we hope that this development is approved.

Regards

A handwritten signature in black ink, appearing to be "Lillian Tse". The signature is fluid and cursive, with a large loop at the end.

**Lillian Tse
Business Development Manager
Subway Devco Limited Partnership**

April 29 2015

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

Re: Letter in Support of Urban Core Ventures Re-zoning
Application at Cook and Oliphant

Attention Mayor and Council:

I live at 21 Dallas Road and chose to buy 123 Cook Street with plans to develop the latter, for a residence for my family. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area, and just love how the area has changed over the past 6-8 years, and continues to do so.

The Cook Street neighbourhood is ideally located with easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. This pocket of a village is an eclectic blend of friendly and humble folk, and is seen as an ultra-hip community yet so very close to the downtown core.

I am confident the proposed five story mixed use building will help maintain property values in the area, and the desirability to live, learn and work here will only increase.

I hope that this building will become part of a progressive sequence of renewal that will help Cook Street village continue to develop into an improved and rejuvenated community. This in turn will support, and potentially increase the value in the area.

Regards

Mark Gittins
1017-21 Dallas Road
Victoria BC



PROPERTIES LTD.

201 - 2067 Cadboro Bay Road, Victoria, B.C. V8R 5G4 PH: (250) 595-7000 FX: (250) 592-3000
email: devon@devonprop.com www.devonprop.com



May 8, 2015

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

Dear Mayor and Members of Council:

RE: Letter in Support of Urban Core Ventures Proposed Development at Cook Street
and Oliphant Avenue

I am a partner in Devon Properties Ltd. By way of background, Devon Properties Ltd. has been in the management and sales of apartments for over thirty-five years. We currently manage close to 4000 suites in Greater Victoria.

We, at Devon Properties Ltd. are supportive of the new proposed development at Cook Street and Oliphant Avenue, injecting a much needed blend of commercial and residential space. The new development would provide nine guaranteed rentals (for a minimum of ten years) as well as another fifty-two units offered for purchase. Many of the units purchased will likely be purchased by investors; therefore, those would be rented out as well. The remaining units purchased by owners who will occupy the space are small enough that they would be within reach to many of those who are renters today.

Buildings like this provide much needed accommodation for the City of Victoria. We feel that this project and other similar projects necessitate Council approval as they provide badly needed living space for the average Victorian.

Regards,

DEVON PROPERTIES LTD.

A handwritten signature in black ink, appearing to read "Dave Craig".

Dave Craig
President

DC/jem

May 15 2015

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

Re: Champion Development by Leonard Cole

Dear Mayor and Council:

I write in support of the proposed five levels Leonard Cole is planning on building in the Cook Street Village. Leonard has considerable experience in the field of construction and a proven record of success achieved through diligence and attention to detail. He is dedicated, hardworking and has always stood ahead in all his work.

Leonard is a tremendous value add with a sincere desire to contribute to the growth and success of Cook Street Village.

I know the quality Leonard builds to and know this project will achieve the same high standard.

Respectfully,

Paul Arsens
1-1040 North Park St
Victoria BC
V8T 1C6

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

2015-05-13

Learn, Work and Live your Heart Out in Lenny's new
Cook Street development

To Mayor and Victoria City Councillors:

Three years ago, I purchased the commercial space in the Zen building at 1121 Fort Street and operate my hair salon from here. Lenny built the Zen building and I was pleased the space as described was just like the finished project I eventually purchased.

I appreciate Lenny's vision and his high principle for quality. I like the purity of a beautifully proportioned building-this is the Zen and I know his Cook Street project will deliver to this standard.

I write in support of his current project-the building of a five level residential and commercial space in Cook Street Village.

Local developers, like Lenny, who understand Victoria and its residents are an asset to our community.

Cheers,

Candice Gray



1121 FORT ST
VICTORIA BC

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

13-855 Vancouver St
Victoria BC V8V 3V5

05-18-2015

**Take Charge and Champion Five Story Building Coming to
Cook Street Village**

Dear Mayor and Members of Council:

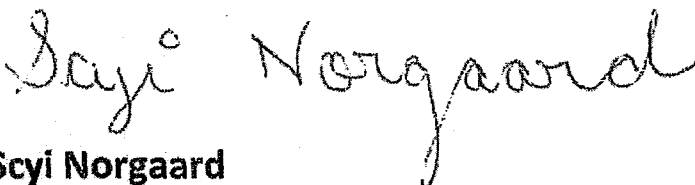
I am one month fresh to the neighbourhood and excited to explore all the pockets that make Cook Street Village enticing and inviting. I am encouraged to hear of a new five level residential and commercial project coming to Cook Street.

The building's arrival signals a terrific transfer to grown up. It ratifies Cook Street Village as an exemplar of a neighbourhood ready to launch large.

This new space for business and homes is in anticipation of growth. Growth is to blossom; keeping in mind decisions made for those not yet even born is planned for.

I encourage the Mayor and Council to consider the symbolic value that a project like this will have for generations.

Regards,

A handwritten signature in black ink, reading "Scyi Norgaard". The signature is written in a cursive, flowing style. The first name "Scyi" is written with a large, stylized 'S' and 'y'. The last name "Norgaard" is written in a more standard cursive script.

Scyi Norgaard

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

109-935 Johnson St
Victoria BC V8V 3N5

March 4th 2015

**Coming Home to a Warm Welcome in Cook
Street**

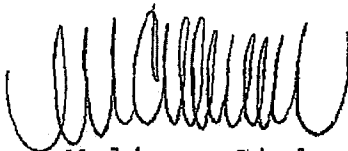
Dear Mayor and Members of Council:

I write in support of the five level building because of Lenny's commitment to citizen engagement and thoroughly absorbing input and feedback from the community is extensive. I trust the end product will reflect the thoroughness of the process. And this is a nod to Lenny Cole.

Lenny is planning permanent homes for people: he doesn't just want a passing grade but to make good work.

Observing Lenny's engagement with the community is as fascinating as the nuts and bolts of the project. Each level of engagement is part of the process Lenny embraces.

Regards,



Melissa Cielen

VICTORIA MAYOR AND COUNCIL
#1 CENTENNIAL SQUARE
VICTORIA BC
V8W 1P6

MAY 18TH 2015

TASTEMASTER WITH A FIELD OF VISION FOR
COOK STREET!

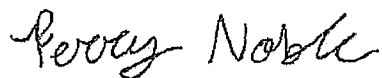
ATTENTION MAYOR AND MEMBERS OF COUNCIL:

I AM WRITING TO SUPPORT LEONARD COLE'S
VISION FOR FIVE STORIES OF ADDED LIFE TO
COOK STREET VILLAGE.

LEONARD BUILDS IDEAS TO VIVID, THREE-
DIMENSIONAL LIFE. STRUCTURES THAT MARRY
BOTH FORM AND FUNCTION. WHILE A
COMFORTABLE SPACE TO LIVE AND WORK, IT
WILL ALSO BE A MASTERPIECE OF LEGACY.

LEONARD HAS REFINED TASTE AND WITH HIM AT
THE HELM OF THIS PROJECT THERE IS NO
CAPACITY TO BE UNDERWHELMED.

WARM REGARDS,



PERRY NOBLE
202-335 ST JAMES STREET
VICTORIA BC V8V 4S8

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

646 Niagara Street
Victoria BC V8V 1J2

March 8th 2015

Support Scene Stealer Coming to Cook Street!

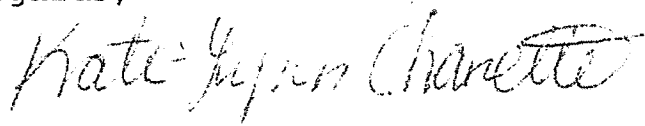
Dear Mayor and Members of Council:

I have enjoyed living on Niagara Street for the last 10 months. I am writing in support of Lenny's building of 61 residential units and 9000 square feet of commercial space in the Cook Street Village because I know his high standard for quality.

I am confident the principles that guided the design of his award winning project "*The Dwell on Despard*": harmony, stability and serenity will most certainly be applied to his Cook Street project.

Lenny's architectural rigour and sophistication along with appreciation for the landscape will nicely create an architectural confection. This is a welcomed gem from the current, old, non-heritage structures currently on site. I cherish the thought and eagerly anticipate the impressive vision Lenny will construct.

Regards,



Kate-Lynn Charette

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

May 20 2015

Welcome Leonard Cole's five level building to Cook Street Village!

Dear Mayor and Victoria City Council:

My address is 909 Pendergast and I've owned a condo in this complex for over 25 years and love the area. We alternate between Victoria and Calgary and stay about 2 months a year here now and plan to stay 6-8 months per year in the future.

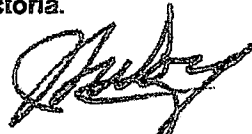
I write in support for the proposed Cook Street development.

My wife Carol and I met with Leonard Cole and we reviewed his plans. His taste is elegant and he has fashioned a bold building that embraces Cook Street Village's unique environment. His vision for growth and a combination of commercial and sound residential requirements is practical and futuristic.

Carol and I are favouring certain features and Leonard was most receptive to our input. He responded positively to our preferences for a top floor southern exposure unit with two bedrooms, two bathroom, den, full size washer and dryer, bathtub in master and ample cupboards with kitchen storage space and other design features.

We look forward to Mr. Cole's Cook Street Village project being our new home in Victoria.

J.F. Wong, P. Eng.



909 Pendergast St Victoria BC V8V 2W7

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

March 7 2015

What you See is What You Get: The Design behind
Leonard Cole

Dear Mayor and Members of Council,

I am writing in support of the Cook Street development
Leonard Cole is building.

Leonard has expanded his professional footprint and
opened up sunny new avenues of inspiration with an
architectural clarity. He is proud of every square inch of
this project and ultimately embracing his passion for
planning with everything purposeful in the overall
design.

Leonard is a natural fit for a project of this size. For me,
it represents the potential for someone with superb
taste-plus the will to exercise it-to create something
exceptional.

Warm regards,



Luc Charlebois
24-616 Battery St
Victoria BC V8V 1E5

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

305-1655 Begbie
Victoria BC
V8R 1L4

*Sprout Life and Achieve Improvement with new
five level building Cook and Oliphant.*

May 25 2015

Attention Mayor Helps and Members of Council:

I live at 1655 Begbie Street and previously lived in the Cook Street Village for 15 years. I write in support of the proposed five level mixed use building at Cook and Oliphant.

The hermetic character of the southern end of the Village will blossom with this proposed building: as new homes and commercial space sprout life. This will revitalize the whole area and encourage greater public accessibility to the park and draw people further down to the majestic Dallas water-mountain views.

This corner of the Village will be reborn with the injection of a life that is currently lacking in the wilting, tired looking buildings.

Regards,


James Mullen

May 8 2015

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

Re: Letter in Support of Leonard Cole's Five level
Cook Street Village Building

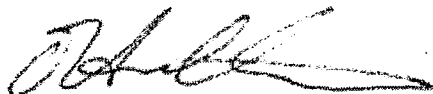
Dear Mayor Helps and Members of Council:

I lived on Fairfield Road for two years and recently moved to Dallas Road. I write in support of Leonard Cole's development in the Cook Street neighbourhood because I believe in the value of property in the area. Adding new commercial and residential to the Cook Street Village helps the area as a whole keep its value and propel its worth in perpetuity.

To have a vibrant city, we need to see growth in the appropriate locations. Areas like Cook St. Village are ideal for growth, as prices are relatively high, increased density will make the area more viable, now and in the future.

Local developers, like Leonard Cole, who understand the fabric of Victoria are an asset to our community. I hope the Mayor and Council share in the same agreement.

With regards,



David Hamilton
1-406 DALLAS RD
VICTORIA BC
V8V 1A9

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

101-932 Johnson Street
Victoria BC
V8V 4L9

May 29 2015

Leonard Cole: Shaping a Neighbourhood from
the Ground Up

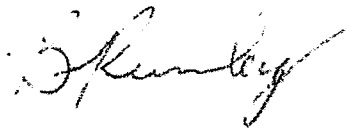
Dear Victoria Mayor and Members of Council,

I am excited to learn of a new development coming to Cook Street Village.
I live and work nearby.

I write in support of the proposed five-story development of new
condominiums and commercial space at Cook and Oliphant. Why? Because
Leonard Cole's vision for shaping a neighbourhood from the ground up is
clear with tremendous thought and planning.

Leonard is setting the stage for future growth in a Victoria neighbourhood
that is not being overlooked. I applaud his insistence for well-planned
future growth.

Warm regards,

A handwritten signature in black ink, appearing to read "Brett Rumley". The signature is fluid and cursive, with the first name "Brett" being more prominent than the last name "Rumley".

Brett Rumley

Mayor and Victoria Council 451 Cook St
City of Victoria Victoria BC
#1 Centennial Square V8V 3Y2
Victoria BC
V8W 1P6

A NEW SCENE FOR PROSPERITY:
LETTER IN SUPPORT OF 5 STOREYS IN THE
COOK STREET VILLAGE

2015-05-27

To Mayor and Victoria Councillors:

I am excited to learn that there is a new development in the works at Cook Street and Oliphant Avenue. I write in support of the proposed five-storey building with four storeys of residential units above ground level commercial. I am proud to live in such an exciting 'Urban Village' and view new commercial space as an opportunity to keep me shopping in the Cook Street Village for the majority of my retail needs.

Respectfully,


Lee Nanda

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

608-845 Yates Street
Victoria, BC
V8W 1M1

June 3 2015

**Support Five Storeys at Cook Street and Oliphant
Ave as a Continuum to Refresh and Rejuvenate:**

Dear Mayor and Council:

I am writing in support of a proposed development of a new residential and commercial five level building in the Cook Street Village. I support the new space creation as we need to think now about renewal and rejuvenation for future residents of our friendly neighbourhood. As part of the continuum to refresh, signs of renewal herald a bumper crop of new faces and contribute to the mosaic of commerce.

Tasteful expansion and replacement should be welcomed in the Cook Street Village. This project will provide an anchoring sense of continuity in the Cook Street Village.

Sincerely,



Yoni Schreiber

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

**1020 Richardson St
Victoria BC
V8V 3C5**

2015-06-06

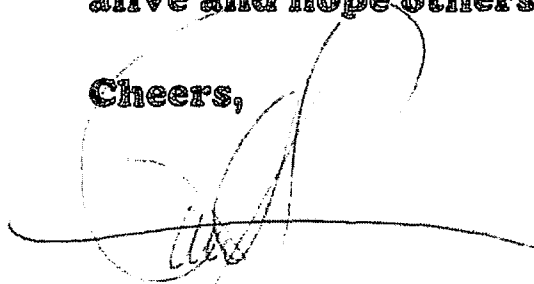
**Thriving Neighbourhoods in Action: Support Five Storeys at
Cook and Oliphant!**

Att Mayor and Victoria City Councillors:

Cook Street Village as a community is becoming increasingly focused on the importance of sustainability and action now to plan to continue thriving as a neighbourhood. For this reason, I write in support of the proposed development.

Planning now for future growth and vitality is imperative. This project recognizes this. I share the same vision to keep our neighbourhood alive and hope others will join the future.

Cheers,

A handwritten signature in black ink, appearing to read 'Paula Samra', is written over a large, stylized circular flourish.

Paula Samra

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

March 10 2015

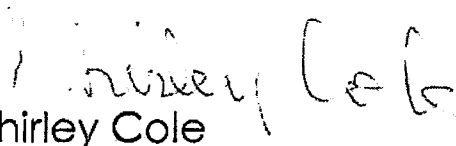
**Support Letter for Five Storeys at Cook and
Oliphant**

Dear Mayor and Members of Council:

I moved from up-island in November 2011 to the Zen building on Fort Street. Len Cole built the Zen's 23 condos. (I am his mother as well as a resident in one of his projects.) Downsizing to a smaller space was new to me and now I don't wish it any other way! The unique design of the units enabled me to live as a homeowner without sacrificing my lifestyle. I was also pleased the units as described was just like the finished project.

I write in support of the five storeys Len is bringing to the Cook Street Village because I know the caliber of his developments. Like the Zen, the Cook Street project is in town but not downtown. I now walk to most of my errands and enjoy shopping at local businesses without the need to worry about driving or parking.

Regards,


Shirley Cole

407-1121 Fort Street Victoria BC V8V 3K9

June 5th 2015

To Mayor Lisa Heiss and City Councilors.

I am writing in support of the new five storey development in Cook Street Village. As a business owner and resident in the City of Victoria, I believe in sustainable development, and believe that this new project will bring new vibrancy and economic opportunities to Cook Street Village.

I strongly support our locally owned businesses in Cook Street Village, and believe that increasing density will really allow them to thrive.

Thank you for your consideration in this matter.

Sincerely,

Sara Rumney.

932 Johnson St
VICTORIA BC
V8V 4L9

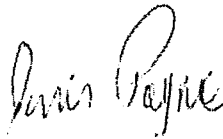
Mayor and Council

City of Victoria
June 4th, 2015
#1 Centennial Square
Victoria BC
V8W 1P6

Dear Mayor Helps and Members of Council:

I am writing in support of the new four storey residential development above ground level commercial space in the Cook Street Village. I believe this new development will improve the Cook St. Village appearance, add lease space for new business opportunities to serve the community, increase the value of properties in the area and create additional taxes for servicing the neighborhood and Beacon Hill Park.

Warm regards,



John and Janis Payne
217 Cook Street
Victoria, BC V8V 3X2

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

606-827 Fairfield Rd
Victoria BC
V8V 5B2

June 10th 2015

Mayor and Members Council:

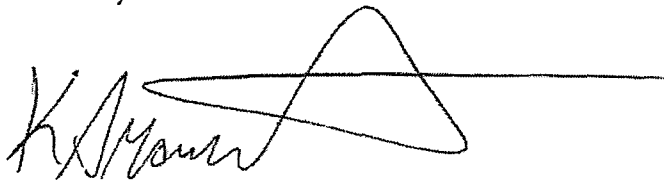
Thriving Communities: Planning the places
we need!

(212-220 Cook St and 1041 Oliphant St Rezoning
and Development)

I am pleased to write in support of a new building that
will be an integral part of the Cook Street Village with
new opportunities for living and for business.

Cook Street Village is a prosperous neighbourhood that
is sustainable and livable with a healthy and productive
population. To maintain and enrich this, our
neighbourhood, we need to plan to renew. This project is
a step in the continuum of renewal.

Cheers,

A handwritten signature in black ink, appearing to read 'Kristen Grant', followed by a long horizontal line that ends in a large, stylized loop.

Kristen Grant

June 11 2015

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

Mayor and Members of Council:

Re: Support 212-220 Cook St and 1041 Oliphant St-Cook
Street Village Rezoning and Development

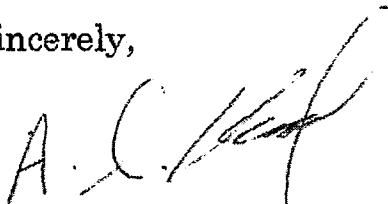
I write in support of the proposed five storeys mixed use building with retail on the main floor and four storeys of residential suites above.

Cook Street Village is a vibrant place with a natural environment that is flourishing. It is a prosperous neighbourhood, lush in natural beauty with active social participation.

I believe the proposed project will strengthen Cook Street Village.

I ask the Mayor and Council to support the re-zoning and development.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Kabesh', with a stylized flourish at the end.

Ahmed Kabesh
1568 Montgomery Ave
Victoria BC V8S 1T4

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

June 13 2015


*Growing Up with Good Leadership: Support Smart Five Storeys at
Cook and Oliphant!*

Dear Mayor and Members of Council:

I write in support of four storeys new residential above ground level commercial in the Cook Street Village because Leonard Cole operates under the conviction that we are all collaborators in the project that is raising the village.

Leonard will engage with the community stakeholders and listen to all voices with an appreciation this project is for the immediate neighbourhood, expanding district and big picture region.

Warm regards



Dave Jorgensen
502-1235 Johnson Street Victoria BC V8V 3N9

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

March 14 2015

Mayor and Members of Council:

The Long View: A New Tradition to Cook Street

I live at 335 Saint James Street and write in support of the proposed five storeys to be constructed at 212-220 Cook Street and 1041 Oliphant.

It is time for a new generation of investors to maintain, if not add to, the village's vitality with new developments, such as combined residential and commercial properties like the one being proposed. I am glad Leonard Cole has come forth with a plan to build one.

Leonard Cole's development would not overwhelm visually. An architecturally up-to-date building will integrate nicely and let the new tradition begin!

Warm regards



John Smithson

202-335 St James St Victoria BC V8V 4S8

06-18-2015

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

Re: Support the 2012 Official Community
Plan and build five storeys at Cook
Street and Oliphant Avenue

Dear Mayor and Members of Victoria Council:

I proudly call Rockland home and have lived at 806 Dereen Place for close to thirty years. I write in support of the proposed development at Cook and Oliphant because this proposal is in keeping with the City's policies and guidelines for "Large Urban Villages" approved in the 2012 Official Community Plan.

The Official Community Plan came to fruition with dedicated applied effort. I appreciate the city's extensive community consultation as part of the thorough multi-year process.

I welcome new projects like this one to Cook Street Village as the entire neighbourhood and greater community benefits as a whole.

Respectfully yours,

Don Munro
806 Dereen Place

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

203-1040 Rockland Ave
Victoria BC V8V 3H5

June 19 2015

Re: letter in support of five storeys at Cook and Oliphant

Mayor and Members of Council:

I live a few blocks from the Cook Street Village and enjoy the village offerings of warm neighbours, variety and appreciate access to a myriad of amenities.

I support the proposed development of five storeys mixed use building with 9000 new square feet of retail on the main floor and four storeys of residential suites above at Cook Street and Oliphant Avenue.

I look forward to choices new retail space will offer to satisfy my shopping needs as well as new faces that will be able to call Cook Street Village home.

Mayor Helps and Councillors, I hope you support this re-zoning application.

Warm regards



Tom Brown

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

3-230 Ontario St
Victoria BC
V8V 1N2

June 18 2015

Proudly Belong to Thriving Neighbourhoods and Sustain the
Village of Cook Street!

Re: Support Rezoning and Development of 212-220 Cook St and 1041 Oliphant St

Attention Mayor and Council:

I feel proud to belong to my neighbourhood. I live here and have a strong feeling of identifying with the environment and people. There is a social cohesion and an overall strong sense of safety. Active living is encouraged and a diverse population call this; my Cook Street Village home.

If we want to sustain this thriving Village of Cook Street, we as the proud neighbours and members of the community at large need to support this project that addresses future housing needs and commercial expansion.

Regards



Tim Sommer

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

June 19 2015

**Community Connections - Planning for Social
Sustainability and Bold Urban Renewal**

Dear Mayor and Council:

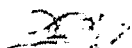
I support the proposed building of five storeys at Cook and Oliphant with both commercial and residential use.

This proposed project is a part of the planning and design of the Cook Street Village to grow in perpetuity. It will launch neighbourhood improvements to profit the entire extended community.

This project is a collaborative process; engaging governments, residents and business alike. For this to achieve the bold urban renewal it is poised to accomplish, we need to collectively support.

502-1235 Johnson Street Victoria BC V8V 3N9

ERIN Quinn Jones



Mayor and Council 539 Niagara Street
City of Victoria Victoria BC
#1 Centennial Square V8V 1H2
Victoria BC
V8W 1P6

June 19 2015

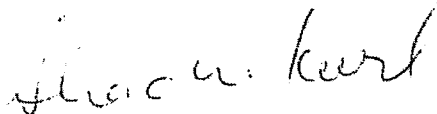
Re: Support for Rezoning Application #00472

To Mayor and Members of Council:

I write in support of this proposed five storey building at Oliphant and Cook as it is one of the last few sites available to develop for densification inside the Cook Street Village.

Within the framework of this building, I am encouraged to learn there is an appetite for a green space, a playground or perhaps an office for a not-for-profit. Social amenities enhance the overall value of a neighbourhood and I applaud projects like this one that want to incorporate into the fabric of the community.

Warm Regards,



Shachi Kurl

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

06-22-15

Renew Now to Absorb the Expected: Letter of
Support for Five Storeys of New

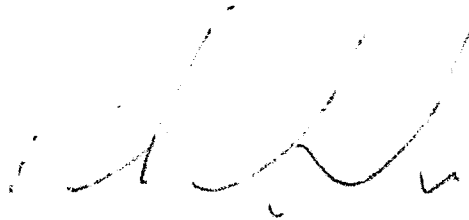
Dear Victoria Mayor and Members of Council,

I am writing in support of the proposed five storeys mixed use building in the Cook Street Village. I am an advocate for this proposed project because this demonstrates action needed for a long-term approach: that of a need to create new place and space where people can start, reinvent, try something new.

The execution of this long-term plan is achieved with action now. I applaud this bold start looking at real regeneration needs.

Thank you

Rick Eden



207-1121 Fort St Victoria British Columbia V8V 3K9

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

June 23 2015

Re: Support for new five storey
building at Cook St and Oliphant Ave

Att: Mayor and Members of the City Council

I live in the neighbourhood and enjoy walking to work nearby. I fully support the proposed project for Oliphant Ave and Cook St as a five storey building with four levels of residential and ground floor commercial. This addition will give greater value to this growing neighbourhood and attract more professionals like myself.

The new commercial space will be a nice touch and I hope this will add value and business flow to the area.

With this in mind, I urge the Mayor and Councillors to endorse this project.

Sincerely,



Mansour Foomani
514-21 DILLON RD
V8V 4Z9 VICTORIA BC

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

June 25 2015

DRAWING LEGACIES AND DEVELOP FIVE
STOREYS MIXED USE BUILDING COOK AND
OLIPHANT

Dear Mayor and Members of Council:

I am excited to learn of a new development coming to Cook Street Village. I love my neighbourhood and have lived nearby for thirty years. This project will leave a legacy of tasteful development that will keep the area for all to enjoy well into the future.

I support the proposed five-storey development of new condominiums and commercial space at Cook and Oliphant.

Kindly,

Allison Weir

Allison Weir
806 Dereen Place Victoria BC V8S 3V4

250 592-2620

June 25 2015

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

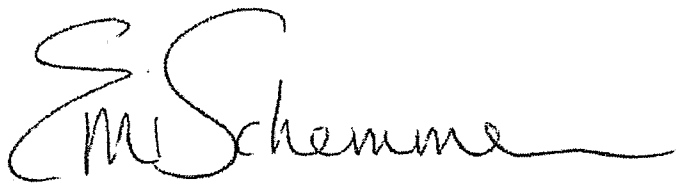
Breathe New Life and Support Five New Storeys across
from Oxford Foods

Dear Mayor and Members of Council:

The proposed design for a five-storey mixed use building is cheerfully in taste with the neighbourhood and will showcase a commitment to quality. I support this project because it will breathe new life into the Cook Street Village.

I feel encouraged to know Victoria's current Mayor and councillors embrace quality and look forward to future needs. This project supports this imperative.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emi Schemmer', with a long horizontal flourish extending to the right.

Emi Schemmer
806 Dereen Place V8S 3V4



June 29, 2015

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

Re: Cook and Oliphant Development

The concept proposed by Urban Core Developments for the south end of Cook Street Village is a five-storey structure with four storeys of residential housing and one storey of commercial space. The development will modestly extend the Cook Street Village and provide a positive economic impact, such as through household sustaining jobs and the provision of goods and service to support the development/construction process.

As we are all well aware, affordable housing in Victoria is scarce, and this shortage is particularly acute in the core area. Of equal importance, is the addition of higher density housing in the core to not put additional strain on the region's transportation system. The idea of adding to the housing inventory, increasing density in the core, all while generating positive economic impact benefits Victoria businesses and residents as a whole.

The Chamber is aware that the development process involves many technical element and approval processes. We appreciate we do not have the expertise to offer opinion on those processes.

The developer, Urban Core Ventures, is known within the community and has successfully completed a number of projects in the region. The Zen building is an example of a similar scale project that was recently completed.

The Chamber encourages support for Urban Core Developments project at the south end of Cook Street Village fully and - after appropriate technical considerations have been addressed – recommends approval of the project.

Yours truly,

Bruce Carter
Chief Executive Officer

Cc: Urban Core Ventures

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

Re: Letter in support of proposed Cook St. & Oliphant Ave. re-zoning application

Dear Mayor and Council:

I am submitting this letter in support of the rezoning application for the proposed development of 220 Cook Street. I have lived in the adjacent building (1050 Park Blvd.) for several years and this project is exactly what Cook Street Village needs. It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan.

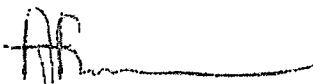
I was originally made aware of the project by notice to attend a community consultation meeting in December hosted by my Neighbourhood Association. I appreciate that the developer actually listened to those of us who voiced our opinions at the meeting, as far too often, local residents are not thoroughly consulted with. Earlier this year, he also took the time to call a meeting with all the residents of my building for further neighbourhood feedback. It has been a very engaging process and I hope this level of dedication to community consultation can stand as a model for future development proposals in the City of Victoria.

I have been disappointed by the level of discourse from the minority in opposition to this project. I understand that four individuals met with Mayor Helps recently to express their desire to stop the project, and I fully encourage more of that kind of public participation. However, it is the letters distributed throughout the village today which trouble me, which is why I am taking the time to write this letter on my birthday after having just seen their messaging. Shamefully, the letters are anonymous and contain blatant misinformation, such as stating the development will be an entire storey taller than proposed. Stooping to such a petty level is not positive for the process, nor the community. Those who fear change and stand as obstacles to progress do so to the detriment of the community, and their habitual discontent will never be satisfied, short of Victoria implementing a Metchosin-style model of development.

I look forward to this new building and its commercial tenants becoming an integral part of Cook Street Village much like Prima Strada Pizzeria, Moka House, Bubby Rose's, Mother Nature's Market, and The Beagle Pub all have over the years. It is hard to imagine today that most of those places, now village institutions, faced opposition as well. Thank you for your time, and hopefully your support of the proposal.

Sincerely,

Andrew J. Reeve (#204 - 1050 Park Blvd, Victoria, BC. V8V 2T4)



April 11th, 2015

OXFORD FOODS LTD.



SINCE 1971



March 27, 2015

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

Re: Letter of Support for Cook St and Oliphant Ave Application for Re-zoning

To Mayor and Councillors:

We support the proposed development for a five storey mixed use building with small retail on the main floor and four storeys of residential suites above. I look forward to the new residents shopping at my store and drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. New shops will prevent Cook Street Village shoppers from shopping elsewhere for the majority of their retail needs.

We view new businesses as an opportunity to raise the overall quality of services available in the Cook Street Village as a whole.

This project and projects like this that enhance the economic vitality of the area should enjoy the support of the Mayor and Council.

Sincerely,

Edmond Louie
General Manager

271 COOK ST . VICTORIA BC . V8V 3X4
PHONE: (250) 385-1223 . FAX: (250) 385-3255

March 21, 2015

Mayor Lisa Helps
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

Dear Mayor Helps:

Subject: Letter in Support of Development at Cook Street and Oliphant Avenue

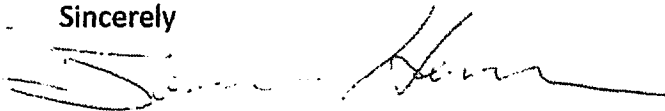
My husband and I have lived in the condominium next door to the Subject proposed site for almost six years. Our suite is on the top, northeast corner, with our dining room window facing the development site. We are very glad to support Leonard Cole's development, on one of the few sites that could achieve densification of our "urban village."

We celebrate the vibrancy, energy, and diversity of our community in and around Cook Street Village. Every weekend Cook Street Village is teeming with people -a clear indication that the densification provided by Len Cole's development is highly desirable and beneficial for Victoria citizens, who would like to live in our village and enjoy the advantages we already have.

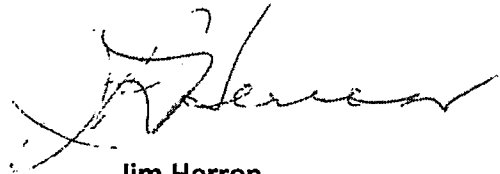
Let me describe a few of these advantages. We enjoy having access to services and shops that are within walking distance of our front door – no need to pollute the environment every time we leave home. The area is a great place to ride our bikes too, with Dallas Road only two blocks away, at the edge of Beacon Hill Park. Our area is within walking or cycling distance to Downtown businesses, as well as to community and professional theatres such as Langham Court, the Belfry, and the Royal Theatre. We are happy to support this exciting new development; it gives us the opportunity to share our village with new neighbours and interesting new businesses that support our social environment.

Len has been very responsible, patient, and responsive to our neighbours in the Cook Street area. He welcomes input from the whole community. We anticipate a continuing relationship with Len, as he becomes a part of our neighbourhood over the course of this development.

Sincerely



Bonnie Herron
407-1050 Park Blvd.
Victoria, BC V8V 2T4



Jim Herron
407 – 1050 Park Blvd.
Victoria, BC V8V 2T4

Copy to: Leonard Cole – Urban Core Ventures

Ernie Ogilvie
910 McClure Street
Victoria, BC V8V 3E7

May 9, 2015

The Mayor and Councilors of the City of Victoria

Re: Development project by Mr. Leonard Cole in the Cook Street Village, Victoria BC

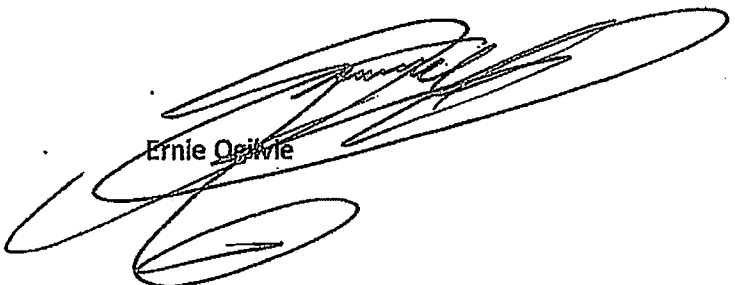
I was the founder and first president of the Cook Street Village Merchants Association in 1987. I have lived in Fairfield for the past 14 years. I walk down to the Village several times a week to shop, drink coffee, and visit with friends and family there.

The Village has needed a proper "book end" at the south end of the Village since the development of the Seniors Centre and the adjoining residential building at the North end of the Village. I have always argued that the Village - and the buildings placed within it - should reflect a cozy village atmosphere and not have a block building that you can find anywhere else, especially downtown, placed into the Village. I have seen the most recent drawings of the building proposed by Mr. Cole and I'm impressed how Mr. Cole has listened to the community input and has designed a building that will fit well into the Village: places along the building near the sidewalk for people to sit in chairs with room for tables; a first floor with room for about five businesses; a third story street front with the additional two stories set back; allowance for a road at the back for access; and so on.

The Village thrives on local people using the Village to do their business: food shopping, restaurants, coffee shops, and services (bank, law office, dentist, etc.). This development will help to ensure the future economic health of the Village by having five new businesses and about 60 residential units right in the Village. Excellent!

Also Mr. Cole is not an outsider; he is a local businessman with a history of successful local projects.

Therefore I support this project and I believe we have the right person to do it well.



Ernie Ogilvie

Otfitwear

Athleticwear at a price that's fair
1006 Broad Street Victoria B.C. V8W 1Z9
250 480-6703

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

Re: Support Letter to Rezone Cook St and Oliphant Ave

Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area since 1997 I have lived on Fort and Cook and now live in on May street, just off of Cook. . I am writing in support of the proposed five story mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. I believe strongly, that new residential and new commercial space will enhance the Cook Street Village and surrounding neighbourhoods.

The Cook Street Village has a progressive feel because of environmentally conscious, locally focused and trendy businesses. I like that the Cook Street Village is teeming with people. Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly, and comfortable, but still is a quiet location close to the downtown core.

I urge the Mayor and Council to support this rezoning application.

Warm regards,



Mark Besner, OT Fitwear Ltd.
250 480 6703
1171A May Street
Victoria B.C.
V8V 2S7

March 27 2015

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

**Re: Letter in Support of Urban Core Ventures Re-zoning
Application at Cook Street and Oliphant Avenue**

Dear Mayor and Members of Council:

I am currently building at 620 Cook Street. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area. Its proximity to Beacon Hill Park, the downtown core and the many amenities will help the Cook Street Village area keep its value.

I write in support of the proposed five storey mixed use building with retail on the main floor and four storeys of residential suites above.

I believe the proposed project will help maintain property values in the area because the new residents and new retail space will contribute to the vibrancy of the Cook Street Village.

For this, I ask the Mayor and Council to support this re-zoning application.

Sincerely,



David Stephens
620 Cook Street
Victoria BC
V8V 3Y7

March 21 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC
V8W1P6

Re: Letter in Support of proposed Cook St and Oliphant Ave Development

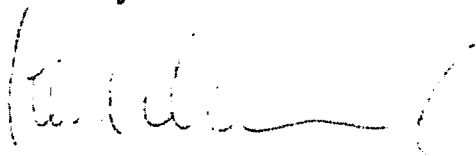
Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area for 18 years and I plan to stay. I ardently support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. I look forward to drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. I view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village as a whole.

I am an avid bicycle rider and appreciate the developer's consideration for this community's cycling culture with the inclusion of 66 Class 1 bicycle parking spots. This project and projects like this that reduce people's carbon footprint should enjoy the support of the Mayor and Council.

For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely



Paul Christopher
1141 Richardson Street
Victoria BC
V8V 3C6

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

April 20, 2015

**Re: Letter in Support of proposed Cook Street
and Oliphant Ave Re-zoning Application**

Dear Mayor and Council:

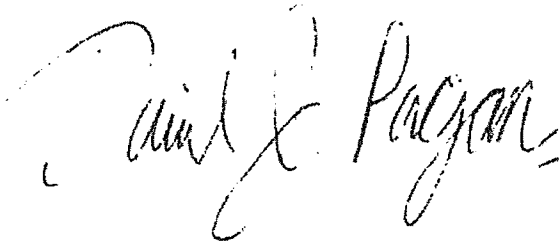
I support this re-zoning application because the proposed project will expand the Cook Street Village's commercial capacity as well as providing sixty-two new homes above. As an example of "density done right," local developer Leonard Cole's vision for the project reflects the City of Victoria's Official Community Plan (OCP) which received public input from over 6,000 local citizens in 2012. According to the OCP's guidelines for Large Urban Villages, the space at 220 Cook Street is one of the few remaining spaces for any commercial expansion. The intended height is perfectly suitable for this or any other neighbourhood centre. The whole point is to concentrate density and have a visually different urban form compared to the residential housing surrounding it.

It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan. As a student and young professional concerned about living in affordable housing, housing development is vitally important in the City of Victoria. Development is important, if Victoria I applaud Leonard Cole's commitment to community consultation. He has worked respectfully with the Community Association and met with a number of residents and business owners. I know that he will be carrying out more consultation and I look forward to being included in the process.

I see this project becoming an integral part of the Village, much like Prima Strada Pizzeria, Moka House, Bubby's Kitchen, Mother Nature's Market, and The Beagle Pub all have over the years. If we allows the negative 'Not in my backyard' attacks to win, we would never have these village institutions in the first place.

Thank you for your time, and hopefully your support of the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Pagan". The signature is fluid and cursive, with a large initial 'D' and 'P'.

Daniel Pagan
528 Pandora Avenue
Victoria BC
V8W 0C6

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

206-240 Cook St
Victoria BC
V8V 3X3

April 14th 2015

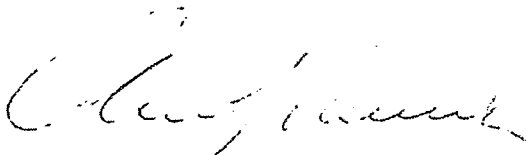
Re: Letter of support for a five storey residential and commercial
building at Cook St and Oliphant Ave

To Mayor and Council:

I thoroughly enjoy living in the heart of the Cook Street Village. I am aware of the concerns of some in the community that this development will damage the character of the Village. However, I believe and remain encouraged to see how progressive our neighbourhood can be with embracing new projects. I do believe Cook Street Village is well suited to tasteful expansion. The proposed design of this building will be in keeping with the village look and feel.

This proposed project will further Cook Street Village's ambition to become an exemplar community of tasteful, well-planned expansion.

Respectfully,



Chris Shewchuk

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

**216-964 Heywood Ave
Victoria BC
V8V 2Y5**

April 9th 2015

Re: Support for New Building at Cook and Oliphant Ave

Dear Mayor and Members of Victoria Council:

I have enjoyed living on Heywood Avenue in the Cook Street area coming up on 6 years. I write in support of the proposed four to five storey mixed use building that will see the creation of 61 residential units above new commercial space. Fresh faces and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole.

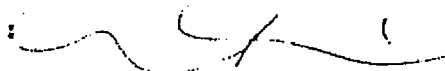
The Cook Street Village has a progressive feel because of environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Oxford Market Foods which is very multi-cultural, Big Wheel (local beef and everything they supply, including wrappers and containers can be composted), Bubby's Kitchen (trendy). I love being able to choose from one of the 14 little restaurants in the Village.

The Cook Street Village - which runs from Fairfield Rd. north, to Moss St. east (including bike store) to Dallas Rd. south, and Douglas St. west - includes Beacon Hill Park (such amenities as tennis courts, lawn bowling, cricket, putting green and a petting zoo.) and a series of work-out stations for young and old.

The Cook Street Village Activity Centre, next to Pic-a-Flic, is for 18 years and above, with many activities, including the Centre for Inspired Living Church, which is non denominational and meets every Sunday from 10 am to noon.

I look forward to this project integrating well with the rich character of the Cook Street Village and surrounding areas. For this, I urge the Mayor and Council to support this rezoning application.

Kind regards,



Edmond Price

**"Honorary President of 964 Heywood Ave." (120 suites)
and former member of Crime Watch for three years,
which included once a month meeting with the Mayor.**

April 9 2015

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

Centre for Inspired Living
1-380 Cook Street
Victoria BC
V8V 3X7

Support for Re-zoning Application Cook Street and Oliphant Avenue

Dear Mayor and Members of Council:

My name is Rev Annie Lavack, Community Spiritual Leader of our centre. It is a true joy to live my passion and be part of such an open, dynamic and engaging community. The Centre for Inspired Living is an interactive spiritual community sharing the inspiration and the support vital to personal growth, healing and transformation.

I am proud to lead a growing congregation and many are area residents. I support this re-zoning as the proposed project will provide needed housing in the area and some of those future residents may want to become members of our spiritual home.

Sincerely,



Rev Annie Lavack
CENTRE FOR INSPIRED LIVING

03-30-2015

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

Re: Letter in Support of Urban Core Ventures proposed development
at Cook Street and Oliphant Avenue

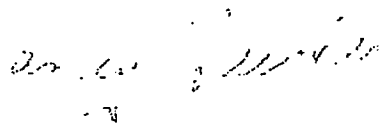
Dear Mayor and Members of Council:

I have lived in the Cook Street area for the last 16 years and have been a horse carriage tour guide for 19 years. I enjoy living here and touring people around my neighbourhood.

I am writing in support of this project because it is replacing old, neglected rentals. The replacement with new should be welcomed in the Village as we need to add dynamic to keep the Village vibe. I also encourage the expansion of retail space in the area. This project is one of the only opportunities to see additional commercial in the Cook Street Village.

There is nothing bad about it!

Sincerely,



Randy Tucker
#210-1035 Pendergast Street
Victoria BC V8V 2W9

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

208-1035 Sutelj St
Victoria BC
V8V 2V9

March 27 2015

**Re: Support for Proposed five storey mixed use
building at Cook St and Oliphant Ave**

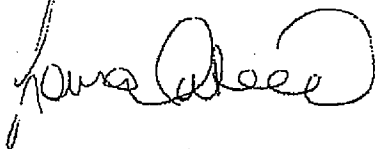
Dear Mayor and Council:

I have thoroughly enjoyed living in the Cook Street Village since 2012. I especially like the dog-friendly nature of the community. Many businesses do not mind if I bring my dog, "Bear" in and in fact one Cook Street Village shop offers a treat with each visit.

I also enjoy the Cook Street Village because of its close proximity to dog-friendly Dallas Road. I frequent the area as Bear is welcomed to play as much as possible.

I support this project because the building allows for dogs and will have dog-friendly features incorporated into it.

Sincerely

A handwritten signature in black ink, appearing to read 'Laura Corfield', written over a horizontal line.

Laura Corfield

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

27 Moss Street
Victoria BC
V8V 4L9

May 27 2015

lay of the land: Renewal Moving Forward

Dear Victoria Mayor and Members of Council,

I am delighted to learn of a new development coming to Cook Street Village. I recently moved to the area and excited to see people caring about renewal of their neighbourhood. Replacement of old, non-heritage buildings will not only aesthetically enhance but soundly accelerate the value of the Village as a whole.

I write in support of the proposed five-storey development of new condominiums and commercial space at Cook and Oliphant.

I take pride in my neighbourhood and delighted to see others value my same community.

For this I ask Mayor Help and Victoria City Councillors to offer their unequivocal support.

Kindly,

Rameez Raheel

April 17, 2015

To:

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

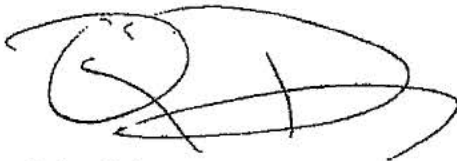
I am writing today to show my support for the rezoning and development of the 3 properties at the corner of Oliphant and Cook Streets in the Cook Street Village area. My 6 year-old son and I are residents of the area and frequently walk past this location as we make our way down to the (excellent!) play park on Cook Street near the public works yard.

The current buildings at Cook and Oliphant are in a state of decline and are unsightly. They don't represent the evolving nature of Cook Street Village and don't create the best resource to the community that this key location can and should.

I am excited about the proposed project, which will bring much needed housing and off street parking to the area, as well as creating expanded opportunities for small business. This development would create an expanded tax base and the continued development and maintenance of the city's infrastructure.

In closing, I would encourage you to endorse this worthwhile project and allow this wonderful part of Victoria to gain a new and exciting asset.

Regards,

A handwritten signature in black ink, appearing to read 'Quinn Daly', with a large, stylized loop and a crossbar.

Quinn Daly
302 – 945 McClure Street
Victoria, BC
V8V 3E8



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

103-1157 Fairfield Rd
Victoria BC
V8V 3A9

2015-04-27

Re: Celebrate What's New at Cook St and Oliphant Ave!

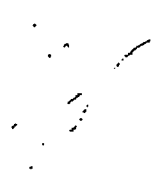
To Mayor and Victoria City Councillors:

I have thoroughly enjoyed living in the Fairfield area for the last 32 years and am pleased to welcome new change to my close-knit community.

I write in support of the proposed five-storey building with four storeys of residential units above ground level commercial space.

I am excited to learn of a new development in the works at Cook and Oliphant. I am delighted to live close by to Cook Street Village as one of 8 Large Urban Villages where growth is encouraged to preserve and add to the vitality of such neighbourhood pockets.

Cheers,


William Sanders

April 14 2015

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

207-240 Cook St
Victoria BC
V8V 3X3

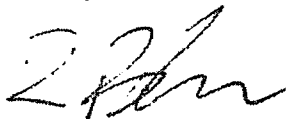
*Re: Letter in Support of Density Done Right for proposed
five storey building at Cook Street and Oliphant Avenue*

Attention Mayor and Members of Council:

I am the night manager of the Beagle Pub and I live in a condo across the street from my work, in the heart of the Cook Street Village. This has been my home for the last three years. Both my work and home are very close to the proposed development.

I have the privilege of taking a very short walk to and from work and would like to see my other staff have the opportunity to live near their work as well: particularly those who work in the later evening. Our workers would be able to walk in the safety of the well-lit Cook Street Village. For this, I ask for your support of the proposal.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ricky Blair', written in a cursive style.

Ricky Blair

May 20 2015

Mayor Lisa Helps & Victoria City Council
Centennial Square
Victoria BC.
V8W 1P6

RE: 220 Cook St.
Leonard Cole, URBAN CORE VENTURES


Dear Mayor & Council:

I am a resident of 1050 Park Blvd and have lived in Cook St. Village for 7 years. Mr Cole and members of his development team took the time to meet with the owners of our building, showed us the plans, and discussed our views and concerns. Mr Cole has shown a willingness to address many of our concerns and has offered to meet with any of the owners whether or not they are impacted by his development. In my experience, Mr Cole has been accessible, approachable, and accommodating.

I think that the development is a step forward for the Cook St. Village and it will blend in well with both the established and newer buildings

in the area. More importantly, I think that this development is a view toward the future of this area as it will attract a wide range of people who want to live, work, and enjoy this beautiful part of Victoria. This development will also attract new business opportunities and add to the vibrancy of the Cook St. Village.

I am offering my support to Mr. Cole's development at 220 Cook St.

Respectfully,

 (JEANNETTE AST)

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

300-500 Rithet St
Victoria BC
V8V 1E3

Fast Forward and Support Renewal Done Right!

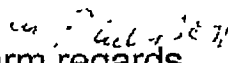
05-26-2015

Attention Mayor and Members of Council:

I live at 500 Rithet Street and proudly consider myself a 20 + year veteran of the Village. I thoroughly know the Cook Street Village and proudly enjoy coffee and catching up with my friends there on a daily basis. I am writing this letter to support Urban Core Ventures development at Cook and Oliphant because this project is replacing old, neglected rentals. Change is good. New is needed.

Adding homes for people and commercial space for commerce bolsters the richness of the area. This enhances the monetary value and social value of the neighbourhood.

The replacement with new should be welcomed in the Cook Street Village.


Warm regards,

Stig Karlsson

Mayor and Councillors
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

205-710 Vancouver St
Victoria BC
V8V 4P9

April 19th 2015

Cheers for five-storey building at Cook and Oliphant!


Dear Mayor and Members of Victoria Council:

I have lived in the Cook Street area for 20 years and for the last 5 years I have lived at Vancouver and Collinson, a few short blocks to the heart of Cook Street Village. I proudly call this neighbourhood home because of its inclusiveness as a community.

I feel there is an openness and acceptance for all in the Cook Street area. Regardless of your sexual orientation or religious persuasion all members of humanity are warmly welcomed.

And for this, I encourage more people to join our family in the Village with projects like this.

Yours warmly,

A handwritten signature in black ink, appearing to read 'Bob Briggs', with a stylized flourish at the end.

Bob Briggs

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

1128 Leonard St
Victoria BC
V8V 2S4

April 14 2015

Keep the Village Active and Support rezoning at
Cook St and Oliphant Ave!

Dear Mayor and Members of Victoria Council:

I have enjoyed living in the Cook Street area for the last 40 years. I write in support of the proposed five storey mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. New residents and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole. The addition of new retail opportunities will stimulate the already exciting Cook Street Village. More retail choices draw more people to the area.

Cook Street Village has a progressive feel because of environmentally conscious and locally focused businesses: Mother Nature's Market (organic), Big Wheel (local beef and everything they supply, including wrappers and containers can be composted), and comfortable coffee spaces like Serious Coffee and Starbucks. And how many other Urban Villages have a full video rental store? Long

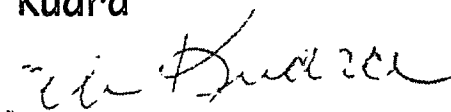
live Pic-a-Flic! The Cook Street Village is teeming with people.

Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly and humble.

Cook Street Village is well suited to sympathetic and well-planned expansion. This project is a tasteful example of density done right and will integrate well into the Village's charm and warm personality.

Warm regards,

Ab Kudra

A handwritten signature in dark ink, appearing to read 'Ab Kudra', written in a cursive style.

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

05-08-2015

Welcome five level building to Cook Street
Village as a Large Urban Village!

Dear Mayor and Members of Council:

I have lived on Elford Street for 11 years and write in support for the proposed Cook Street development.

The building's arrival signals a shift. It ratifies Cook Street Village as an exemplar of a *Large Urban Village*. This is a significant and worthy designation, one that should be celebrated with pride.

Cook Street Village was designated as one of 8 *Large Urban Villages* in the 2012 *Official Community Plan*. Growth is encouraged and decisions made for those not yet even born is planned for.

As an honoured *Large Urban Village*, this project will be the first to showcase how proudly we Victorians embrace and plan for growth in our mushrooming communities.

For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Kindly,


Johnny Olarte

406-1500 Elford Street Victoria BC V8R 3X8

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



1173 May Street
Victoria BC
V8V 2S7

Re: Support Letter to Rezone Cook St and Oliphant Ave

Dear Mayor and Members of Council:

My family and I have enjoyed living at 1173 May Street in the Cook Street area since 2007. I write in support of the proposed five storey mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. New residents and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole.

The Cook Street Village has a progressive feel because of the environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Big Wheel, Bubby's Kitchen (trendy).

Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly and humble: a pleasantly quiet area close to the downtown core.

I look forward to this project integrating well with the rich character of the Cook Street Village and surrounding areas. For this, I urge the Mayor and Council to support this rezoning application.

Yours truly,



Derrold Norgaard, CPA FCA



March 30 2015

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

March 29 2015

**Re: Letter in Support of Re-zoning Application for Cook
Street and Oliphant Avenue**

Dear Mayor and Members of Victoria City Council:

I am a renter but have lived in Fairfield most of my years out west. Since the late 1970's I have rented on Hilda, Trutch and now Linden. I have shopped for many years in the Village and love the changes that have appeared. I seem to recall the fuss about putting a neighbourhood pub in and then Food Country building going and then the building across from the Royal Bank. Seems to me people in Fairfield don't want any change at all. In the end everyone likes the changes once they are completed.

I think this proposed development at Cook Street and Oliphant Avenue is a great plan and I hope this moves ahead.

Sincerely

A handwritten signature in black ink, appearing to read 'Terry Chivers', with a stylized, flowing script.

**Terry Chivers
#508-1030 Linden Ave
Victoria BC
V8V 4K2**

16 March 2015

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

Re: Letter in Support of Urban Core Ventures proposed project

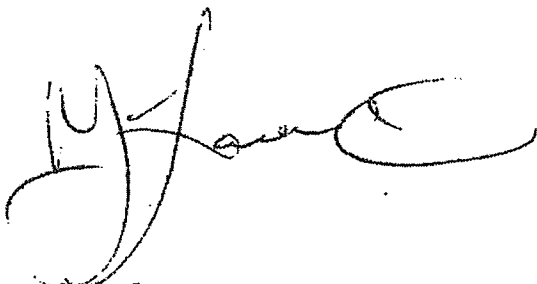
To Mayor and Members of Council:

I live in the Cook Street Village and am pleased to support the proposed development at the corner of Cook Street and Oliphant Avenue. This project will expand the available housing options in the area. It will provide a variety of suite sizes for young people who want to buy or rent and for those who already live in the area and are looking to downsize without leaving Cook Street Village.

This project will provide an affordable addition to our wonderful neighbourhood.

I strongly encourage council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Mira Laurence', with a large, stylized flourish extending to the right.

Mira Laurence
205-240 Cook Street
Victoria BC
V8V 3X3

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

Re: Letter in support of proposed Cook St. & Oliphant Ave. re-zoning application

Dear Mayor and Council:

I am submitting this letter in support of the rezoning application for the proposed development of 220 Cook Street. I have lived in the adjacent building (1050 Park Blvd.) for several years and this project is exactly what Cook Street Village needs. It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan.

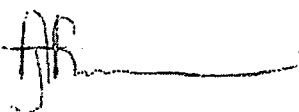
I was originally made aware of the project by notice to attend a community consultation meeting in December hosted by my Neighbourhood Association. I appreciate that the developer actually listened to those of us who voiced our opinions at the meeting, as far too often, local residents are not thoroughly consulted with. Earlier this year, he also took the time to call a meeting with all the residents of my building for further neighbourhood feedback. It has been a very engaging process and I hope this level of dedication to community consultation can stand as a model for future development proposals in the City of Victoria.

I have been disappointed by the level of discourse from the minority in opposition to this project. I understand that four individuals met with Mayor Helps recently to express their desire to stop the project, and I fully encourage more of that kind of public participation. However, it is the letters distributed throughout the village today which trouble me, which is why I am taking the time to write this letter on my birthday after having just seen their messaging. Shamefully, the letters are anonymous and contain blatant misinformation, such as stating the development will be an entire storey taller than proposed. Stooping to such a petty level is not positive for the process, nor the community. Those who fear change and stand as obstacles to progress do so to the detriment of the community, and their habitual discontent will never be satisfied, short of Victoria implementing a Metchosin-style model of development.

I look forward to this new building and its commercial tenants becoming an integral part of Cook Street Village much like Prima Strada Pizzeria, Moka House, Bubby Rose's, Mother Nature's Market, and The Beagle Pub all have over the years. It is hard to imagine today that most of those places, now village institutions, faced opposition as well. Thank you for your time, and hopefully your support of the proposal.

Sincerely,

Andrew J. Reeve (#204 - 1050 Park Blvd, Victoria, BC. V8V 2T4)



April 11th, 2015

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 1 of 2

Community Consultation

September 2014 – Present

- Began discussions with residents, land owners, neighbours and business owners in Cook Street Village.

Oct 2014

- Initial meeting with the Fairfield and Gonzales Planning and Zoning Committee to discuss project – originally a 6 storey proposal.

December 15, 2014

- Formal **CALUC** meeting - **Fairfield Gonzales Community Association** as part of the City of Victoria's approved Rezoning process (meeting notes attached).
- City of Victoria sent out notification to 364 residents and landowners within 100 metres of the property.

Excerpt from the Minutes of Community Meeting Planning and Zoning Committee Fairfield-Gonzales Community Association (FGCA) December 15, 2014

*"Subject Property: 1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)
Proposal to build a residential / commercial five-storey complex.
Approx 35 interested parties attended*

Attendee Questions & Comments:

- *What is the width of the sidewalk...still to be determined*
- *Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible*
- *What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey*
- *Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.*
- *Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan*
- *A Park Boulevard resident felt his property values would be adversely impacted*
- *One resident suggested it would work if the complex could be scaled back in size and more trees be saved*
- *Another resident worried whether adequate parking was being provided*
- *One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens*
- *There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village."*

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 2 of 2

January 15, 2015

- Meeting with residents of neighbouring building at 1050 Park Boulevard to discuss the project and answer questions.
- Approximately 16 residents attended in their common room.

Comments and questions noted included:

- Question about the need or support for more commercial on Cook Street and what type of commercial uses there would be.
- Question about the new OCP policies and the need for a new neighbourhood plan to define what should happen on this site.
- Concern over loss of resident's property value.
- Question about tree retention.
- Some individual concerns over loss of views and privacy.
- Some concern about underground parking entrance and noise in the lane.
- Questions about the approval process, timing and assurances that what they see is what gets built. Clarification that this requires rezoning and development permit.
- Some concern about parking issues in the Village.
- Questions about the size of building, number of units, possible price of units and affordable rental.
- Questions about timing of construction.
- Question about the nature of the strata for the commercial and residential components.

March 2015 to Present - Continued and Ongoing

- Continued discussions with residents, landowners, neighbours and business owners in Cook Street Village including committing a staff person to reach more people.
- The Project has been a topic in Times Colonist, CTV, CBC, Jane's Walk, Fairfield Observer, Victoria News, The Cook Street Village Voice and much more.

July 29th 2015

- Community Open House/Event - 5-7pm at Big Wheel Burger, 341 Cook Street
- Over 1400 invitations delivered to multiple postal routes in the neighborhood to ensure a 200m radius.
- More than 300 interested people attended, 75 positive comment cards written and 31 signatures of support. There were 12 comment cards from people who had some concerns about the project.
- The most common points of discussion were the building setback and number of storeys. There was strong support for from many for the design and addition of housing and favourable comments about the cycling facilities as well as the addition of commercial opportunity.
- It was clear that there was a lot of misinformation in the neighbourhood.

Janice Appleby

From: Lynn Taylor [REDACTED]
Sent: Sunday, October 25, 2015 3:18 PM
To: mayorandcouncil@victoria.ca
Cc: Janice Appleby
Subject: Oliphant development proposal

Dear City of Victoria,

As a resident of Fairfield/Cook St Village, I am deeply troubled by the Oliphant development proposal for our neighbourhood.

It is essential that there finally be a proper community review of this proposal in the form of a CALUC meeting, before this is able to proceed.

My personal concerns echo those of many but I will be specific and speak to these particular issues.

There is no place for any commercial development south of Oliphant, as has been established. The thought of a McDonald's or another corporate chain in our village would be the death knell for the place we have come to love as our unique little oasis of understated charm.

Green space is an essential concern for any new development that bridges the village with Beacon Hill Park. This transition must include visual perspective south towards the ocean and maintain the treeline and walkable space inherent in the present village design.

The design and materials must be chosen to blend easily with the present structures and not be a continuation of the recent appearance of cold and modern stone/wood/metal/glass that seems to be more prevalent in new designs in Victoria.

And finally, we must be cautious not to eliminate present affordable housing units with more upscale real estate. Even though this proposal purports to offer 9 rental units as opposed to all condos, this does not imply that they will be "affordable", or in a price range that ensures the mixed income inclusive neighbourhood that has to now existed.

This is certainly an area of "special significance", primarily to those of us who call Cook St Village home and to those who come for the coffee and stay for the ambiance. Please join with us in partnership to collaborate on the kind of future we envisage here.

Sincerely,
Lynn Taylor

Janice Appleby

From: Karen Smith [REDACTED]
Sent: Monday, October 26, 2015 3:16 PM
To: mayorandcouncil@victoria.ca; Janice Appleby
Subject: Cook and Oliphant Planning

A week today, on the 29th of October the Cook and Oliphant development proposal will go before the City's Planning and Land Use Committee and they may vote on sending the proposal to Public Hearing, which is the last step in the approval process. We still need a Community Association Land Use Committee (CALUC) meeting for a proper community review of this proposal that could forever change the Cook Street Village.

If there is ever a time to write mayorandcouncil@victoria.ca cc jappleby@victoria.ca **NOW IS THE TIME.**

Sometimes it is more effective to write the mayor or councillors individually, in which case it's their first initial and their last name @victoria.ca (i.e. c.coleman@victoria.ca) and cc jappleby@victoria.ca **she will make sure it gets attached to the Planning and Land Use Committee agenda.** SUBJECT: Cook and Oliphant. In this email we are trying to demonstrate the need for a meeting in our community where we can learn more about the proposal and provide the appropriate feedback to the developer and council.

Your email can take one or several approaches as to why you feel a new CALUC meeting is needed, here are some suggestions:

1. The more questions we present, the more likely council will tell the applicant to go back and speak to the community. So pick one or several topics and ask several questions. A list of items you might want answers for: PARKING - SETBACKS - NO COMMERCIAL ZONING SOUTH OF OLIPHANT - LOADING ZONES - GEOTECHNICAL SURVEY - BOULEVARD TREES - GREEN SPACE LEEDS CERTIFICATION OTHER GREEN FEATURES - TYPE OF BUSINESSES (McDonald's?) - BLASTING - BARBEQUES ON BALCONIES - AFFORDABLE HOUSING - REPLACEMENT OF EXISTING HOUSING - ROOFTOP LOUNGE - DESIGN - MATERIALS TO BE USED -
2. 99.8% of the 15,825 people living in Fairfield and Gonzales have not had the proposed six-storey development for Cook and Oliphant presented to them. The vast majority of these people are not aware that the plans exist on the city's website and if they were, it is highly unlikely they would be able to understand all the details and impacts it may have. So how can they possibly make any kind of informed decision or offer alternatives to the proponent or to council? The best that can happen under these circumstances is to "react" to both the project and the process.
3. We want to work with the proponent, staff and council to find a respectful resolution, but we need to be respectfully included in the discussion. The Cook Street Village is designated a Development Permit Area, a designation put forth by the province and implemented by the city to identify areas of "special significance." Is this designation for developers, council, staff? Should we the residents not be given the same consideration?
4. The proposed development is also in a transition zone going from a village to the neighbouring park. Where in the current design is this being respected or the transition being acknowledged? If anything the total opposite is taking place. No setbacks, increased height and double the density.
5. Here is a list of other reasons to request another Community Association Land Use Committee (CALUC) meeting. The first meeting held in December, 2014 was not held in accordance to the rules of City of Victoria Development Application, CALUC Policy and other Community Association Documents.
 - The person who chaired the meeting resigned from the FGCA Board and the Planning & Zoning Committee in October. There was nobody from the Community Association present, as is required.

- CALUC Policy, Section 4; requires there to be at least three members of the committee to help educate the public in making informed decisions. The CALUC was operating with only one member, who was not present at the meeting.
- City of Victoria Development Application lists the documents the proponent is required to bring to the meeting. There was no documentation brought to the meeting nor was there any left behind.
- There are 15,825 people in Fairfield and Gonzales, 35 people were present. That equals one fifth of one percent of the residents. The rest of us must be given the opportunity to be heard and informed at a new meeting in the community.

Janice Appleby

From: Nicole Chaland [REDACTED]
Sent: Friday, October 23, 2015 9:05 AM
To: Chris Coleman (Councillor)
Cc: mayorandcouncil@victoria.ca; Janice Appleby
Subject: request for a CALUC (re: 220 Cook Street)

October 23, 2015

Nicole Chaland

1148 Chapman Street

Victoria, BC

V8V 2T6

Councillor Chris Coleman

Fairfield Neighbourhood Liaison

c/o 1 Centennial Square

Victoria, BC V8W 1P6

Email: ccoleman@victoria.ca

Re: Request for a CALUC meeting regarding 220 Cook Street

Dear Councilor Chris Coleman:

I would like to request your support for a CALUC meeting for the proposed Cook and Oliphant Street rezoning project as requested by the Fairfield Gonzales Community Association (FGCA) on August 7, 2015. Click [here](#) to view the request.

I live at 1148 Chapman Street, which is ½ block away from the site of the proposal and – according to Google Maps – 190 metres away from 220 Cook Street. I have only learned about this proposal very recently. I have also recently learned that there was an initial CALUC meeting on December 15, 2014 that I was not notified of.

I am in the process of familiarizing myself with all the rules and terminology, and it seems that there may be a reasonable argument or procedural requirement for residents within 200 metres to be notified of CALUC meetings for significant proposals such as this.

Regardless, I live seven houses away from this proposed development. It represents a significant change in use, building form and natural ecology and I would like an opportunity to ask questions in a public meeting before forming an opinion.

Some of my questions are:

- - What have the historical rents been in the rental houses and apartments that will be removed? How many units have historically been rented here?
- - What will the rents be in the new units? How many units will be rented and at what rates? Are rental rates protected into the future?
- - What protections and limitations exist for the types of businesses? I.e. Can Macdonalds or Dairy Queen move in here?
- - How will this change the fabric, texture and character of the neighbourhood?
- - How will this building affect people's health – both those who live in it and those who walk around it?
- - Are there any risks to our neighbourhood economy, such as property taxes and rents increasing beyond what local incomes can afford?
- - Are there any risks to our relationships such as loss of neighbourliness, familiarity and the 'slowness' with which we stroll through the village currently encouraged by our built environment?
- - Are there any risks to our natural ecology such as loss of trees, sky, birds, critters, dirt, loss of open space and increased run-off?
- - What are the carbon emissions associated with this building?

Therefore, I urge City Council to dedicate resources to promote and facilitate a CALUC meeting on the 220 Cook St. development proposal.

Thank you for all you do to make Victoria a truly wonderful place to live!

Sincerely,

Nicole Chaland

Cc: mayorandcouncil@victoria.ca; jappleby@victoria.ca

Janice Appleby

From: arlene carson [REDACTED]
Sent: Thursday, October 22, 2015 3:39 PM
To: Janice Appleby
Cc: ajcarson@shaw.ca
Subject: Request for addition to Oct 29 Planning and Land Use Cttee agenda
Attachments: Oct 22-15-Carson letter to Council.docx

Hello Ms. Appleby,

I have sent the letter below to Mayor Helps and all City of Victoria Councillors (also attached)

I'd appreciate it if you can add it to the October 29, 2015 agenda for the meeting of the Planning and Land Use Committee.

Thank you !

Kind regards,
Arlene (Carson)

To: Mayor Lisa Helps

October 22, 2015

Re: Development Proposal (1041 Oliphant, & 220, 216/214, 212 Cook St.))

Honourable Mayor:

I urge Council to honour the August 7 request of the Fairfield Gonzales Community Association (FGCA) for a proper CALUC meeting with regard to the above proposal.

I attended the initial CALUC meeting on Dec 15, 2014. In a previous letter I wrote to council members (April 17), I outlined why that meeting did not meet City-designated protocol for CALUC meetings considering Development Proposals, in that:

- No plans were provided by the developer. The City's Development Application lists the documents a proponent is required to bring to a CALUC meeting. No documentation was brought to, nor left behind after the Dec 15 presentation. I know because I asked to see the plans and was told that they were not available.
- The meeting was not chaired or properly facilitated by a member of the Board of the FGCA. CALUC Policy (Section 4) requires there to be at least three members of the community association's planning committee to help educate the public in making informed decisions. In Dec. 2014, the FGCA CALUC was operating with only one member, who was not present at the meeting.
- Notices for the meeting were sent only to residents within 100 meters of the site (not 200 meters as required for Development Permit Areas, as is 220 Cook St). As a result, only 35 of over 15,000

Fairfield-Gonzales residents attended the Dec 15 presentation. In the ten months since that time there has been no neutral forum for community input and discussion.

Fairfield residents want to work respectfully with the proponent and City staff and council to provide feedback and constructive input on a proposal that will have a profound and wide-ranging impact on Cook St Village. To do this, residents deserve a valid community meeting to discuss the pros and cons of this proposal and have their questions answered. The meeting should be advertised by (i.e., notices sent by the City), chaired by, and properly facilitated by a neutral third party (this should be the CALUC), with minutes recorded and delivered to the City for consideration in decision-making.

Therefore, I urge City Council to dedicate resources to promote and facilitate a second community meeting in the near future on the 220 Cook St. development proposal.

Sincerely and with thanks for all you do to make Victoria great!

Arlene Carson, PhD, RAUD

Janice Appleby

From: Ted Relp [REDACTED]
Sent: Tuesday, October 27, 2015 12:27 PM
To: mayorandcouncil@victoria.ca
Cc: [REDACTED]; Charlotte Wain
Subject: Comments on Development Proposal Cook and Oliphant

Comments concerning Development Proposal for 1041 Oliphant, 212-220 Cook Street

I am a recently arrived resident of Fairfield with a professional background in placemaking and urban landscape and design and I am very interested in the way in which Cook Street Village might be intensified. I hope these comments are in time to inform the Planning and Land Use Committee that will discuss this proposal at its meeting on 29 October.

I note first that this development proposal is the first for Cook Street Village under the guidelines of 2012 *OCP* that designate it as a Large Urban Village, and it will be a precedent for future intensification projects. Documents of record that might provide bases for assessing this proposal are, however, limited. *Design Guidelines for Multi-Unit Residential and Commercial Buildings* provide general suggestions consistent with those in the *OCD*. *Cook Street Village Guidelines* for buildings (updated to 2003) offers some brief suggestions, as does the mostly CR-3M zoning in the commercial area of the Village. (This mixed-used development proposal is actually in what *Cook Street Village Guidelines* describe as the southern half of the Village, currently zoned R3-A2).

There is as yet no Local Area Plan (the process was recently initiated by the City) that would update the Cook Street Village Guidelines, and provide the sort of local detail about sense of place and placemaking that the *OCD* encourages.

In the absence of Local Area plan, and given the fact this proposal will serve as a precedent for future intensification projects, I do think is important that it be subjected to what otherwise might be an unusual degree of scrutiny in terms of how it will change the sense of place of Cook Street Village.

I have made some systematic observation about building heights, setbacks, and facades in Cook Street Village and on the basis of those my opinion is that the proposed development does not, to quote the first sentence of the *Design Guidelines for Multi-Unit Residential and Commercial Buildings*, constitute a "design that responds to place character and local patterns of development." In other words, the proposal warrants some substantial revisions.

Context of Existing Height of Buildings in Cook Street Village.

The Development Area, as defined in the *OCP* Map 43, has 23 buildings fronting Cook Street. Of these, there are:

- 1 four storey buildings (adjacent to the development site)
- 6 three storey buildings
- 11 two storey buildings
- 6 one storey buildings.

There are a number of four storey apartments in the area around Cook Street Village and further north on Cook Street, but, with just one exception, Christ Church Cathedral is the closest building of five or more stories to this proposed development.

Height and Massing of Proposal

At a height of five storeys plus mechanical equipment, and with its long side to Cook Street, the proposed building will have by far the greatest massing in Cook Street Village. (Note: renderings of the proposed building show views looking south and along Oliphant, but the greatest impact will be looking north up Cook Street or directly across the street, for which no renderings are provided).

The *OCP* height guidelines for large urban villages indicate buildings “up to approximately 6 storeys,” a standard that already applies in Selkirk and VicWest, and is probably appropriate for the major arterial roads that run through Humber Green, Stadacona and Jubilee. It is less appropriate for Cook Street, Quadra and James Bay, where buildings of this scale will constitute a dramatic change to the urban form of commercial centres that have well-established histories and community identities associated with buildings mostly of three storeys or less. Intensification with buildings of up to four storeys would be more appropriate for the context of these three large urban villages.

The *Design Guidelines for Multi-Unit Residential and Commercial Buildings* recommends variations in building height and massing, and while the proposed design has suggestions of this, in a building with this sort of bulk, even one at four storeys, the variations need to be much more pronounced in the otherwise relatively low-rise and varied context of Cook Street Village.

Setbacks at Street Level and Retail Frontages

The 23 buildings in Cook Street Village have 41 commercial frontages facing Cook (and a few more on adjacent streets) with a variety of setbacks. There are nine restaurants and cafes with setbacks sufficient for outdoor seating areas, and at least another seven businesses regularly use space in front of the stores for sidewalk displays.

The proposed development has very limited opportunities for such spill-out activities (it shows two benches and a water fountain).

The angled retail frontages in the proposed development have no equivalents in Cook Street Village and they extend to the sidewalk/property line. I suggest that these angles be eliminated and the setback proposed for Retail E and F, or something more generous and consistent with that for PrimaStrada and Serious Coffee in the Sutlej to Oliphant Block, be used for all the building. The greater setback will allow all stores to have some outside display space, which is clearly important in the pedestrian context of Cook Street Village.

Storefronts should be articulated and varied, for instance using different setbacks as suggested in Figures 9, 13 and 14 of the *OCP*.

I note that Retail E has almost no window display frontage, which seems very odd. (Incidentally the plan for the retail floor and the east elevation do not correspond. The plan shows a double door for Retail E and the elevation a single door)

The Cook Street Guidelines for the commercial zone recommend allowing additional space at pedestrian intersection points. The corner entrance to Retail F would be more effective if there is a larger open space at the corner of Oliphant and Cook.

The Cook Street Guidelines also call for linkages from rear yard parking to Cook Street by mid-block walkways. This would be appropriate in this case and would support the sort of articulation that the retail frontage warrants.

Setbacks at upper levels

The elevations for the proposed development show an almost solid wall rising four storeys from the sidewalk, with a minor setback for the fifth storey. Chapter 8 of the *OCP* indicates the importance of setbacks in large buildings for maintaining human scale for pedestrians. Figure 9 (in Chapter 6) and Figures 13 and 14 (Chapter 8) suggest that a setback at the fourth storey is generally appropriate. In Cook Street Village the newer two and three storey buildings (eg between Oscar and McKenzie, and Sutlej to Oliphant) have upper stories setback above the ground level. The current CR-3M zoning requires such setbacks

In this case, a stepback at the second or third storey at least equivalent to what is shown on the elevation for the Oliphant façade would be appropriate for the entire building.

New Pedestrian Crossing

The construction of this building will presumably necessitate a fourth pinch point and pedestrian crossing across Cook Street, partly for safety and partly to improve pedestrian access to the new stores.

I hope these comments are of some use to the Planning and Land Use Committee.

Sincerely

Edward Relph

70 Linden Ave

Victoria

Janice Appleby

From: Jamie Kyles [REDACTED]
Sent: Sunday, October 25, 2015 12:24 PM
To: mayorandcouncil@victoria.ca; Janice Appleby
Subject: Cook & Oliphant development proposal

Last week the mayor led a meeting with Fairfield residents at the Activity Center in Cook St village. One of the major issues of concern for the audience was the proposed "Cook & Oliphant" development, particularly when considered in the context of the current rather vague community planning guidelines and definitions of large and medium village centers therein. The mayor indicated that the weaknesses in the existing guidelines have been recognized by the city and, over the coming year, these guidelines would be reviewed and modified as appropriate - in particular to allow those communities wishing to have a greater impact on future development to do just that.

The primary concern with the captioned proposal is that, with the requested 6 storey height and modest setback from the street, it represents a significant step towards the "downtowning" of Cook St village (compared to the current profile which is dominated by 2 and 3 storey structures) and has come up for consideration before the above-mentioned guideline review has been completed. We are being pushed towards a situation where the residents of Fairfield will be worrying about closing the stable door long after the horse has gone!!

Thus it is of particular concern that the Community Association Land Use Committee (CALUC) meeting of Dec 2014 to review this proposal was conducted improperly. Specifically, and quite surprisingly to me, there was no documentation about the development provided to residents, so how on earth could the community be constructively engaged in discussion about the proposal??? Other issues which residents feel they deserve the opportunity to discuss directly with the developer at a CALUC meeting include: parking for residents, # of units dedicated to low income housing, setbacks from the street, green spaces and proper management of the transition between the commercial heart of the village and Beacon Hill Park to the south.

In my view it is inevitable (and desirable) that Cook St village be developed, but this should not be done in a way that leads to the "stealth downtowning" of this very pleasant area.

It is for these reasons that I believe **council should direct the developer to convene a second CALUC meeting with the community BEFORE this proposal is brought before council.** The residents of Fairfield have, effectively, been unable to offer any input to the proposal and the recommended meeting, properly convened, would provide such an opportunity.

Respectfully

James D Kyles P Eng, Sustainable Livelihoods Consultant

Janice Appleby

From: Merwan H. Engineer [REDACTED]
Sent: Saturday, October 24, 2015 9:05 AM
To: mayorandcouncil@victoria.ca
Cc: Janice Appleby
Subject: Cook and Oliphant -- Proposed new apartment

Dear Council,

A Public Hearing is needed explain the proposed new apartment complex for Cook and Oliphant. I am particularly concerned that there is a sufficient setback for the new building. The new building on Park Ave butts up against the street and is almost intimidating. It ruins the aesthetic of walking on that street.

There are a number of other issues which come to mind: height of the building, trees on the boulevard, commercial activity. I have lived on Cook for 20 years and regularly enjoy my walk to the village. The new building would seem to change the nature of the neighbourhood in a way that would stick out like a sore thumb.

Please vote for a Public Hearing.

Regards,

Merwan H. Engineer
16-159 Cook St
V8V 3W9

Janice Appleby

From: Terence Young [REDACTED]
Sent: Tuesday, October 27, 2015 12:23 PM
To: mayorandcouncil@victoria.ca
Subject: Cook and Oliphant

Hello,

I live in the vicinity of the Cook Street Village and have done so for over 30 years. We have had our share of contentious developments in our time -- the pub, for example -- but we have always been consulted about implementing them. I have never heard of the Cook/Oliphant development, nor do I know what form it will take and what impact it will have on this special part of the city. I strongly recommend you reach out to the Fairfield Community Association to include them in this process.

Than you,

Terence Young
130 Moss Street

Janice Appleby

From: Christopher Petter [REDACTED]
Sent: Monday, October 26, 2015 11:46 AM
To: mayorandcouncil@victoria.ca
Cc: [REDACTED]
Subject: COOK and OLIPHANT development

Dear Mayor and Council,

Before the proposed development at Cook and Oliphant goes to a public hearing there should be a Community Association Land Use Committee (CALUC) meeting for a proper community review of this proposal that could forever change the Cook Street Village.

We have lived close to the Cook Street village for 36 years and are alarmed at the way this proposal has proceeded without the proper consultation with the Fairfield Community Association and residents. A six story building, without proper setbacks and with underground parking, in area which is at high risk of major earthquake damage in the event of a subduction earthquake, will not only destroy the ambience of the village but could also risk the lives of people in and around the building. We urge you strongly to delay this proposal going to a public hearing until after there has been a chance for proper community consultation.

We also advise you to, please, develop a proper community plan for Fairfield which limits development for what should be viewed as primarily a residential neighbourhood and not a commercial development area like downtown. This kind of ad hoc decision making on individual commercial/residential buildings should be a thing of past. Without a community plan for development we believe that rational and evidence-based community planning will be impossible.

Thanks you,

Chris Petter & Linda Roberts

Residents of 1220 McKenzie St., V8V 2W5

Janice Appleby

From: JENNIFER RIECKEN [REDACTED]
Sent: Monday, October 26, 2015 6:46 PM
To: mayorandcouncil@victoria.ca
Subject: Cook and oliphant development

I am writing to express concern about the proposed development at Cook and Oliphant. I have grown up and still live in the Cook street village area. I have seen many changes to this area-all that have been able (for the most part) to maintain the integrity of a lovely neighbourhood village. I am concerned that this development will significantly change the Cook street village and that the neighbourhood has not been consulted. Also, there is not sufficient information known about the following:

- 1) impact of increased need for parking for new residents and their visitors
- 2) increasing commercial zoning area
- 3) impact on existing green spaces
- 4) knowledge about what kind of commercial businesses
- 5) decrease in affordable rental housing in the area

The cook street village is a vibrant area that is a place for locals as well as visitors from other neighbourhoods as well as tourists. It is vital to make changes that will maintain the special place it has become.

Thank you,

Jennifer

from my iPhone

Janice Appleby

From: webforms@victoria.ca
Sent: Sunday, October 25, 2015 9:21 AM
To: mayorandcouncil@victoria.ca
Subject: Cook and Oliphant development in Cook St. Village

From: Judy Lightwater
Email : [REDACTED]
Reference : [REDACTED]
Daytime Phone : [REDACTED]
Dear Mayor and Council,

We want to work with the proponent, staff and council to find a respectful resolution, but we need to be respectfully included in the discussion. The Cook Street Village is designated a Development Permit Area, a designation put forth by the province and implemented by the city to identify areas of "special significance." Is this designation for developers, council, staff? Should we the residents not be given the same consideration?

4. The proposed development is also in a transition zone going from a village to the neighbouring park. Where in the current design is this being respected or the transition being acknowledged? If anything the total opposite is taking place. No setbacks, increased height and double the density.

We definitely need another Community Association Land Use Committee (CALUC) meeting.

The first meeting held in December, 2014 was not held in accordance to the rules of City of Victoria Development Application, CALUC Policy and other Community Association Documents. The person who chaired the meeting resigned from the FGCA Board and the Planning & Zoning Committee in October. There was nobody from the Community Association present, as is required. CALUC Policy, Section 4; requires there to be at least three members of the committee to help educate the public in making informed decisions. The CALUC was operating with only one member, who was not present at the meeting. City of Victoria Development Application lists the documents the proponent is required to bring to the meeting. There was no documentation brought to the meeting nor was there any left behind.

Thank you,
Judy Lightwater

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IP Address: 184.66.141.107

Janice Appleby

From: Karen Smith [REDACTED]
Sent: Monday, October 26, 2015 3:47 PM
To: mayorandcouncil@victoria.ca; Janice Appleby
Cc: Jeff Hunter-Smith
Subject: Cook and Oliphant Development proposal

Dear Mayor Helps and City Councillors,

I am writing to add my voice to the discussion of the development proposal for Cook and Oliphant Streets. As a home owner on Oliphant St. next to the Robbins parking lot, I am concerned about the speed with which this proposal process is rolling out.

To be frank, I have 3 main concerns:

I believe the 6 story height referred to in the new Community Plan is far too high. If you look at the surrounding buildings of 2 or perhaps 3 stories, it is out of character. This aspect of the plan should be something we all participate in deciding. I am not against development at all. I understand it is the right of landowners to develop their properties. I encourage the City to listen to the overwhelming numbers of residents in the Cook St. area who want to see a lower height restriction to maintain a "village" feel. There are many areas closer to downtown, or even closer to a larger thoroughfare such as Fort St or Fairfield Road that would be better locations for a building that tall.

Parking is a big concern for us on Oliphant. I've lived there for 16 years and at first there were no issues around parking. We gathered signatures to create a "residential only" parking zone several years later and as more commercial establishments open, the need for regulation has increased so quickly. I can't imagine with 80 new residences and all of the new commercial space planned how we will manage parking on Oliphant. As it is now, we call parking services to come out several times / day to deal with the people parked in front of our homes to "run in" for coffee etc. The flow is constant. Usually by the time the commissionaire arrives the car we called about has left but another has taken its place. For the past few years we have rented a parking spot from the city in the closed laneway beside our house for \$68 / month so that the elderly resident at our home can have easier access to her car. The one parking spot / condo ratio just doesn't work - as the disastrous development on Cook and Sutej has shown. What would work better is a smaller building that would not require so many people living and shopping there to park on the street.

Finally, I'm concerned about the amount of retail space available. There is still space in the Sutej / Cook development that have NEVER been leased. This is because it is far too expensive.

Perhaps everyone involved should be expected to recognize and respect the needs of each group. The City, by creating a plan that allows 6 story building in this location, is pandering to the developers and ignoring the residents. It has come up very quickly and the developers must be feeling wonderful that they're only suggesting what is allowed. I request that you slow down and extend the process of this plan to be sure it is the right thing. It's pretty hard to turn back and I believe it will be seen as a mistake.

Respectfully yours,
 Karen Smith
 1032 Oliphant

Janice Appleby

From: GORDON TELFORD [REDACTED]
Sent: Tuesday, October 27, 2015 11:43 AM
To: mayorandcouncil@victoria.ca
Subject: Cook and Oliphant proposed development - letter of support

We recently purchased #4-1035 Oliphant Street.

As an immediate neighbor to the proposed 5 storey mixed use building, we write in support of this project at the corner of Cook St and Oliphant St.

We are encouraged to see projects like this in the vibrant Cook Street Village setting. What most impressed us about this particular neighbourhood is that most amenities one needs for day to day living are within walking distance. There is Beacon Hill Park, grocery stores, retail stores, restaurants, all within a short stroll away and the area has a true neighbourhood feel.

The proposed development provides for more amenities to residents already living in the area and it provides for more apartment/condo residences which are needed. The development faces Cook Street and as such does not disturb the more quiet residential streets of the area.

We believe that the additional retail and residential space this project provides for will contribute positively to the Cook Street Village area. We are definitely in support of this development proposal and hope that council will support the application for re-zoning.

Gordon & Anita Telford

Janice Appleby

From: Linda Cooney [REDACTED]
Sent: Saturday, October 24, 2015 10:04 PM
To: mayorandcouncil@victoria.ca
Cc: Janice Appleby
Subject: Cook and Oliphant Streets Development Proposal

Linda Cooney
 1212 Oxford Street, Victoria, BC, V8V 2V5
 [REDACTED]

October 24, 2015

**Mayor and Council
 cc: J Appleby**

I understand on the 29th of October the Cook and Oliphant development proposal will go before the City's Planning and Land Use Committee (CALUC) and they may vote on sending the proposal to Public Hearing, which is the last step in the approval process. As a neighbor and member of the Fairfield Gonzales Community Association (FGCA), I believe we still need a proper FGCA Land Use Committee (CALUC) meeting for a community review of the proposal that could forever change the Cook Street.

The first meeting for the development proposal was held in December 2014 and was not held in accordance to the rules of City of Victoria Development Application, CALUC Policy and other Community Association Documents. The person who chaired the meeting resigned from the FGCA Board and the Planning & Zoning Committee in October 2014. There was nobody from the FGCA present, as is required. Also, of the 15,825 residents in Fairfield and Gonzales, only 35 (99.8%) were present, which is one fifth of one percent.

- CALUC Policy, Section 4 requires there to be at least three members of the FGCA Planning & Zoning Committee to help educate the public in making informed decisions. The CALUC was operating with only one member, who was not present at the meeting. Clearly the residential turnout suggests many residents were not educated and informed, about the development proposal.
- The City of Victoria Development Application lists the documents the proponent is required to bring to the meeting. There was no documentation brought to the meeting nor was there any left behind.

More of the 99.8% of the residents must be informed of the development proposal and given the opportunity to be heard at a new meeting. The vast majority of us who were not present were completely unaware of the development proposal until last April and many are still unaware of the impact the development proposal will have on the Village.

I am most concerned about the parking and setback variances. The City seems to provide parking variances for developers' contributions toward affordable housing, i.e. money. While we would like to believe more people are not using private vehicles, many new residents are and already traffic on Cook Street is showing signs of future pattern resembling Denman Street in Vancouver. As well, setback variances seem to be provided to developers to enhance their profit. If Oak Bay stands by their Community Plan around variances, why doesn't Victoria? As well, more commercial space in the Cook Street Village is not at all needed, since similar space is still unsubscribed many years after the last large development on Cook Street.

What I would like to see is the developer, City Staff and Council and as residents find a respectful resolution. Residents need to be included in the discussion. The Cook Street Village is designated a Development Permit Area, a designation put forth by the province and implemented by the City to identify areas of "special significance." Let us all---developers and residents as well as visitors, benefit from this designation.

Respectfully Submitted,

Linda Cooney

Janice Appleby

From: Crin Roth [REDACTED]
Sent: Monday, October 26, 2015 1:47 PM
To: mayorandcouncil@victoria.ca; Janice Appleby; Chris Coleman (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor)
Subject: Cook and Oliphant

I respectfully urge you to NOT approve the Rezoning Application for 1041 Oliphant Ave. and 212-220 Cook St. from the R3-A2 Zone (Low Profile Multiple Dwelling District) to a site specific zone in order to increase the density and allow commercial uses at this location.

"Under the current R3-A2 zone (Low Profile Multiple Dwelling District) the property could be developed at a density of 1.2:1 FSR and three storeys." (Existing Site Development and Development Potential , p.3 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015)

The proposal IS consistent with the OCP which designates the property as Large Urban Village but the application is NOT consistent with the Suburban Neighbourhoods Plan as it relates to density. (Executive Summary p.2 of 8 Planning and Land Use Committee Report for the meeting of October 29, 2015)

With respect to the Suburban Neighbourhoods Plan, scale is intended to have the appropriate height to its surroundings. This includes three storeys for sites bordering low-profile buildings and four storeys for most other sites. ... The intent when the OCP was adopted in 2012 was that Local Area Plans would be brought into alignment with the OCP over time through amendments and more up to date Local Area Plans (OCP policy 19.2)

THE SUBURBAN NEIGHBOURHOODS PLAN REMAINS IN EFFECT IN THE INTERIM.

(Suburban Neighbourhood Plan, p.6 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015)

The proposed development of five storeys is in a transition zone going from the village to the neighbouring park. If the ground level commercial use is not approved, the four proposed storeys above this level could drop down and the village would then have a four storey development that much more reflects the character of Cook Street Village and would have the same density as the proposed development of 5 storeys with commercial.

The loss of six units of commercial as is planned is not a huge sacrifice when the Village currently has adequate businesses. If not approved it will certainly lessen the car and foot traffic, the parking difficulty and the delivery trucks that will add to the congestion on this corner.

I would ask that Council consider the Alternate Motion: that Council decline Rezoning Application at 1041 Oliphant Ave. and 212-220 Cook St.
(p. 7 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015.

Sincerely,
Crin Roth
1018 Oliphant Ave.

Janice Appleby

From: Anne Russo [REDACTED]
Sent: Monday, October 26, 2015 4:21 PM
To: mayorandcouncil@victoria.ca
Subject: Development Proposal at Cook Street and Oliphant Avenue

re: Development Proposal at Cook Street and Oliphant Avenue
2015

October 26,

Dear Mayor Helps and Councillors,

Please support Fairfield residents' request to hold a new community meeting under the auspices of the Fairfield Gonzales Community Association CALUC committee, to review and reassess the merits of the development proposal at Cook Street and Oliphant Avenue.

This is an opportunity to resolve differences of opinion and to bridge the acknowledged gap between the OCP and existing planning guidelines by doing things differently. Thank you for your support.

Sincerely,

Anne Russo

1017 Oliphant Avenue
Victoria BC V8V 2T9
[REDACTED]

Janice Appleby

From: Norm Tatlow [REDACTED]
Sent: Sunday, October 25, 2015 1:04 PM
To: mayorandcouncil@victoria.ca
Subject: Fairfield - Cook St Development - Need a proper public review !!

To Victoria Mayor and Council.

Please take good note that there has not been any kind of proper public consultation and hearing process regarding the specific development proposal for Cook and Oliphant that is being reviewed and decided now. Process has been avoided and skirted so far in the view of the public! Also there is need for a robust long term plan and review process.

Please do the right thing.

Our trust is in our elected officials.

Norm Tatlow

Fairfield

Janice Appleby

From: webforms@victoria.ca
Sent: Sunday, October 25, 2015 7:22 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Jane Mertz
Email : [REDACTED]
Reference : [REDACTED]
Daytime Phone : [REDACTED]
Dear Mayor and Council

The proposal development at Cook and Oliphant needs more community input. I am not against new housing but I am against the creeping height escalation in the village. Also, why is commercial space being allowed south of Oliphant towards the park. Is there not a requirement to preserve transition space towards the park? I understand that no set backs are being considered - Abstract has done this in Oak Bay and it is not acceptable for the Cook Street Village. Where will the green space be in front of the building? Will there be blasting at this site to allow for the underground parking - blasting and old houses don't really go together, there will be cracks in people's foundations after that on the type of ground it's being built on. As for more commercial space, I personally don't see what can be added to the village for services. It would be interesting to see what the business owners think of more retail space in the area. I know the planners are keen on more commercial space for tax purposes but at what cost? I would like to see another community meeting to see more of how these issues can be addressed prior to approval.

Kind regards,
Jane

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IP Address: 96.54.182.73

Janice Appleby

From: Wayne Hollohan [REDACTED]
Sent: Wednesday, October 28, 2015 10:57 AM
To: Janice Appleby
Subject: WHY a CALUC MEETING for Cook & Oliphant is necessary

WHY a CALUC MEETING for Cook & Oliphant is necessary

- Didn't even know Density Bonus was permitted outside of downtown. There has been ZERO discussion on this topic, anywhere, anytime, let alone about **amenities**.
- 99.8% of the 15,825 people living in Fairfield and Gonzales have not had the proposed six-storey development for Cook and Oliphant presented to them.
- The vast majority of these people are not aware that the plans exist on the city's website and if they were, it is highly unlikely they would be able to understand all the details and impacts it may have.
- So how can they possibly make any kind of informed decision or offer alternatives to the proponent or to council? The best that can happen under these circumstances is to "react" to both the project and the process.
- We want to work with the proponent, staff and council to find a respectful resolution, but we need to be respectfully included in the discussion.
- The Cook Street Village is designated a Development Permit Area, a designation put forth by the province and implemented by the city to identify areas of "**special significance**." Is this designation for developers, council, staff? Should we the residents not be given at the very least equal opportunity consideration and information?
- Attended the proponents Open House and there was "**no data table**" present, just images and technical drawings

SO WHAT ABOUT

PARKING >>> how many is required, how many is being provided, type and how many, commercial, residential, visitor, above and below ground spaces, street parking

SETBACKS >>>> required setbacks provided, where and how much

COMMERCIAL >>>> unites and size

LOADING ZONES >>>> where and times

GEOTECHNICAL SURVEY >>>> has it been done and what are the results given the location

BOULEVARD TREES >>>> where and how many will be removed and where and how many will be preserved

LIQUOR LICENCE >>>> will it be zoned for one

GREEN SPACE, LEEDS CERTIFICATION & OTHER GREEN FEATURES >>>> what can they tell you about this

TYPE OF BUSINESSES >>>> McDonald's?

LANEWAY >>>> who owns it and what happen to it

BLASTING >>>> will it be required

BARBEQUES, BIKES AND OTHER S STUFF ON BALCONIES >>>> will this be permitted.

AFFORDABLE HOUSING UNITES >>>> how many and size, if we are losing four three bedroom and three two bedroom rentals. Will we get back the same size and number of bedroom units

REPLACEMENT OF EXISTING HOUSING >>>> will it be in this community, if not why not

DESIGN >>>> it just looks like a square block, is that what it is

ROOFTOP LOUNGE AND OR GARDEN >>> will the rooftop become usable space

MATERIALS >>>> to be used in the construction

These are just a few questions I have and I'm reasonably knowledgeable on the topic

IT IS VERY IMPORTANT SHOULD ANOTHER CALUC MEETING BE REQUESTED - THAT YOU RESPECTFULLY ATTEND SO YOU TOO CAN MAKE AN INFORMED DECISION

Wayne Hollohan
15 Cook St. Victoria

Janice Appleby

From: webforms@victoria.ca
Sent: Wednesday, October 28, 2015 12:14 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Barbara Edwards
 Email : [REDACTED]
 Reference : [REDACTED]
 Daytime Phone : [REDACTED]
 Honorable Mayor and Councillors,

Thank you for taking on the daunting task of navigating the future of Victoria.

Please consider two requests; 1 submitting the following letter (this may have been sent already) and 2. kindly helping me come up to speed with concerns within my community.

+++++

1. Dear Councilor Coleman and Development Services staff, The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oliphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff. To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible. Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

August 7, 2015

We believe this request is timely and supports the ever-expanding community interest in this development. A second CALUC meeting would also: (1) provide an appropriate forum to have the development proposal presented in its entirety, and have information clarified if need be; (2) give the community the opportunity to voice their questions and or comments in a neutral setting; and

(3) subsequently provide this information to City Planning and Mayor and Council, to assist in their evaluation of this project. Approving this request would also support a core mandate of the FGCA (and through it, it's CALUC): to always be supportive in providing opportunities for the open exchange of information (and discussion) on topics of importance to our community.

Subject to your supporting this request, our intent is to hold this second meeting in September (when community and committee members have returned from holidays), as well as have no other projects on the agenda to ensure sufficient time for all voices to be heard.

Given the wide interest amongst our community for his project, we would also welcome the attendance of our Council liaison and, possibly, other City staff, subject to their availability.

We would add that, to date, we have very much appreciated the willingness of the developer to participate in communications about this project and, therefore, would hope the developer would see a second CALUC meeting as a (further) opportunity to provide information and generate community support.

We look forward to a favourable response to our request, upon which we will schedule a suitable date and location for the meeting.

Thank you for your understanding in this matter.

Doug Tolson, Vice-President, FGCA Board of Directors Joan Kotarski, Executive Director, FGCA George Zador, Chair, FGCA CALUC

+++++

2) The concerns from Planning, the Developer and the Fairfield community regarding 1041 Oliphant Avenue, at the Corner of Cook Street in Fairfield.

The City Planning Department graciously wrote down the 14 by-law variances to be excluded, revised or created regarding the 1041 Oliphant Avenue Proposal.

I'm currently trying to understand and address all aspects of the Proposal, from the merchants, property owners and from the city.

The concerns that I am hearing, most often, regarding this matter is the vague definition for "Large Urban Village".

Last Sunday I took a moment to photograph the Village of Harris Green, downtown between Yates and View. The sunlight and vibrancy of this Village and how it addresses the immediate needs of the area, reflects and compliments your vision for an Urban Village.

1. Does this Village, in its current footprint and story height, define Large Urban Village?
2. Could we use this Village as a reference?

Concerns from others over the parking congestion for the Cook Street Village.

3. What are the current plans to address the continued increase in parking for the Cook Street Village?
4. Will there be parking structures placed just outside the Village area to address the growing parking requirement?
5. Will the parking structures be similar to the Village of Harris Green or larger?

(Upon speaking with Transportation "Uber" does not appear to be an alternative.)

The concerns regarding Parks, Coastal, Environmental or Transitional Corridors from the city to these sensitive areas?

6. Will the Green Space Corridor be maintained from Oscar Street to Dallas on the West Side of Cook?
7. Has an independent Geo-Tec Study been done to find alternatives for large structures to stand on the blue clay and peat moss in this area?
8. Has an independent study been done to determine the maximum weight load upon the blue clay and peat moss in this area?

Please, if possible and if still relevant, explain the concerns noted below:

9. When there is a sizeable omission or any substantial changes to a proposal, why is it not prudent to have another meeting within a community? Would this not produce a working guidelines for the developer?
10. Please suggest any questions or answers I could consider, making your planning responsibilities easier.

11. I would sincerely like to bridge relationships between the government, Merchants, Businesses, and Residents. It would be wonderful to have more rather than less, to weigh in and suggest positive ideas for growth that are also possible as well as practical.

Thank You So Very Kindly for Your Considerations,

Respectfully and Warmest Regards, Barbara Ann B. Edwards

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 96.54.187.74

Janice Appleby

From: Jacinthe Tremblay [REDACTED]
Sent: Tuesday, October 27, 2015 8:57 PM
To: mayorandcouncil@victoria.ca; Janice Appleby; Chris Coleman (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor)
Subject: Cook and Oliphant

Dear Mayor and Council,

My husband, Gordon Clements , and myself are in full agreement with Mrs. Crin Roth's letter and we respectfully urge you to not approve the Rezoning Application for 1041 Oliphant Ave and 212-228 Cook Street from R3-A2 Zone to a site of specific zone in order to increase the density and allow commercial use at this location.

Cook Street Village is often referred to one of the "Jewels" of Victoria communities. This "Jewel" will be lost if you keep increasing the density and allow more commercial use. Cook street is not a "commercial strip" but a friendly, family oriented neighbourhood. The shops we do have stop at Oliphant and 100% residential use continues all the way to the ocean.

Thank you for your consideration

Sincerely

Jacinthe Tremblay and Gordon Clements
1026 Oliphant Ave
Victoria

Subject:Cook and Elephant
Date:Mon, 26 Oct 2015 13:47:21 -0700
From:Crin Roth [REDACTED]
To:

I respectfully urge you to NOT approve the Rezoning Application for 1041 Oliphant Ave. and 212-220 Cook St. from the R3-A2 Zone (Low Profile Multiple Dwelling District) to a site specific zone in order to increase the density and allow commercial uses at this location.

"Under the current R3-A2 zone (Low Profile Multiple Dwelling District) the property could be developed at a density of 1.2:1 FSR and three storeys." (Existing Site Development and Development Potential , p.3 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015)

The proposal IS consistent with the OCP which designates the property as Large Urban Village but the application is NOT consistent with the Suburban Neighbourhoods Plan as it relates to density. (Executive Summary p.2 of 8 Planning and Land Use Committee Report for the meeting of October 29, 2015)

With respect to the Suburban Neighbourhoods Plan, scale is intended to have the appropriate height to its surroundings. This includes three storeys for sites bordering low-profile buildings and four storeys for most other sites. ... The intent when the OCP was adopted in 2012 was that Local Area Plans would be brought into alignment with the OCP over time through amendments and more up to date Local Area Plans (OCP policy 19.2)

THE SUBURBAN NEIGHBOURHOODS PLAN REMAINS IN EFFECT IN THE INTERIM.
(Suburban Neighbourhood Plan, p.6 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015)

The proposed development of five storeys is in a transition zone going from the village to the neighbouring park. If the ground level commercial use is not approved, the four proposed storeys above this level could drop down and the village would then have a four storey development that much more reflects the character of Cook Street Village and would have the same density as the proposed development of 5 storeys with commercial.

The loss of six units of commercial as is planned is not a huge sacrifice when the Village currently has adequate businesses. If not approved it will certainly lessen the car and foot traffic, the parking difficulty and the delivery trucks that will add to the congestion on this corner.

I would ask that Council consider the Alternate Motion: that Council decline Rezoning Application at 1041 Oliphant Ave. and 212-220 Cook St. (p. 7 of 8, Planning and Land Use Committee Report for the meeting of October 29, 2015.

Sincerely,
Crin Roth
1018 Oliphant Ave.

24th October 2015

Mayor and City Council:

My concerns with the proposed 5 storey 66' high development proposed at 220 Cook St are:

- noise
- air quality
- visual quality
- effect on wildlife and trees and interconnected underground root systems which stabilize and aerate blue clay soil
- impact on current use of Cook St Village, Beacon Hill Park and Dallas Road
- overall magnitude of the development – height, site coverage etc and fit within transition block between Cook St Village and Beacon Hill Park
- change in land use.

This development proposal acts as a focal point for many issues the OCP guidelines raise, and the confusion local residents have in knowing how they can respond. At Figure 9A OCP, "Conceptual Illustrations" from "Guidelines for Complete Town Centres and Urban Villages" depicts in 6 frames – 3 street views, and 3 overviews, tall, taller, and tallest buildings; slender young trees like lollipops placed curbside; roads intersecting at 90 degrees; and tall buildings behind tall buildings. There are no detached family homes / townhomes / duplexes / rowhouses, no individual gardens behind or in front. There is no contained area encompassing both sides of the street, no coffee shops with tables outside where people sit, no view down side streets of cherry trees and heritage houses and front gardens, no glimpses of park, no mature trees forming a continuous canopy overhead. The summary table at p.39 OCP describes "built form", "place character features", "uses" and "density", and "low-rise and mid-rise multi-unit buildings including row houses and apartments", and "central public green space or square" are the attributes in the town planning slot selected for Cook St Village.

It's a model, and all models have to be tailored to fit circumstances. Though adopted by the City, the guidelines were to be informed by Local Area Plans, with veto power remaining with City Council. A session with City Planners at Fairfield Gonzales Community Association was promoted as community engagement on process to develop Local Area Plans, but it became clear City Planners were only open to a Local Area Plan which supports the OCP as they interpret it. A Friday meeting in Cook St Village with Mayor Helps emphasised the importance of Local Area Plans and suggests amendment to the OCP could result. It's important people are made aware of this, and understand why zoning is in issue: the December 2014 "CALUC" meeting didn't explain but proceeded as if this application was a done deal between the developer and city planners, with no place for local residents' opinions, and this is reflected in the minutes of that meeting forwarded to City Council which lists quibbles rather than substantive objections. The process is flawed in that it's premature to approve rezoning without assessing the sociological, environmental and economic consequences of this development.

Urban Core Developments describe their building as "mixed use" because it combines residential with commercial development. The proposed condos, all being very small, fall within Victoria's designation of "affordable" because they're small, but they're designed for one person (or a couple living together) who can pay market rent/price, not families. The building is built with one kind of occupant in mind, 60 such, and is less flexible than the average hotel: it doesn't increase the number of multifamily homes, for which those

lots are currently zoned, nor does it blend with homes and apartments adjacent to it. It extends the commercial zone of the Village to within a block of the Park, so that there is no longer a transition zone to reduce urban encroachment on park land, and it prioritizes people projected to come in the future over people already here and currently using local schools, day cares, medical clinics and other amenities. Rezoning lots currently zoned for multi-family homes to permit small condos suited to single people and commercial space for businesses doesn't "densify" current use – it changes it.

As well, a building twice the height of the buildings around it is a change of considerable magnitude. Measuring from a 3rd floor apartment window in the 4 storey building adjacent to the proposed development, the ground is only 19'6" below; and it's 29' below a 4th floor apartment window. The developer's architects claimed at a PR event in the summer that at 66', the new building will be 11' taller than the adjacent (4 floor) building, but this seems unlikely.

I ask that City Council consider:

1. Height: Pictures show a building higher than lampposts, poles carrying wires, and the tops of mature chestnut trees. Existing buildings are lower. The proposed building is twice the height of the recently built Castagna development in Cook St.
2. Foundations are deeper by one storey, and will cover the whole 4 lots with reinforced concrete.
3. This in turn means access from adjacent land: the current proposal is to convert the (unpaved) back lane into a roadway for commercial vehicle access and deliveries, which would permanently increase noise and other pollution.
4. Soot takes time to form from organic pollutants from exhaust, but there will be an immediate impact on air quality from the proposed parking area for 50+ vehicles below ground and 20+, including commercial vehicles, above ground.
5. Monoplanting of chestnut trees on either side of Cook from Southgate to Dallas maintains a continuous canopy of trees which sets a strong directional sightline and slows traffic driving beneath it. The roads which join Cook south of Fairfield are all staggered so that there are no cross roads, only cross walks, linking both sides of the street and maintaining the tree canopy. Side streets are planted with different varieties of cherry / plum trees and cafe tables and chairs allow people to sit and enjoy them. In addition to the carbon they store, air pollution they remove, rainwater they hold (allowing re-evaporation by the sun) and air they circulate, the trees reduce the need for air conditioning on hot summer days and modify wind and wind-chill in the Village. The trees create mass and height and perspective, landscaping suggestive of a semi-rural rather than urban location. Building taller than the treetops will transform the look from village / coffee shops beneath trees to an urban building skyline, and while that's consistent with the illustrations at Figure 9A in the OCP, it's not how Cook St Village looks at present, and will be transformative.
6. Trees increase soil stability and their interconnected tree roots aerate it, and underpin a below ground biology that's important in blue clay soil. Forestry roads are required to be decommissioned by tree farms because their foundations prevent interconnection and thereby cause land erosion. Set backs and gardens have above ground value and impact, and below ground value and impact too: and soil can only be loaded to the extent technical studies establish.
7. There are no pictures showing views E-W or the back of the building. Currently the space at the back isn't other tall buildings, but is open informal back garden space with trees and birds, hedges, fruit trees, veg gardens, flowers, cats and dogs and children and adults and trampolines and so on, bisected by a lane; it's a bright sunny space which is quiet, with good air quality, and it's used by nesting birds in spring and summer.

8. There are no pictures showing the extent to which treetops on high ground in Beacon Hill Park, or the bald eagles which nest in them, will remain visible, or whether the existing treeline will be replaced by a building skyline.
9. There are no pictures to show how development will look in relation to current Fairfield Farm and Oliphant St heritage homes, and there is no projection to show how a corridor of buildings would impact the neighbourhood visually.
10. Beacon Hill Park encloses ancient and historically important areas, and is held in perpetuity as a park land. In designing it for use as a public space in the last century, John Blair used shape and colour of trees and shrubs to create perspective and interest and enhance the natural features of the terrain. It includes a lookout with stunning views - over water, coastlines and the City. A century later, the mature 74 hectare park with distinct areas including garry oak meadows, camas and other wildflowers, bald eagle and blue heron nesting sites, needs protection from urban encroachment. The chestnut trees along Cook St are part of the park design, and houses and low rise apartment buildings are consistent in size and design and construction materials so that they blend beneath rather than dominate.
11. Noise, air quality and visual quality: there are a dozen or more coffee shops and restaurants and a pub with outside tables in Cook St Village, and it has become a destination dependent on low (conversation level) noise, good air quality, and visual quality – which are rural rather than urban qualities. There has been no assessment of the economic impact change will have: rather, the assumption that redevelopment is an economic benefit is an assumption of the planning model.
12. Ambient noise measured 29-30DbA in June during the day-time at 1050 Park Blvd, adjacent to the proposed development site and overlooking the back. That's below conversation level, which is the level by-laws permit in areas designated residential. Rezoning the area for commercial use and rebuilding the back lane as a service road for commercial vehicles will impact all the homes of the square it backs on to. Early morning or late evening deliveries/garbage collection/refrigerated trucks, motor vehicle traffic, not being able to leave windows open or sit in quiet outside on a balcony or patio, not being able to hear birdsong, and interrupted sleep, are frequent complaints in homes adjacent to commercial buildings and will have health effects on many lives. The existing buildings are in good condition so would be likely to remain, absent plans to redevelop.
13. Process: giving a “custom permit” to a developer carves out a special environment for the developer who is then no longer bound by the same zoning and by-laws as his neighbours. The developer's constituency is his shareholder(s), not neighbours or neighbourhood. So it's important to quantify the downside of giving a permit for this development before giving approval, and that was particularly lacking at the last CALUC meeting. The lots shouldn't be rezoned unless it's clear that the site should no longer be zoned for low-rise multifamily homes; and City council has the task of considering urban encroachment in this block next to the park.

MARY CLARE LEGUN JD
301 – 1050 Park Blvd.

Good Morning, as a resident of the 1000 block of Oliphant I received notice from the Fairfield Gonzalez Community Association of a meeting with the developer scheduled for December 15, 2014. As I would be away for that meeting, I emailed George Z, head of the FGCA Land Use Committee, expressing my general concerns with the proposed development. He replied only that the proposal was consistent with the Official Community Plan. I suspect that my concerns were not reflected in the meeting.

Now having reviewed the revised proposal I have the following more specific concerns as follows:

- 1) The proposed development is considerably higher than any surrounding buildings (including the adjacent 4 storey building on Park St and will result in considerable shading at this end of the Village especially during winter months (conveniently not shown in the proposal) and will greatly alter the street scape and village feel.
- 2) Allowing commercial space on the ground level in an area which is currently residential will draw considerably more large trucks further down into the village and closer to the sensitive ecosystems of Beacon Hill Park (see Map 10 Ecological Assets of the OCP).
- 3) City planners asked the developer to include a commercial loading area behind the building, accessed from the lane off of Oliphant. Already there are problems with truck traffic along Cook St in general as well as on Oliphant. Trucks coming out onto Oliphant from behind the commercial establishments just north of Oliphant block vehicle traffic turning onto Oliphant from Cook, (likely looking for parking on this residential street). A potentially doubling of trucks coming onto Oliphant from both sides near this corner will only increase traffic congestion and the risk of accidents. I have reviewed the "traffic" study included in the proposal and I have found no discussion of actual moving traffic issues. The traffic study seems to focus on parking only, to justify the requested variance in the provision of parking spaces and concludes that the parking impacts will be minimal since on street parking is available within one block of the site. It is my understanding that streets within one block of the site are mostly restricted to residential parking only.
- 4) Oliphant and Vancouver are designated traditional residential streets. There is only enough space for one car to travel along these streets when cars are parked on both side. On coming traffic must pull over into vacant parking spots to allow another car to pass. At current traffic volumes this can be accommodated, but with an additional 56 vehicles (proposed allocated parking for the development expected to house 100-150 people??) (more than double current vehicle ownership on this block of Oliphant), plus visitors, trades and other associated vehicles, traffic issues will be problematic.
- 5) This development proposes removing a total of 7 large mature trees on the north and west sides. This will greatly changing the greenery and screening for neighbours on these sides. Replacing existing soft landscape (trees) with hard landscape (trellises and concrete) further deteriorates the character of our Village.
- 6) This project further proposes eliminating the green spaces in front to the current buildings along Cook and Oliphant to be replaced with slightly widened sidewalks up to the building facade, and the 2nd & 3rd storeys of the proposed building coming all the way out to the property line greatly altering the Village's street scapes.
- 7) the reduction of rental units from maybe 12 affordable family units to only 9 market rate (for only 10 years) small units, will change the residential mix of the neighbourhood. Some young people have expressed an interest in possibly living in this development. However, realistically I wonder who'll be able to afford to buy into it. Business operators have expressed a concern that commercial rents in the Village will go up with more of this kind of development. Already the commercial establishments in the development between Oliphant and Sutej are occupied by chain stores or high end establishments not frequented by local residents. Currently, the Village is largely an eclectic mix of mostly locally operated establishments.

Development of this already "major city wide attraction" (OCP) is inevitable. However, the current proposal is not consistent with the neighbourhood character of the Cook St. Village. I ask that this development it not be approved. It is my sense that a 4 storey (with a specified height limit) residential only building (no commercial on the ground level) with a bit more setbacks and greenery would be acceptable to the majority of the residents and users of Cook St Village.

Turning the Village into an extension of downtown will result in it losing its current attractiveness.

Respectfully, Jane Ramin 1023 Oliphant Ave.



August 7, 2015

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oilphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

We believe this request is timely and supports the ever-expanding community interest in this development. A second CALUC meeting would also: (1) provide an appropriate forum to have the development proposal presented in its entirety, and have information clarified if need be; (2) give the community the opportunity to voice their questions and or comments in a neutral setting; and (3) subsequently provide this information to City Planning and Mayor and Council, to assist in their evaluation of this project. Approving this request would also support a core mandate of the FGCA (and through it, it's CALUC): to always be supportive in providing opportunities for the open exchange of information (and discussion) on topics of importance to our community.

Subject to your supporting this request, our intent is to hold this second meeting in September (when community and committee members have returned from holidays), as well as have no other projects on the agenda to ensure sufficient time for all voices to be heard.

Given the wide interest amongst our community for his project, we would also welcome the attendance of our Council liaison and, possibly, other City staff, subject to their availability.

We would add that, to date, we have very much appreciated the willingness of the developer to participate in communications about this project and, therefore, would hope the developer would see a second CALUC meeting as a (further) opportunity to provide information and generate community support.

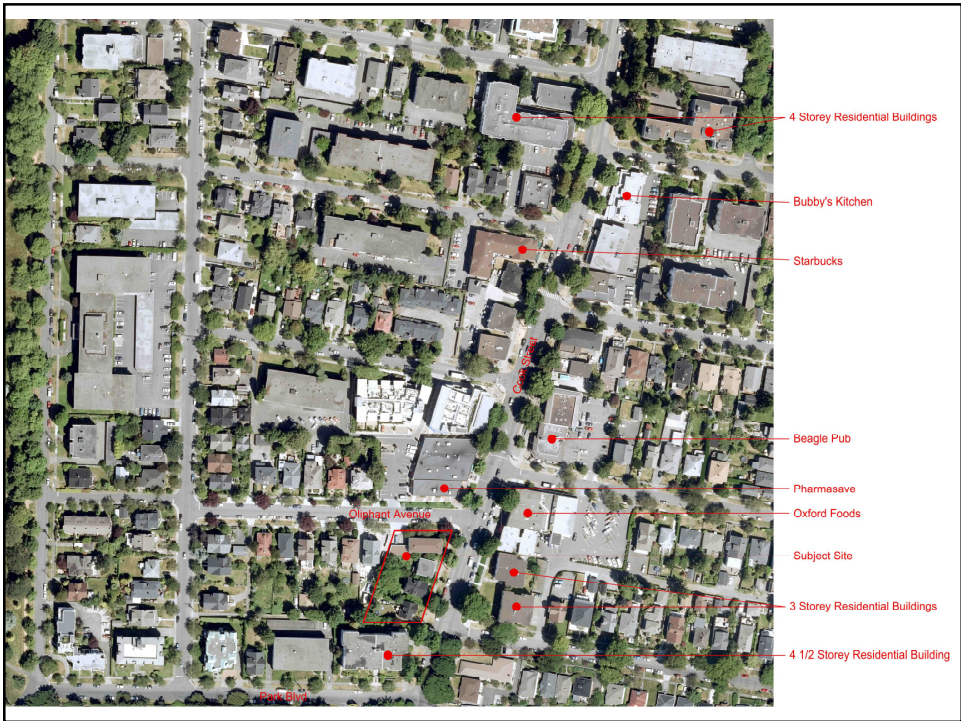
We look forward to a favourable response to our request, upon which we will schedule a suitable date and location for the meeting.

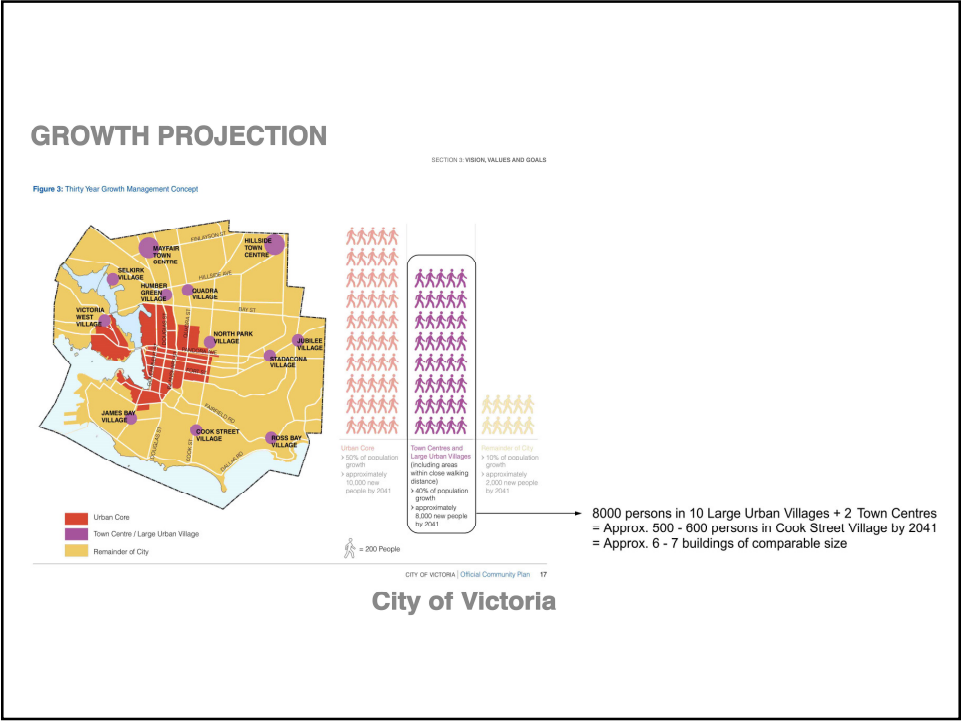
Thank you for your understanding in this matter.

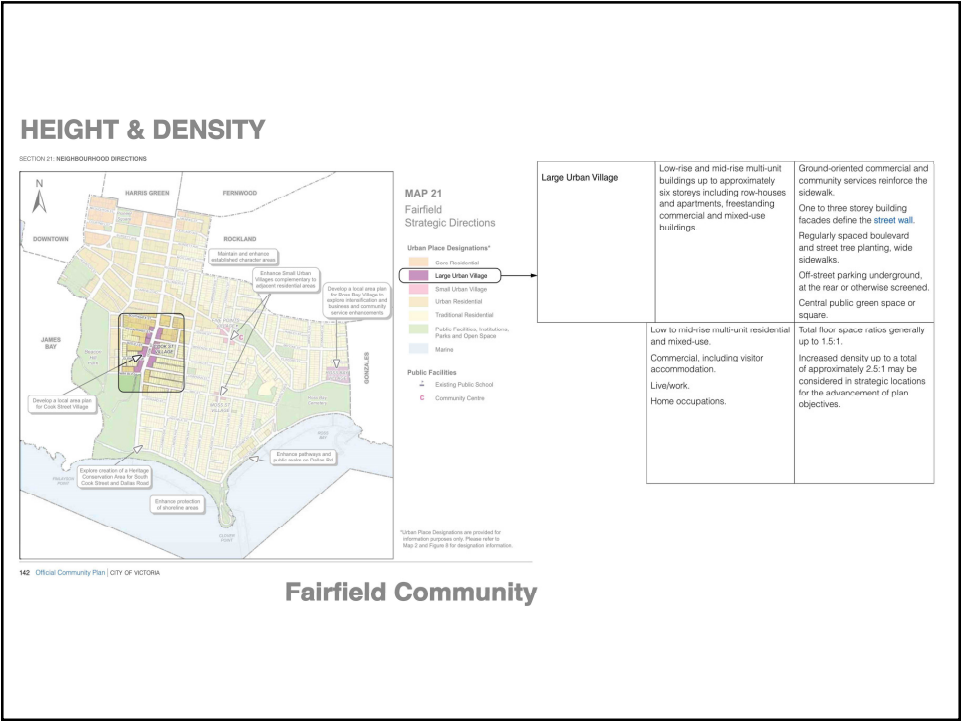
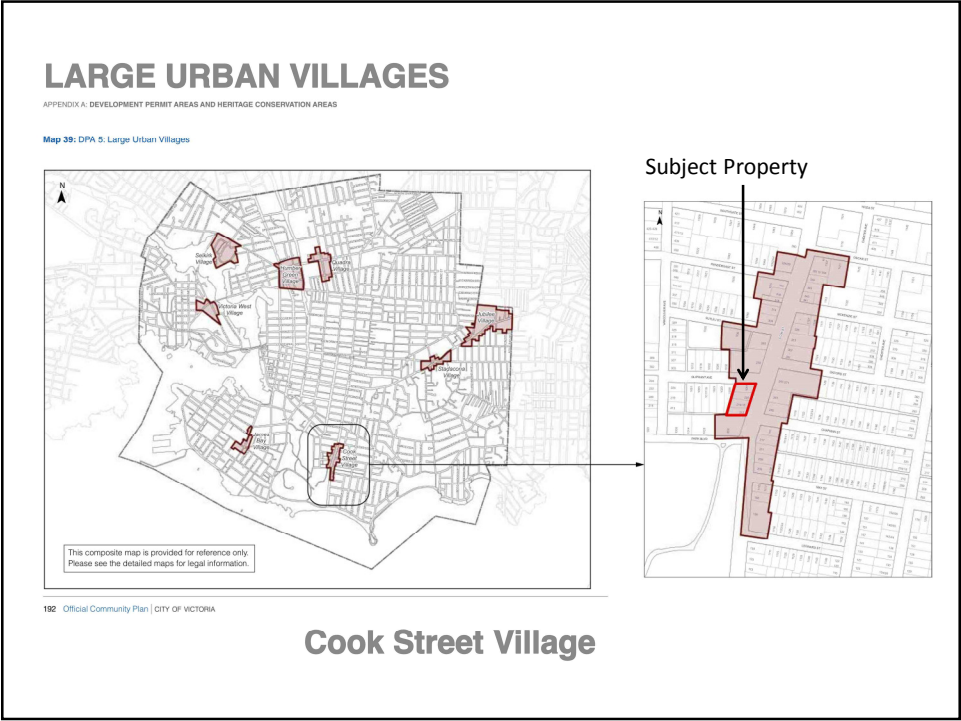
Doug Tolson, Vice-President, FGCA Board of Directors
Joan Kotarski, Executive Director, FGCA
George Zador, Chair, FGCA CALUC

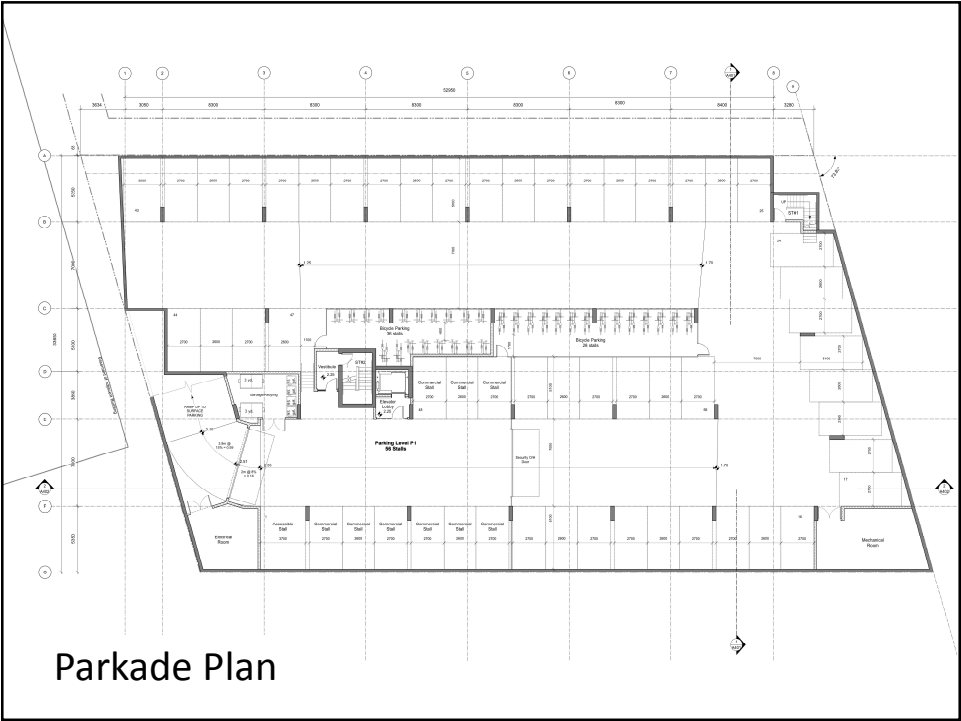


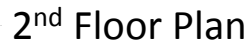


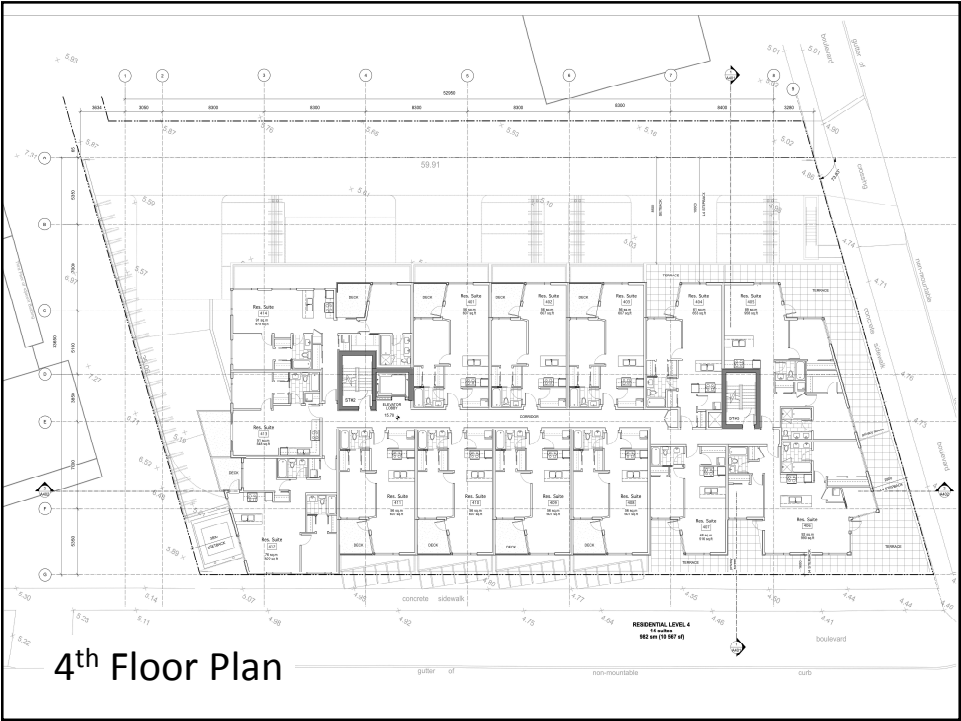
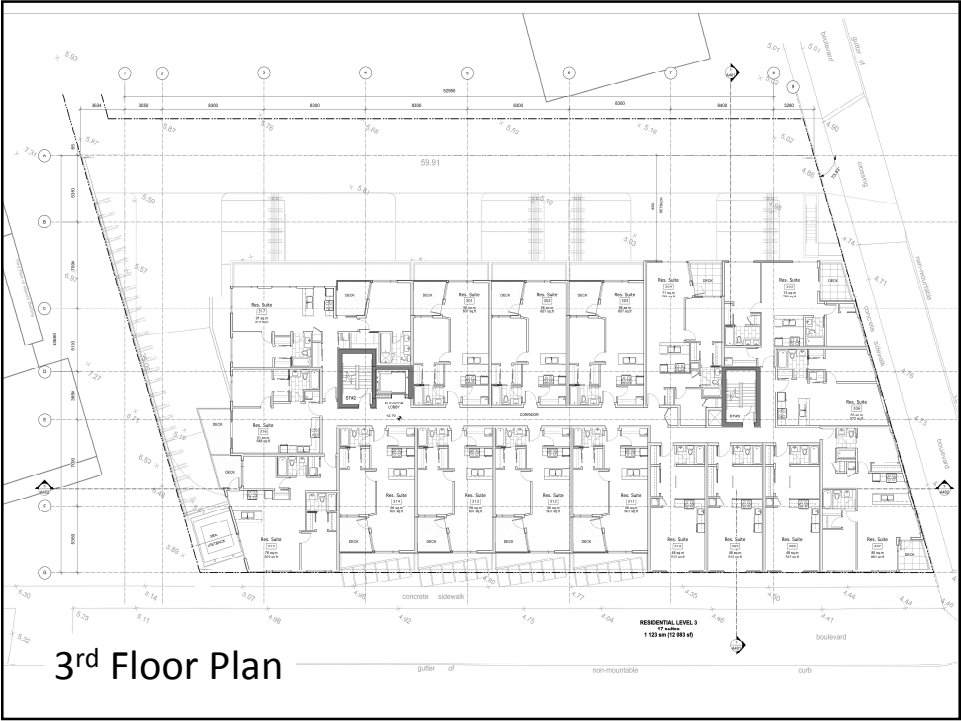


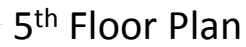




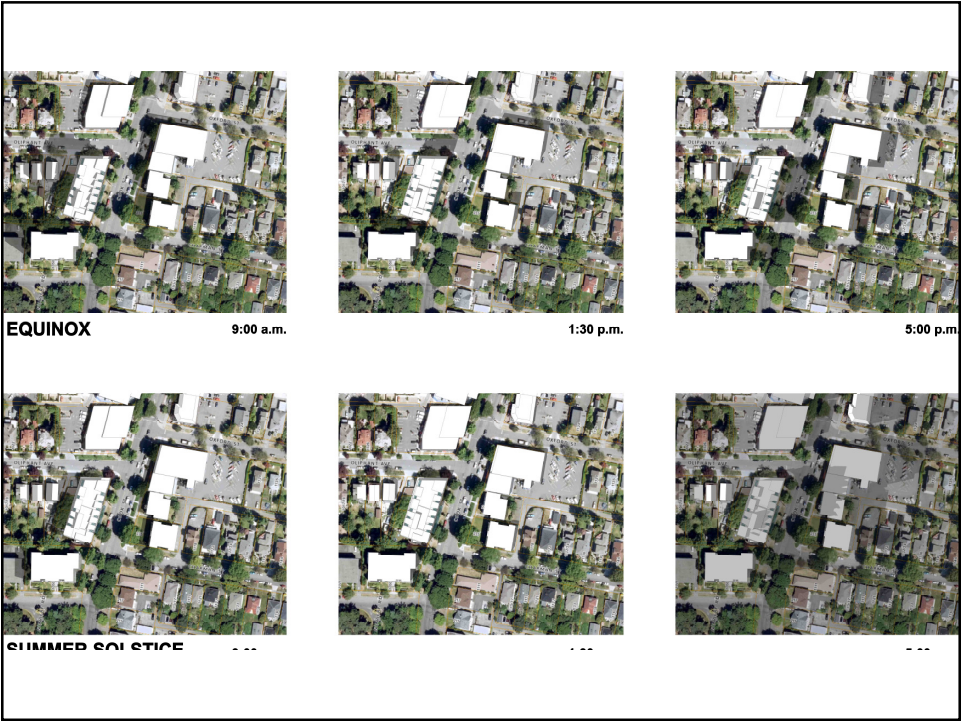














View along Cook Street looking south / EXISTING

Visualizations



View along Cook Street looking south / PROPOSED

Visualizations



View along Oliphant Avenue / EXISTING

Visualizations



View along Oliphant Avenue / PROPOSED

Visualizations



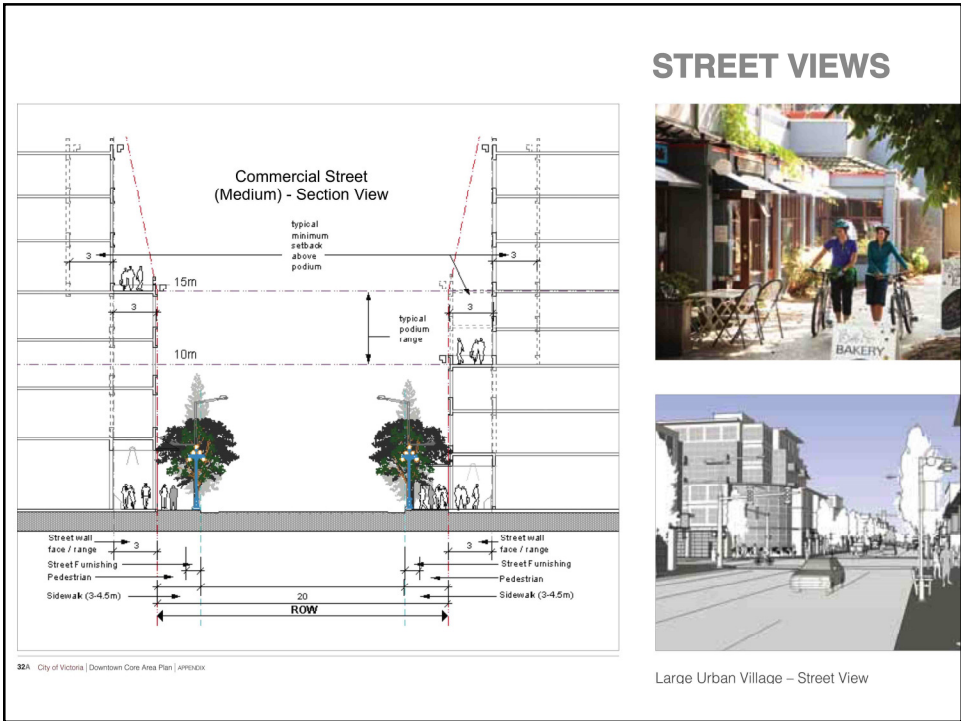
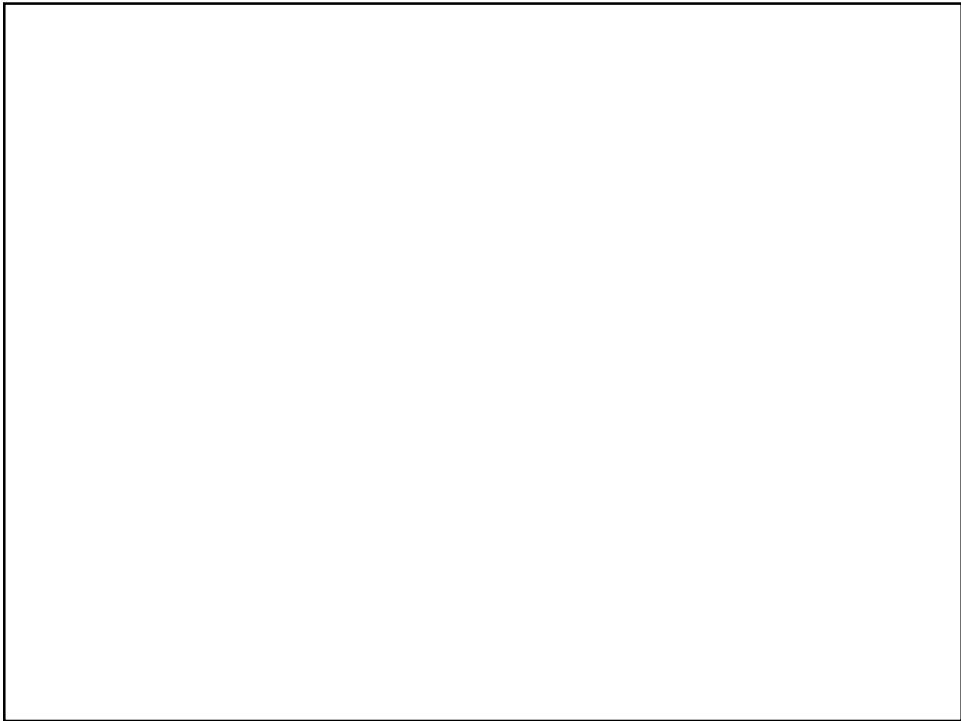
View along Cook Street looking north / EXISTING

Visualizations



View along Cook Street looking north / PROPOSED

Visualizations











Planning and Land Use Committee Report

For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 15, 2015

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

Subject: Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context.

Following this referral, and after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00472, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped September 28, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Schedule C, 16.A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
5. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920(8) 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, 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 Application for the property located at 1041 Oliphant Avenue and 212-220 Cook Street. The proposal is to construct a five-storey mixed-use building containing 60 residential units and six ground-floor commercial units. The variances are related to parking.

The following points were considered in assessing this Application:

- The proposed building is subject to guidelines contained in Development Permit Area 5, Large Urban Villages and is consistent with the Urban Place Designation in the Official Community Plan.
- The Application is generally consistent with the *Cook Street Village Guidelines*.
- The Application is generally consistent with the *Suburban Neighbourhood Plan* as it relates to detailed design.
- A parking reduction for residential use is being proposed, however, the results from the accompanying parking study conclude that the impacts on the surrounding neighbourhood would be minimal.
- The proposal would result in the loss of five trees to the rear of the property in the area proposed for the surface parking. An accompanying arborist report has been submitted and is attached to this report for Council's consideration.
- The Application is consistent with the *Tree Preservation Bylaw* as it relates to the replacement of two street trees on Oliphant Avenue and the replacement of trees on the subject property.

BACKGROUND

Description of Proposal

The proposal is to construct a five-storey mixed-use building containing 60 residential units and six ground-floor commercial units. The proposed site plan, architecture and landscape design include the following details:

- mid-rise building form with commercial frontage along Cook Street and Oliphant Avenue
- provision of 60 residential units ranging from junior one-bedroom to two-bed plus den (the predominant unit being one-bedroom suites)
- a mixture of siding, including acrylic stucco, cement panels, dark brick veneer, horizontal cedar siding and prefinished metal siding (rust colour) as an accent material on the corner portion of the building

- aluminum windows in light grey, with translucent privacy screens in tempered glass
- a mixture of clear and translucent glass balconies with aluminum guardrails
- replacement of the two existing street trees on Oliphant Avenue with two new trees, consistent with City standards
- sidewalk improvements adjacent to the building along Cook Street including unit pavers and concrete bands, consistent with City standards
- a roof-top terrace, located centrally within the roof and set back from the building façade
- surface parking for 17 stalls plus one commercial loading stall, located to the rear of the building and accessed via Oliphant Avenue
- planting and landscaping within the rear surface parking area
- one level of underground parking for 56 stalls, including 10 stalls for commercial use
- 64 class one bicycle storage spaces located underground
- one publicly accessible class two rack for six bikes located adjacent to the commercial unit on Oliphant Avenue
- the proposed variance is related to a reduction in the provision of residential parking spaces from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.

Sustainability Features

As indicated in the applicant's letter dated October 15, 2015, the following sustainability features are associated with this Application:

- energy reduction through architectural features including window placement and balconies
- natural ventilation through fan-assisted mechanisms
- re-use and recycling of construction products.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- 64 secure bike racks located underground
- one publicly accessible rack for six bikes located on Oliphant Avenue
- bike service station.

Public Realm Improvements

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

Existing Site Development and Development Potential

The existing site development, development potential and data table are provided in the concurrent rezoning report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Large Urban Village, which supports low-rise and mid-rise multi-unit buildings up to approximately six storeys, including apartments and mixed-use buildings. Ground-oriented commercial uses with buildings set close to the street frontage are noted as some of the place character features of Large Urban Villages. The OCP also identifies this property in Development Permit Area (DPA) 5 Large Urban Village. The objectives of this DPA are to revitalize areas of commercial use into complete Large Urban Villages through human-scaled design of buildings to increase vibrancy and strengthen commercial viability. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA. Buildings are encouraged to have three-storey to five-storey facades that define the street wall with shop windows and building entrances oriented to face the street. The proposal is consistent with these objectives.

Design guidelines that apply to DPA 5 are the *Cook Street Village Guidelines*; *Suburban Neighbourhood Plan*; *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Guidelines for Fences, Gates and Shutters*. As noted below, the Application is generally consistent with the Guidelines, however, review by the Advisory Design Panel (ADP) is recommended to review the transition to the low-profile buildings to the rear along Oliphant Avenue, opportunities for softening the visual appearance of the rear surface parking area and overall massing and finishes in relation to the neighbourhood context.

Cook Street Village Guidelines

The *Cook Street Village Guidelines* (updated to 2003) are intended to assist in the improvement of the physical environment within the village. Design should respond to local features including traditional cladding materials, bay windows, pitched roofs and varied building setbacks. Parking is encouraged to be located in rear yards and opportunities for plazas or splayed corners are suggested at pedestrian intersection points.

While the proposal does not include traditional bay windows or pitched roofs, the existing context has evolved since the production of the Guidelines. A number of flat-roofed multi-unit buildings are now located adjacent to the subject site, including those at 1050 Park Boulevard, 241 Cook Street and 235 Cook Street. The proposed building has taken some architectural cues from the surrounding buildings including material colour (light grey acrylic stucco) with accents of contemporary materials such as wood and metal panels. Staff recommend for Council's consideration overall support for the choice of materials but recommend that ADP review this aspect of the design in the interest of a comprehensive review of the proposal.

Suburban Neighbourhood Plan: Excerpts Related to Fairfield

Although not directly referenced in the OCP, the *Suburban Neighbourhood Plan* (updated to 1984) provides direction on the built form within Cook Street Village. Under this Plan, the subject properties are designated as "apartments" and are located immediately south of the area designated as "District Centre" (Cook Street Village). Policies related to the subject properties state that redevelopment should be sensitive to the height of its surroundings and that the detailed design of the building should be responsive to traditional features of the area's architecture and landscaping.

The proposed five-storey building is flanked by an existing four storey building to the south, and three storey multi-unit buildings across Cook Street. There are a number of architectural elements that help to reduce the perception of the overall massing of the building, including the

contrasting metal band that frames the second and third storeys at the corner of the building on the intersection of Cook and Oliphant Street. In addition, the strong cornice above the fourth storey and the shed roofs on the fifth storey help to reduce the perceived height of the building and break up the massing on the fifth storey. Although staff are satisfied with the proposed massing as it relates to the context of Cook Street, it is recommended for Council's consideration that this aspect of the design be reviewed by ADP.

Staff have expressed concern to the applicant about the transition between the proposed building and the predominantly single-family character to the rear along Oliphant Avenue. The applicant has responded by reconfiguring the two rear corner units on the fourth storey to provide recessed balconies and removing one unit from the fifth storey. This latter change resulted in approximately 50% of the fifth storey being set back approximately 2.5m from the primary building façade. Staff recommend to Council that this aspect of the design be reviewed by the Advisory Design Panel for opportunities for further refinement.

Advisory Design Guidelines for Buildings, Signs and Awnings

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan. The Application is consistent with these Guidelines.

Guidelines for Fences, Gates and Shutters

These Guidelines state that fences, gates and shutters must compliment the character of the street and not result in a fortress-like appearance, integrate with building design, architectural finishes and materials for a cohesive effect and not be the dominant feature of the building façade. There are no proposed fences or gates included as part of this proposal, although staff have requested the applicant consider including a gate or screening for the BC Hydro kiosk along the Cook Street frontage to reduce the potential for Crime Prevention Through Environmental Design (CPTED) concerns. The applicant is amenable to this and has indicated this information will be provided prior to ADP.

Open Site Space

Opportunities exist to enhance the rear surface parking area to reduce the amount of hard surfaces. The amount of open site space is low at 7%, which is attributable to the drive aisles and parking stalls that are not included in the calculation. It is recognised that efforts have been made to enliven this space with the proposed trellis, planting and stamped concrete. Options for additional planting may be somewhat limited by the underground parking structure. However, staff recommend for Council's consideration that this aspect of the proposal would benefit from a review by ADP.

Tree Preservation Bylaw

The proposal would result in the loss of five trees to the rear of the property in the area proposed for the surface parking as well as two street trees along Oliphant Avenue. The landscape plan proposes to replace these with four trees suitable for planting above the parkade structure and two street trees consistent with City standards along Oliphant Avenue.

An arborist report has been submitted which outlines the construction impact mitigation measures to successfully retain the trees along the Cook Street frontage and the large Sycamore Maple to the rear, within the property of 1035 Oliphant Avenue. The proposed replacement trees are consistent with the *Tree Preservation Bylaw*.

Encroachment Agreements

With any project of this scale that has small 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 do not impact the 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 if it is deemed necessary to facilitate the construction of the project.

The proposed development contains an overhead projection from the building structure into the public Right-of-Way. The City's Property Manager will be seeking Council approval for this feature in a future report.

Proposed Parking Variance

The proposed parking supply is for a total of 73 stalls (excluding a commercial loading stall), which is 32 fewer than the requirements under Schedule C. The requirements of Schedule C of the *Zoning Regulation Bylaw* are summarized below:

Parking Stall Type	Schedule C Requirement (minimum)	Proposed
Residential	84 (ratio of 1.4:1)	6 surface 46 underground 52 total (ratio of 0.9:1)
Commercial	21	11 surface 10 underground 21 total
Total	105	73

The applicant has submitted a parking study to review the proposed parking supply and assess if the reduced parking provision will meet the demand for the subject site. The parking study has compared similar multi-unit sites in the Cook Street Village area as well as vehicle ownership data from ICBC and concluded that the proposed resident and visitor parking supply will meet the parking demand (identified at 70 vehicles). In addition, the study concludes that there is generally on-street parking available within one block of the site to accommodate spill over.

As the impacts to the surrounding neighbourhood will be minimal and on-street parking is available within one block of the subject site, staff recommend that Council support the proposed parking variance.

CONCLUSIONS

The proposed mixed-use development at 1041 Oliphant Avenue and 212-220 Cook Street would support the planning objectives for the OCP as they relate to built form. The proposal is generally consistent with the relevant design guidelines and includes high-quality building materials and acceptable landscape finishes. The proposed parking variance is considered supportable based on the vehicle ownership and demand within the surrounding area. However, the Application would benefit from a review by the ADP in relation to the transition to the lower profile buildings along Oliphant Avenue at the rear, opportunities for softening the visual appearance of the rear surface parking area and review of the overall massing and finishes as they relate to the neighbourhood context.

ALTERNATE MOTION

That Council decline Development Permit Application with Variance No. 00402 for the property located at 1041 Oliphant Avenue and 212-220 Cook Street.

Respectfully submitted,

C. R. Wain *Am*

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

[Signature]

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

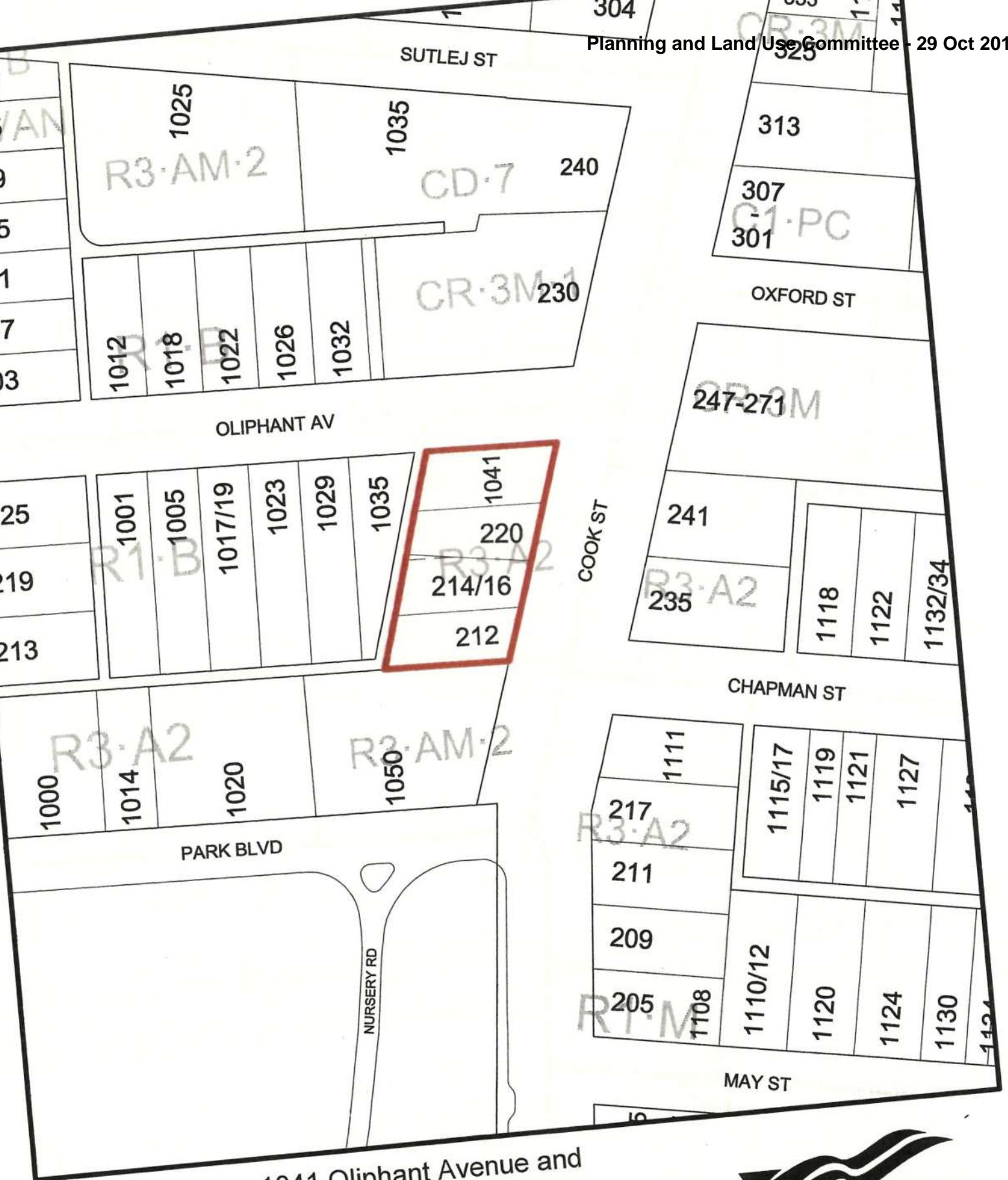
Report accepted and recommended by the City Manager:

[Signature]

Date: October 21, 2015

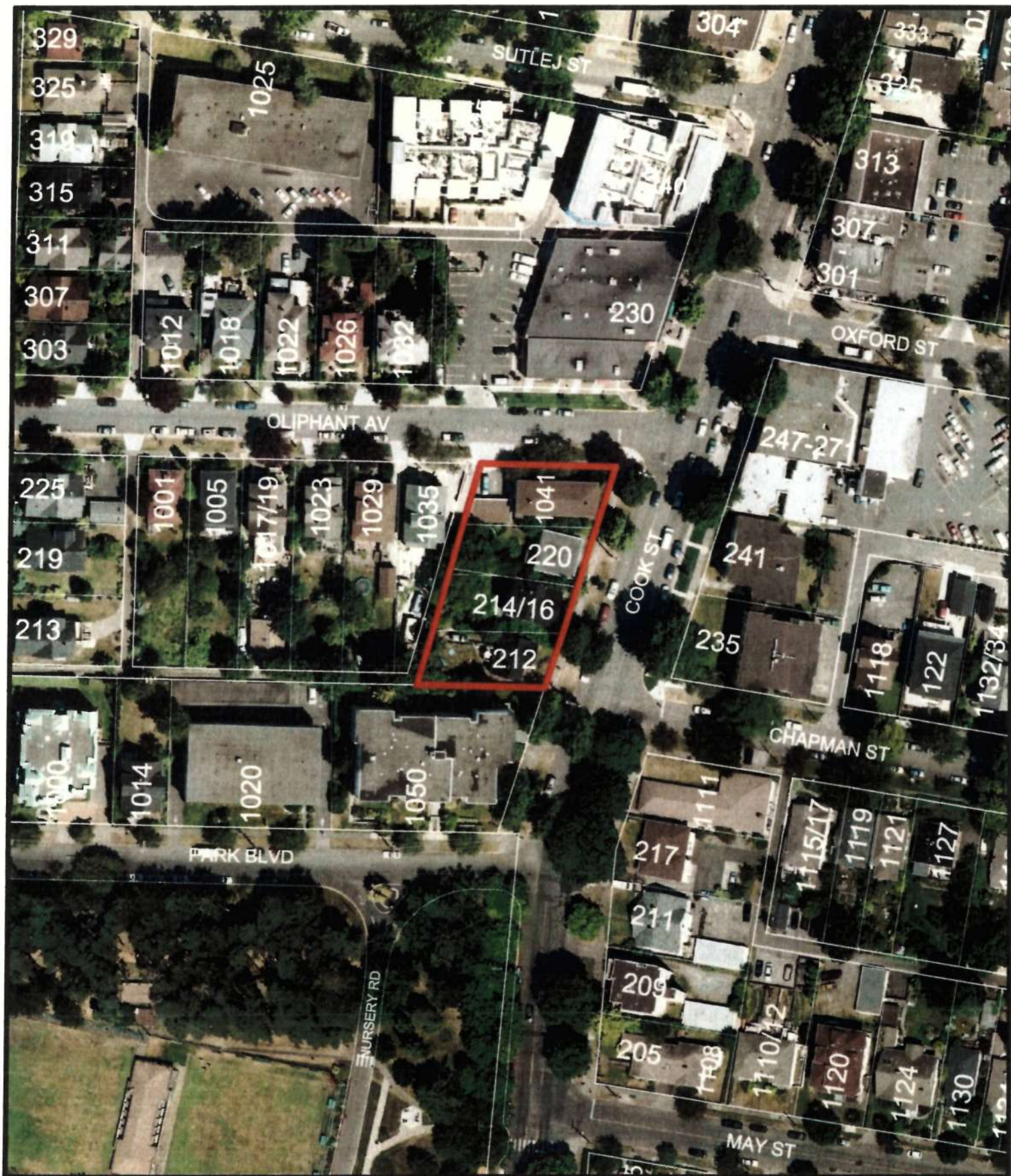
List of Attachments

- Zoning map
- Aerial photo
- Letter from Urban Core Ventures, dated October 15, 2015
- Summary of consultation (compiled by Applicant), dated October 9, 2015
- Letter from Fairfield Gonzales Community Association, received January 14, 2015
- Letter from Fairfield Gonzales Community Association, dated August 7, 2015
- Parking Study by Boulevard Transportation, dated July 15, 2015
- Letter from Urban Core Ventures (parking calculation update), dated October 15, 2015
- Arborist Report by Talbot Mackenzie & Associates, dated June 29, 2015
- Plans for Rezoning Application #00472 and Development Permit Application #000402, dated September 28, 2015.



1041 Oliphant Avenue and
212, 214 & 220 Cook Street
Rezoning #00472
Bylaw #





1041 Oliphant Avenue and
212, 214 & 220 Cook Street

Rezoning #00472

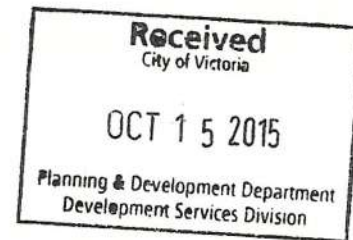
Development Permit with Variances Application No. 000402 for...

Bylaw #





Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6



Mayor and Members of Council:

**RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village
Rezoning and Development Permit Application**

I am pleased to submit this application for a Rezoning and concurrent Development Permit for the properties at the southwest corner of Cook and Oliphant Streets. This proposal presents an important and strategic opportunity to add to and strengthen Cook Street Village, promoting the City's *Official Community Plan* (OCP) objectives.

Project Goal

To create a building that respects and enhances Cook Street Village's unique sense of place and character; a building which will become an integral part of the community and provide new opportunities for living, businesses and activity on the street.

Site and Context

The site consists of four lots occupied by small-scale rental buildings. These properties have been recognized as part of Cook Street Village with redevelopment potential since before 1984 (as described in the *1984 Fairfield Neighbourhood Plan and Guidelines for Cook Street Village*). While the current R3-A2 zoning permits buildings up to 3 storeys in height, the 1984 Plan already contemplated building heights of 4 storeys through rezoning.

Neighbouring buildings include a 4 storey residential building to the south (corner of Cook and Park), 3 storey apartments to the east across Cook Street, a one storey commercial building and parking lot across Oliphant to the north and a multi-unit conversion across the lane to the west. There are many other 4 storey buildings in the neighbourhood and on Cook Street.

Official Community Plan

The 2012 OCP designated Cook Street Village as one of 8 Large Urban Villages where growth is encouraged over the next 25 years in order to add to the vitality and economic viability of neighbourhood centres. Policies for development in Large Urban Villages call for building heights up to 6 storeys and densities up to 2.5:1 fsr in strategic locations, with specific design objectives to enhance activity at street level including strong street walls and commercial use at grade.

A more detailed listing of how the proposal responds to and furthers OCP policies is included in an appendix.

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary.

The Proposal

With a density of 2.5:1 fsr, the 5-storey mixed use building will create 60 new residential units (9 of which will be market rental apartments, secured as rental for 10 years by covenant, to replace units lost by the redevelopment) and 790 m² of new commercial space on Cook Street, and provide a total of 56 underground and 20 surface parking stalls (at the rear of the building), and cycling facilities.

We received a lot of comments and questions about the project through our formal and informal consultations and ongoing conversations with the community, neighbours and City staff. The massing, form and design of the building have significantly evolved to respond to this feedback. The evolution includes:

- sculpting of the building to reduce its mass and improve its relationship to Cook Street, Oliphant Street, and neighbouring properties.
- strengthening the 3 storey elements on the southern and northern corners to reinforce the lower scale elements;
- increased building setbacks for the commercial frontages on Cook Street and the street corner to provide more space on the street for activity and movement;
- provision of landscaped trellises to visually soften the parking area located at the rear of the property from the street and from neighbouring properties;
- provision of a loading zone in the rear surface parking area to reduce traffic congestion on the street.

The Traffic Study, prepared by Boulevard Transportation, indicates that, given the types of units, location, access to transit, provision of cycling facilities and typical car ownership, the number and allocation of parking stalls will more than meet the demand for the project and won't put more pressure for parking on the street. A system for managing the parking will be put in place so that the rear surface parking, which will primarily be available for commercial tenants during business hours, would be made available for others at other times. An additional benefit for the area will be the widening and improvement of the lane which runs along the back of the properties, off of Oliphant Street to the west.

The large chestnut trees, which are integral to the character of Cook Street will be protected and retained. Very few other trees will be removed during the project.

Conclusion

Our proposal offers an important and strategic opportunity to add to and strengthen the southern end of Cook Street Village. The building significantly expands available housing options in the Village, with new opportunities for living, and provides exciting opportunities for new businesses to serve the neighbourhood. Most importantly it is our goal for this building to become a part of the fabric of Cook Street Village and add to its unique sense of place and character.

Thank you for your consideration

Sincerely,

Leonard Cole
URBAN CORE VENTURES

Appendix

2012 Official Community Plan Policies and Guidelines

Our proposal is consistent with the *Official Community Plan* policies and *Design Guidelines* for Large Urban Villages. These include:

- **Increased density up to a total of 2.5: 1 may be considered in strategic locations for the advancement of plan objectives.**

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary. Given this the proposed density for this project is 2.5:1 fsr.

- **Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.**

The proposed mixed-use building will be 5-storeys with 4-storeys of residential over a retail main floor and includes a roof top terrace for residents (technically the enclosed mechanical unit on the roof constitutes a 6th storey). This is also consistent with the 1984 Fairfield Plan which contemplates 4-storeys of residential in this location.

- **Ground-oriented commercial and community services reinforce the sidewalk.**

Six retail units are proposed on the main floor with individualized small-scale shop-fronts opening onto the sidewalk. A splayed corner and generous recessed entrance for the corner retail space will encourage pedestrian movement and travel to the south end of the village. Based on feedback from the public and staff, the building has been further set back at the street level and to increase the sidewalk area and provide more opportunities for activity and social interaction.

- **One to three storey building facades define the street wall.**

The façade of the proposed building is broken up into three distinct street walls from 1 to 4-storeys. The 3-storey component at the corner of Cook and Oliphant addresses the village core. A one-storey street wall of smaller shop front windows and entrances comprises the centre portion of the building. These shop-fronts are set back and angled towards the village core to draw pedestrian traffic down the street. A narrow, 4-storey street wall at the south end terminates the building and creates a transition to the more private, residential character of Cook Street. Upper level residential suites step back from the street wall at strategic locations on the second, fourth, and fifth levels to minimize overlook to neighbouring properties and reduce the overall mass of the building.

➤ **Replacement of Rental Housing Stock**

9 of the new residential units will be designated and protected (by covenant) as market rental for a period of 10 years in order to replace the market rental units that will be lost as part of the development. An additional covenant will be placed on the building to ensure the ongoing freedom for owners to rent units. A plan will be developed to assist existing tenants to relocate prior to construction.

➤ **Regularly spaced boulevard and street tree planting.**

One of the defining characteristics of the Cook Street corridor is the canopy of mature chestnut trees. The street trees will be retained and rigorously protected during construction. A rear lane, widened to City standards, provides access to surface commercial parking and the ramp to secure underground residential parking. The surface parking is screened with landscaping.

➤ **Wide sidewalks.**

The existing sidewalk will be extended to meet the shop-fronts providing a generous frontage for individualized shop front activity.

➤ **Central public green space or square.**

At the southern end of Cook Street Village, the site serves as a landmark for the transition between residential nature of the neighbourhood to the east and the commercial core of the village. A landscaped setback provides a breathing space between the proposed building and the adjacent four storey apartment building.

All residential suites are designed for south-oriented living and outdoor spaces. Centre suites are angled towards the south and designed with corner windows and generous decks. There is a total of 60 residential suites consisting of 6 junior 1-bedroom/1-bath suites, 37 1-bedroom/1-bath suites (including 2 with dens), and 17 two 2-bedroom/2-bath suites (including 2 with dens). Suites range in size from 45m² to 98m² and have been designed to add to the mix of unit types and sizes available in the Village.

The proposed development provides for 56 secure, underground parking stalls including required visitor stalls and one accessible stall. Parking is provided at a ratio of 0.9 stalls per suite. One Class 1 bicycle stall is provided for each suite and 4 additional stalls for the retail space. A 6-space bicycle rack is provided adjacent the sidewalk along Oliphant Avenue.

Windows and balconies have been placed to allow overlook of the street. Ground floor walls for retail/commercial spaces have maximized the amount of glazing to make activities and merchandise visible from the sidewalk to increase interaction between pedestrians and businesses. Canopies are provided continuously along the central one-storey street wall. The residential entrance is integrated into the shop-front character and secondary access is provided at the rear.

High quality, durable building materials are proposed including brick and painted concrete with tile accents at the commercial level and a combination of acrylic stucco, cementitious panels, and

prefinished metal panels for the upper level residential suites. Natural stained wood soffits and horizontal wood siding on accent walls within recessed balconies adds warmth to the exterior spaces occupied by residents.

All outdoor spaces will be designed in accordance with CPTED guidelines to ensure that safety and security requirements will be addressed for all users. All recesses will be well-lit with no blind corners. Visibility and security will also be addressed in the underground parking by eliminating blind corners and providing glass enclosed elevator lobbies, painted walls, and appropriate lighting levels.

GREEN BUILDING FEATURES

Energy Reduction:

Glazing is limited to 40% of exterior surface area; this average is reduced on the north side that is subject to greater heat loss and increased on the south side.

Thermal Bridging - balconies have been sized to a minimum (2% of vertical surface area of each floor) to reduce the thermal bridging and consequent heat loss of the floor slabs at these locations.

Average wall insulation is increased to R22 to reduce heat loss.

The building envelope will be air tight and impermeable to moisture.

Natural Ventilation:

Each apartment will be equipped with 100% fan assisted fresh air ventilation. The fresh air promotes healthy indoor air quality and reduces the potential for moisture build-up and condensation especially in the winter months when windows tend to be kept shut.

Innovation:

Individual retail shop-fronts on the main floor are angled north towards the village centre, whereas the upper level residential suites are angled south towards the park. This creates a lively massing while addressing the disparate requirements of the two occupancies: the retail units relate to the commercial zone and the residential units enjoy a southern exposure towards sun and views.

The sixth floor is solely for an enclosed mechanical room to keep unsightly equipment from populating the roof top and provides access to a roof top terrace for residents.

Recycling:

Deconstruction and demolition of existing building will be controlled to maximize re-use and recycling of construction products.

The new building provides a comprehensive recycling facility in the underground.

Transportation:

The site is located on bus routes and is walking distance to downtown. The village itself provides goods and services at the development's doorstep.

Total residential parking is being reduced from 84 stalls (1.4 stalls per unit) to 52 stalls (0.86 stalls per unit), reflecting the reduced need for motor vehicle parking as indicated in the attached parking study. An additional 21 parking stalls are provided for the commercial/retail component as well as an off-street loading space. The surface parking at the rear of the building is screened with landscaping.

Secure indoor parking is provided for 64 bicycles in two separate bicycle rooms. A 6-stall bicycle rack is located adjacent the sidewalk along Oliphant Ave.

Urban impacts:

This project promotes densification of a designated large urban village to provide homes for 100-150 people in partial fulfillment of the goals of the City of Victoria's Official Community Plan.

Existing street trees will be preserved.

All amenities and shopping are within walking distance reducing the number of car trips and promoting walking.

The project is well served by transit links to Downtown and is adjacent to a transit stop.

The project intensifies and provides for more efficient use of existing city services.

The project will enhance the economic viability of Cook Street Village by adding to the opportunity for commercial activity with new, versatile and high quality commercial space.

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal



Page 1 of 2

Community Consultation

September 2014 – Present

- Began discussions with residents, land owners, neighbours and business owners in Cook Street Village.

Oct 2014

- Initial meeting with the Fairfield and Gonzales Planning and Zoning Committee to discuss project – originally a 6 storey proposal.

December 15, 2014

- Formal **CALUC** meeting - **Fairfield Gonzales Community Association** as part of the City of Victoria's approved Rezoning process (meeting notes attached).
- City of Victoria sent out notification to 364 residents and landowners within 100 metres of the property.

Excerpt from the Minutes of Community Meeting Planning and Zoning Committee Fairfield-Gonzales Community Association (FGCA) December 15, 2014

*"Subject Property: 1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)
Proposal to build a residential / commercial five-storey complex.
Approx 35 interested parties attended*

Attendee Questions & Comments:

- *What is the width of the sidewalk...still to be determined*
- *Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible*
- *What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey*
- *Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.*
- *Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan*
- *A Park Boulevard resident felt his property values would be adversely impacted*
- *One resident suggested it would work if the complex could be scaled back in size and more trees be saved*
- *Another resident worried whether adequate parking was being provided*
- *One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens*
- *There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village."*

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 2 of 2

January 15' 2015

- Meeting with residents of neighbouring building at 1050 Park Boulevard to discuss the project and answer questions.
- Approximately 16 residents attended in their common room.

Comments and questions noted included:

- Question about the need or support for more commercial on Cook Street and what type of commercial uses there would be.
- Question about the new OCP policies and the need for a new neighbourhood plan to define what should happen on this site.
- Concern over loss of resident's property value.
- Question about tree retention.
- Some individual concerns over loss of views and privacy.
- Some concern about underground parking entrance and noise in the lane.
- Questions about the approval process, timing and assurances that what they see is what gets built. Clarification that this requires rezoning and development permit.
- Some concern about parking issues in the Village.
- Questions about the size of building, number of units, possible price of units and affordable rental.
- Questions about timing of construction.
- Question about the nature of the strata for the commercial and residential components.

March 2015 to Present - Continued and Ongoing

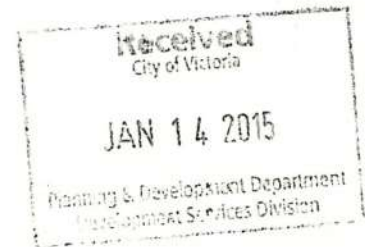
- Continued discussions with residents, landowners, neighbours and business owners in Cook Street Village including committing a staff person to reach more people.
- The Project has been a topic in Times Colonist, CTV, CBC, Jane's Walk, Fairfield Observer, Victoria News, The Cook Street Village Voice and much more.

July 29th 2015

- Community Open House/Event - 5-7pm at Big Wheel Burger, 341 Cook Street
- Over 1400 invitations delivered to multiple postal routes in the neighborhood to ensure a 200m radius.
- More than 300 interested people attended, 75 positive comment cards written and 31 signatures of support. There were 12 comment cards from people who had some concerns about the project.
- The most common points of discussion were the building setback and number of storeys. There was strong support for from many for the design and addition of housing and favourable comments about the cycling facilities as well as the addition of commercial opportunity.
- It was clear that there was a lot of misinformation in the neighbourhood.

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
December 15, 2014**

Facilitator: Paul Brown



Subject Property:

1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)

Proposal to build a residential / commercial five-storey complex.

Approx 35 interested parties attended

Attendee Questions & Comments:

- What is the width of the sidewalk...still to be determined
- Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible
- What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey
- Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.
- Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan
- A Park Boulevard resident felt his property values would be adversely impacted
- One resident suggested it would work if the complex could be scaled back in size and more trees be saved
- Another resident worried whether adequate parking was being provided
- One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens
- There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village.

George Zador

Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
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Facebook



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION

the place to connect



August 7, 2015

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oilphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

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Parking Study for Oliphant Avenue / Cook Street Mixed Use Development Site

Prepared for: **Urban Core Ventures**

Prepared by: **Boulevard Transportation, a division of Watt Consulting Group**

Our File: **1787**

Date: **July 15 2015**

GREAT!

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1.0 Introduction

Boulevard Transportation, a division of Watt Consulting Group was retained by Urban Core Ventures to undertake a parking study for the proposed development at Cook Street and Oliphant Avenue (1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street) in the City of Victoria. The purpose of this study is to review the proposed parking supply to determine if it is appropriate for the site. The study considers parking demand at representative multi-family residential and commercial sites, and also considers parking management options, transportation demand management programs and on-street parking conditions adjacent the site.

1.1 Location

The development site is located at 1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street in Cook Street Village in the City of Victoria. See Map 1.

MAP 1. SUBJECT SITE

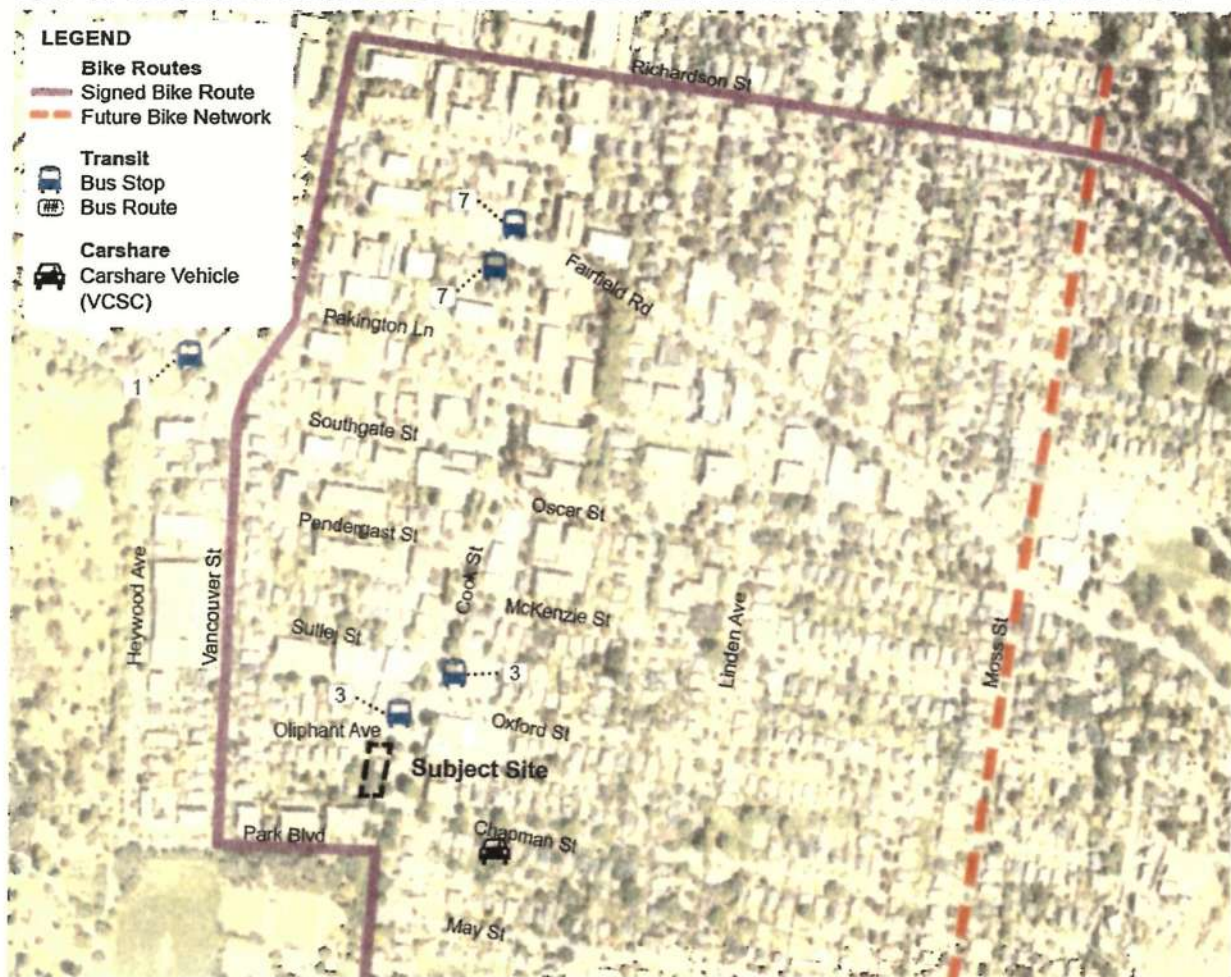


1.2 Site Transportation Characteristics

The site is located close to the following transportation options, as indicated on *Map 2*:

- Transit. Bus stops are located within 500m of the site and provide service to downtown Victoria, with connections to other destinations in the Greater Victoria Area.
- Cycling. Vancouver Street and Richardson Street are designated bike routes and Moss Street is a future bike network. There are also roads in close proximity that have bike lanes that connect to regional routes such as the Galloping Goose Regional Trail and the Lochside Regional Trail.
- Walking. There are sidewalks and crosswalks on the majority of roads nearby. It is an approximately 25-minute walk to downtown Victoria, a 10-minute walk to the Dallas Road Waterfront, and less than a 5-minute walk to Beacon Hill Park.
- Carshare. The closest carshare vehicle is stationed on Chapman Street approximately a 1-minute walk to the site (100m).

MAP 2. TRANSPORTATION OPTIONS IN CLOSE PROXIMITY TO THE SUBJECT SITE



1.3 Current Land Use

The sites are currently zoned R3-A2, Low Profile Multiple Dwelling District. The four existing buildings will be demolished and the site is seeking rezoning to accommodate the proposed development.

1.4 Proposed Development

The proposed development is a five-storey building with 60 multi-family residential units and 786m² (8,461 sq.ft) of commercial space on the ground floor. Residential units will be ownership (strata title) with a mix of studio, one- and two-bedroom units.

1.4.1 Proposed Parking Supply

The proposal includes a total of 76 parking spaces; 56 spaces underground and 20¹ spaces at the surface.

The proposal also includes 64 Class I bicycle parking spaces in two shared bicycle rooms in the underground parkade (one with 36 spaces and one with 28 spaces) and a Class II bike rack at the rear of the building.

2.0 Parking Requirement

The site parking requirement is 105 parking spaces; 84 spaces for residential and 21 for commercial. See *Table 1*. The requirement is 29 parking spaces more than proposed.

A general commercial retail rate is used to determine the commercial requirement, however, commercial occupants have not been confirmed and the requirement would only be 12 spaces if considered using the office requirement.

TABLE 1. SUMMARY OF PARKING REQUIREMENT

Land Use		Required Supply Rate	Quantity	Applied to the Subject Site
Residential	Those multiple dwellings subject to Strata Title Ownership located in zones other than R3-1 and R3-2	1.4 / unit	60 units	84
Commercial	Retail stores, banks personal services establishments or similar uses ²	1 / 37.5m ²	786m ²	21
Required Parking				105

The site also requires bike parking at a rate of 1 Class 1 space per unit³ (60 spaces) and a Class II space at each building entrance.

3.0 Parking Demand

Parking demand for residents, visitors, and commercial uses are considered in the following section based on vehicle ownership, observations, research, and results from previous studies.

¹ Alternative options are being considered

² The type of commercial use is unknown, and therefore a general commercial use was used to calculate required parking

³ The current site plan only indicates 60 Class I bike parking spaces; a deficiency of two spaces

3.1 Residential

3.1.1 Vehicle Ownership

Vehicle ownership data was obtained from ICBC for representative sites. See *Appendix A*. All sites are multi-family buildings (ownership, strata) in the Cook Street Village area with a mix of studio, one- and two-bedroom units.

Average vehicle ownership among representative sites is 0.78 vehicles per unit and ranges from 0.49 to 1.07 vehicles per unit. See *Table 2*. The average ownership rate applied to the subject site suggests residents will own 47 vehicles.

TABLE 2. VEHICLE OWNERSHIP AT REPRESENTATIVE SITES

Site	No. Units	Owned Vehicles	Ownership Rate (vehicles/unit)
East Park*			
1050 Park Boulevard	27	28	1.04
1035 Sutlej Street*	41	31	0.76
Edgemount Villa*			
909 Pendergast Street	41	33	0.80
The Fairhaven*			
1035 Southgate Street	17	13	0.76
Southgate Villa*			
1063 Southgate Street	37	25	0.68
Glenmuir Place*			
1121 Oscar Street	19	12	0.63
The Midlands*			
1110 Oscar Street	24	15	0.63
Castleholm Manor*			
1122 Hilda Street	15	12	0.80
Village Park*			
439 Cook Street	28	25	0.89
1030 Yates**			
1030 Yates Street	45	22	0.49
Wilden Lofts**			
1155 Yates Street	28	18	0.64
Sterling Park**			
445 Cook Street	20	18	0.90
The Westfield**			
1024 Fairfield Road	35	25	0.71
Woodstone Place**			
1039 Linden Avenue	26	18	0.69
Jigsaw**			
1030 Meares Street	35	34	0.97
The Mondrian***			
1090 Johnson Street	93	62	0.67
Pacific Monarch***			
1015 Pandora Street	30	32	1.07
Regents Park***			
1010 View Street	77	69	0.90
Average			0.78

*Ownership information as of December 31, 2014

**Ownership information as of December 31, 2013

***Ownership information as of October 31, 2014

****Ownership information as of April 30, 2014

3.1.2 Vehicle Ownership from Other Studies

Two similar parking studies were conducted for multi-family residential (strata) proposals for sites within similar proximity to downtown Victoria with a similar mix of one- and two-bedroom units. Average vehicle ownership was determined to be 0.76 vehicles per unit for the site in Fairfield / Cook Street Village and 0.80 vehicles per unit for the site in Victoria West. This equates to a vehicle ownership of 46 and 48 vehicles, respectively.

3.1.3 Visitor Parking

Vehicle ownership is considered the most appropriate measure of resident parking demand, however; it does not account for visitors. A Metro Vancouver study⁴ recommends a visitor parking supply rate of 0.1 spaces per unit for sites in urban areas. This results in a visitor parking supply of 6 spaces.

3.2 Commercial

Observations of mixed retail-office sites on the periphery of downtown Victoria were conducted for a previous parking study⁵. Peak parking demand was found to be one vehicle per 53m² during the mid-day weekday. See *Table 3*. This results in a parking demand of 15 vehicles.

TABLE 3. OBSERVATIONS AT REPRESENTATIVE COMMERCIAL SITES

Site	Estimated Floor Area (m ²)	Observed Vehicles	Demand Rate
1609 Blanshard Street	798	13	1 / 61m ²
734-738 Caledonia Avenue	510	12	1 / 43 m ²
2610 Douglas Street	660	32	1 / 21 m ²
2659 Douglas Street	3,648	60	1 / 61 m ²
2504 Government Street	1,176	14	1 / 84 m ²
990 Hillside Avenue	1,172	26	1 / 45 m ²
		Average	1 / 53 m ²

A parking study was conducted for a mixed-use site in Victoria West. Observations were conducted at representative mixed-use sites and resulted in an average demand of 1 vehicle / 45m². This results in a parking demand of 17 vehicles.

Local observations suggest expected demand will be no more than 17 vehicles.

⁴ Metro Vancouver, Metro Vancouver Apartment Parking Study, 2012, http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment_Parking_Study_TechnicalReport.pdf

⁵ 1950 Blanshard Street Parking Study, November 2013

3.3 Summary of Parking Demand

The expected parking demand is 70 vehicles (six less than proposed), as follows:

- Residents – 47 vehicles
- Visitors – 6 vehicles
- Commercial – 17 vehicles

Section 6.0 suggests strategies for efficient on-site parking management.

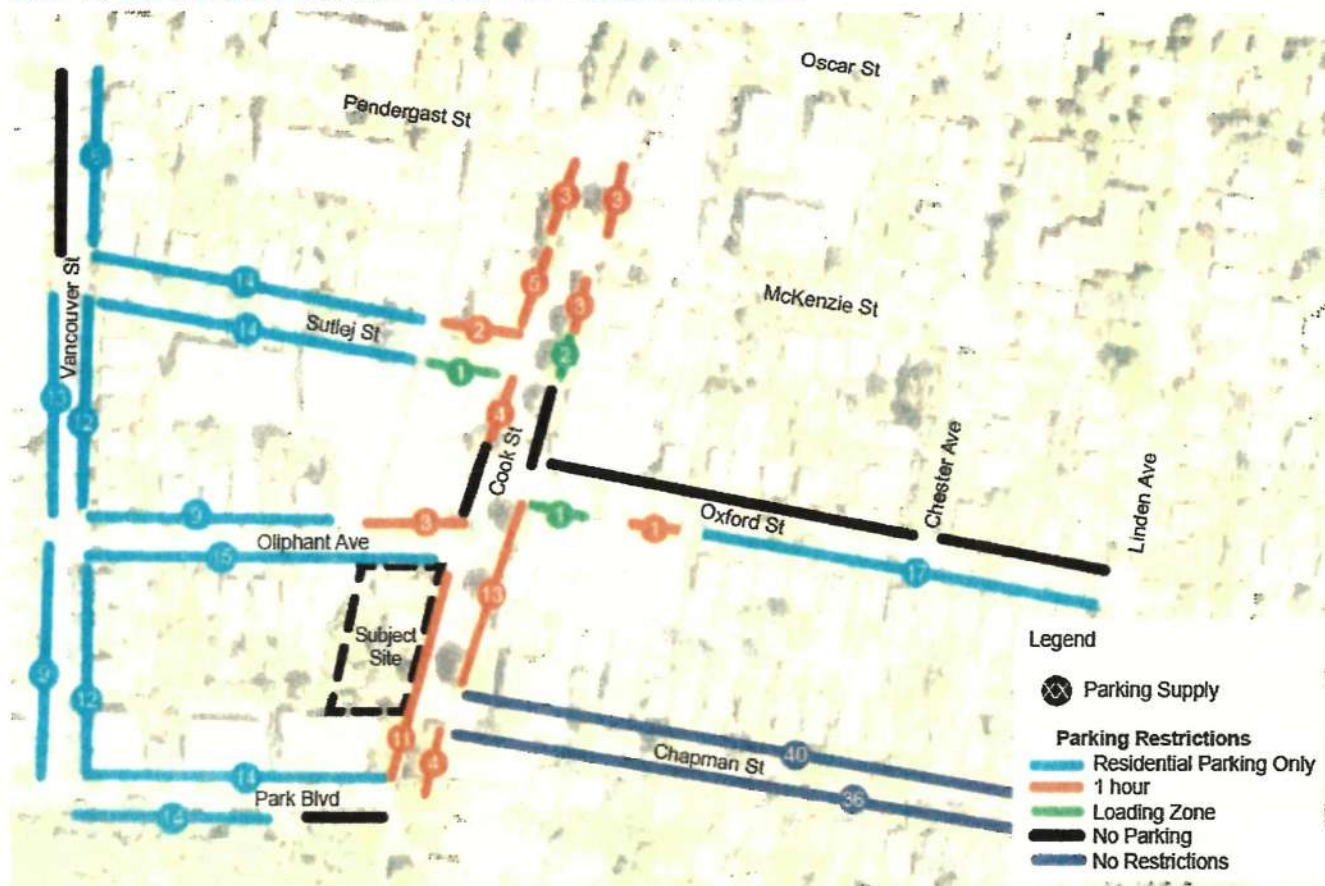
4.0 On-Street Parking

On-street parking supply and conditions have been considered for the area surrounding the site bounded by Sutlej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. See *Map 3*.

4.1 Supply

On-street parking on the majority of roads surrounding the site is restricted to residential parking only at all times. Oliphant Avenue has nine spaces on the north side and 15 spaces on the south side, (restricted to residential parking only) the most likely place residents would seek on-street parking. Cook Street is generally restricted to 1 hour parking, and would likely accommodate some commercial patrons.

MAP 3. ON-STREET PARKING SUPPLY + RESTRICTIONS



4.2 Occupancy

On-street parking conditions were assessed based on four observations – twice on a weekday midday, once on a weekday evening and once on a Saturday midday. See *Appendix B*.

Overall occupancy rates among all observation periods range from 54% to 63%. Peak occupancy was observed on a Saturday midday.

Peak occupancy directly adjacent the site on Cook Street (restricted to 1 hour) was 73% (three spaces available); average occupancy was 66% for all observation times. Average occupancy for all parking restricted to 1 hour was 66% for all observation times.

Peak occupancy directly adjacent the site on the south side of Oliphant Avenue (the most likely place for residents and visitors to seek parking) occurred on Saturday January 10 at 2:00 pm and was 73% occupied (four spaces still available). The north side of Oliphant Avenue had peak occupancy on the weekday evening observation of 78% (two spaces available). Average

occupancy for residential parking only is 56% for all observation times. Average occupancy for unrestricted parking is 64% for all observation times.

Results suggest there is limited on-street parking available adjacent the site to accommodate spillover, although parking is generally available within one block of the site.

5.0 Transportation Demand Management

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel. Proposed parking supply is expected to exceed parking demand and TDM is not required to address parking deficiency, however TDM measures may be pursued to encourage sustainable travel and enhance travel options. The following TDM options may be considered:

- Information – Provide residents and commercial businesses with travel information, including bike parking information, bike route maps, and transit maps/schedules;
- Transit – Subsidize resident and employee transit passes for a defined period of time;
- Carshare – Subsidize resident membership in Modo carshare (formerly VCSC); and
- Bikeshare – Provide a fleet of bicycles managed by the strata and available to residents.

6.0 Parking Management

The proposed parking supply is 76 spaces (56 underground, 20 surface), six more than expected demand. Parking management strategies should be implemented to ensure supply is allocated appropriately to meet demand.

6.1 Resident Parking

Resident parking demand is expected to be approximately 47 vehicles and should be accommodated in the underground parkade. One of the following options should be pursued:

- Unassigned Parking. Parking is left unassigned and residents park in any available space. This accommodates residents with more than one vehicle and decreases spaces remaining unoccupied because a certain residents does not have a vehicle.

- **Assigned Parking.** Parking is assigned to residents seeking a space. Spaces are assigned to the vehicle, not the unit. A monthly or annual fee may be associated with the privilege to park in an assigned space.

Either an assigned or unassigned parking scenario is acceptable. It is important to note that any parking management option with an additional cost may encourage residents to seek parking off-site to avoid paying to park on-site.

6.2 Shared Visitor/Commercial Parking

A shared parking arrangement is recommended for residential visitor and commercial parking. A shared arrangement offers flexibility in meeting the demand from each user group and results in fewer total spaces needed to meet parking demand.

Parking demand for visitor and commercial parking was assessed by time of day by combining the peak demand for commercial (17 vehicles) and visitors (6 vehicles) and considering weekday and weekend time-of-day factors to determine the combined peak parking demand experience at any one time. Time of day factors are based on the Urban Land Institute (ULI) *Shared Parking* manual and adjusted to reflect local context. See *Appendix C*.

Results suggest peak parking demand will occur weekdays at 6:00pm & 7:00pm when combined parking demand will be 20 vehicles (visitor and commercial). Weekend demand will occur at 7:00 pm and will be for 19 vehicles. This suggests that 20 parking spaces are needed to meet combined visitor and commercial parking demand. It is recommended that surface parking spaces are assigned as visitor and commercial parking, with signage at the surface area entrance indicating that surface parking spaces are for customers, employees, and visitors. This will accommodate 19 visitor / commercial vehicles (one surface space is reserved commercial loading). An additional one or two spaces should be identified in the underground parking area for commercial parking (ideally suited to employee parking). An estimated nine underground parking spaces are not needed to meet resident parking demand. Consideration should be given to the location of any underground commercial spaces relative to the gate / access control point to ensure they may be accessed by non-residents.

7.0 Summary

The proposed development is for 60 multi-family residential units and 786m² of commercial space. The proposed parking supply is 76 spaces; 56 in an underground parkade, and 20 surface parking spaces. This is 29 spaces less than the zoning requirement.

Vehicle ownership information from representative sites suggests resident parking demand will be 47 vehicles. Peak visitor parking demand is estimated to be 6 vehicles. Commercial parking demand will be 17 vehicles based on observations of similar land uses.

On-street parking observations were conducted on streets in the vicinity of the site bounded by Suttlej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. Generally, there is parking available within one block of the site to accommodate spillover.

TDM programs are provided to encourage the use of alternative travel modes to and from the site. Although the site does not require TDM, the following may be considered - travel information, transit passes, resident memberships in Modo (formerly VCSC), bikeshare.

Resident parking may be assigned or unassigned and should be located in the underground parking area. Surface parking should be shared by visitor and commercial vehicles, with one or two additional visitor / commercial spaces in the underground parking area.

7.1 Recommendations

1. The proposed parking supply is expected to meet parking demand
2. Parking should be allocated as follows:
 - a. 47 resident parking spaces and up to two commercial parking spaces in the underground parking area
 - b. Surface parking spaces assigned as shared commercial and visitor parking

Appendix A SUMMARY OF STUDY SITES

Summary of ICBC Study Sites
Cook Street Village Parking Study

Address	Type of Units				Number of Bedrooms	Notes
	Studio	1 Bedroom	2 Bedroom	3+ Bedrooms		
East Park 1050 Park Boulevard			✓		27	Built in 1975
1035 Sutlej Street		✓	✓		41	Built in 2010
Edgemount Villa 909 Pendergast Street		✓	✓		41	Built in 1967
The Fairhaven 1035 Southgate Street	✓	✓	✓		17	Built in 1974
Southgate Villa 1063 Southgate Street		✓	✓		37	Built in 1992
Glenmuir Place 1121 Oscar Street		✓	✓		19	Built in 1990
The Midlands 1110 Oscar Street		✓	✓		24	Built in 1982
Castleholm Manor 1122 Hilda Street		✓	✓		15	Built in 1971
Village Park 439 Cook Street		✓	✓		28	Built in 1981
Wilden Lofts 1155 Yates Street		✓			28	Built in 2004
Sterling Park 445 Cook Street		✓	✓		20	Built in 1994
The Westfield 1024 Fairfield Road		✓	✓		35	Built in 1976
Woodstone Place 1039 Linden Avenue		✓	✓		26	Built in 1976
Jigsaw 1030 Meares Street		✓	✓		35	Built in 2004
The Mondrian 1090 Johnson Street		✓	✓		93	Built in 2013
Pacific Monarch 1015 Pandora Street		✓	✓		30	Built in 1990
Regents Park 1010 View Street		✓	✓		77	Built in 1990
1030 on Yates 1030 Yates Street		✓			45	Built in 2004

Appendix B

SUMMARY OF ON-STREET PARKING OBSERVATIONS

On-Street Parking Observations
Cook Street Village Parking Study

Location	Parking Restriction	Parking Supply	Monday December 22, 3:00 pm		Monday December 29, 1:00 pm		Monday December 29, 9:00 pm		Saturday January 10, 2:00pm	
			Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate
Cook St East Side	1 Hour	3	3	100%	1	33%	1	33%	2	67%
Pendergast St to McKenzie St										
Cook St West Side	1 Hour	8	7	88%	8	100%	6	75%	5	63%
Pendergast St to Sutlej St										
Cook St East Side	1 Hour	3	3	100%	2	67%	3	100%	1	33%
McKenzie St to Sutlej St										
Cook St East Side	Loading Zone	2	2	100%	1	50%	0	0%	1	50%
Across from Sutlej St										
Cook St West Side	1 Hour	4	3	75%	4	100%	3	75%	2	50%
Sutlej St to Oxford St										
Cook St East Side	1 Hour	13	10	77%	8	62%	4	31%	9	69%
Oxford St to Champman St										
Cook St West Side	1 Hour	11	7	64%	7	64%	7	64%	8	73%
Oliphant Ave to Park Blvd										
Cook St East Side	1 Hour	4	3	75%	3	75%	2	50%	2	50%
Chapman St to Park Blvd										
Park Blvd North Side	Resident Only	14	10	71%	11	79%	8	57%	10	71%
Vancouver St to Cook St										
Park Blvd South Side	3 and 1/2 Hour	14	11	79%	8	57%	2	14%	9	64%
Vancouver St to Cook St										
Oliphant Ave North Side	Resident Only	9	3	33%	5	56%	7	78%	6	67%
Vancouver St to Pay Parking Lot Access										
Oliphant Ave North Side	1 Hour	3	3	100%	3	100%	2	67%	0	0%
Pay Parking Lot Access to Cook St										
Pay Parking Lot on Oliphant Ave	Pay Parking Lot	25	10	40%	10	40%	0	0%	14	56%
Oliphant Ave South Side	Resident Only	15	8	53%	6	40%	10	67%	11	73%
Vancouver St to Pay Parking Lot Access										
Sutlej St North Side	1 Hour	2	0	0%	2	100%	2	100%	0	0%
W of Cook St										
Sutlej St North Side	Resident Only	14	9	64%	6	43%	13	93%	10	71%
Vancouver St to W of Cook St										
Sutlej St South Side	Loading Zone	1	0	0%	1	100%	0	0%	0	0%
W of Cook St										
Sutlej St South Side	Resident Only	14	6	43%	5	36%	11	79%	8	57%
Vancouver St to W of Cook St										

Vancouver St East Side Pendergast St to Sutlej St	Resident Only	8	1	13%	2	25%	2	25%	5	63%
Vancouver St East Side Sutlej St to Oliphant Ave	Resident Only	12	8	67%	9	75%	11	92%	8	67%
Vancouver St West Side Pendergast St to Oliphant Ave	Resident Only	13	10	77%	5	38%	10	77%	7	54%
Vancouver St East Side Oliphant Ave to Park Blvd	Resident Only	12	1	8%	0	0%	3	25%	9	75%
Vancouver St West Side Oliphant Ave to Park Blvd	Resident Only	9	4	44%	7	78%	4	44%	5	56%
Oxford St South Side Truck Loading Zone E of Cook St	Loading Zone	1	0	0%	0	0%	0	0%	1	100%
Oxford St South Side E of Truck Loading Zone	1 Hour	2	0	0%	2	100%	2	100%	1	50%
Oxford St South Side E of 1 Hr Zone to Chester Ave	Resident Only	17	10	59%	6	35%	7	41%	13	76%
Chapman St North Side Cook St to Linden Ave	No Restriction	40	22	55%	24	60%	29	73%	25	63%
Chapman St South Side Cook St to Linden Ave	No Restriction	36	22	61%	22	61%	29	81%	22	61%
Total Average		309	176	57%	168	54%	178	58%	194	63%

Appendix C
PARKING DEMAND BY TIME OF DAY

Parking Demand by Time of Day
Cook Street Village Parking Study

Time	Weekday					Weekend				
	Residential Visitor		Commerical		Total	Residential Visitor		Commercial		Total
	Factor	Vehicles	Factor	Vehicles		Factor	Vehicles	Factor	Vehicles	
6:00 AM	0%	0	5%	1	1	0%	0	5%	1	1
7:00 AM	10%	1	7%	1	2	20%	1	10%	2	3
8:00 AM	20%	1	15%	3	4	20%	1	15%	3	4
9:00 AM	20%	1	35%	6	7	20%	1	35%	6	7
10:00 AM	20%	1	50%	9	10	20%	1	50%	9	10
11:00 AM	20%	1	75%	13	14	20%	1	65%	11	12
12:00 PM	20%	1	95%	16	17	20%	1	80%	14	15
1:00 PM	20%	1	100%	17	18	20%	1	90%	15	17
2:00 PM	20%	1	95%	16	17	20%	1	100%	17	18
3:00 PM	20%	1	90%	15	17	20%	1	100%	17	18
4:00 PM	20%	1	90%	15	17	20%	1	95%	16	17
5:00 PM	40%	2	95%	16	19	40%	2	90%	15	18
6:00 PM	60%	4	95%	16	20	60%	4	80%	14	17
7:00 PM	100%	6	80%	14	20	100%	6	75%	13	19
8:00 PM	100%	6	50%	9	15	100%	6	65%	11	17
9:00 PM	100%	6	25%	4	10	100%	6	40%	7	13
10:00 PM	80%	5	10%	2	7	100%	6	25%	4	10
11:00 PM	40%	2	5%	1	3	60%	4	5%	1	4
12:00 PM	10%	1	0%	0	1	30%	2	0%	0	2



October 15, 2015

Charlotte Wain, Senior Planner
Sustainable Planning and Community Development
City of Victoria,
#1 Centennial Square, Victoria,
V8W 1PC

Ms. Wain,

**RE: Revised Parking Numbers - Parking Study for Oliphant Avenue / Cook Street Mixed Use
Development Site – Boulevard Transportation – July 15, 2015**

As the plans for this project have evolved the total number of parking stalls has been reduced from 76 to 73 stalls; 52 allocated for residential use and 21 for commercial use.

The parking study, produced by Boulevard Transportation which accompanies the application still references the original number of stalls. The following revised statements reflect the actual number of parking stalls:

- **Pg. 4 – Revised Section - 1.4.1 Proposed Parking Supply**

"The proposal includes a total of 73 parking spaces; 56 spaces underground and 17 spaces at the surface."

- **Pg. 9 - Revised Section - 6.0 Parking Management**

"The proposed parking supply is 73 spaces (56 underground, 17 surface), three more than expected demand. Parking management strategies should be implemented to ensure supply is allocated appropriately to meet demand."

- **Pg. 11 – Revised Section 7.0 Summary**

"The proposed development is for 60 multi-family residential units and 786m² of commercial space. The proposed parking supply is 73 spaces; 56 in an underground parkade, and 17 surface parking spaces. This is 32 spaces less than the zoning requirement."

I apologize for any confusion.

Leonard Cole,
Urban Core Ventures



Talbot Mackenzie & Associates

Consulting Arborists

June 29, 2015

Urban Core Ventures
12 – 747 Princess Street
Victoria, BC V8T 1K5



Attn: Leonard Cole

Re: 202 Cook Street

Assignment: Review the plans provided and prepare a tree retention report to be used during the proposal to demolish the existing buildings at 212, 214, 220 Cook Street and 1041 Oliphant Avenue, and during the construction of a new mixed use development.

Methodology: 7 trees located on the municipal frontages and 1 Sycamore maple located within the easement area on the West side of the proposal are not tagged, but are identified numerically on the attached site plan. A single bylaw-protected walnut tree located on the 214 Cook Street property was identified using a numeric metal tag number 942. Information such as tree species, size(dbh), crown spread, critical root zone(crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations: It is our understanding that municipal Plum number 6 and Municipal cherry number 7 have been approved for removal and new trees are to be planted in their place. Bylaw protected Walnut tree number 942 is located within the footprint of the proposed new parking area and will not be possible to retain given the proposed impacts. Municipal Horse chestnut trees numbered 1-5 and Sycamore Maple number 8 are located where a portion of the proposed excavation for the new buildings and underground parking area will likely encroach into their critical root zones. It is our understanding that all reasonable efforts to reduce any over excavation in these areas are going to be implemented to reduce the impacts and retain these trees where possible. If bank stabilization is required, shoring the edge of excavation will likely be necessary to eliminate the need for cut slope in these locations. It may also be necessary to blind form the foundation to further reduce encroachment into the critical root zones. Providing the excavations within the critical root zones can be minimized wherever possible, horse Chestnut trees 1-5 on Cook Street have a good opportunity for retention. The retention of Sycamore Maple number 8 will depend on the size and the density of the roots encountered during the excavation and the ability to eliminate the need for any over excavation wherever possible.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

.../2

Mitigation of impacts:

- **Barrier fencing**- The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Mulch layer or plywood over heavy traffic areas** – In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.
- **Excavation within critical root zones** –Any proposed excavation within the critical root zones of trees to be retained, must be supervised by the project arborist. In situations where cut slopes are anticipated near trees to be retained, it will likely be necessary to using shoring techniques in order to reduce the required excavation. If it is found that shoring techniques cannot be used to reduce excavation into the trees critical root zones or in the event that large structural roots are encountered that cannot be retained, it may require that additional trees are removed.
- **Blasting and rock removal** – We do not anticipate that blasting will be required adjacent to the trees that are to be retained. However, if areas of bedrock are encountered, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.
- **Concrete work** – Provisions must be made to ensure that no concrete wash or left over concrete material is allowed to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.

.../3

- **Servicing:** The location for the underground and aboveground services were not defined or reviewed prior to the preparation of this report. Where possible these services should be located where they do not conflict with the critical root zones or the canopy spread of trees that are designated for retention on this property. The project arborist must supervise excavation for any underground services that encroach within the critical root zones of trees that are to be retained on the lot or the municipal frontages.
- **Offsite work:** The plans that were reviewed did not show any off site work, eg road widening or sidewalks or any upgrades or improvements to the existing municipal infrastructure. The location and nature of these upgrades will have a direct bearing on whether trees will be impacted or can be retained along the Cook Street frontage and easement are to the West of the property.
- **Work Area and Material Storage:** It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones of trees that are to be retained. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).
- **Arborist Role** – It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising excavation for the building driveway and service footprints
 - Reviewing and advising of any pruning requirements for building clearances.
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.
- **Canopy /Building conflicts:** We do not anticipate any canopy / building conflicts that cannot be addressed through standard pruning practices. We recommend any required pruning be reviewed with the project arborist and any necessary pruning be completed by an ISA certified arborist .

June 29, 2015

202 Cook Street

Page 4

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

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists
1-page tree resource, 1-page barrier fencing specifications, 1-page site sketch with tree locations

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.

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Email: treehelp@telus.net

TREE RESOURCE
for

1

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
1	105	10.5	Horse chestnut	16.0	Fair	Fair	Good	Municipal tree. V-pruned for hydro clearance, large historic pruning wounds with localized decay, Has been pruned to shorten end-weighted limbs previously.
2	61	6.0	Horse chestnut	13.0	Fair	Fair	Good	Municipal tree. V-pruned for hydro clearance, compacted, included bark - not active.
3	11	1.5	Horse chestnut	3.0	Good	Fair	Good	Municipal tree. Young tree, recent basal injury.
4	34	3.5	Horse chestnut	10.0	Good	Fair	Good	Municipal tree. Young tree, pruning wounds with surface decay.
5	50	5.0	Horse chestnut	9.0	Good	Fair	Good	Municipal tree. Young tree, pruning wounds with surface decay.
6	32	4.0	plum	9.0	Good	Good	Moderate	Municipal tree. Pruning wounds with surface decay.
7	27, 47, 51	7.0	cherry	15.0	Fair	Fair	Moderate	Municipal tree, cable braced, end-weighted, narrow unions.
8	86	10.5	Sycamore maple	16.0	Good	Fair	Moderate	Located on neighbouring property. Large deadwood, some stem grafting, included bark.
9	43	5.0	spruce	10.0	Fair	Fair	Moderate	Multiple tops, basal wound, ivy covered.
942	81	12.0	walnut	12.0	Fair	Fair	Poor	Localized decay, end-weight, compacted soil, large pruning wounds.

Prepared by:
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 ISA Certified, and Consulting Arborists
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 email: Treehelp@telus.net

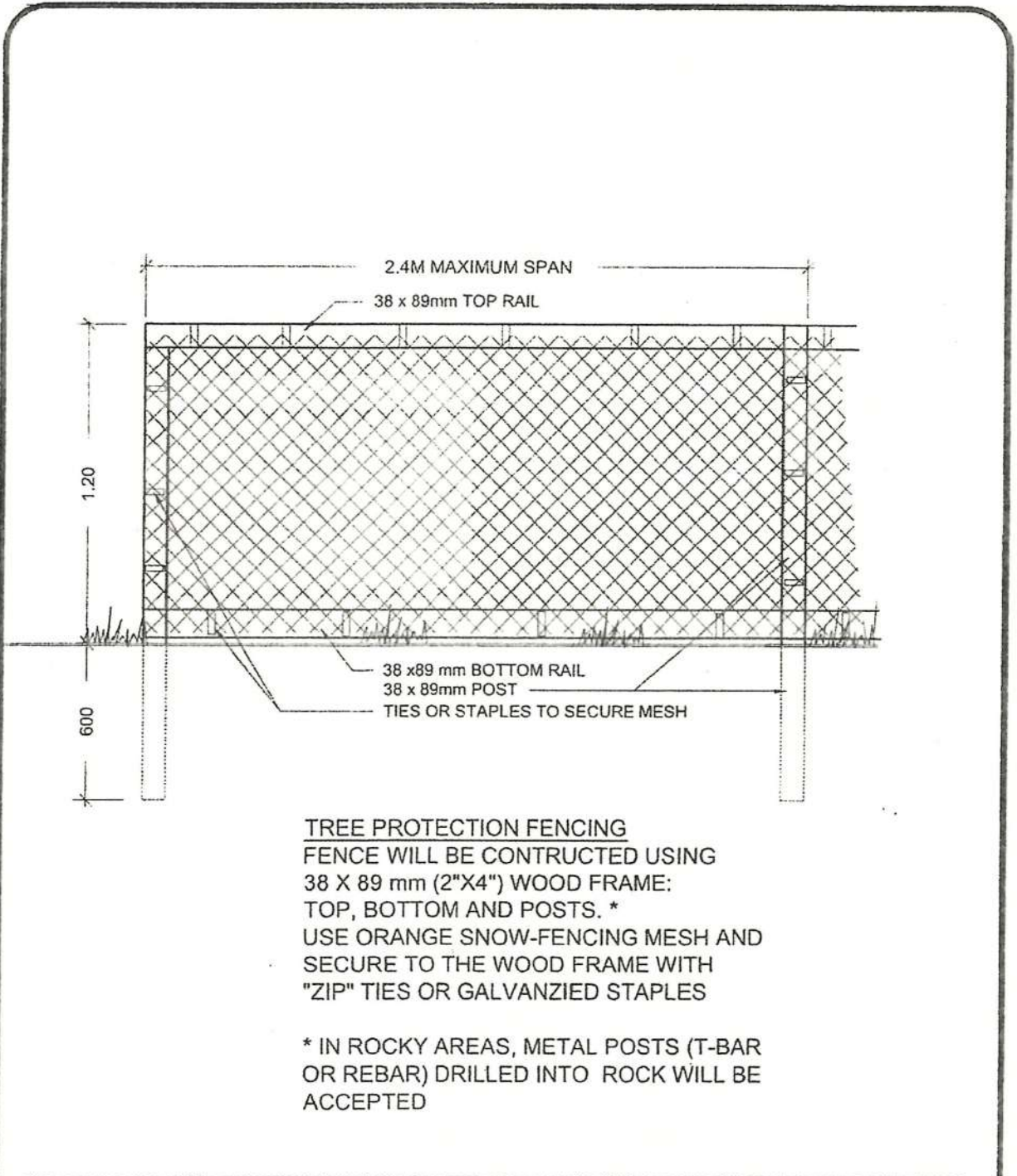


Trees					
ID	Quantity	Botanical Name	Common Name	Size	
ADP	1	<i>Acer palmatum</i>	Green Japanese Maple (fruit green)	#20 pot, 1 1/2m, male	
ANG	1	<i>Acer platanoides</i> 'Columnar'	Columnar Japanese Maple	6m cal	
Large Shrubs					
ID	Quantity	Botanical Name	Common Name	Size	
AWC	1	<i>Arbutus unedo</i> 'Compact'	Compact Strawberry Bush	#5 pot	
FAJ	1	<i>Fatsia japonica</i>	Japanese Aralia	#5 pot	
Medium Shrubs					
ID	Quantity	Botanical Name	Common Name	Size	
BNJ	5	<i>Boxsacra japonica</i> 'Day Serdy'	Day Serdy Holly	1 1/2m	
BNJ5	5	<i>Rhododendron</i> 'Ten Jansel'	Ken Jansel <i>Rhododendron</i> (F&M)	#5 pot	
Small Shrubs					
ID	Quantity	Botanical Name	Common Name	Size	
ACH	6	<i>Asarum thibetum</i>	Herbert Asarum	#5 pot	
CAF	12	<i>Calluna vulgaris</i> 'Thompson'	Flamingo Heather	#5 pot	
CAF	4	<i>Calluna</i> sp.	Rock Rose (heather)	#5 pot	
CHM	14	<i>Camelia sinensis</i> 'Yakushiji'	Kikyo David Camellia	#5 pot	
ERS	11	<i>Erica x darleyensis</i> 'Borehamwood'	Strawberry Heath	#1 pot	
ERS	13		Crested Drought Hardy	#5 pot	
PP	5	<i>Pieris japonica</i> 'Pinkie'	Bushy Pieris	#2 pot	
RGCC	5	<i>Rhododendron</i> 'Dressa Giff'	Clean Crest <i>Rhododendron</i> (M&F)	#5 pot	

ID	Quantity	Botanical Name	Common Name	Size
DIE	25	Clematis integrifolia 'Eclatante'	Eclatante Feather Reed Grass	#1 pt
DIE	8	Oryzopsis arizonicum	Azulena Fern	#1 pt
ESHD	7	Ruellia strepera ssp. 'Munsey Dumpy'	Munsey Dumpy	#1 pt
Poble	2	Polypodium munroii	Boreal Fern	#1 pt
Vas	5	Vernonia sp.	Sagebrush?	#1 pt
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
Juf	217	Lupinus hispanicus	Blue Star Creeper	#60 ft
Vines				
ID	Quantity	Botanical Name	Common Name	Size
Par	1	Passiflora ligularis 'Vercor'	Boston Ivy	#2 pt
Root Planting				
ID	Quantity	Botanical Name	Common Name	Size
Notes:				

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

DATE Jan 6-15 1 of 1
SHEET



DETAIL NAME:

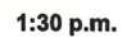
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APP'D. RR
SCALE. N.T.S.

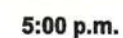
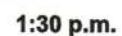
E105
DRAWING



9:00 a.m.



9:00 a.m.

[illegible]

29 Oct 2015

Received
City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division

EXISTING



1 Existing View Along Cook Street Looking South
Not to Scale



2 Existing View Along Oliphant Street Looking East
Not to Scale



3 Existing View Along Cook Street Looking North
Not to Scale

PROPOSED



4 Proposed View Along Cook Street Looking South
Not to Scale



5 Proposed View Along Oliphant Street Looking East
Not to Scale



6 Proposed View Along Cook Street Looking North
Not to Scale

Item	Description	Quantity	Unit	Amount
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220 Cook Street
Victoria B.C.

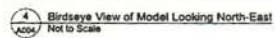
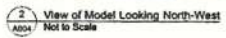
Model Views

A003

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Development Services Division



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Development Services Division

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 <p>de Hoog & Kienulf architects</p> <p>ARCHITECTS 230 COOK STREET SUITE 200 CHICAGO, IL 60601 TEL: 312-587-1100 FAX: 312-587-1101 WWW.DHAKA.COM</p>	<p>Model Views</p> <p>A004</p>
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VICTORIA OFFICE
 1100 Main Street
 2-4-2002-8681 2000 200
 2-4-2002-8681 2000 200

SEATTLE OFFICE
 1501 5th Ave., S. 11th Fl.
 Seattle, WA 98104
 2-4-2002-8681 2000 200

Cook Street Mixed Use
 220 Cook Street
 Victoria BC

Site Plan

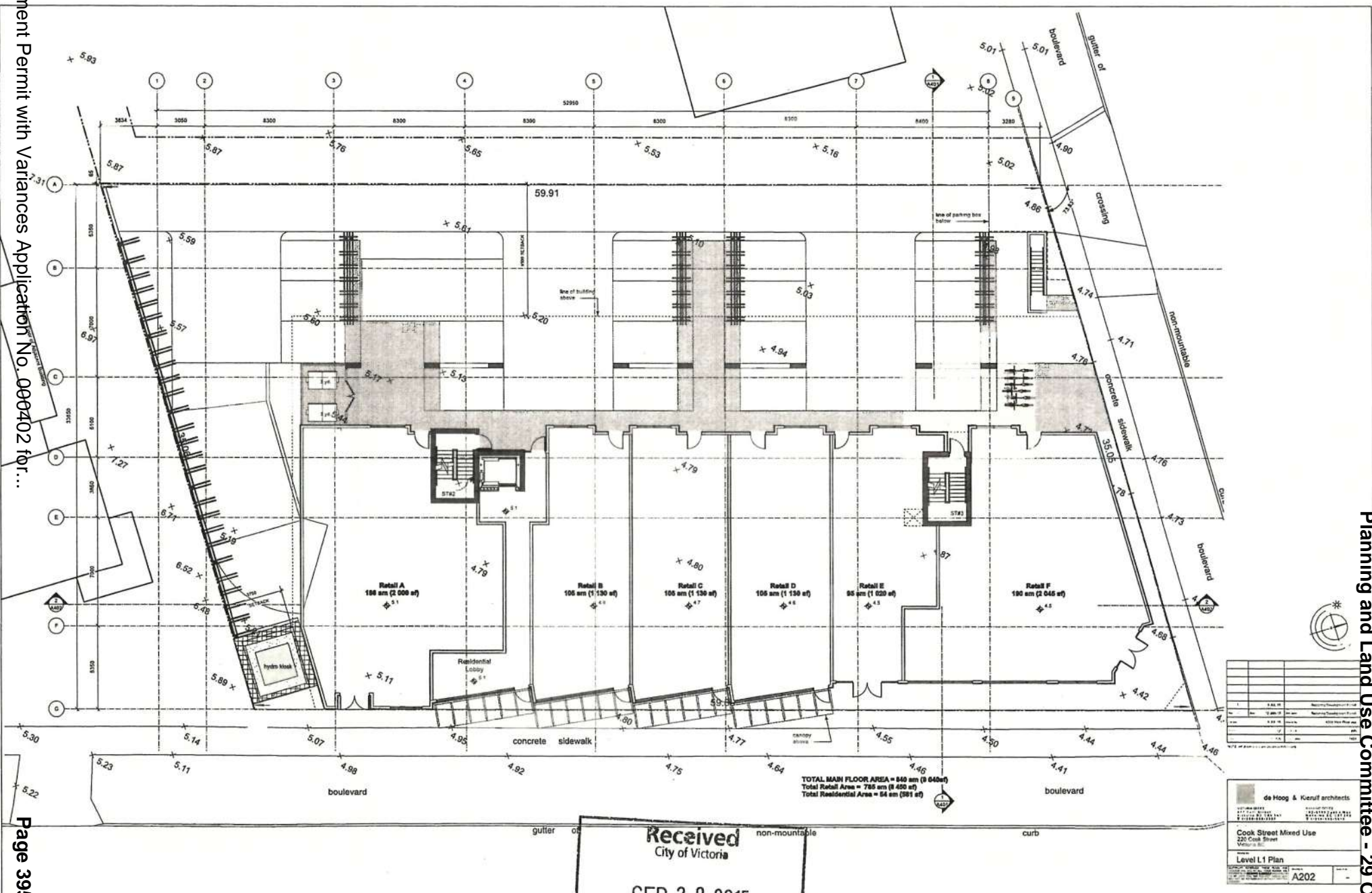
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Development Services Division

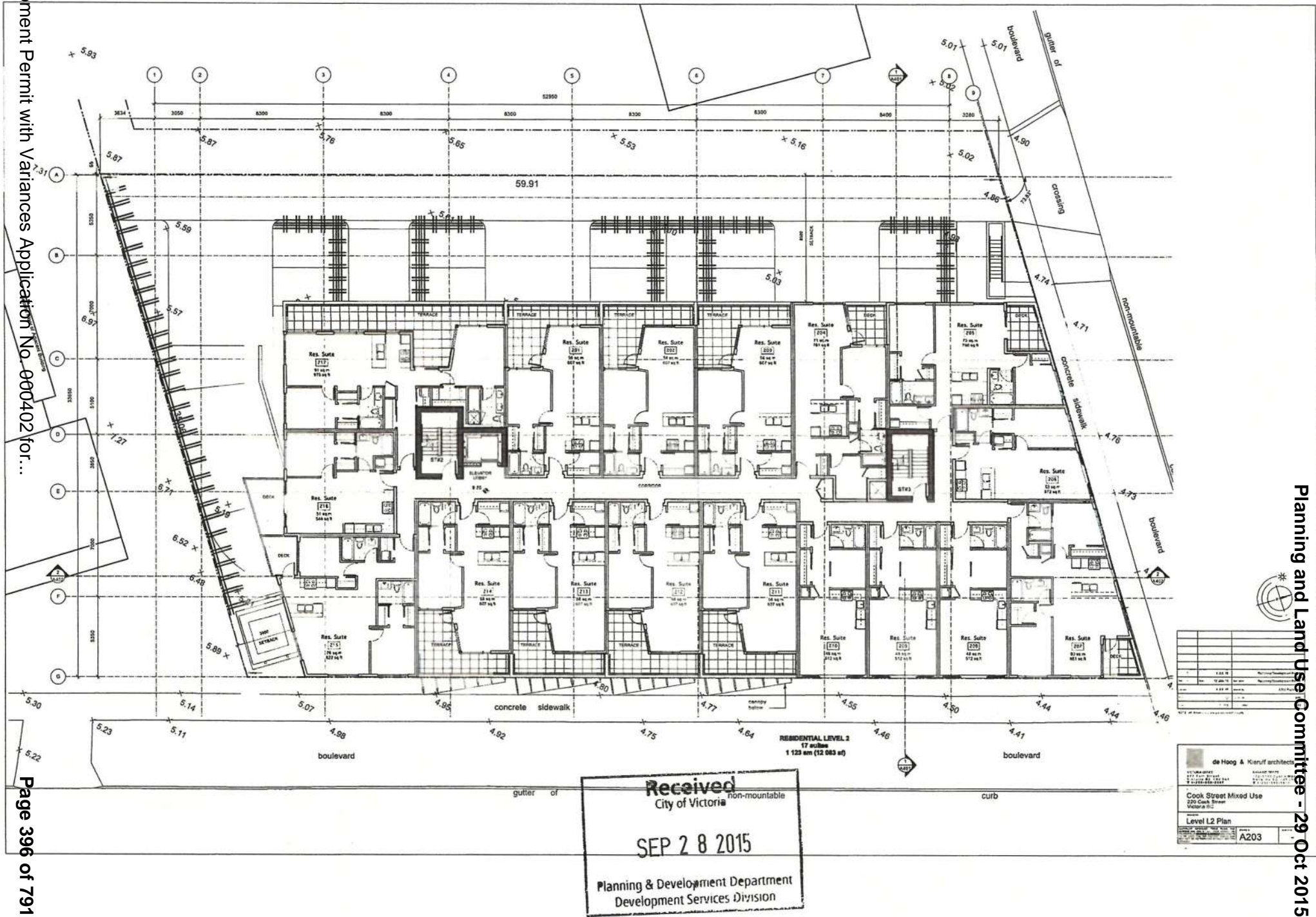
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City of Victoria

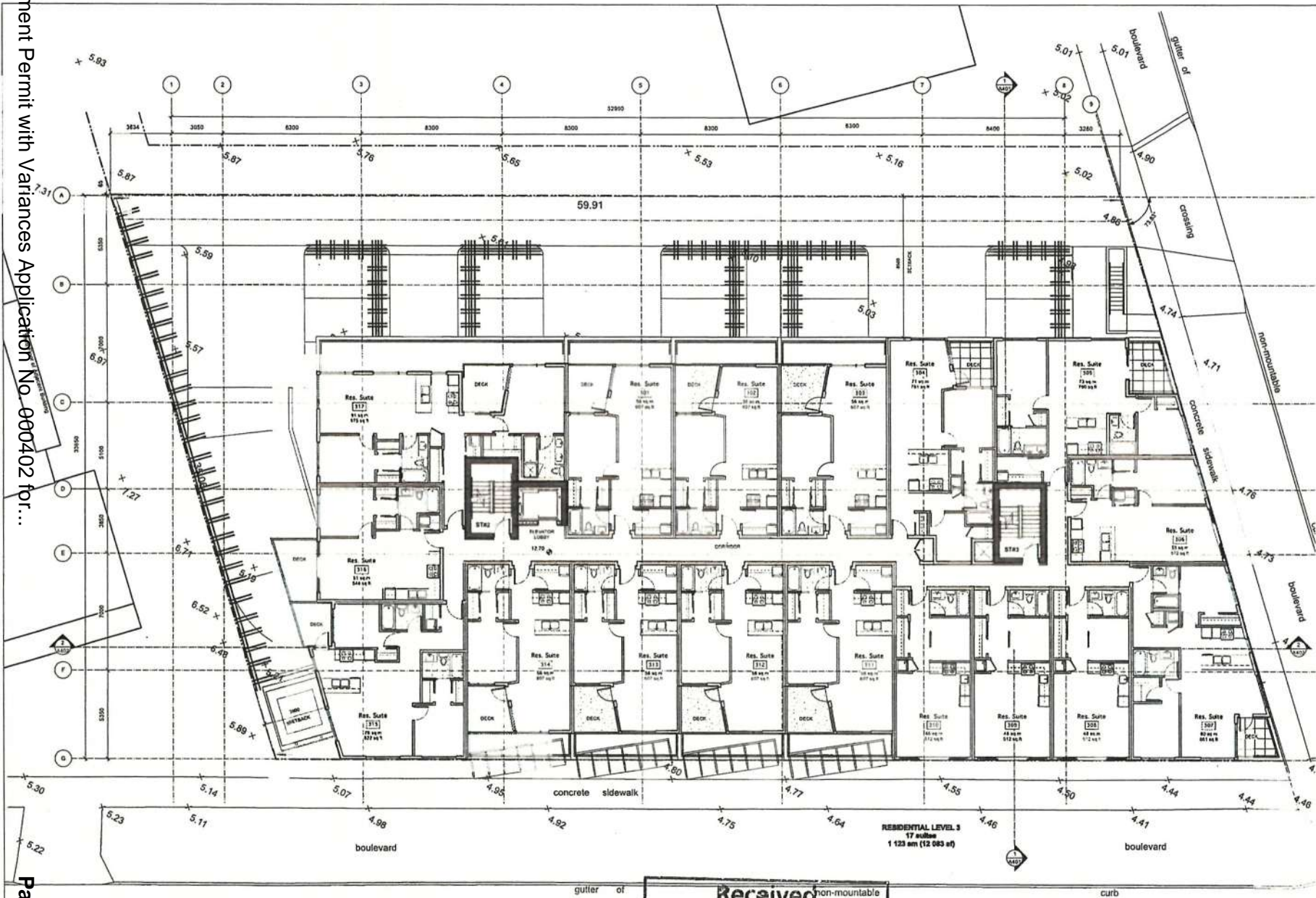
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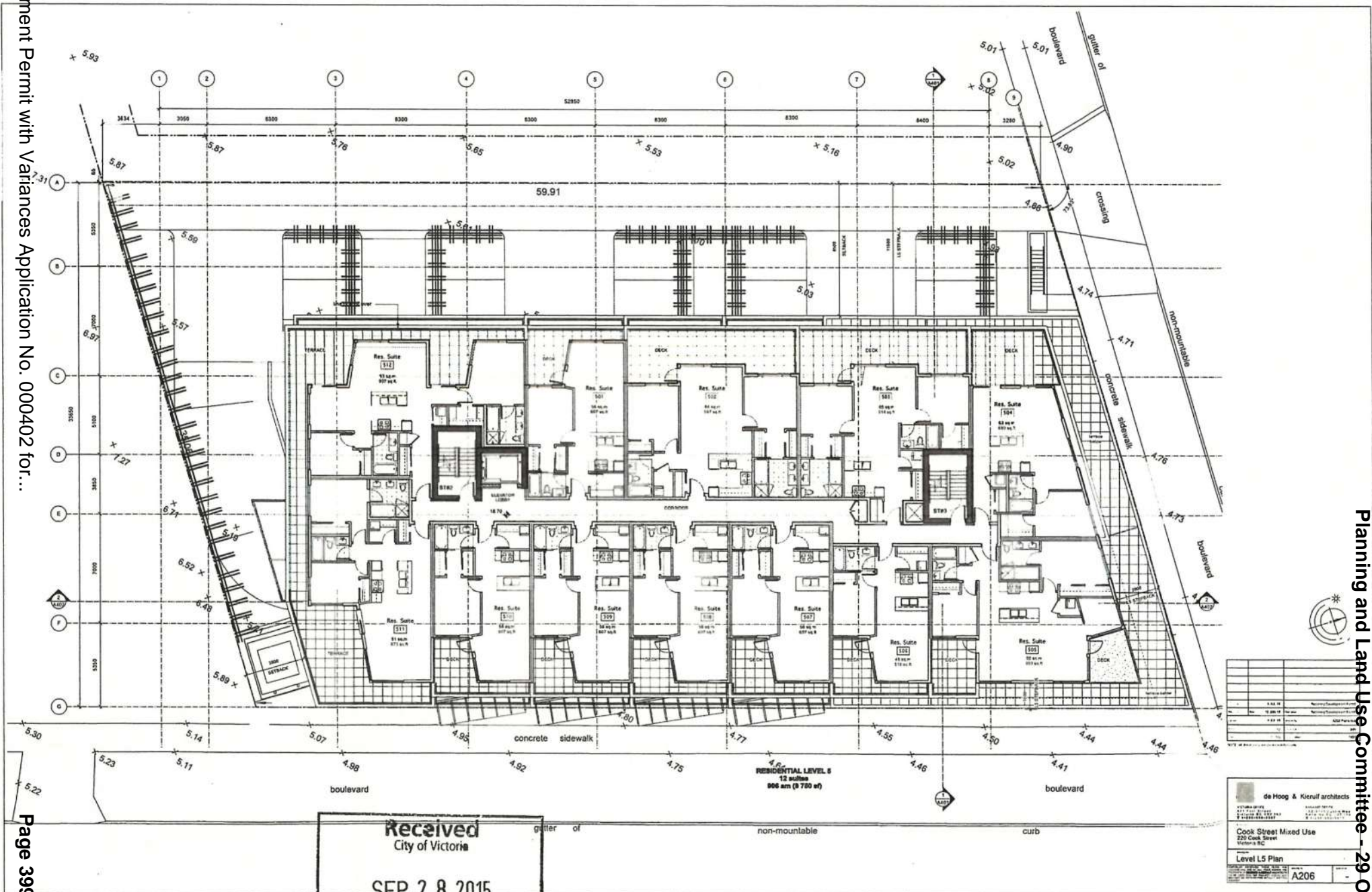


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Cook Street Mixed Use	
220 Cook Street	
Victoria B.C.	
Level L3 Plan	
A204	



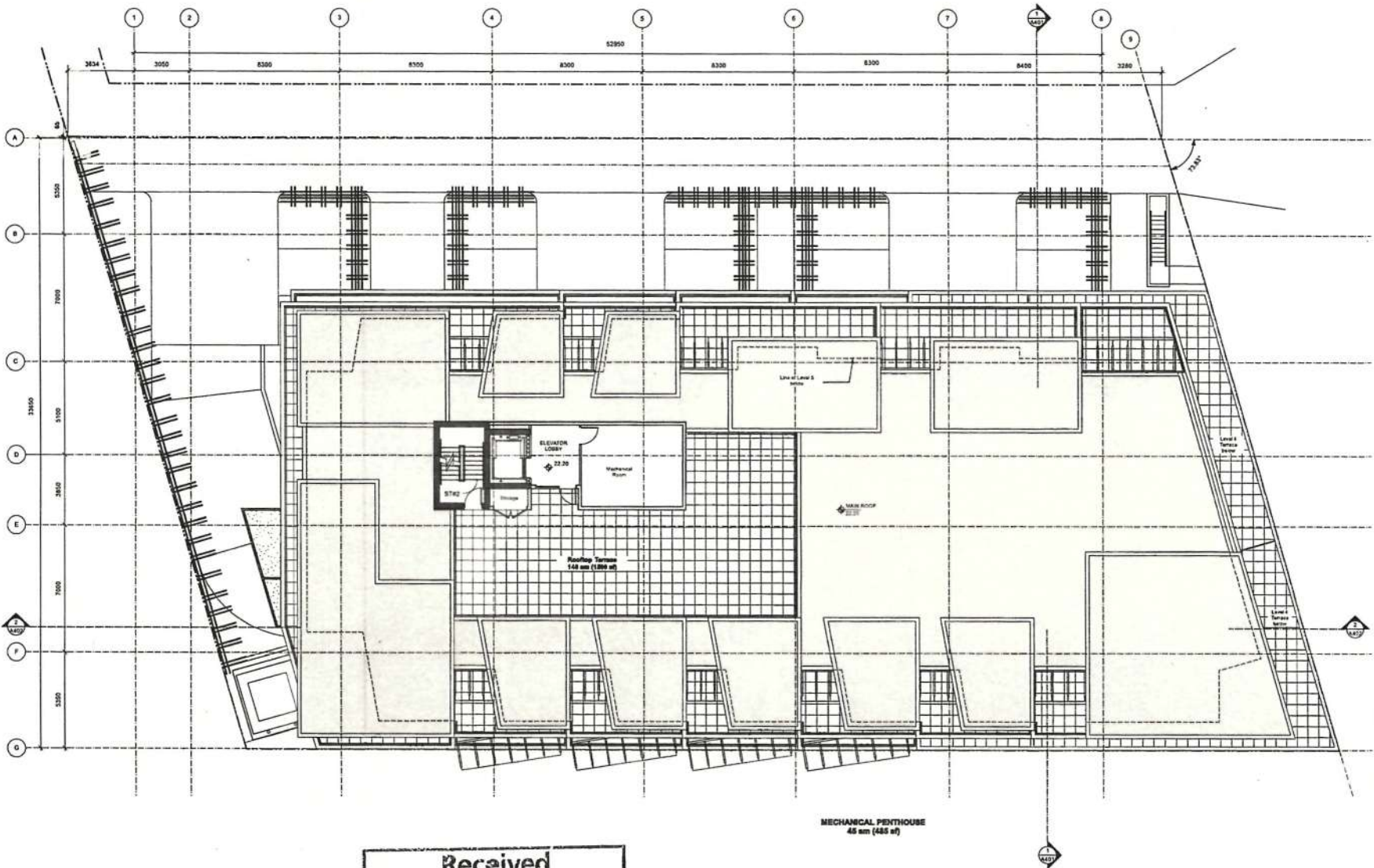
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Cook Street Mixed Use
220 Cook Street
Victoria BC
V8T 4K6
Level L5 Plan
A206



NO.	REVISION	DATE	BY	CHKD.	APP'D.
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2	REVISED	10.08.15			
3	REVISED	10.08.15			
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9	REVISED	10.08.15			

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 V6C 3R8
 Tel: 250.683.1111
 Fax: 250.683.1112
 Email: info@dhk.ca

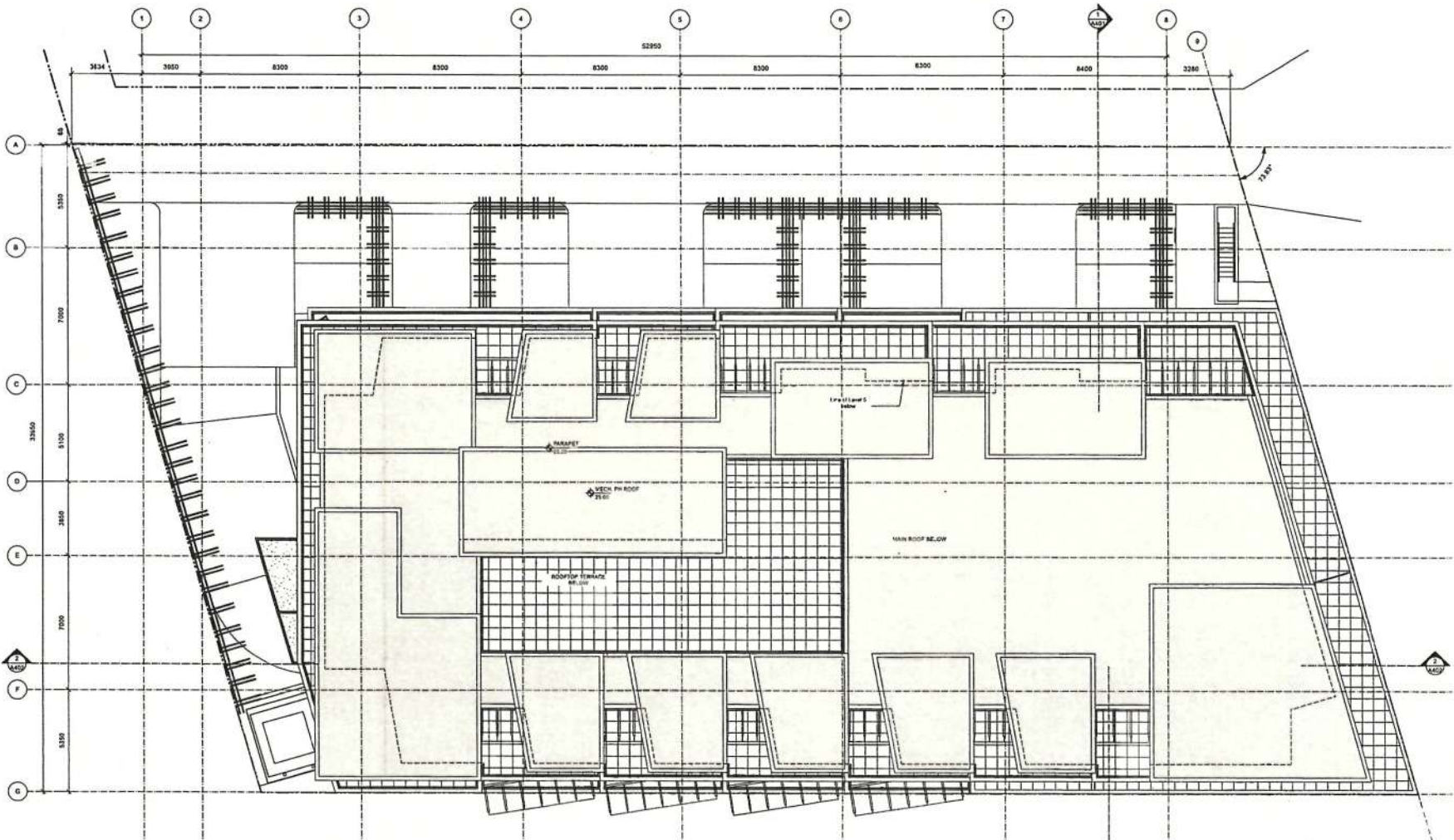
Cook Street Mixed Use
 220 Cook Street
 Victoria B.C.

Lower Roof Plan
 A207

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 City of Victoria

SEP 28 2015

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 Development Services Division



1	2.44 m	Roofing/Cladding/Structure
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8	1.00 m	Roofing/Cladding/Structure

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Cook Street Mixed Use
 220 Cook Street
 Victoria BC

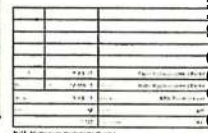
Roof Plan
 A208

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 City of Victoria

SEP 28 2015

Planning & Development Department
 Development Services Division

- 1 PREFINISHED METAL PANELS - light gray
- 2 ACrylic STUCCO - light gray
- 3 ACrylic STUCCO - white
- 4 PREFINISHED METAL PANELS - light brown
- 5 CHROMIUM POLYMER - medium gray
- 6 MONODURAL CEDAR SIDING - natural stain
- 7 BRICK VENEER - dark gray
- 8 PAVED CONCRETE - light gray
- 9 PAINTED CONCRETE - medium gray
- 10 PAINTED CONCRETE - dark gray
- 11 FORESLAN FLEX BLOCK
- 12 PREFINISHED ALUMINUM SIDING - light gray
- 13 THERMOFORM CLEAR GLASS GLAZING UNIT
- 14 PREFINISHED ALUMINUM SIDING - light gray
- 15 THERMOFORM CLEAR GLASS GLAZING UNIT
- 16 PREFINISHED ALUMINUM SIDING - light gray
- 17 THERMOFORM TRANSLUCENT GLASS PANELS
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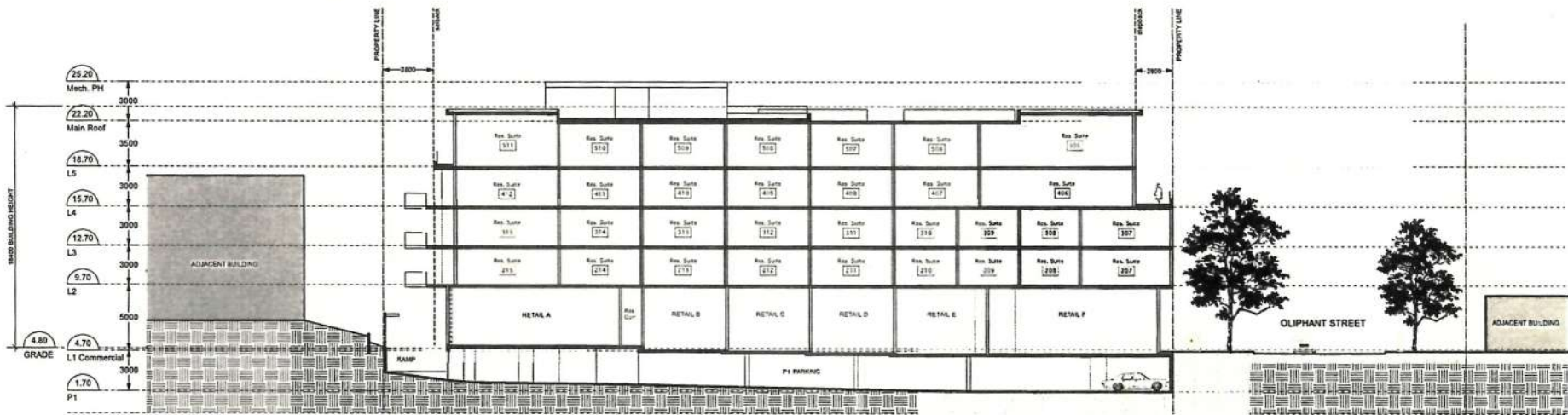


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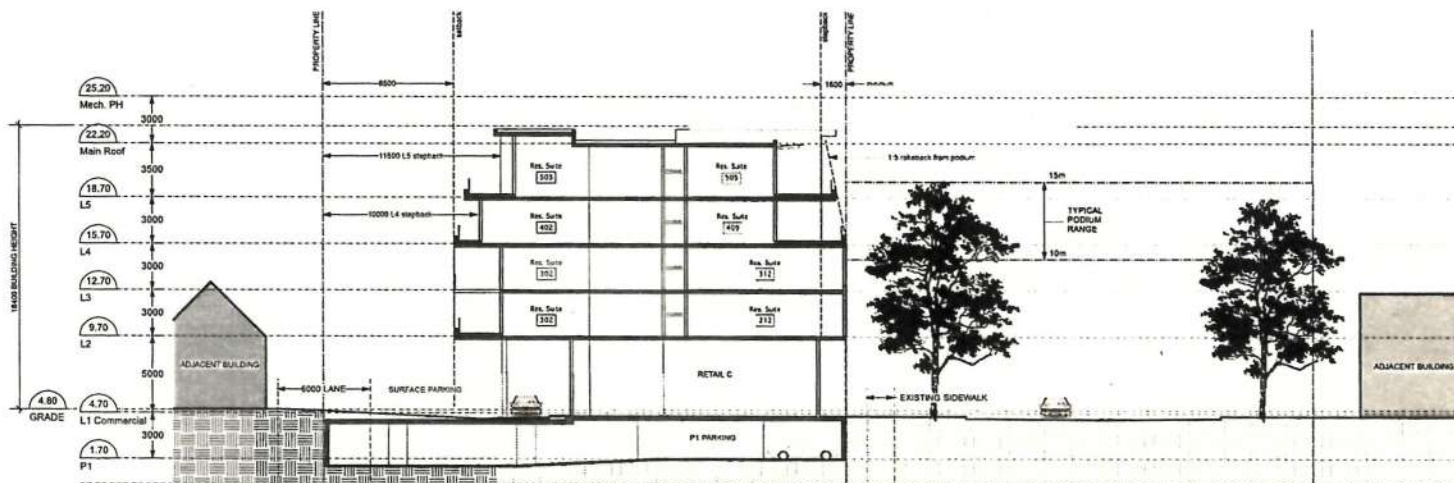
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City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division



1 Building Section
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2 Building Section
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City of Victoria

SEP 28 2015

Planning & Development Department
Development Services Division

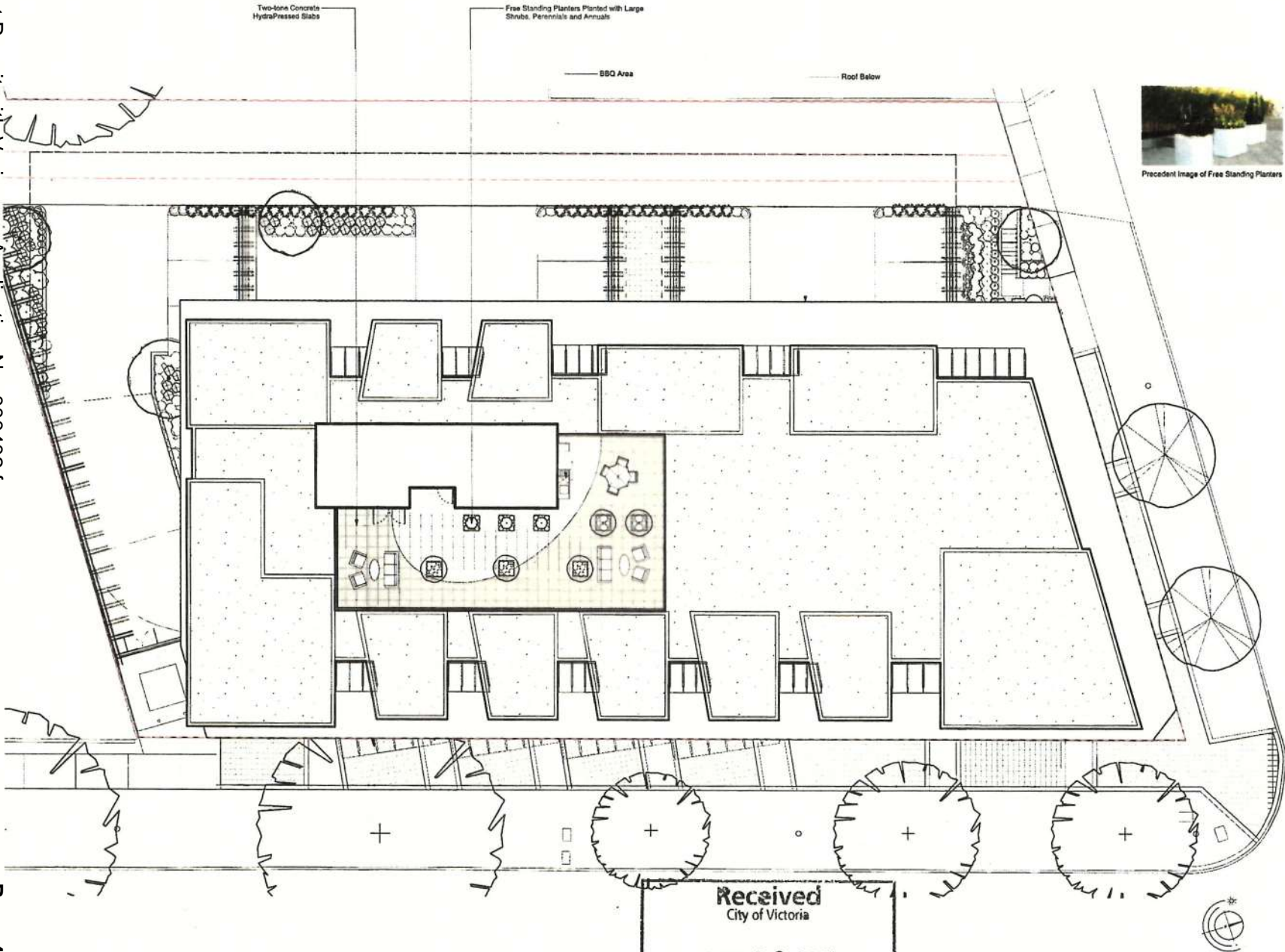
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de Hoog & Kienul architects

200 Cook Street
Victoria BC

Cook Street Mixed Use
200 Cook Street
Victoria BC

Schematic Sections
A401



Precedent image of Free Standing Planters

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B	Oct 6-15	Re-Submitted for DP
A	July 13-15	Re-Submitted for DP

REVISIONS



20-495 Dupplin Rd. Victoria, B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT
Mixed Use Project
202 Cook Street
Victoria, BC

TITLE
Roof Deck

SCALE
1:100

DRAWN
CHECKED

PROJECT No. 1502

DATE
Jan 12-15

2 of 3
SHEET

Received
City of Victoria
SEP 28 2015
Planning & Development Department
Development Services Division



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B	Oct 6-15	Re-Submitted for DP
A	July 13-15	Re-Submitted for DP

LADR LANDSCAPE ARCHITECTS

28-405 Dwyer Rd. Victoria, B.C. V8Z 1B8
Phone: (250) 508-0106 Fax: (250) 412-0604

PROJECT
Mixed Use Project
202 Cook Street
Victoria, BC

TITLE
Tree Preservation Plan

SCALE	DRAWN
1:150	CHECKED

PROJECT No 1502

DATE Jan 12-15 3 of 3
SHEET

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 1 of 2

Community Consultation

September 2014 – Present

- Began discussions with residents, land owners, neighbours and business owners in Cook Street Village.

Oct 2014

- Initial meeting with the Fairfield and Gonzales Planning and Zoning Committee to discuss project – originally a 6 storey proposal.

December 15, 2014

- Formal **CALUC** meeting - **Fairfield Gonzales Community Association** as part of the City of Victoria's approved Rezoning process (meeting notes attached).
- City of Victoria sent out notification to 364 residents and landowners within 100 metres of the property.

Excerpt from the Minutes of Community Meeting Planning and Zoning Committee Fairfield-Gonzales Community Association (FGCA) December 15, 2014

*"Subject Property: 1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)
Proposal to build a residential / commercial five-storey complex.
Approx 35 interested parties attended*

Attendee Questions & Comments:

- *What is the width of the sidewalk...still to be determined*
- *Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible*
- *What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey*
- *Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.*
- *Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan*
- *A Park Boulevard resident felt his property values would be adversely impacted*
- *One resident suggested it would work if the complex could be scaled back in size and more trees be saved*
- *Another resident worried whether adequate parking was being provided*
- *One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens*
- *There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village."*

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

Page 2 of 2

January 15, 2015

- Meeting with residents of neighbouring building at 1050 Park Boulevard to discuss the project and answer questions.
- Approximately 16 residents attended in their common room.

Comments and questions noted included:

- Question about the need or support for more commercial on Cook Street and what type of commercial uses there would be.
- Question about the new OCP policies and the need for a new neighbourhood plan to define what should happen on this site.
- Concern over loss of resident's property value.
- Question about tree retention.
- Some individual concerns over loss of views and privacy.
- Some concern about underground parking entrance and noise in the lane.
- Questions about the approval process, timing and assurances that what they see is what gets built. Clarification that this requires rezoning and development permit.
- Some concern about parking issues in the Village.
- Questions about the size of building, number of units, possible price of units and affordable rental.
- Questions about timing of construction.
- Question about the nature of the strata for the commercial and residential components.

March 2015 to Present - Continued and Ongoing

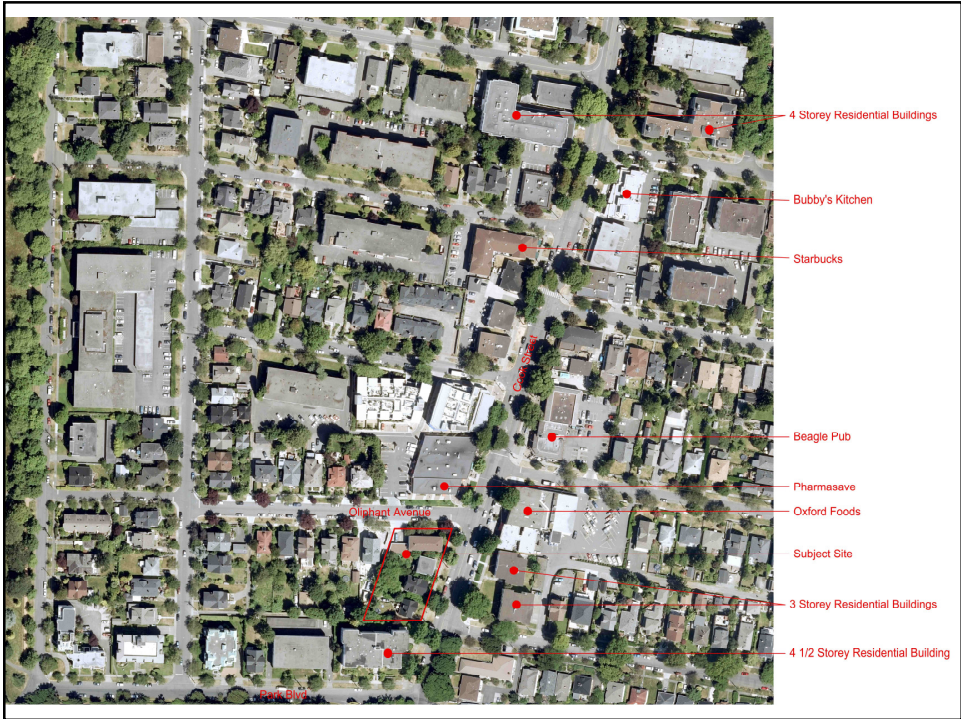
- Continued discussions with residents, landowners, neighbours and business owners in Cook Street Village including committing a staff person to reach more people.
- The Project has been a topic in Times Colonist, CTV, CBC, Jane's Walk, Fairfield Observer, Victoria News, The Cook Street Village Voice and much more.

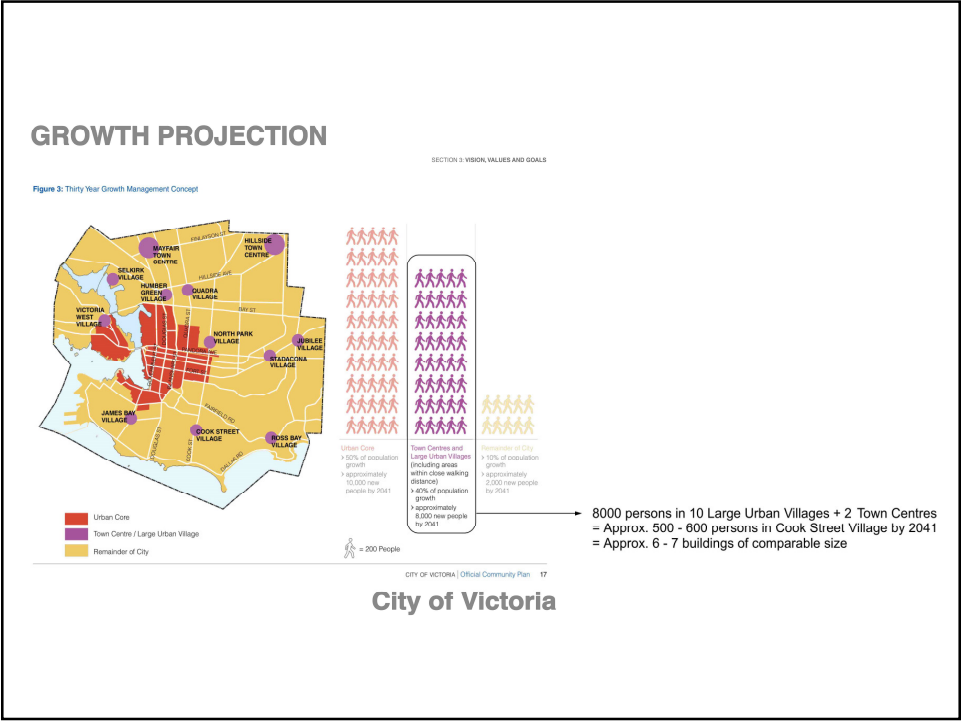
July 29th 2015

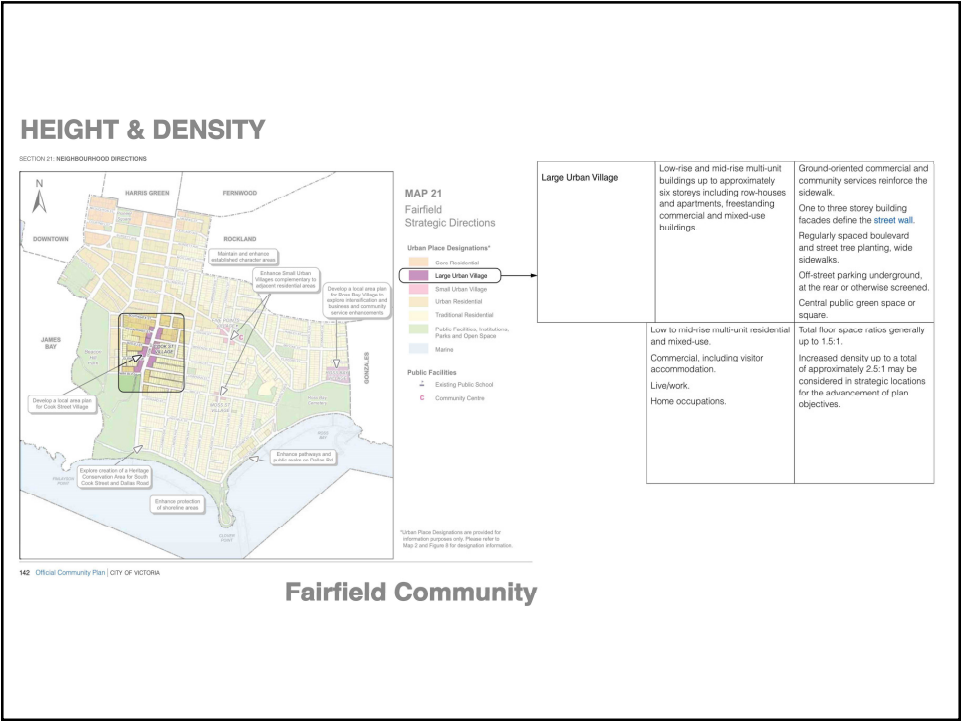
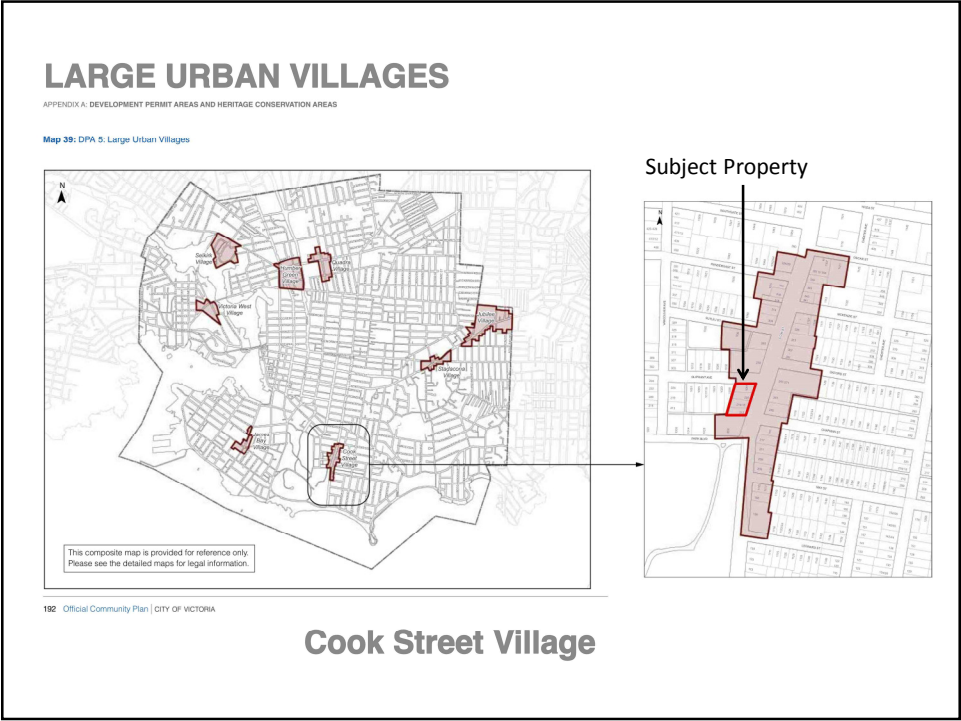
- Community Open House/Event - 5-7pm at Big Wheel Burger, 341 Cook Street
- Over 1400 invitations delivered to multiple postal routes in the neighborhood to ensure a 200m radius.
- More than 300 interested people attended, 75 positive comment cards written and 31 signatures of support. There were 12 comment cards from people who had some concerns about the project.
- The most common points of discussion were the building setback and number of storeys. There was strong support for from many for the design and addition of housing and favourable comments about the cycling facilities as well as the addition of commercial opportunity.
- It was clear that there was a lot of misinformation in the neighbourhood.

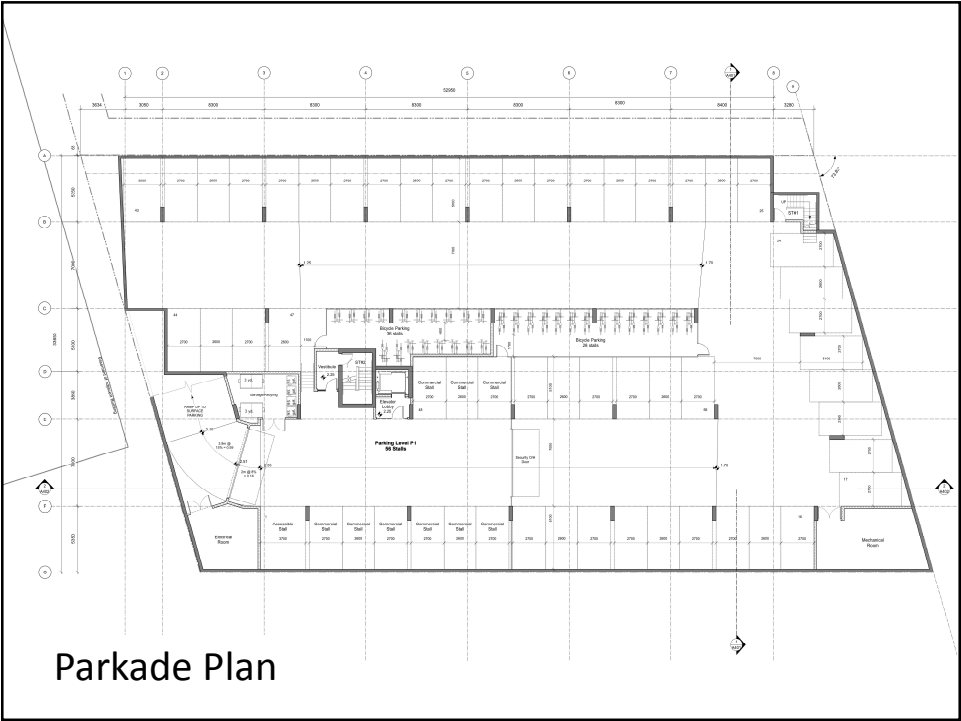


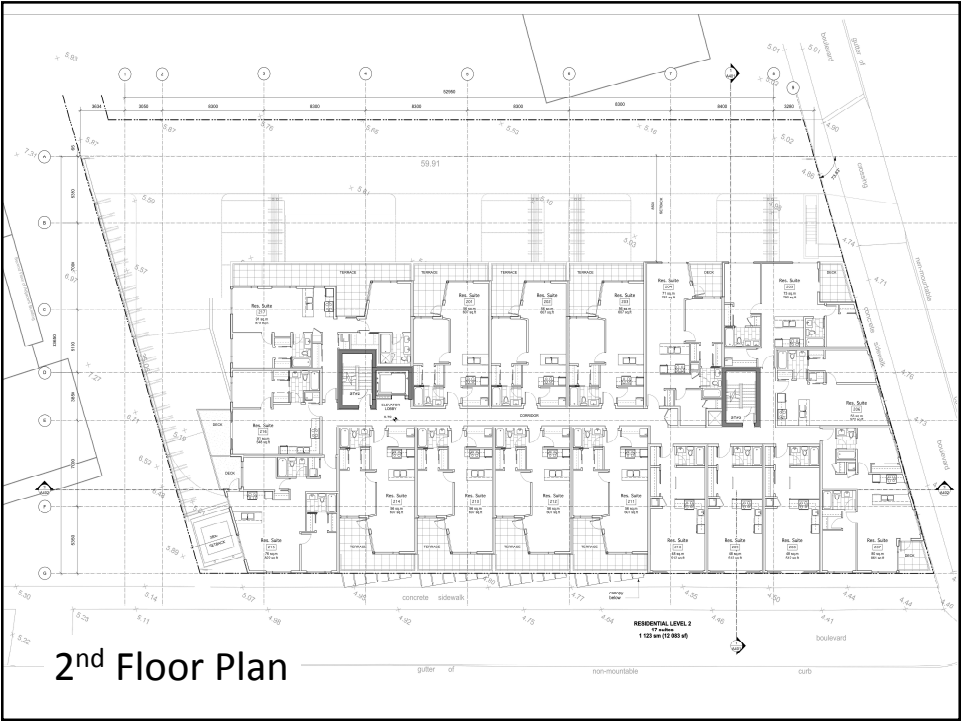
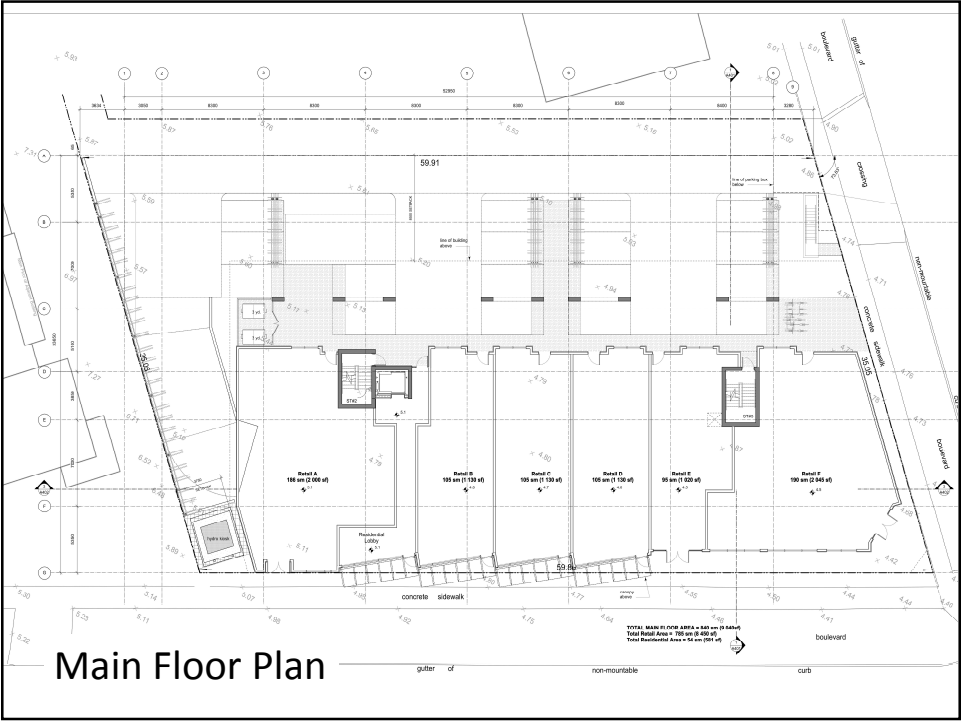


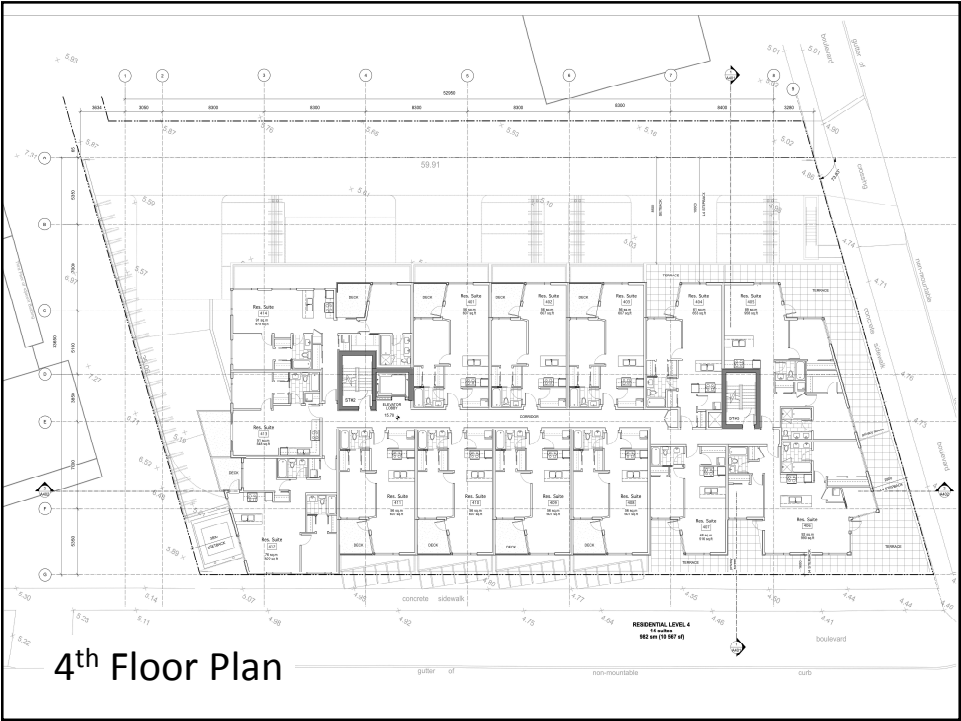
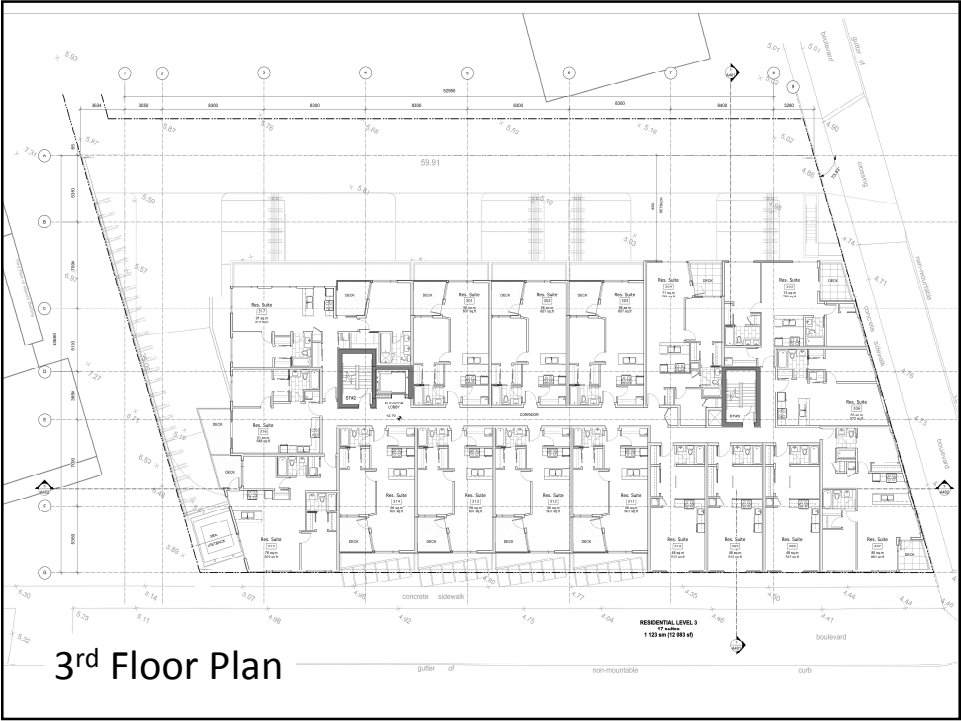


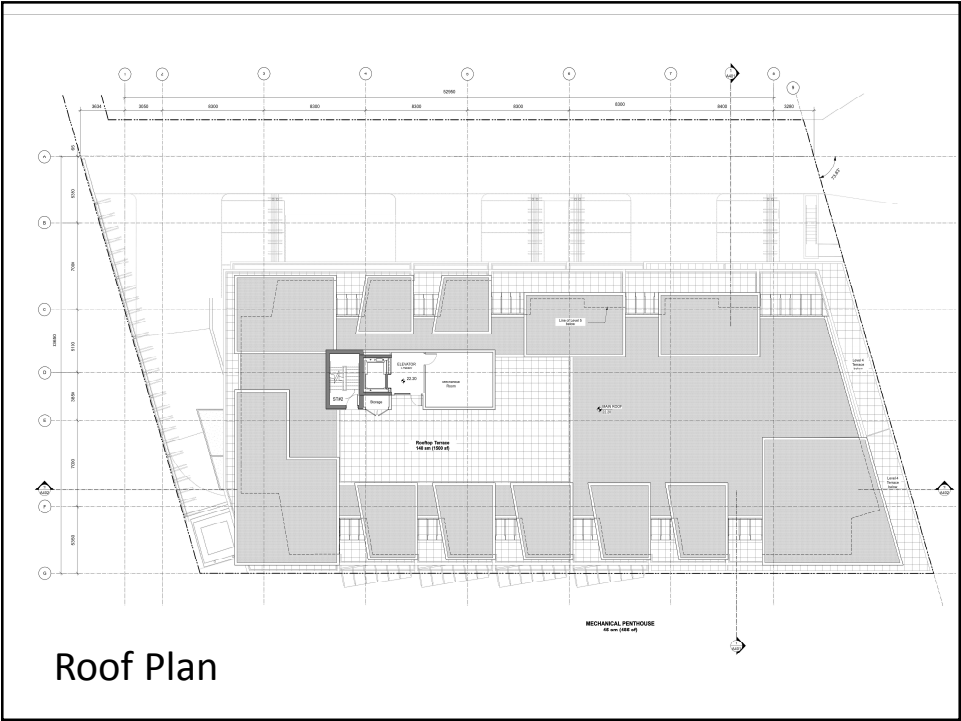
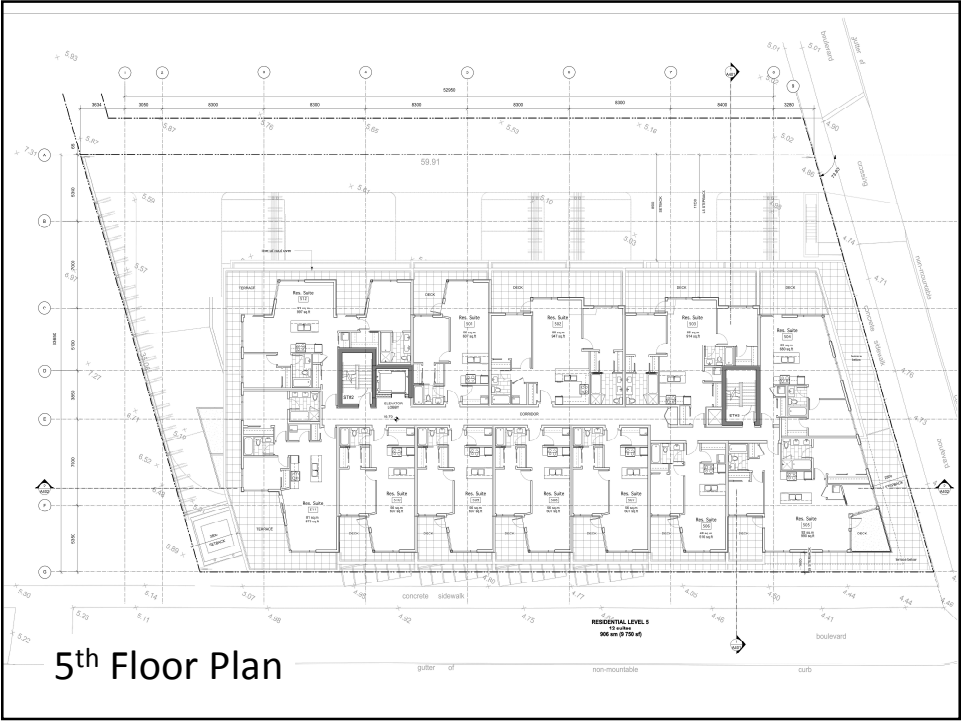


















View along Cook Street looking south / EXISTING

Visualizations



View along Cook Street looking south / PROPOSED

Visualizations



View along Oliphant Avenue / EXISTING

Visualizations



View along Oliphant Avenue / PROPOSED

Visualizations



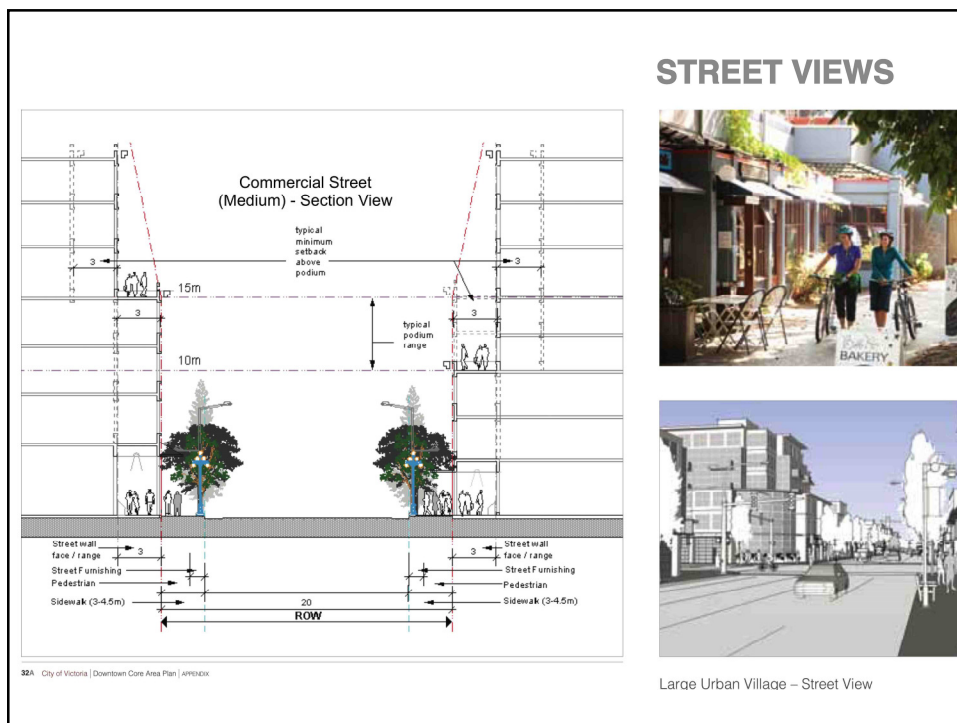
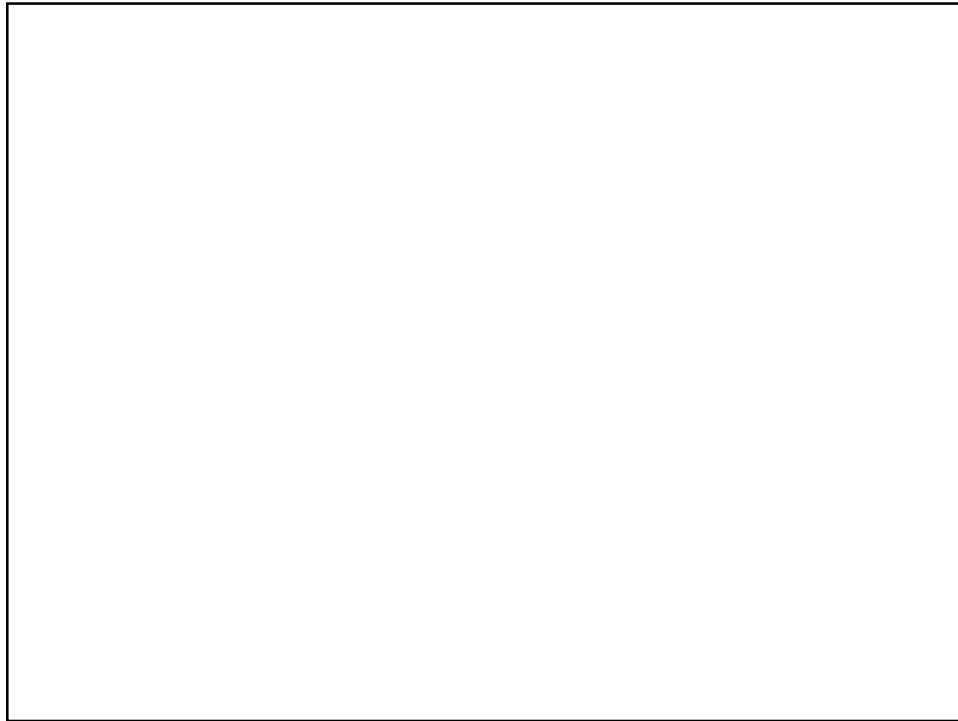
View along Cook Street looking north / EXISTING

Visualizations



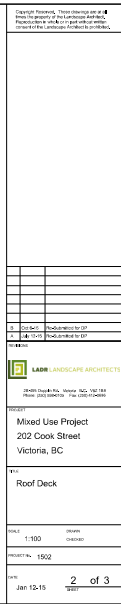
View along Cook Street looking north / PROPOSED

Visualizations





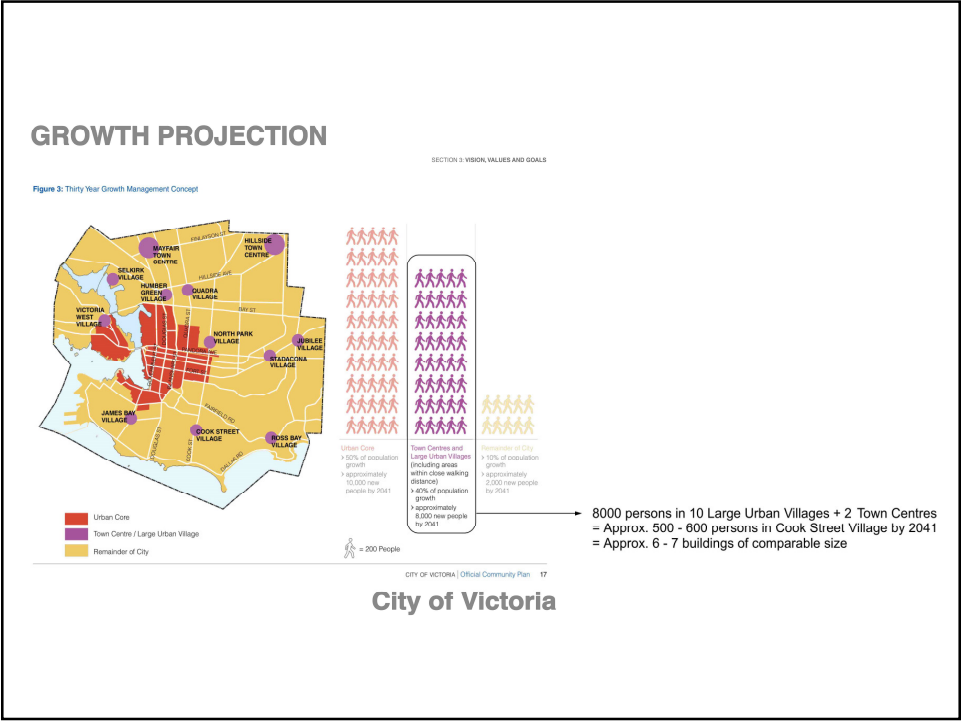


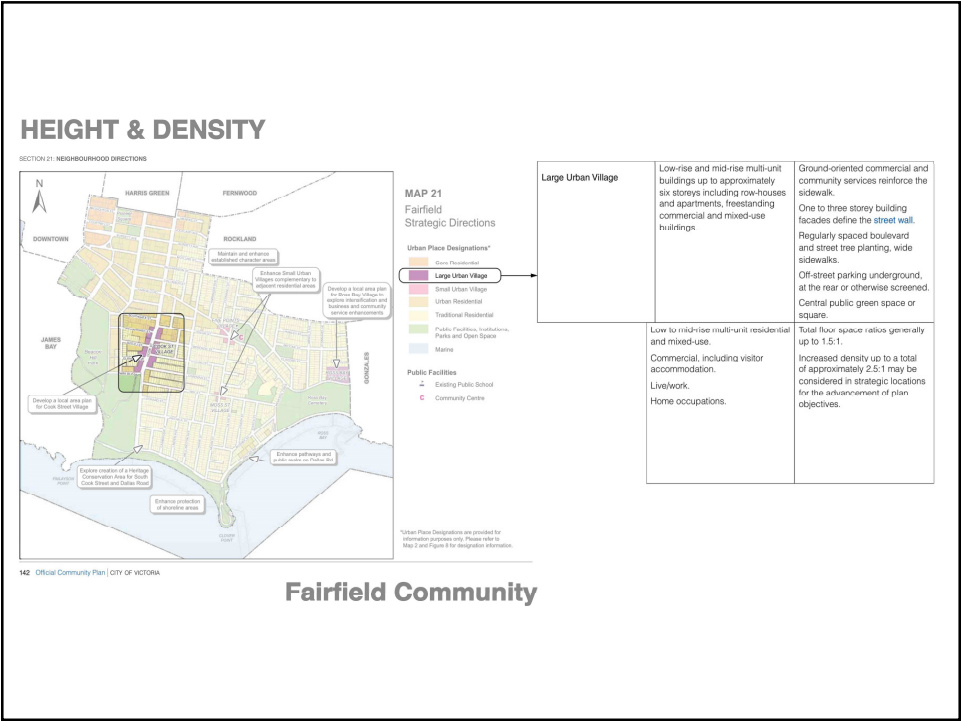
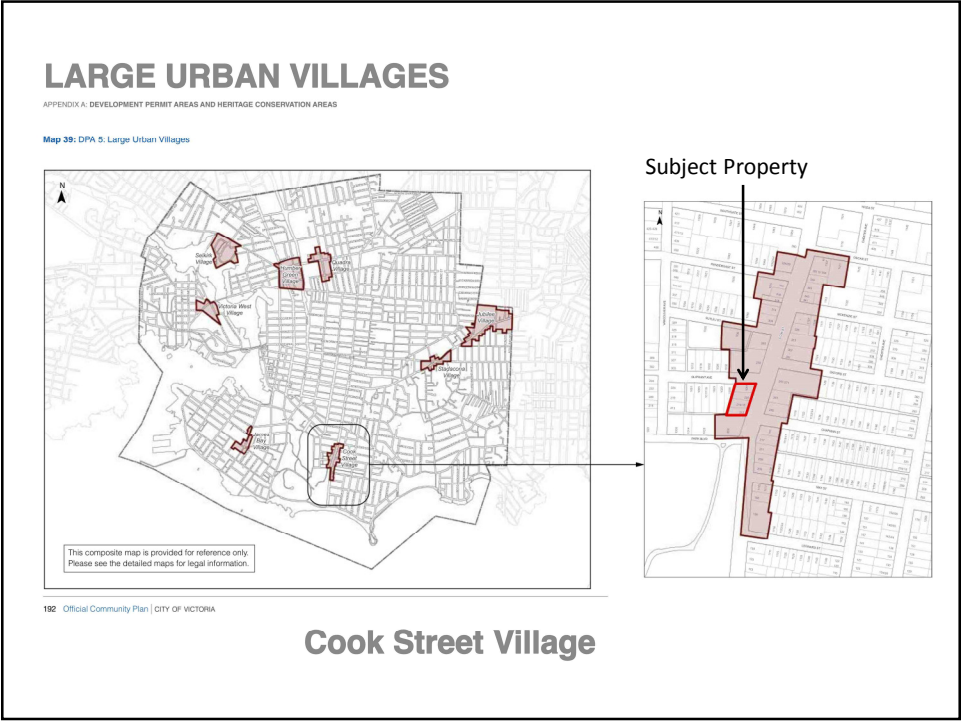


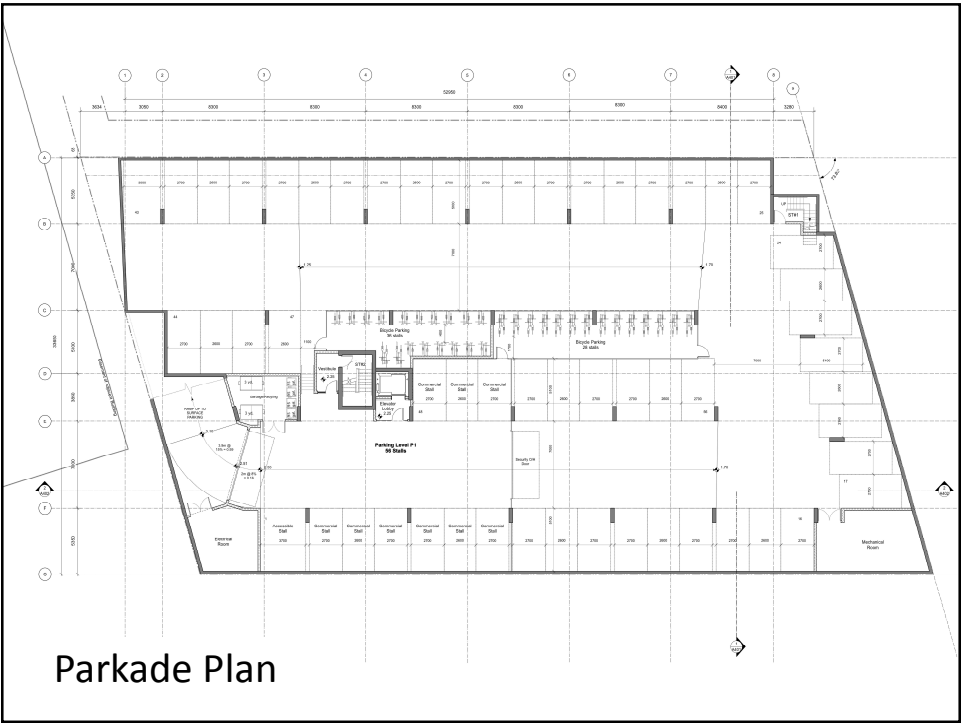






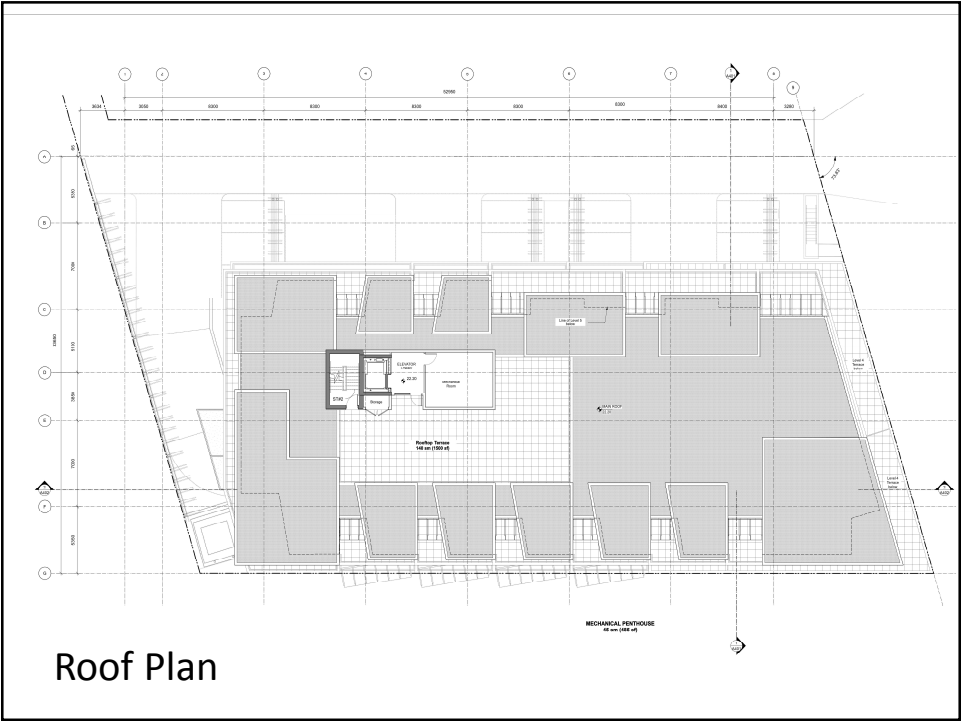
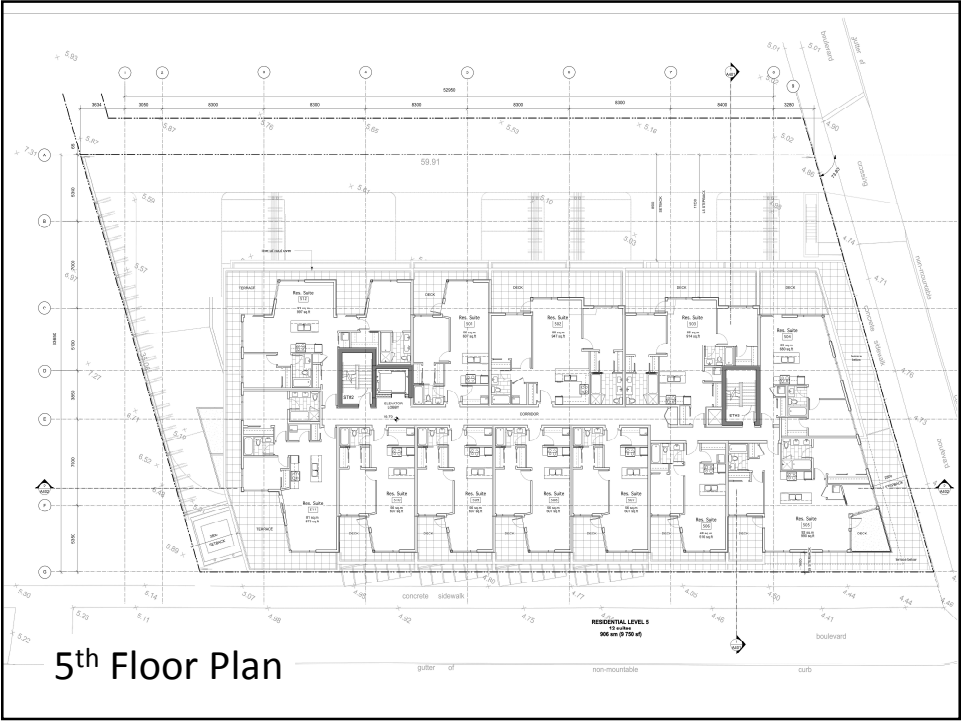




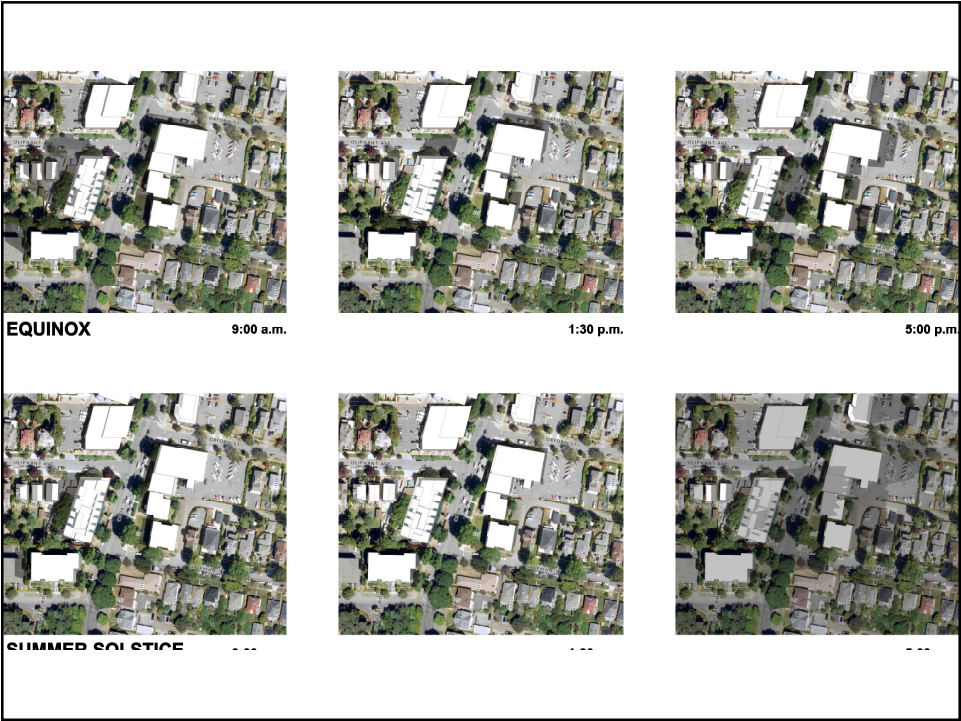














View along Cook Street looking south / EXISTING

Visualizations



View along Cook Street looking south / PROPOSED

Visualizations



View along Oliphant Avenue / EXISTING

Visualizations



View along Oliphant Avenue / PROPOSED

Visualizations



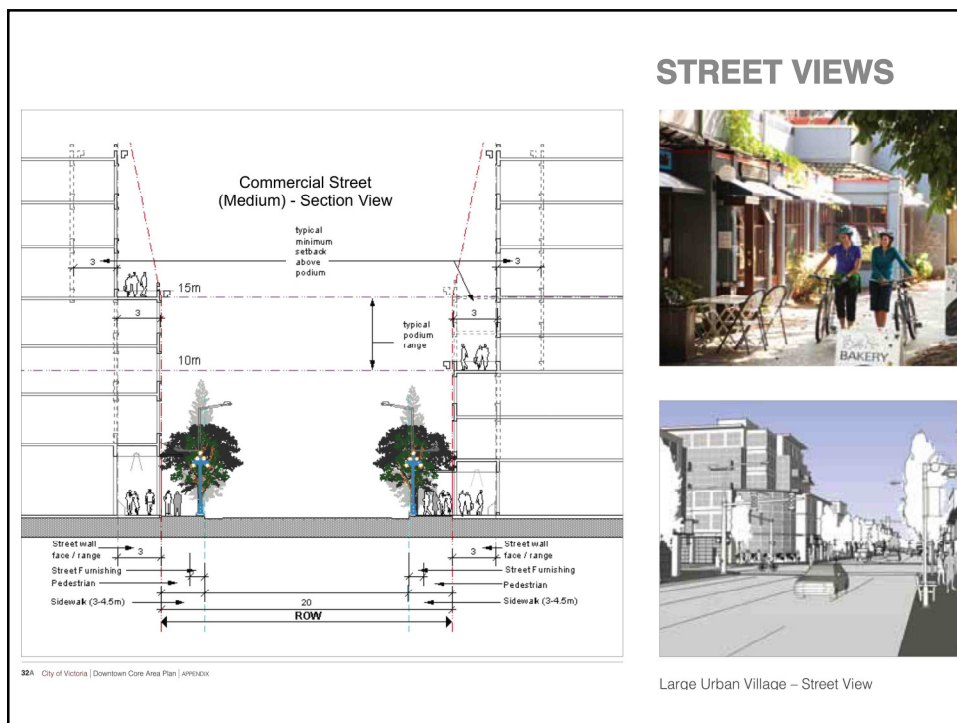
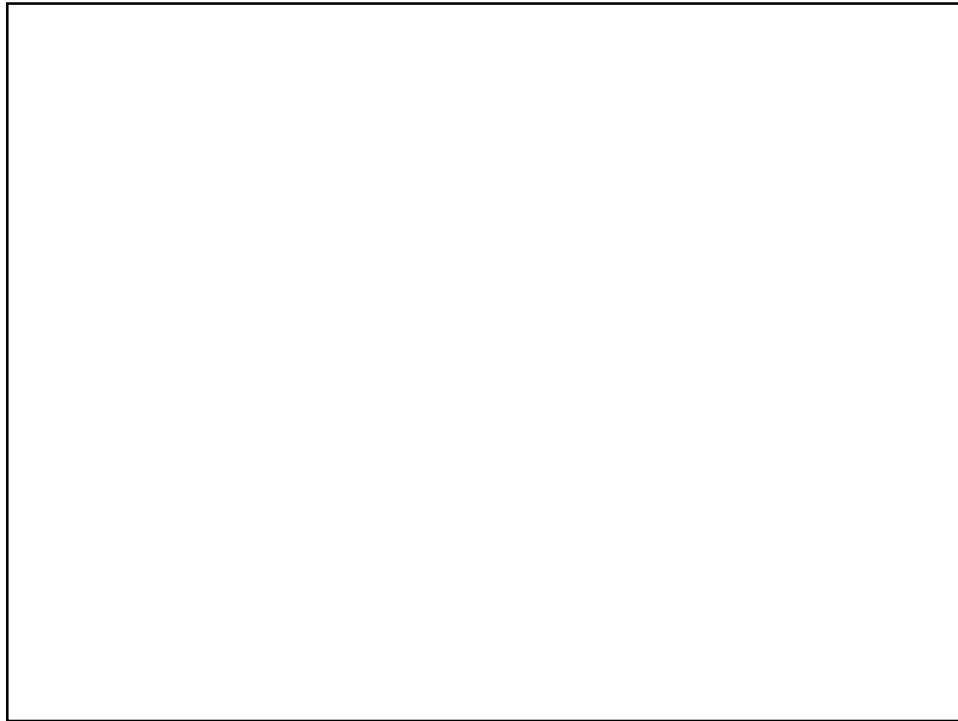
View along Cook Street looking north / EXISTING

Visualizations



View along Cook Street looking north / PROPOSED

Visualizations









Planning and Land Use Committee Report

For the meeting on October 29, 2015

To: Planning and Land Use Committee **Date:** October 14, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update on Rezoning Application No. 00301 and concurrent Development Permit Application No. 000302 for 605-629 Speed Avenue and 606-618 Frances Avenue**

RECOMMENDATIONS

Staff recommend that Committee forward this report to Council and that Council consider the updated motion related to consultation requirements pertaining to the proposed Official Community Plan Amendment, the Development Permit Application and the community amenity contribution:

1. That Council consider giving first reading to Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and *Capital Regional District Solid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration;
 - b. That Council determine pursuant to Section 879 (2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No.14) for consideration at a Public Hearing;

- f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
- g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:

 - a. plans date stamped July 8, 2013;
 - b. development meeting all *Zoning Regulation Bylaw* requirements;
 - c. the Development Permit lapsing two years from the date of this resolution."
4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be allocated to the Victoria Housing Fund.

LEGISLATIVE AUTHORITY

In accordance with Section 876 of the *Local Government Act*, Council may adopt one or more Official Community Plans. Pursuant to Section 137(1) (b) of the *Community Charter*, the power to amend an Official Community Plan is subject to the same approval and other requirements as the power to adopt a new Official Community Plan Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information, analysis and recommendations regarding a request for an Official Community Plan (OCP) Amendment Application, a Rezoning Application and a concurrent Development Permit Application for the properties at 605-629 Speed Avenue and 606-618 Frances Avenue.

On September 20, 2012, the Planning and Land Use Committee (PLUC) reviewed a revised Application for the site and recommended that the Advisory Design Panel (ADP) review it with attention to building massing, height and green space as well as the streetscape and landscaping treatments on the Frances Avenue frontage. The Committee's recommendations also included a requirement that the applicant undertake further public consultation through the Burnside-Gorge Community Association and that staff report back to PLUC prior to the Public Hearing.

Following the review by the ADP on May 15, 2013, staff provided an update report to PLUC on August 22, 2013, providing information from the ADP review and a recommendation that the Development Permit be issued, should approval of the Rezoning Application be given.

The applicant has now met, after a lengthy passage of time, the remaining conditions for the Application to proceed to a Public Hearing and the Zoning Regulation Bylaw and Official Community Plan Amendment Bylaw have been drafted.

Updated information on the status of these conditions is summarized as follows:

- The community amenity contribution analysis undertaken by an independent third party consultant shows an increase in land value of \$1.3 million due to the proposed lift in

density. Based on recovering 75% of this value to support and advance the City's objectives and policies, the provision of an amenity or monetary contribution of \$975,000 is required at the time of construction. In this instance, it is recommended for Council's consideration that the monetary contribution be made to the Victoria Housing Fund since the proposal originally included a significant component of non-market, affordable housing.

- The applicant contacted the Burnside-Gorge Community Association regarding further consultation in 2014. The Association advised that an additional Community Meeting was not required as no substantive design changes had been made to the proposal following a Community Meeting held August 7, 2012.
- The Housing Agreement ensuring that the rental of units is not prohibited, a public walkway linking Speed Avenue and Frances Avenue, a covenant ensuring sewage attenuation and plans for streetscape improvements on Frances Avenue have all been finalized.

The previous City Council, Governance and Planning Committee, Planning and Land Use Committee minutes and staff reports are attached for background information. Also attached is a letter from the applicant with staff and consultant responses regarding the community amenity contribution analysis as well as the summary of the community amenity contribution analysis provided by the consultant. The Housing Agreement, Statutory Right-of-Way Covenant and Sewage Attenuation Covenant are also attached

BACKGROUND

Description of Proposal

The proposal is to construct a commercial/residential complex consisting of two residential towers of 12 storeys each. The residential component is comprised of 176 units including 10 ground-oriented townhouses along Speed Avenue. The commercial component consists of 2438m² of commercial floor space on the Frances Avenue side of the site as well as surface parking for 39 vehicles. In addition, 195 spaces of vehicle parking are proposed in two underground levels of parking accessed from Speed Avenue and Frances Avenue.

Updated Information

Land Lift Analysis

The third-party land lift analysis, undertaken by Rollo & Associates, was prepared and submitted to the City in September 2013 (attached). The land lift was taken from an average base density of 1.5:1 for the site, which has an Urban Residential land-use designation on Speed Avenue and General Employment on Frances Avenue. The residual land value analysis resulted in a lift of \$1.3 million. Council's current practice for properties outside Downtown is to recover 75% of the land lift value (\$975,000) either as a monetary contribution or through the provision of a public amenity identified by the City to support and advance objectives and policies. In the absence of public amenities identified by the City, it is recommended for Council's consideration that the monetary contribution be made to the Victoria Housing Fund as the original proposal included a significant component of non-market, affordable housing.

In a letter dated February 12, 2014, the applicant has raised objections to the findings of the land lift analysis and stated a willingness to pay an amenity contribution of \$200,000.00. The applicant has not provided a supporting analysis or rationale for this figure.

Further Public Consultation

In response to the PLUC's motion that the applicant undertake further public consultation through the Burnside-Gorge Community Association, the applicant contacted the Burnside-Gorge Community Association. In an email dated August 26, 2014 (attached), the Association advised that an additional Community Meeting was not required as no substantive design changes were made to the proposal following a Community Meeting held August 7, 2012.

Housing Agreement

A Housing Agreement to be adopted by bylaw and registered on title ensures there will be no rules or regulations that would restrict an owner of a dwelling unit from renting it to a non-owner.

Public Walkway Easement

The applicant has registered an Easement (Statutory Right-of-Way) for a public walkway between Speed Avenue and Frances Avenue.

Sewage Attenuation

The applicant has registered a Covenant ensuring sewage attenuation measures are implemented should the development proceed to construction.

Streetscape Improvements

The proposed streetscape improvements to the Frances Avenue frontage, including the replacement of boulevard trees, will be installed to the City's Right-of-Way standards and specifications.

Statutory Consultation

The *Local Government Act* (LGA), Section 879(1), requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Consistent with Section 879 (2) (a) of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration, that appropriate notice would include mailing a notice to the owners and occupiers of property within 200m of the subject site and posting a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

Waste Management Plan, Financial Plan and Statutory Consultation

As a result of the proposed OCP Amendment, the *Local Government Act* requires that Council consider Financial Plan implications, Waste Management Plan implications and statutory consultation requirements as part of any proposed OCP Amendments. In this instance, staff recommend to Council that there are no Financial Plan or Waste Management Plan implications anticipated.

Respectfully submitted,

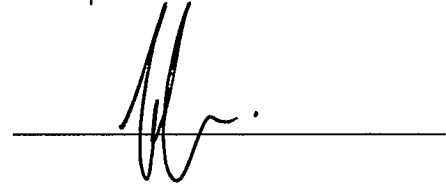


Brian Sikstrom
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

October 23, 2015

List of Attachments

- Minutes of the Planning and Land Use Committee Meeting of August 22, 2013
- Staff report with attachments dated August 1, 2013
- Email dated August 26, 2014, from Burnside-Gorge Community Association Chair waiving an additional Community Meeting
- Letter dated September 12, 2013, from Rollo & Associates outlining the amenity contribution analysis
- Letter dated February 12, 2014, from M.H. Johnston & Associates Inc. regarding the amenity contribution analysis
- Draft Official Community Amendment Bylaw
- Draft Zoning Regulation Amendment Bylaw
- Draft Housing Agreement Bylaw
- Housing Agreement
- Covenant securing Statutory Right-of-Way
- Covenant securing sewage attenuation
- Council minute of October 11, 2012, and GPC minute of September 20, 2012, with September 6, 2012, staff report with attachments
- Council minute of April 14, 2011, GPC minute of April 7, 2011, and PLUSC minute of February 3, 2011, staff reports of March 24, 2011, and January 27, 2011.

4.5 Development Permit Application # 000302 for 605-629 Speed Avenue and 608-618 Frances Avenue

Committee received a report dated August 1, 2013, from Development Services regarding Development Permit # 000302 for 605-629 Speed Avenue and 608-618 Frances Avenue. The applicant proposes a commercial/residential complex consisting of two multi-unit residential towers of 12 storeys each. The residential component is comprised of 176 units including 10 ground-oriented townhouses along Speed Avenue. The commercial component consists of 2438m² of commercial floor space on the Frances Avenue side of the site with surface parking for 39 vehicles. In addition, a minimum of 195 spaces of vehicle parking are proposed in two underground levels accessed from Speed Avenue and Frances Avenue.

The following issues were highlighted for this project:

- Building massing
- Building height
- Green space and landscaping treatments on Frances Avenue

Committee discussed:

- This application has had much discussion and careful consideration as it will be a landmark building.
- It would be helpful to have the long views from other parts of the city. Should the application move forward that document would be useful to have.
- The application will provide a dramatic change to the neighbourhood.

Action: Councillor Helps moved that Committee recommends that following consideration of the Rezoning Application, that Council authorize the issuance of a Development Permit for building design and landscaping for 605-629 Speed Avenue and 606-618 Frances Avenue, accordance with:

1. Plans stamped "Development Permit # 000302 dated July 8, 2013".
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. Final plans to be in accordance with the plans identified above with the provision of high-quality materials for the surface parking area, to the satisfaction of the Director of Planning and Development.

For: Mayor Fortin, Councillor Helps
Against: Councillor Madoff

CARRIED 13/PLUSC0126

Planning and Land Use Standing Committee Report

Date: August 1, 2013 **From:** Brian Sikstrom, Senior Planner
Subject: Development Permit # 000302 for 605-629 Speed Avenue and 608-618 Frances Avenue – Application to construct a commercial/residential complex consisting of two residential towers of 12 storeys with ground floor commercial and ground-oriented townhouses.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding an application for a Development Permit at 605-629 Speed Avenue and 608-618 Frances Avenue in conjunction with a Rezoning Application.

The applicant proposes a commercial/residential complex consisting of two multi-unit residential towers of 12 storeys each. The residential component is comprised of 176 units including 10 ground-oriented townhouses along Speed Avenue. The commercial component consists of 2438 m² of commercial floor space on the Frances Avenue side of the site with surface parking for 39 vehicles. In addition, a minimum of 195 spaces of vehicle parking are proposed in two underground levels accessed from Speed Avenue and Frances Avenue.

The following points were considered in analyzing this application:

- The applicant has responded to all the comments and recommendations of the Advisory Design Panel. The major changes to the proposal include the addition of a roof top patio space for the residents and the replacement of stucco on the multi-unit residential towers with brick veneer and pre-finished metal panels. In addition, the differing colour treatments distinguish the towers from each other and add greater visual interest to the overall scheme.
- The applicant has responded to Council and staff concerns regarding the landscape treatment on the Frances Avenue frontage with the provision of additional boulevard trees in consultation with City staff. A recessed bay in the commercial frontage has also been provided to accommodate possible outdoor seating.
- The proposed surface parking area is large and unbroken by landscaping and this should be improved with the provision of high quality materials, e.g. brick pavers, brushed concrete.
- The applicant has not altered the height of the towers. The proposed tower heights are above the "up to approximately 10-storeys" building height in the *Official Community Plan Town Centre Urban* land use designation. However, staff note that if lowered tower heights are traded off for larger tower footprints in order to maintain floor areas, there may be no improvement in the appearance of the proposal.

Recommendations

Following consideration of the Rezoning Application, that Council authorize the issuance of a Development Permit for building design and landscaping for 605-629 Speed Avenue and 606-618 Frances Avenue, in accordance with:

1. Plans stamped "Development Permit # 000302 dated July 8, 2013.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be in accordance with the plans identified above with the provision of high-quality materials for the surface parking area, to the satisfaction of the Director of Planning and Development.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services



Deb Day
Director
Planning and Development

Report accepted and recommended by the City Manager:

Jocelyn Jenkyns

BMS:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding an application for a Development Permit at 605-629 Speed Avenue and 608-618 Frances Avenue in conjunction with a Rezoning Application, which Council considered and directed that further actions be taken prior to proceeding to a Public Hearing.

2.0 Background

2.1 Description of Proposal

The proposal is to construct a commercial/residential complex consisting of two residential towers of 12 storeys each. The residential component is comprised of 176 units including 10 ground-oriented townhouses along Speed Avenue. The commercial component consists of 2438 m² of commercial floor space on the Frances Avenue side of the site with surface parking for 39 vehicles. In addition, a minimum of 195 spaces of vehicle parking are proposed in two underground levels accessed from Speed Avenue and Frances Avenue.

The building and site design elements include:

- siting of the residential towers perpendicular to one another
- variation in the tower roof heights
- clear differentiation of the base, body and top of the towers
- differentiation of the towers by colours of pre-finished metal panels
- two-storey townhouses with individual entrances from Speed Avenue
- a public walkway proposed between Speed Avenue and Frances Avenue
- commercial ground floor on the Frances Avenue frontage with surface parking
- screening/enclosure of roof top mechanical equipment
- underground parking and bicycle storage for residential units accessed from Frances Avenue and Speed Street.

The building materials Include:

- brick veneer cladding up to a band level on the residential towers and on the front and sides of the townhouses
- pre-finished metal panels above the band level on the towers
- projecting areas of curtain wall, window wall and punched windows on the towers
- storefront glazing on the commercial ground floor.

Landscaping elements include:

- preservation of the boulevard trees on Speed Avenue
- a landscaped forecourt for each townhouse unit
- a courtyard area (for possible use by a day care centre) on the east side yard with trees planted along the property line
- a green roof over a portion of the townhouse and retail floor space
- large roof top patios for apartments at this level
- a roof top patio space for residents on the podium near Speed Avenue
- landscaping improvements on the Frances Avenue frontage, e.g. additional boulevard trees

- a 1.85 m high wire mesh with posts for an in-ground green wall is proposed on the east property line to screen the surface parking for commercial uses fronting on Frances Avenue.

2.2 City Council Motion – September 20, 2012 (ADP referral highlighted)

Revised Submission for Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Francis Avenue

It was moved by Councillor Alto, seconded by Councillor Helps, that Council approve that Rezoning Application # 00301 be considered at a Public Hearing and that staff prepare the necessary Official Community Plan (OCP) and Zoning Regulation Bylaw amendments subject to completion of the following conditions:

1. *Amending the Official Community Plan to change the land-use designation covering the site to the appropriate designation and to include the properties in the appropriate Development Permit Area.*
2. *Amending the Burnside Neighbourhood Plan to include the properties in the Mayfair Major Commercial Area.*
3. *Concurrent consideration of a Development Permit Application.*
4. ***Advisory Design Panel review with attention to building massing, height and green space, as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.***
5. *Registration of a Housing Agreement on title, secured by bylaw, to ensure there are no restrictions on rental.*
6. *Registration of an easement for a public walkway between Speed and Frances Avenues.*
7. *The applicant paying for a third party economic analysis to be conducted by a consultant, agreed to by the City, to establish the value of the land lift and monetary contribution for the provision of public amenities.*
8. *Proposed streetscape improvements to the City's Right-of-Way to be secured and constructed to the satisfaction of the Director of Engineering and Public Works.*
9. *Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering and Public Works.*
10. *The applicant undertakes further public consultation through the Burnside Gorge Community Association.*
11. *Staff report back to Committee prior to the Public Hearing.*

2.3 Data Table

The following is data table providing updated project information and a draft Zone standard based on it.

Zoning Criteria	Proposal	New Zone Standard
Site area (m ²) - minimum	5349.4	5340
Total floor area (m ²) - maximum	16433	16500
Density (Floor Space Ratio) - maximum	3.07:1	3.1:1
Number of Buildings	2	2

Height (m) - maximum	36.8	37
Site coverage (%) - maximum	66	66
Open site space (%) - minimum	14.3	14
Storeys - maximum	12	12
Setbacks (m) - minimum		
North (Speed Avenue)	6	6
South (Frances Avenue)	Nil	Nil
East (Side)	4.9	4.9
West (Side)	Nil	Nil
Parking (stalls) - minimum	235* 195 parkade, 39 surface	235* 195 parkade, 39 surface
Parking for Visitors - minimum	19	19
Bicycle storage (stalls) - minimum	195 class 1 + 16 class 2	195 class 1 + 16 class 2
Surface parking landscape strip width (m) - minimum	Nil**	Nil

Note: * The plans show a total of 241 parking stalls but the Building Permit plans may show a reduction in stalls due to construction, design and engineering details.

** In-ground green wall is proposed on the east property line of the surface parking lot.

2.4 Design Guidelines

The site is currently covered by the City-wide Development Permit Area 16, General Form and Character. However, Council recommended that the *Official Community Plan* be amended to include it in an appropriate Development Permit Area. The most appropriate Development Permit Area is DPA 4, Town Centres which covers the nearby Mayfair Mall and other nearby properties. The inclusion in DPA 4 will enable Council to review and approve the character of the development, including landscaping and the siting, form, exterior design and finish of buildings.

The objectives of this designation are to:

- revitalize the Mayfair Mall site, Hillside Mall site and adjacent lands within this designation as Town Centres
- accommodate 40% of Victoria's anticipated population growth in the Town Centres and support a mix of commercial and community services primarily serving the surrounding residential areas
- realize Douglas Street as a significant transportation corridor with rapid transit, designed as a "complete street" that serves all transportation modes – pedestrians, cyclists, public transit passengers and vehicles, commercial vehicles and automobiles, with adjacent development to support and advance this objective
- revitalize the Mayfair Mall and Hillside Mall sites and adjacent lands in this designation into rapid and frequent transit service hubs with urban design that supports this function, encourages pedestrian and cycling use, and enhances the experiences of pedestrians and cyclists

- achieve a unique character and sense of place in the design of each Town Centre through high quality architecture, landscape and urban design with the inclusion of new landmarks
- include special design features within the Mayfair Mall and Hillside Town Centres to mark each as gateways into Victoria to enhance a sense of arrival and departure.

The guidelines to be considered and applied for Town Centres are the following:

- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street
- off-street parking must be underground, at the rear of buildings or otherwise screened.

3.0 Issues

The following issues are associated with this project:

- building massing
- building height
- green space and landscaping treatments on Frances Avenue.

4.0 Analysis

4.1 Advisory Design Panel Review and Revisions

The proposal was presented to the Advisory Design Panel on May 15, 2013. The Panel made the following recommendations:

- revision to the material finishes with specific focus on extending the treatment of the townhouses to the towers above and that the design of the towers be complimentary yet distinct
- revisiting the Frances Avenue streetscape to consider an improved landscape treatment in the public right-of-way and that the commercial units consider building elements that respond positively to the street
- consideration for future rooftop mechanical equipment above the podium level in order to mitigate its visual and acoustic impact on residences above
- consideration of the inclusion of a useable common rooftop patio space on the building podium level
- revisions to the design of the main building entrances to each of the towers such that they are provided with equal merit.

The applicant has responded to all of these recommendations as outlined in the architect's letter dated July 3, 2013. These changes include:

- extending the brick treatment of the townhouses upward on the towers to the band level and replacing the stucco treatment above this with a pre-finished metal-panel system of similar colour to the brick
- improving the landscape treatment along Frances Avenue in consultation with City staff
- providing a bay in the commercial frontage to accommodate café seating
- providing detailed design for roof top screening for mechanical equipment
- providing a common roof top patio space
- shifting the eastern townhouses to increase the entrance area on Speed Avenue for the east tower to match that of the west tower.

4.2 Building Massing

The proposed massing is that of two matching towers set perpendicularly to each other over a common base occupied by townhouses on Speed Avenue and commercial floor area at the rear accessed from Frances Avenue. The perpendicular siting of the towers lessens their overall massing from both Speed Avenue and Frances Avenue. The applicant has not altered the height of the towers but the differing colour treatments distinguishes them from each other and adds greater visual interest to the overall scheme. In addition, the quality and durability of the materials have been improved.

4.3. Building Height

The proposed height of 12 storeys for both towers is above the "up to approximately 10-storeys" building height in the *Official Community Plan Town Centre Urban* land use designation. A lowering of the tower heights and differing heights for each would lessen the overall massing, add more visual interest and be more in keeping with the Town Centres guidelines. However, the applicant has not chosen to change the tower heights. Staff note that, if lowered tower heights are traded off for larger tower footprints in order to maintain floor areas, there may be no improvement in the appearance of the proposal.

4.3. Green Space and Landscaping Treatments on Frances Avenue

The proposal's landscaping and green space are limited by the building site coverage of 66% and reduced building setbacks resulting in a landscaped area of 14% (not including a green roof area and the common patio area). The proposed landscaping has been improved by the addition of a common roof top patio space for residents of both towers. Other aspects of the landscaping remain the same.

A small landscaped area at the end of Speed Avenue has been constructed as part of an apartment building recently completed across the street.

Without a reduction in the building footprint or the provision of additional underground parking for commercial uses, the applicant has taken the only option for increasing the landscaping and green space by adding the rooftop common patio space.

To accommodate the proposed surface parking on Frances Avenue, the provision of trees on the east property line was initially proposed by the applicant. This was not seen as functional by staff and the alternative of a fence and in-ground green wall, as now proposed, is acceptable. Screening notwithstanding, the proposed surface parking area is large and unbroken by landscaping and this should be improved with the provision of high quality materials, e.g. brick pavers, brushed concrete.

The applicant has consulted with staff on improvements to the landscape treatment on Frances Avenue and staff are satisfied with the proposed improvements.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Options

Option 1

Following consideration of the Rezoning Application, that Council authorize the issuance of a Development Permit for building design and landscaping for 605-629 Speed Avenue and 606-618 Frances Avenue, in accordance with:

1. Plans stamped "Development Permit # 000302 dated July 8, 2013.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be in accordance with the plans identified above with the provision of high quality materials for the surface parking area to the satisfaction of the Director of Planning and Development.

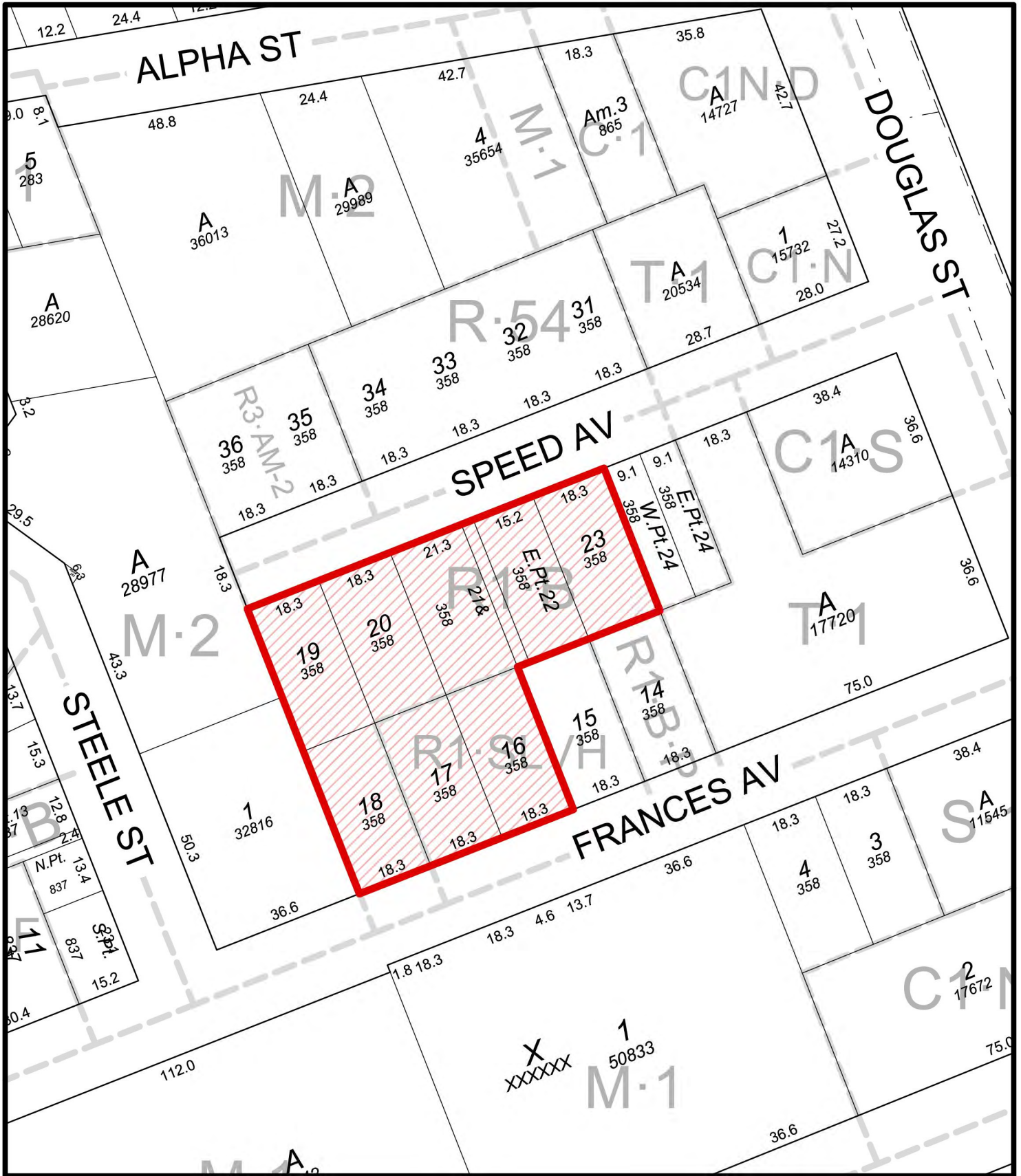
Option 2

That Council decline the application.

7.0 Conclusions

The applicant has responded to all the comments and recommendations of the Advisory Design Panel. The major changes to the proposal include the addition of a roof top patio space for the residents and the replacement of stucco on the multi-unit residential towers with brick veneer and pre-finished metal panels. In addition, the differing colour treatments distinguish the towers from each other and add greater visual interest to the overall scheme.

The applicant has responded to Council and staff concerns regarding the landscape treatment on the Frances Avenue frontage with the provision of additional boulevard trees in consultation with City staff. A recessed bay in the commercial frontage has also been provided to accommodate possible outdoor seating. However, the proposed surface parking area is large and unbroken by landscaping and this should be improved with the provision of high quality materials, e.g. brick pavers, brushed concrete.



605 to 629 Speed Av. & 606 to 618 Frances Av.

Rezoning #00301

Bylaw #





City of Victoria

February 18th 2013

Attn. Director of Planning and Development

Re: Development Permit Application – 605-629 Speed Ave. and 606-618 Frances Ave.

Attached is our application for a development permit for our properties on Speed and Frances Ave.

Council has forwarded our rezoning application to public hearing subject to concurrent consideration of a development permit application and Advisory Design Panel review with attention to building massing, height and green space, as well as the streetscape and landscape treatment proposed for Frances Ave. frontage.

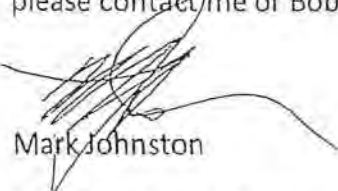
We have attempted to integrate the site by connecting the Speed Ave. residential to Frances Ave. which then allows residents to connect to many of the amenities in Burnside without going out on to Douglas St.

A Green Roof area has been developed over the ground floor commercial to allow large patios for the residential units at this level, with additional Green Roofs over the Townhomes on Speed Ave.

The townhomes on Speed Ave. will all have private garden patios which will enhance the green street/sidewalk experience along Speed Ave. The front yards on Speed Ave. will be 6m and should make the sidewalk experience pleasant and comfortable. The existing trees and streetscape along Speed Ave will be preserved and coordinated with the proposed 'pocket' park at the end of the street to mollify the dead end wall of the existing industrial building.

There will be a net gain of trees on site and along the frontages with boulevard trees being planted along Frances Ave. and as a buffer on the east edge of the parking lot as shown in the landscape plan.

We believe our plans have addressed Council's concerns and if you need further information please contact me or Bob Rocheleau at Praxis Architects.



Mark Johnston

M.H. Johnston & Associates Inc.



P R A X I S
architects inc.

Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC



401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

July 03, 2013

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

Re: Development Permit 000302
Rezoning Application 00301
Proposed Development
605 – 629 Speed Ave. and 606 – 618 Frances Ave.

Advisory Design Panel – Minutes May 15, 2013

To Whom It May Concern:

We have responded as follows to suggestions and recommendations made at our presentation to Advisory Design Panel on May 15, 2013:

Revised materials and finishes as follows:

- Changing the proposed stucco rainscreen areas by extending the treatment of the the townhouses (brick) to the band level of the towers, and above that level to a prefinished metal panel sytem in similar colour. There are two colours of brick proposed.
- Modifying the colour scheme so that the towers are complimentary but distinct. The composite panel sytem areas called for now are treated differently at each tower (Trespa Mahogany and Swisspearl Black Opal 7021).

Revised the Frances Street streetscape:

After meeting with parks and engineering staff at the City the following was agreed to:

- Provision of improved landscape treatment in the public right –of-way (refer to revised landscape drawings);
- Provision of a recessed bay in the commercial frontage to accommodate café seating. This is intended to compliment the improved landscape treatment in the public right-of-way and anticipate future changes at Frances Street.

Future Rooftop Mechanical Equipment (Commercial):

- Provided detail design of proposed screening / enclosure for anticipated roof top mechanical equipment to mitigate visual and acoustic impact for residential occupants - reviewed with planning staff on June 27th.

Common Rooftop Patio Space

- Provided a useable common rooftop patio space at the roof level of the building podium near Speed Street. This is accessible by occupants of both towers. Exiting is provided per building code requirements, and a stair lift is proposed to provide barrier free access when required.

Building Entrances

- The townhouses at the east end of the Speed Street elevation have been moved approximately 1.1 meters to facilitate main entrances to each of the towers having the same presence on the street.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:

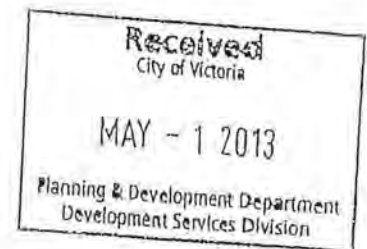


Robert Rocheleau, Architect AIBC
Director



April 29, 2013

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



Re: Development Permit 000302
Rezoning Application 00301
Proposed Development
605 – 629 Speed Ave. and 606 – 618 Frances Ave.

To Whom It May Concern:

CONTEXT

In the first iteration of the project the height proposed was one building of 14 storeys, another of 8, totalling 224 units. At that time this facilitated the economics to provide the lower building as rental, with a significant portion below market (to be owned and operated by an independent non-profit agency). Council however felt that the building mass and height were unacceptable as presented, and requested that the scheme be revised to reduce both. At that time the Official Community Plan was also not in place.

The current scheme is our response to this request.

It is comprised of two 12 storey buildings (10 storeys over commercial space / townhouses). The total number of units proposed is 176, of which 10 are townhouses fronting Speed Street.

It is anticipated that the easterly building will be rental and the westerly building a condominium or investment rental building. All units will be covenanted to permit rental.

SITE

Over the past thirty eight years the owner has assembled this property. The Proposed site is currently occupied by several existing single family houses (rented) on the Speed Street side, and empty lots on the Frances side, now used for car storage serving dealerships across the road.

Historically this is a low area prone to drainage issues. The city has in the recent past installed updated storm drainage to address this problem. Existing sub surface conditions require special consideration re. foundation design and accommodating existing hydrological systems. The existing water table is to be maintained.

An import feature of this property are the existing London Plane trees along Speed Street. They provide a unique canopy of significant scale (surveyed height in the range of 25 m (80 feet), and will provide a natural screen between the new residential on the north side of Speed and these proposed buildings.

The construction of the proposed buildings will maintain these trees with the guidance of our arborist. The existing root zone is to be protected, the foundation being set back sufficiently to facilitate this. Where necessary there will be shoring to protect the existing root system during construction.

OFFICIAL COMMUNITY PLAN

The town centre designation of the Mayfair Mall area, as well as the Douglas Street transportation corridor means that with this site there is an opportunity to begin the densification process that is anticipated along Douglas, reinforcing a less car dependent lifestyle and more sustainable urban fabric. Public transportation and major retail are within easy walking distance. This project offers an opportunity to make the only remaining residential site along the Douglas Corridor the starting point for building the 'walkable village' Mayfair Town Centre.

DESIGN

TRANSITION

The project's commercial component inflects to the commercial nature of Frances, and at the same time provides a buffer between this busy commercial area and the residential enclave of Speed Street. It anticipates the future re-development of the properties fronting Finlayson.

SPEED STREET STREETSCAPE

The intent at Speed Street is to reinforce the existing residential quality of this street.

The Speed Street building frontage is a plinth of ground level oriented townhouses, rhythmically interrupted by entries to the two apartment buildings and one of the vehicle access points to underground parking levels, with a pedestrian walkway adjacent leading to the commercial frontage and on to Frances. The grain and scale of the townhouses is intended to respect the street and reinforce the street edge.

Townhouses

The townhouses are set at an elevation approximately a meter above sidewalk level, reinforcing privacy, yet providing oversight / activity for the sidewalk and boulevard area. Proposed are small landscaped forecourts separated from the sidewalk with low walls. Individual gate access, steps and raised patios fronting the living / entry area modulate the transition between sidewalk and entry.

Two tones of brick veneer are proposed for the townhouse wall finish, This finish is to be continued around corners of the project to a point of logical transition (different use).

Stained wood pergolas cover each patio area.

Coloured awnings are to be provided at entries, with window sill flower boxes.

Individual secure bike parking is to be provided for the townhouses with weather proof storage off each patio.

Lighting of entry pathways is to be with wall embedded step lights.

Apartment Buildings

The west building placement is set back approximately 7 meters to open up the Speed Street elevation, yet not so far as to make its address on Speed Street illogical.

The east building is sited marginally behind the face of the townhouses below to offset the two buildings and provide adequate set back at the south side. A broad horizontal cornice caps the townhouse roof line and separates the townhouse podium from the buildings above.

Pedestrian entry to both apartment buildings is restrained enough to be in balance with the adjacent townhouses, yet corresponds to clear breaks in this street elevation.

The two storey glazed lobbies open to the street with interior overview from 2nd level.

The intent for the residential buildings is that the units be sized and be simple enough in plan form so that the economics of rental will work. The units in the westerly building are slightly larger to be more marketable as condominiums.

The massing of the buildings is conservative yet sufficiently articulated to be attractive, with corner and projecting areas of curtainwall / window wall, and punched windows at other wall areas.

Upper level loft units facilitate variation in roof height to further animate upper storeys.

The finishes proposed in addition to curtain wall / window wall with pre-finished metal panel spandrels include rain screen stucco (self cleaning), and glass French rail balustrades with aluminum cap rail at living rooms.

Refuse / Recycling

Located so that access is off Frances, not Speed Street, yet convenient to occupants.

The intention is that refuse etc. can be deposited without having to pass through lobby areas or leave the building.

FRANCES STREETSCAPE

Commercial Space

The commercial space fronts both related surface parking (49 stalls) and Frances Street. Building elevations are largely storefront glazing, with composite panel rainscreen above and where vertical elements extend from sidewalk to roof line.

Cantilevered canopies protect walkways adjacent to the frontages facing the parking area.

Glazing is maximized on the Frances Street frontage.

It is intended that finished ceiling height be sufficient to satisfy current retail requirements (16'). Anticipated retail uses are smaller grocery store, etc.

The easterly elevation of commercial space is configured to accommodate a daycare, with the adjacent exterior available as playground space.

Additional underground parking access is provided off Frances.

The roof of the commercial area provides patio space for those residential units at this level, with green roof area beyond, and an area finished with concrete faced insulation to accommodate access to anticipated mechanical systems related to the commercial area below. At perimeter areas additional planting is proposed, providing a softer roof edge from the street, and screening commercial related mechanical equipment. Additional louvred screens will be provided as required specific to mechanical equipment when extent and location is known.

Floor to Floor Heights

Primary entrance to major commercial oriented to sidewalk, cross property pedestrian link to Speed Street to reinforce other commercial frontages.

ENERGY CONSERVATION / BUILDING ENVELOPE

Windows and doors will be selected to meet the new code requirement (AAMA/WDMA/CSA 101/I.S.2/A440-08 NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights (NAFS). The wall and roof systems contemplated are to be rain screen, and are to satisfy ASHRAE 90.1 (2010) for energy performance.

ACOUSTIC PERFORMANCE

One of the chronic issues with apartment construction is acoustic performance. The revisions to the National Building Code (2015 cycle) are contemplated to address the measurement of acoustic performance, including flanking sound. These residences will be designed to reflect the anticipated changes.

Also special attention will be paid to impact sound. With the current fashion for hard surface floor coverings such as ceramic tile and wood laminates, this also has created perceived problems that need to be addressed.

SUSTAINABILITY

The project is proposed to be designed and constructed to LEED Certified standard.

EXTERIOR FINISHES

See above.

OPEN SPACES / LANDSCAPING

Low level landscaping is proposed at Speed Street at townhouse forecourts, with new trees parallel to the east property line to enhance the play area for the anticipated day care. A privacy fence will be installed at the east property line off Frances Street, separating surface parking and the adjacent property to the east (car lot).

LIGHTING

Exterior lighting will be selected / directed to avoid spillage, yet provide levels of illumination in the public domain that supports safe travel and provides visual interest. LED sources will be used where possible for energy conservation.

Low walls proposed along the Speed Street sidewalk and entries will be utilized to provide recessed low level walkway illumination. Also to be considered is careful highlighting of the existing London Plane trees from below.

In surface parking area, cantilevered canopies over commercial sidewalks above storefront windows will serve to both light the parking area and shield upward light spillage from the storefront windows.

UNIVERSAL ACCESSIBLE DESIGN

Access off Speed Street is part of main entrances to lobbies and elevators, and integrated into overall building design. Residential elevators serve parking levels for residents and visitors, and a separate elevator provides for barrier free access between underground parking and the commercial area.

SAFETY

Townhouses provide 'eyes on the street'.

Commercial surface parking / frontages have overview from the apartment buildings.

PARKING

The balance of parking provided is underground, with surface parking only to support commercial uses off Frances.

The Speed Street parking entry is recessed behind main building line. Additional access to the underground parking off Frances provides a easy alternative to relieve traffic on Speed Street.

ACCESS AND CIRCULATION

Short term bicycle parking off Speed Street sidewalk is provided for convenience and visibility.

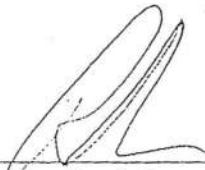
Pedestrian access is street oriented and easily understood.

Elevator and stair access to underground parking / internal bicycle storage – option separate from residential entry.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director



April 29, 2013

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



Re: Development Permit 000302
Rezoning Application 00301
Proposed Development
605 – 629 Speed Ave. and 606 – 618 Frances Ave.

To Whom It May Concern:

Response – Application Review Summary March 27, 2013:

DEVELOPMENT SERVICES DIVISION COMMENTS

Information previously supplied. Mark Johnston met with Brian Sikstrom to clarify.

ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS

Transportation Review

- Revised Site Plan to coincide with 606 Speed (JE Anderson & Assoc. info).
- Landscaping / Architectural coordinated.
- Suggested improvements at Frances removed from drawings.
- 3 m site triangle indicated at all driveway crossings. No obstruction above 1 m in height. Site Plan.
- Driveway grades revised per 6.0 m at 8%.
- Site Plan / Main Floor Plan / Building Elevation / Section.
- Additional information re. grades at curb, front of sidewalk, property line and face of building provided.

Landscape Development Review

- Revised per Transportation Review.

Parks Division Comments

- Trees removed from plans at east edge of surface parking.
- Site Plan / Landscape Plane revised re. 606 Speed Ave. and Frances Ave. frontage.

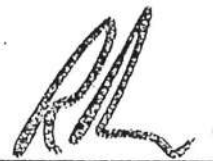
PERMITS AND INSPECTIONS

- Exposure conditions to comply with BC Building Code.
- Travel distance at underground parking is per BC Building Code.
- Units at 10th level have means of egress at upper level and at main level, complying with BC Building Code.


Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director

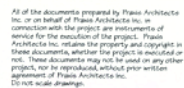


Revisions

Received Date:
July 8/13







NOT FOR CONSTRUCTION

#1		
#2	04/06/2013	REVISED DESIGN PANEL COMMENT
#3	04/29/2013	REVISIONS OF SUBMISSION
#4	05/10/2013	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE:	REVISION
TOTAL		

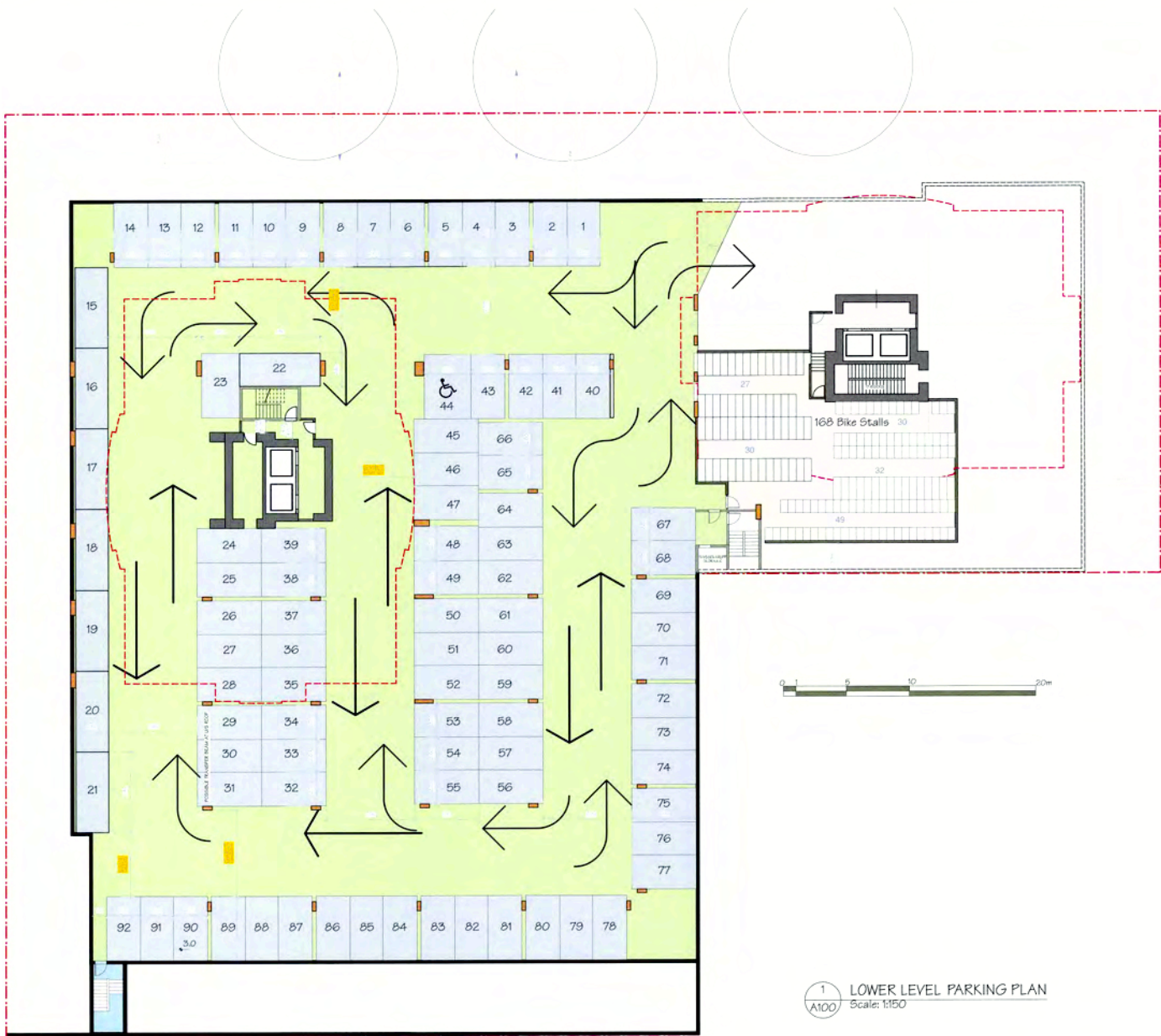


PROJECT TITLE:
PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

SHEET TITLE:

SITE/SURVEY PLAN

SCALE: AS SHOWN	DRAWN: RQ/NW	SHEET NO. A001
DATE: SEPTEMBER 2012	PROJECT NO. 08-12A	



1 LOWER LEVEL PARKING PLAN
Scale: 1:150

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NOT FOR CONSTRUCTION

NO.	DATE	REVISION
#3	06/06/2025	REVISED DESIGN PANEL COMMENTS
#2	06/06/2025	REVISION OF SUBMISSION
#1	02/05/2025	ISSUED FOR DEVELOPMENT PERMIT

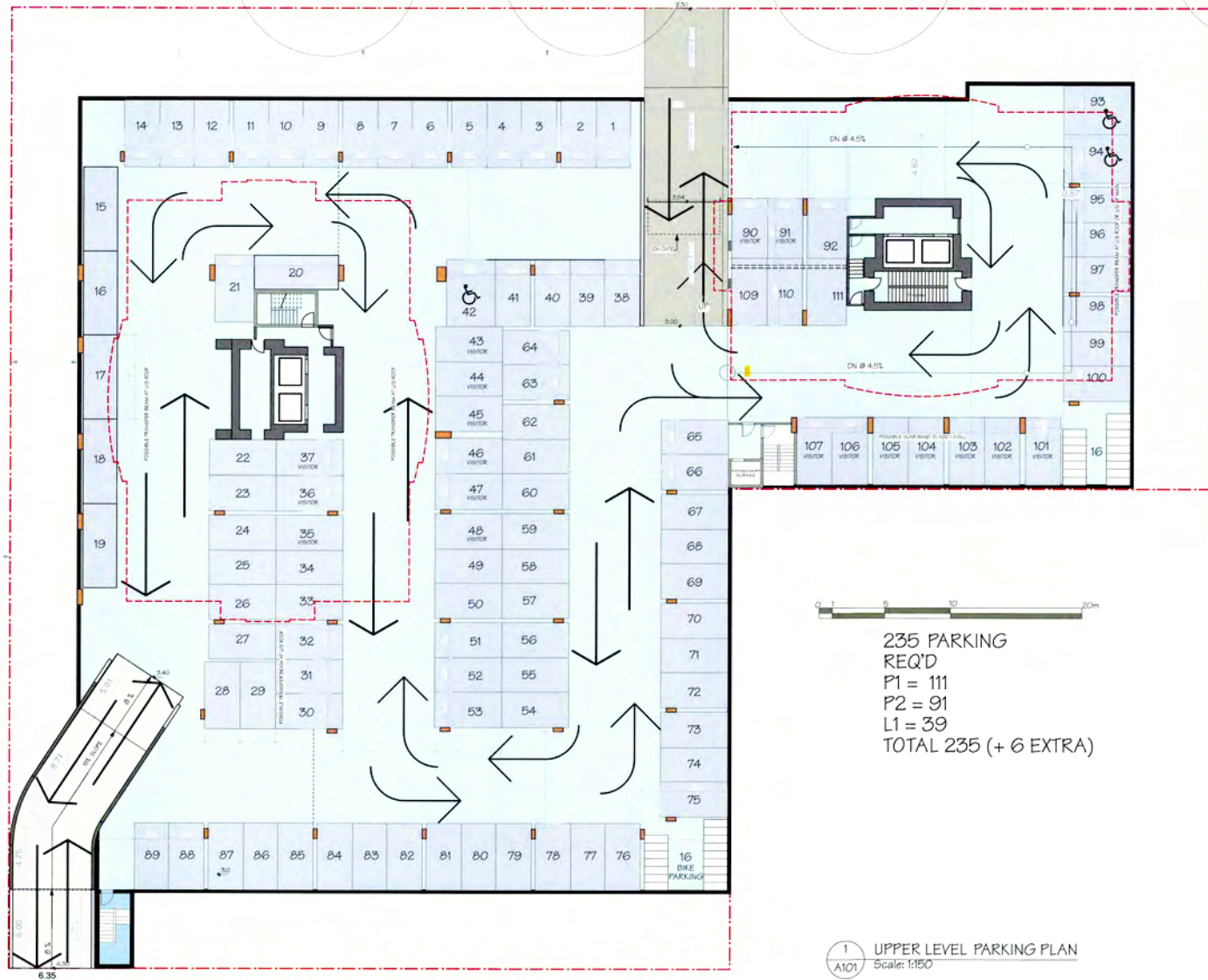
SEAL:



PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

SHEET TITLE:
LOWER LEVEL PARKING PLAN

SCALE:	DATE:	DRAWN:	SHEET NO.:
AS SHOWN	DECEMBER 2025	KRW	A100



235 PARKING
REQ'D
P1 = 111
P2 = 91
L1 = 39
TOTAL 235 (+ 6 EXTRA)

1 UPPER LEVEL PARKING PLAN
Scale: 1:150

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Do not scale drawings.

NOT FOR CONSTRUCTION

REV.	DATE	REVISION
01	06/06/2020	REVISED DESIGN PANEL COMMENTS
02	06/06/2020	REVISIONS OF DEVELOPMENT PERMIT
03	06/06/2020	ISSUED FOR DEVELOPMENT PERMIT



PROJECT TITLE:
**PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA**

SHEET TITLE:
UPPER LEVEL PARKING PLAN

SCALE:	AS SHOWN	DRAWN:	REVIEW:	SHEET NO.:
DATE:	SEPTEMBER 2020	PROJECT NO.:	00-100	A101

NOT FOR CONSTRUCTION



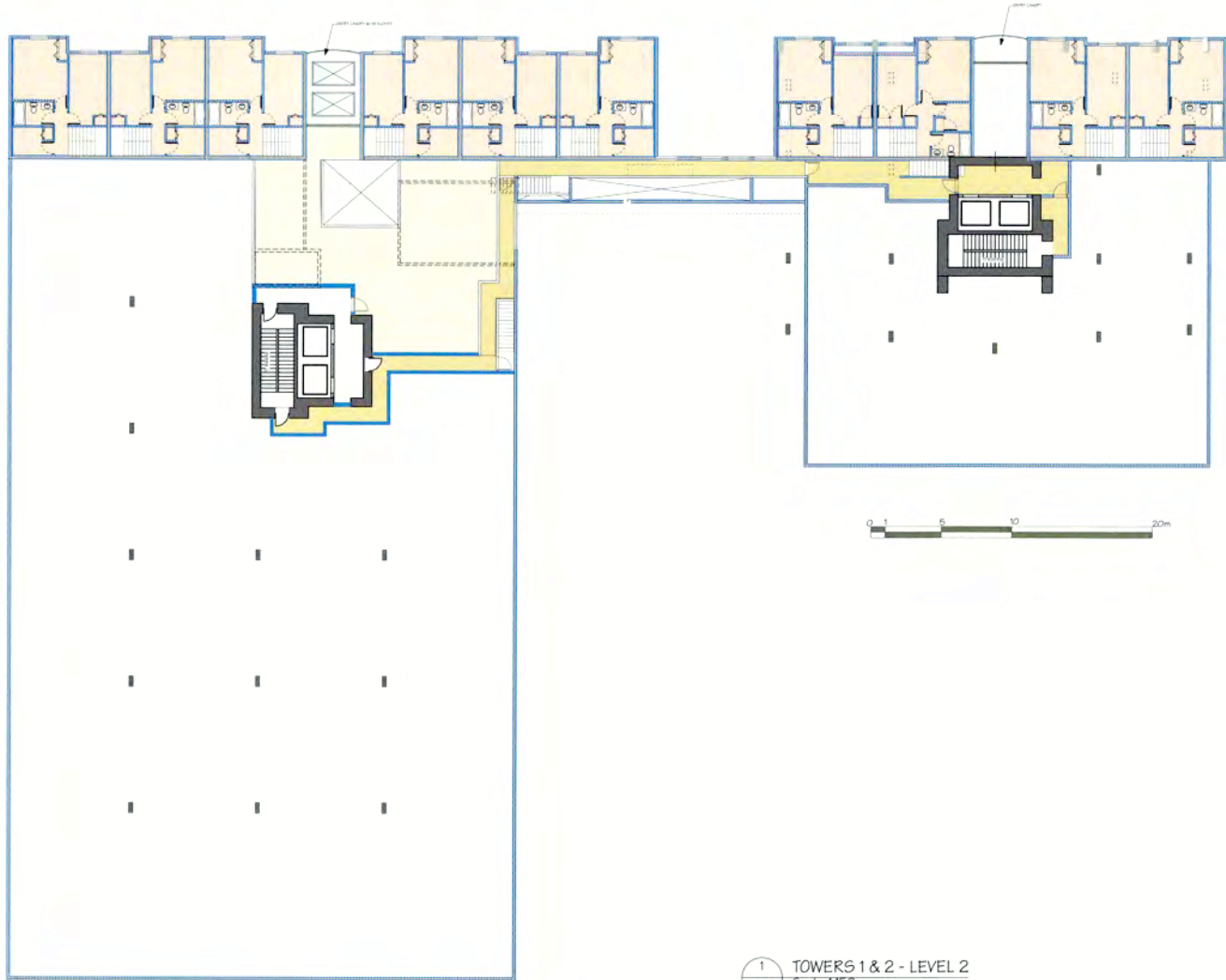
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SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

SHEET TITLE:

TOWERS 1 & 2 - LEVEL 1

LOBBY/RETAIL/TOWNHOUSE PLAN

SCALE: AS SHOWN	DRAWN: ER/NW	SHEET NO. A102
DATE: SEPTEMBER 2012	PROJECT NO. 08-126	



1
A103 TOWERS 1 & 2 - LEVEL 2
Scale: 1:150

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#1	DESIGN/0001	REVISED DESIGN PANEL COMMENTS
#2	DESIGN/0002	REVISIONS OF FURNISHINGS
#3	DESIGN/0003	PROCESSED FOR DEVELOPMENT PERMIT
NO.	DATE:	REVISION:

SCALE:



PROJECT TITLE:
**PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA**

SHEET TITLE:
**TOWERS 1 & 2 - LEVEL 2
UPPER TOWNHOUSES PLAN**

SCALE:	DATE:	SHEET NO:
AS SHOWN	REVISED	A103
DATE:	REVISION NO:	
SEPTEMBER 2016	05-026	



P R A X I S
architects inc.

Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC



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robert.rocheleau@praxisarchitectsinc.com

July 03, 2013

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

**Re: Development Permit 000302
 Rezoning Application 00301
 Proposed Development
 605 – 629 Speed Ave. and 606 – 618 Frances Ave.**

Advisory Design Panel – Minutes May 15, 2013

To Whom It May Concern:

We have responded as follows to suggestions and recommendations made at our presentation to Advisory Design Panel on May 15, 2013:

Revised materials and finishes as follows:

- Changing the proposed stucco rainscreen areas by extending the treatment of the the townhouses (brick) to the band level of the towers, and above that level to a prefinished metal panel sytem in similar colour. There are two colours of brick proposed.
- Modifying the colour scheme so that the towers are complimentary but distinct. The composite panel sytem areas called for now are treated differently at each tower (Trespa Mahogany and Swisspearl Black Opal 7021).

Revised the Frances Street streetscape:

After meeting with parks and engineering staff at the City the following was agreed to:

- Provision of improved landscape treatment in the public right –of-way (refer to revised landscape drawings);
- Provision of a recessed bay in the commercial frontage to accommodate café seating. This is intended to compliment the improved landscape treatment in the public right-of-way and anticipate future changes at Frances Street.

Future Rooftop Mechanical Equipment (Commercial):

- Provided detail design of proposed screening / enclosure for anticipated roof top mechanical equipment to mitigate visual and acoustic impact for residential occupants - reviewed with planning staff on June 27th,

Common Rooftop Patio Space

- Provided a useable common rooftop patio space at the roof level of the building podium near Speed Street. This is accessible by occupants of both towers. Exiting is provided per building code requirements, and a stair lift is proposed to provide barrier free access when required.

Building Entrances

- The townhouses at the east end of the Speed Street elevation have been moved approximately 1.1 meters to facilitate main entrances to each of the towers having the same presence on the street.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director

Brian Sikstrom

From: TJ Schur <landuse@burnsidegorge.ca>
Sent: Tuesday, Aug 26, 2014 11:31 AM
To: Brian Sikstrom
Cc: bgluc@googlegroups.com; Mark Johnson
Subject: Re: FW: Speed Ave.

Hi Brian,

Mark Johnson and team attended the Burnside Gorge Land Use Committee last week and we reviewed the changes requested to be made from design. We reviewed changes to proposal with proponents and found that the changes required were not substantive enough to warrant another Community meeting given that the changes were primarily around improved aesthetic. The Burnside Gorge LUC formally voted that the proponent had met the changes requested by the Planning and Land Use Standing Committee and that another community meeting was not required.

Please consider this email a letter on behalf of Burnside Gorge Land Use Committee.

With thanks,

TJ Schur

Chair, Land Use Committee

Burnside Gorge Community Association

On Mon, Aug 25, 2014 at 10:38 AM, Brian Sikstrom <bsikstrom@victoria.ca> wrote:

Hi, TJ:

Are you going to hold another community meeting or are you satisfied with the meeting you had with Mr. Johnson that one is not necessary? Council's motion is that: "The applicant undertake further public consultation through the Burnside-Gorge Community Association."

Cheers,

From: Mark Johnson [<mailto:markhj@shaw.ca>]
Sent: Monday, Aug 25, 2014 9:28 AM
To: Brian Sikstrom
Subject: Speed Ave.

Last wk we went back to the Burnside Gorge Community Assoc. for review of the plans and I believe they will send you another letter as a result of this meeting. I believe our lawyer is finalizing the required Covenants with you lawyer and those will be done this wk. Thanks



LAND ECONOMISTS — DEVELOPMENT STRATEGISTS

September 13th, 2013

Brian Sikstrom
Senior Planner – Planning and Development
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

Re: Speed and Frances Amenity Contribution Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete an Amenity Contribution Analysis for the rezoning of 605, 607, 609, 615, and 629 Speed Avenue and 606, 612, and 618 Frances Avenue (hereafter referred to as 'the Site') in order to determine an estimate of potential fees that could be collected for public amenities from the lift in land values created from rezoning the Site.

Specifically, GPRA has been retained to determine the potential lift in land value from a rezoning of the Site from the current R1-B and R1-SLVH zones with the development rights for single family dwellings (along with vehicle storage, sales, and rentals on the parcel designated R1-SLVH) to a new zone that would allow for development up to 3.073 FSR for a mix of residential strata apartments, rental apartments, and ground level commercial uses. In addition the City has requested that GPRA report on the lift in land value both from the OCP designation for the Site as a mix of 1.2 FSR Urban Residential on the Speed Avenue properties and 2 FSR General Employment on the Frances Avenue properties.

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 under current market conditions. GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the new zoning. The 'Lift' is then calculated as the difference in residual land values under both current zoning and the proposed new zoning.

GPRA conducted analyses for the Site under the proposed new zoning and under the OCP designation, while relying upon BC Assessment data for the value of the Site under current zoning.



METHODOLOGY & ASSUMPTIONS

The Site is 5,349.4 square metres in area and can be developed under existing zoning for single family dwellings for the entire Site and vehicle storage, sales and rentals on 612 and 618 Frances only. Proposed new zoning would see 16,436 square metres of GBA, comprised of 6,844 square metres of strata apartments, 1,127 square metres of ground oriented strata townhouses, 6,043 square metres of rental apartments, and 2,423 square metres of ground floor commercial retail space. It has been assumed that all rental space would be offered at market rates. Should there be a rental agreement placed on the rental properties that reduces the rental rates below market the analysis should be revised accordingly.

The analysis using the OCP as the starting point allows for 4,026 square metres of strata apartments (based on a 1.2 FSR) on the Speed Avenue properties and up to 3,982 square metres (up to 2 FSR) of commercial on the Frances Avenue properties. However, it is GPRA's opinion that the market will not support development of 2.0 FSR of commercial on the Site and that doing so would negatively impact the value of the Site. As such, GPRA has also prepared analysis wherein only 955 square metres of ground floor retail was developed, which we feel would be much more marketable.

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. However, a rental/commercial project is more typically measured for viability based on an Internal Rate of Return (IRR) to account for the ongoing cash flows from the rental component of the development.

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 these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total strata project costs (calculated as a representative portion of overall project costs for the proposed development) AND an acceptable IRR on the rental and commercial components of the project as a long-term investment (7% IRR was deemed appropriate for this analysis based on a blended rate derived from observed cap rates in the market for both components). The residual values are the maximum supported land value a developer could pay for the site (under the zoning tested) while achieving an acceptable return for their project.

The residual land value determined from this analysis is then compared to the value of the site under current zoning (as well as the residual value from the OCP analysis) to establish a 'lift' in value that arises from the change in zoning. 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. There have not been any significant off-site costs (such as major roadworks, traffic signals, sewer upgrades/extensions, etc.) identified by either the proponent or the City that would need to be provided by this development. Any such improvements that would be required only from the proposed rezoning would impact the lift. Any off-site improvements that would be required in all development scenarios would not affect the lift. Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project.



GPRA determined strata revenues used in the analyses from a review of recent sales and offerings for sale of recently developed apartments of concrete construction within roughly 10 km of the Site. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. Revenues and operating cost assumptions for the market rental apartments and the commercial space have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

As stated previously, this analysis has been predicated upon the understanding that the rental units would be generating revenue at full market rates. If a housing agreement is entered into with the City that reduces the rents this will subsequently reduce the lift on the parcel. Similarly, any added costs from redeveloping and rezoning the Site that have not been identified and included in this analysis that would only be incurred from rezoning as proposed rather than to the OCP designation would also reduce the lift on the Site from rezoning. GPRA identifies the lift on the Speed and Frances Site from rezoning as being roughly \$1,455,000 when using existing zoning as a starting value.

Were the Site developed as indicated under the OCP to establish the base value the lift would be \$1.79 million. However, this value is not an appropriate measure of lift in the opinion of GPRA as it is due to a diminished base land value that would be supported to develop 2 FSR of commercial on the Frances properties. As stated previously, there is not the market to support this amount of commercial on the Site, so it would be highly unlikely a developer would build this much commercial space. Furthermore, market rents for second and third storey commercial space would be roughly \$10 per square foot, triple net, which is far below the economic rents required to make development viable, which is why the base land value is significantly lower and the lift higher than the value as zoned.

GPRA believes that a much more likely scenario would be for a developer to build a typical 1 storey commercial building with surface parking on the Frances properties as indicated in the OCP designation. When using this option as a base for establishing the lift GPRA has estimated that the lift would be \$1.3 million.



It is our understanding that the City would be seeking 75% of the lift in value, which would be approximately \$1.1 million if the City uses existing zoning as the starting land value, \$1.34 million using the OCP as a base value with a developer building the full 2 FSR of commercial. However, as we have noted, it is GPRA's considered opinion that a developer would not build to the full 2 FSR allowable under the OCP given market conditions and as such the 75% lift based on a 1 storey commercial building would be \$974,250.

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 Speed and Frances. I am available to discuss this further at your convenience.

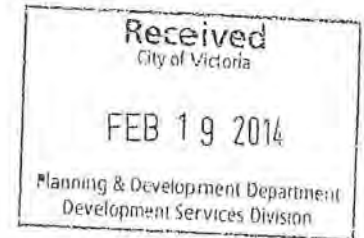
A handwritten signature in black ink, appearing to read "Gerry Mulholland".

Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 277 1291 | M 778 772 8872 |
E gerrymul@telus.net | W www.rolloassociates.com

February 12th 2014

Mayor and Council

City of Victoria, BC.



Re: Rezoning Speed and Frances Ave. – Amenity Contribution Analysis

We have received a copy of the Speed and Frances Ave. Amenity Contribution Analysis done by Gerry Mulholland of G.P. Rollo and Associates Ltd. dated Sept. 13 2013. Our review of this document and subsequent discussions with Gerry Mulholland have led us to identify a number of issues that impact our development and we believe should be considered by Council.

Transparency and Application of Bonus Density Calculations.

Our application for rezoning was made in October 2010 before the new OCP was adopted and before the bonus density provisions in the Core Area plan were implemented. The bonus density process being applied on our site is contained in the Core Area Plan but I was not able to find these provisions in the Burnside Gorge Local Area Plan, or in the new OCP provisions covering this area or the adjacent Town Center. That leads us to question why the bonus density provisions are being applied to our site. Even the bonus density provisions in a portion of the Core Area have a phased in percentage with only 50% being used in part of the Core Area in 2014.

In regard to the process, which is again outlined in the Core Area Plan, we were required to enter into an agreement with the consultant and pay his bill but were not party to the rules that apply to the consultants work. Mr. Mulholland did prepare a draft report for review but we were denied access to this draft report by staff and directions were unilaterally given to change the report before the final report was completed. We do not know what changes were made to the report but since we are paying for it an improved and transparent process would be appreciated. I found in the City's Strategic Plan a commitment to "Foster informed and open decision making" and in the Core Area Plan the 'Density Bonus objective is to ensure the system is fair and transparent to increase certainty to all parties'

We believe that the Bonus Density Policy should not be applied to our site which is far from the Core Area and we feel the process followed was not fair and transparent. In both the OCP, when we made the application in 2010 and the New OCP our site is shown as potentially commercial and residential and that is exactly what we want to do. Our development gives the City an opportunity to have both condominiums, ground level family

housing and rental housing constructed with ground level commercial to support employment in the neighbourhood.

If Council wishes to follow the G. P. Rollo and Associates recommendation, we request that Council take the following factors into consideration in mitigating the amenity contribution.

Sewer Attenuation

The City is requiring that we include the ability to retain sanitary sewer on site for release into the city sewers at times when flows are lower. This approach requires an additional expenditure in our project of at least \$200,000 which is a general benefit to the City at large as it helps delay or eliminate the need to expend capital on sewer upgrades downstream. The City has the ability to include development cost charges to assist with sewer capital projects but has chosen to require the additional expenditure be paid directly by our development. In addition we see no indication that our ongoing sewer user fees will be reduced to offset this additional expenditure.

We request that our additional sewer costs be deducted from the proposed amenity contribution outlined in the Rollo Report.

Additional Construction Costs – Pilings and Footings

Our Geotechnical review indicates that we must put pilings in the site and provide specially designed and constructed footings because of the soil conditions. Our estimate of the additional costs of construction is over \$3.5M as shown on the attached estimate from our contractor. These costs are beyond the standard/average hard costs referred to in the G P Rollo report and we request that these costs be deducted from the proposed amenity contribution being recommended as this additional cost significantly reduces the value of the site.

Pedestrian Access

We have been required to provide a mid-block pedestrian access through our site which is a public benefit and will require additional costs to construct and maintain and will also impact the property value by increasing pedestrian traffic and negatively impacting security for the tenants. We request that these costs be considered in mitigating the recommended amenity contribution.

Rental Covenant

We have agreed to enter into a covenant to ensure there are no restrictions on rentals in the strata. We have always planned to provide rental accommodation in one of the two towers

We hope that any rental covenant would be considered a community benefit which would be used to mitigate the proposed amenity contribution.

Profit Margin

The G.P. Rollo report uses a profit of 15% but our experience in the development business indicates a value of 20% is more appropriate, especially in a project where in excess of \$40M in construction costs is being risked. Risk has a direct correlation to return and profit and the larger the project the higher the risk and therefore we believe the 20% profit margin is more appropriate.


Taxes

Our project will provide 176 units as homes for more than 300 people in the community. We will also construct 26,000 sq/ft of commercial development to provide additional jobs in Victoria, all within walking distance of the City's major transit corridor. The development takes what is now 4 houses and a parking lot and creates a development which will generate more than \$300,000 annually of additional tax revenue. We request that the additional tax contribution be considered in the mitigation of the proposed amenity contribution.


Time of Sales Discount

We have not been able to determine when the amenity contribution would be paid or if it is to be secured through a restrictive covenant. The report by G.P. Rollo indicates a proposed lift in land value which is only realized on sale of the land. We plan to build the project and sell/rent units and any profit would only be realized at the time of sale. We would only be able to pay an amenity contribution at the time of sale as this is the time at which the increase value of the land is translated into the profit outlined in the Rollo report.

We believe that the factors outlined above have a significant impact on the amenity contribution and propose that a contribution of up to a maximum of \$200,000 towards amenities in the Burnside/Gorge Community would be more appropriate.



Mark Johnston

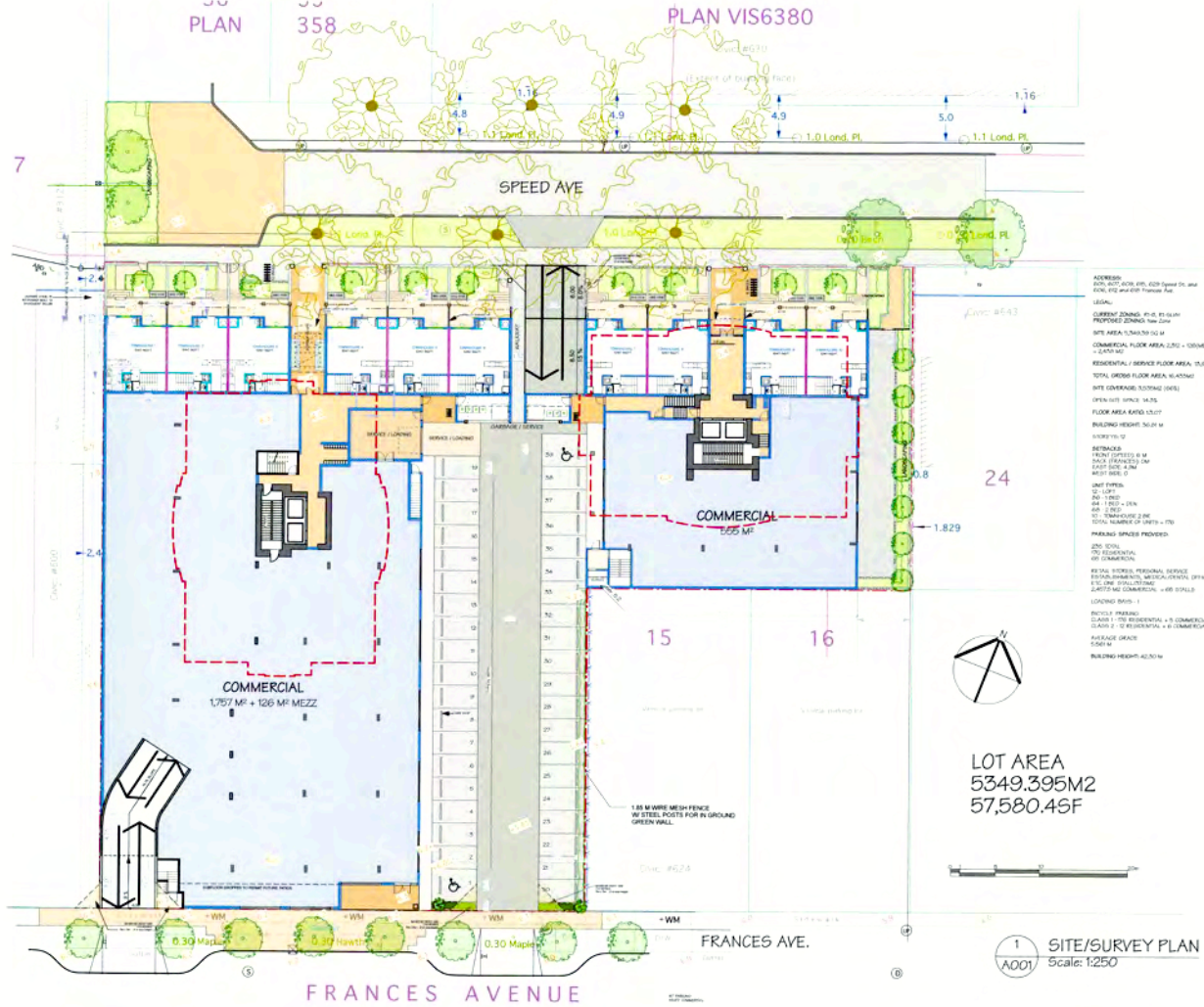


Revisions

Received Date:
July 8/13







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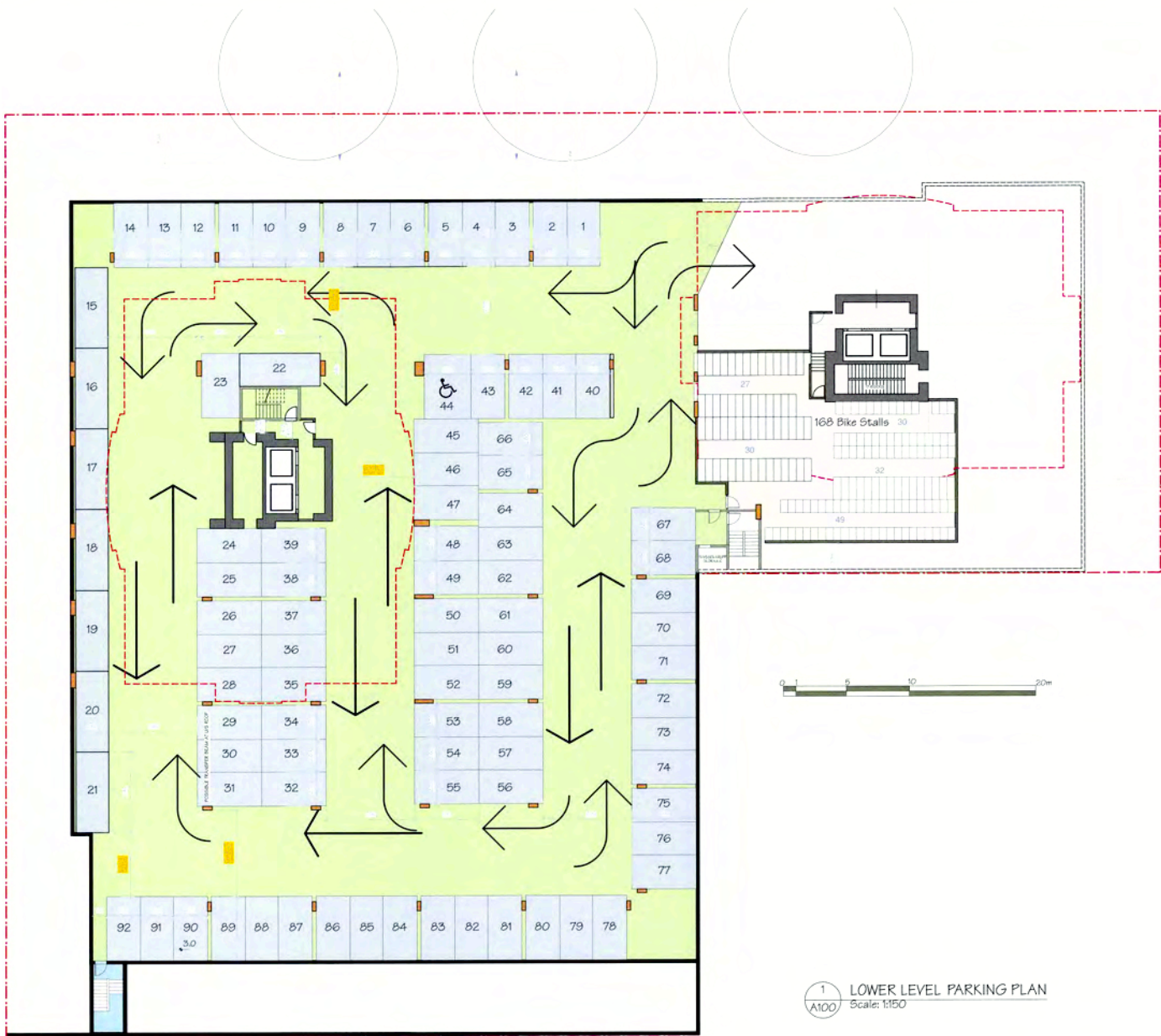
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PROJECT TITLE:
PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

SHEET TITLE:
SITE/SURVEY PLAN

SCALE:
AS SHOWN
EXN
DATE: SEPTEMBER 2012
PROJECT NO: 00-124
SHEET NO: A001

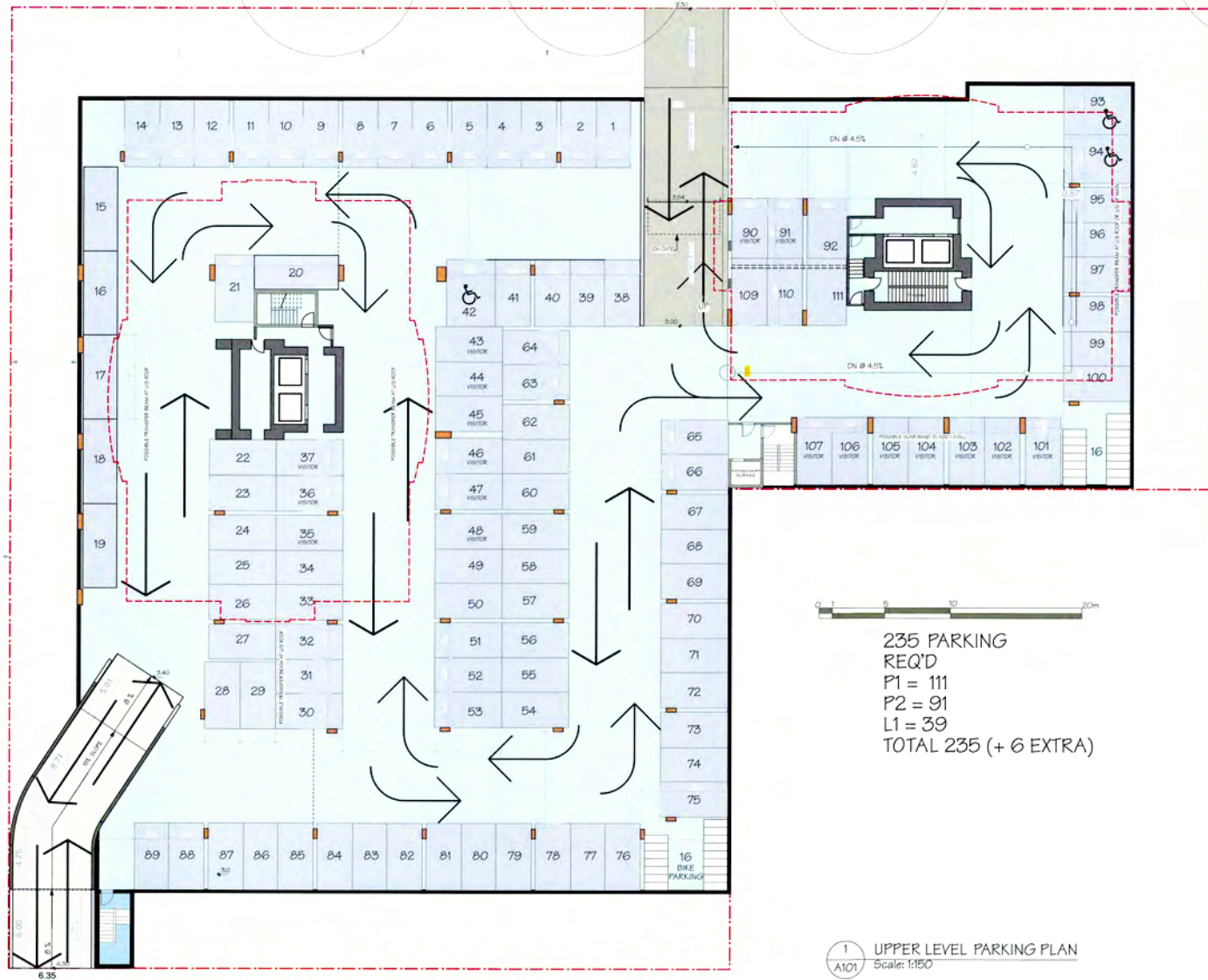


1 LOWER LEVEL PARKING PLAN
Scale: 1:150

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#3	06/06/2025	REVISED DESIGN PANEL COMMENTS
#2	06/06/2025	REVISIONS OF SUBMISSION
#1	02/05/2025	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	REVISION
SEAL:		
 PRAXIS ARCHITECTS INC. Michael J. Lewis, BSCD Robert F. Lewis, BSCD #233 1225 Esplanade Park Victoria, BC V8W 2P2 Tel: (250) 478-2124 Fax: (250) 478-2124 praxis@praxis.net		
PROPOSED DEVELOPMENT SPEED & FRANCES VICTORIA BRITISH COLUMBIA		
SHEET TITLE: LOWER LEVEL PARKING PLAN		
SCALE: AS SHOWN	DRAWN: KRW	SHEET NO. A100
DATE: DECEMBER 2025	PROJECT NO. 00-123	



235 PARKING
REQ'D
P1 = 111
P2 = 91
L1 = 39
TOTAL 235 (+ 6 EXTRA)

1 UPPER LEVEL PARKING PLAN
Scale: 1:150

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Do not scale drawings.

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
43	06/05/2025	REVISED DESIGN PANEL COMMENTS
44	06/05/2025	REVISION OF DEVELOPMENT PERMIT
45	06/05/2025	ISSUED FOR DEVELOPMENT PERMIT



PROJECT TITLE:
**PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA**

SHEET TITLE:
UPPER LEVEL PARKING PLAN

SCALE: AS SHOWN	DRAWN: KRW	SHEET NO. A101
DATE: SEPTEMBER 2025	PROJECT NO. 00-120	

NOT FOR CONSTRUCTION



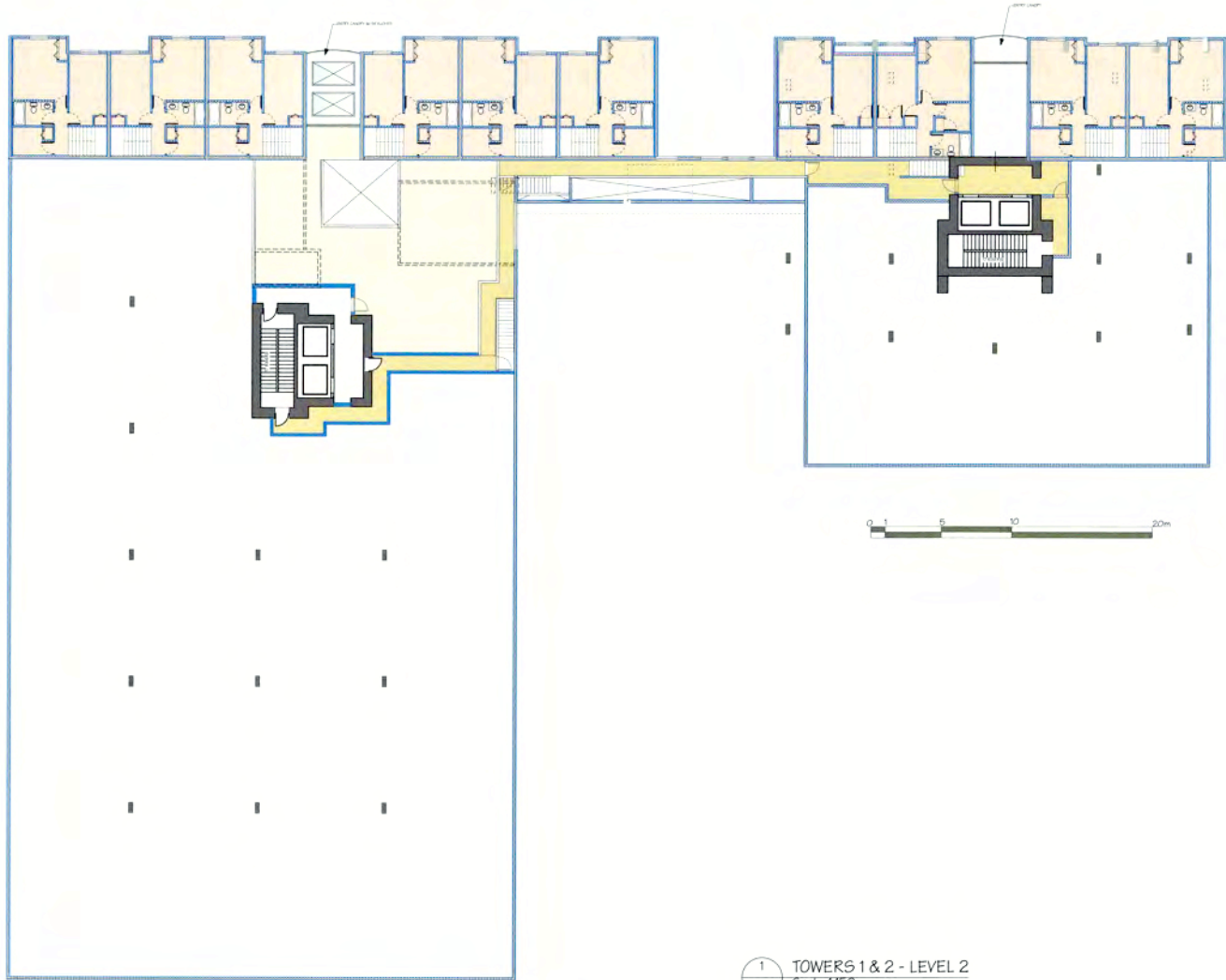
PROJECT TITLE:
PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

SHEET TITLE:

TOWERS 1 & 2 - LEVEL 1

LOBBY/RETAIL/TOWNHOUSE PLAN

SCALE: AS SHOWN	DRAWN: ER/NW	SHEET NO. A102
DATE: SEPTEMBER 2012	PROJECT NO. 08-126	



1
A103 TOWERS 1 & 2 - LEVEL 2
Scale: 1:150

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NOT FOR CONSTRUCTION

#1	DESIGN/0001	REVISED DESIGN PANEL COMMENTS
#2	DESIGN/0002	REVISIONS OF FURNISHINGS
#3	DESIGN/0003	PROCESSED FOR DEVELOPMENT PERMIT
NO.	DATE:	REVISION:

SCALE:



PROJECT TITLE:
**PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA**

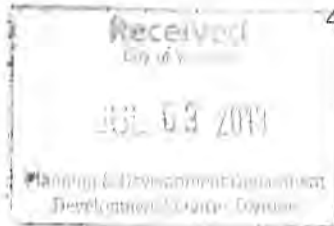
SHEET TITLE:
**TOWERS 1 & 2 - LEVEL 2
UPPER TOWNHOUSES PLAN**

SCALE:	DATE:	SHEET NO:
AS SHOWN	REVISED	A103
DATE:	REVISION NO:	
SEPTEMBER 2020	05-020	



P R A X I S
architects inc.

Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC



401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

July 03, 2013

**Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC**

**Re: Development Permit 000302
 Rezoning Application 00301
 Proposed Development
 605 – 629 Speed Ave. and 606 – 618 Frances Ave.**

Advisory Design Panel – Minutes May 15, 2013

To Whom It May Concern:

We have responded as follows to suggestions and recommendations made at our presentation to Advisory Design Panel on May 15, 2013:

Revised materials and finishes as follows:

- Changing the proposed stucco rainscreen areas by extending the treatment of the the townhouses (brick) to the band level of the towers, and above that level to a prefinished metal panel sytem in similar colour. There are two colours of brick proposed.
- Modifying the colour scheme so that the towers are complimentary but distinct. The composite panel sytem areas called for now are treated differently at each tower (Trespa Mahogany and Swisspearl Black Opal 7021).

Revised the Frances Street streetscape:

After meeting with parks and engineering staff at the City the following was agreed to:

- Provision of improved landscape treatment in the public right –of-way (refer to revised landscape drawings):
- Provision of a recessed bay in the commercial frontage to accommodate café seating. This is intended to compliment the improved landscape treatment in the public right-of-way and anticipate future changes at Frances Street.

Future Rooftop Mechanical Equipment (Commercial):

- Provided detail design of proposed screening / enclosure for anticipated roof top mechanical equipment to mitigate visual and acoustic impact for residential occupants - reviewed with planning staff on June 27th.

Common Rooftop Patio Space

- Provided a useable common rooftop patio space at the roof level of the building podium near Speed Street. This is accessible by occupants of both towers. Exiting is provided per building code requirements, and a stair lift is proposed to provide barrier free access when required.

Building Entrances

- The townhouses at the east end of the Speed Street elevation have been moved approximately 1.1 meters to facilitate main entrances to each of the towers having the same presence on the street.

Trust this to be of assistance.

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director

NO. 15-031

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Official Community Plan to change the urban place designation for the land known as 605-629 Speed Avenue and 606-618 Frances Avenue from Urban Residential (Speed Avenue) and the General Employment Land (Frances Avenue) to Town Centre and to include the land in Development Permit Area 4: Town Centres as shown on Schedule 1.

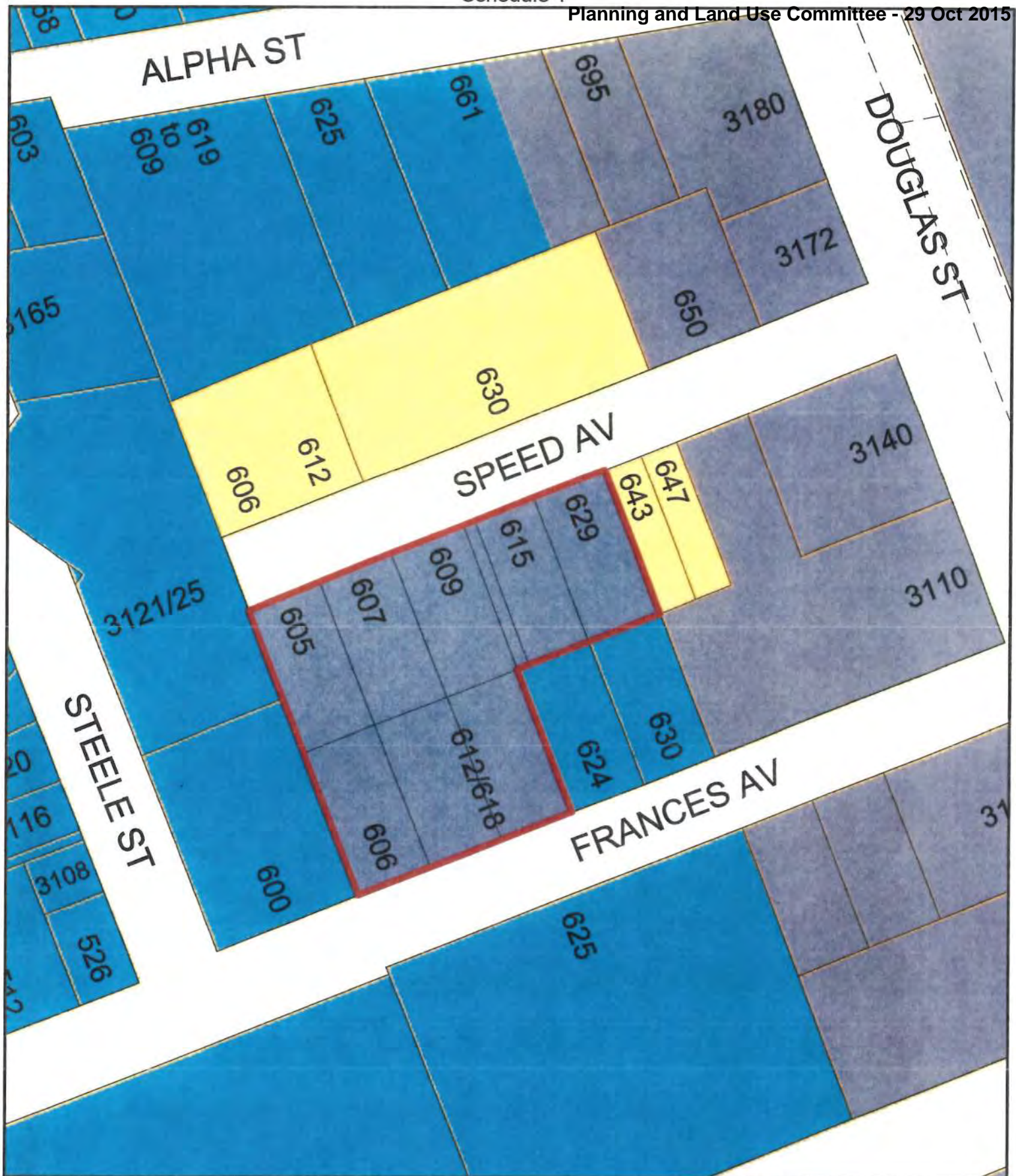
Under its statutory powers, including sections 875 to 878, and 919.1 to 920 of the *Local Government Act*, the Council of the Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW, 2012, AMENDMENT BYLAW (NO. 14)".
- 2 Bylaw No. 12-013, the Official Community Plan Bylaw, 2012, is amended as follows:
 - (a) in connection with the land known as 605-629 Speed Avenue and 606-618 Frances Avenue by changing its urban place designation from Urban Residential and General Employment to Town Centre;
 - (b) by repealing Map 2: Urban Place Designations and replacing it with the map attached to this bylaw as Schedule 2;
 - (c) by repealing Map 19: Burnside Strategic Directions and replacing it with the map attached to this bylaw as Schedule 3; and
 - (d) by repealing Map 37: DPA 4: Town Centre - Mayfair and by replacing that map with the Map 37 attached to this bylaw as Schedule 4 in order to include 605-629 Speed Avenue and 606-618 Frances Avenue in Development Permit Area 4: Town Centres.

READ A FIRST TIME the	day of	2015.
READ A SECOND TIME the	day of	2015.
Public hearing held on the	day of	2015.
READ A THIRD TIME the	day of	2015.
ADOPTED on the	day of	2015.

ACTING CORPORATE ADMINISTRATOR

MAYOR



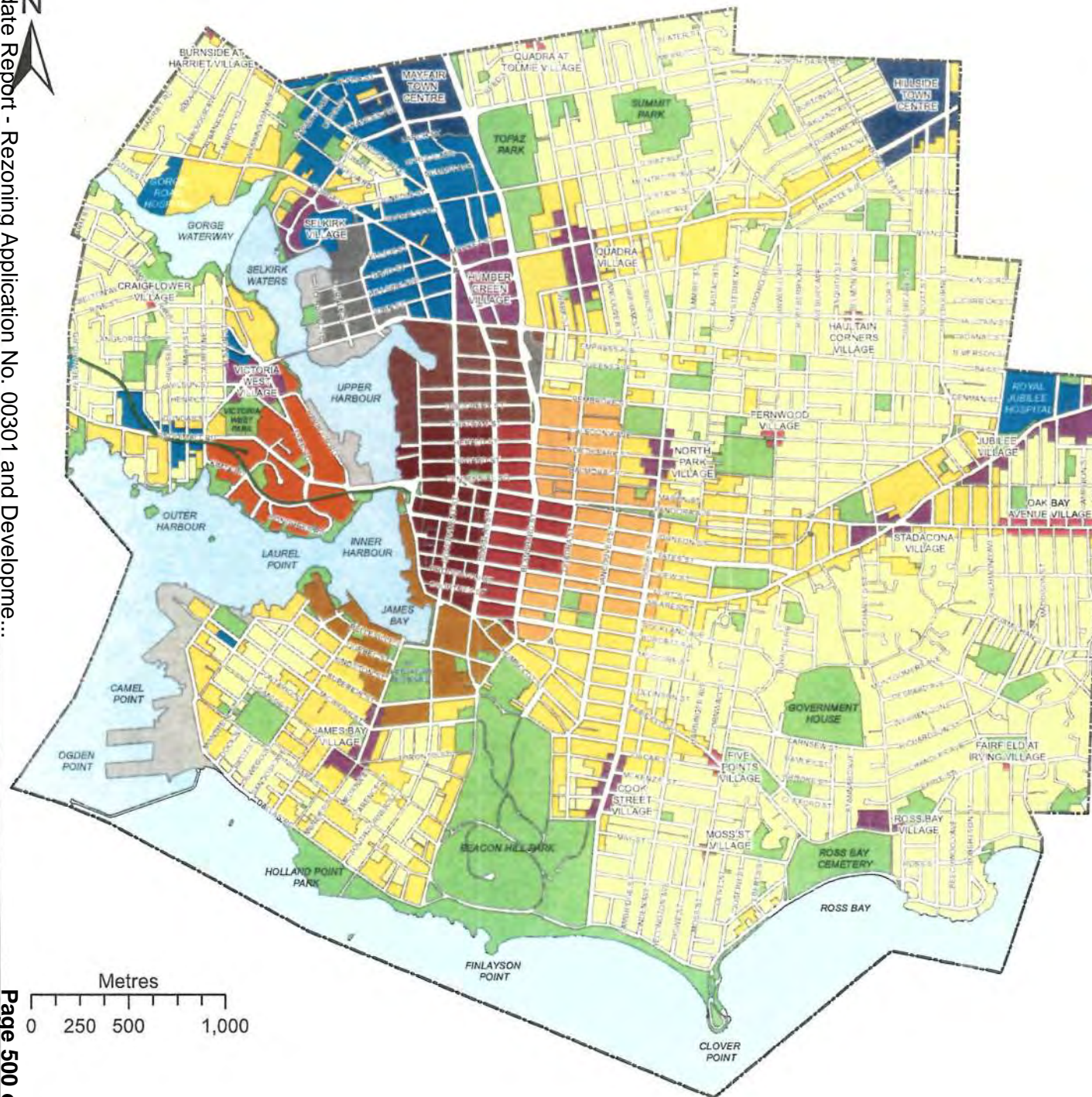
605 to 629 Speed Av. & 606 to 618 Frances Av.

Rezoning #00301, Bylaw #15-031



Amending the Urban Place Designation in the Official Community Plan
Update Report, Rezoning Application No 00301 and Development to Town Centre



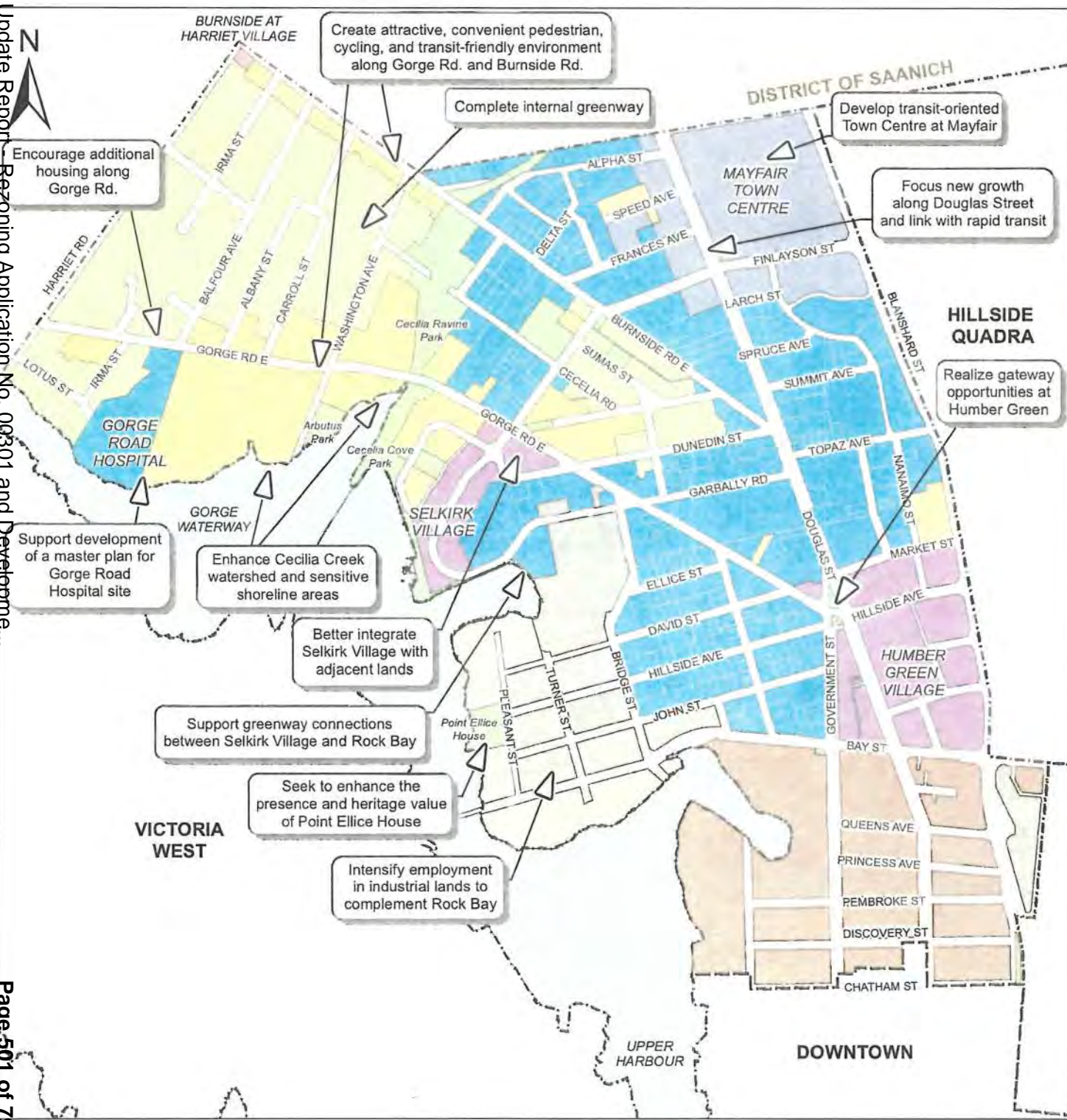


Schedule 2

MAP 2 Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Urban Place Designations extend to the centerlines of adjacent streets.



Schedule 3 MAP 19 Burnside Strategic Directions

Urban Place Designations*

- Core Employment
- General Employment
- Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Proposed Park (approximate location)
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



Schedule 4
Map 37: DPA 4: Town Centre - Mayfair

NO. 15-030

A BYLAW OF THE CITY OF VICTORIA

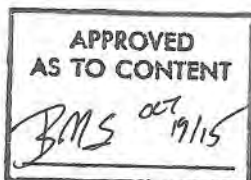
The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-81 Zone, Speed and Frances Multiple Dwelling District and to rezone land known as 605-629 Speed Avenue and 606-618 Frances Avenue from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to the R-81 Zone, Speed and Frances Multiple Dwelling District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO 1036)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 3 – Multiple Dwelling Zones by adding the following words:

"3.104 R-81 Speed and Frances Multiple Dwelling District".
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.103 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 605-629 Speed Avenue and 606-618 Frances Avenue legally described as Lots 16, 17, 18, 19, 20, 21 and 23 Section 4, Victoria District, Plan 358; Lot 22, Section 4, Victoria District Plan 358, except the westerly 10 feet; and the westerly 10 feet of Lot 22, Section 4, Victoria District, Plan 358 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District and placed in the R-81 Zone, Speed and Frances Multiple Dwelling District.

READ A FIRST TIME the	day of	2015
READ A SECOND TIME the	day of	2015
Public hearing held on the	day of	2015
READ A THIRD TIME the	day of	2015
ADOPTED on the	day of	2015



CORPORATE ADMINISTRATOR

MAYOR

PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT**3.104.1 Permitted Uses in this Zone**

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

- a. The uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- d. Office
- e. Financial service,
- f. Retail
- g. Restaurant
- h. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair and small animal services
- i. Cultural facility
- j. Gymnasia
- k. Launderettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- l. Studios
- m. High tech
- n. Storage lots for undamaged vehicles intended for sale
- o. Vehicle sales and rentals

3.104.2 Location of Permitted Uses

- a. The uses identified in Part 3.99.1 q. and r. are only permitted on the following lots:
 - Lot 16, Section 4, Victoria District, Plan 358
 - Lot 17, Section 4, Victoria District, Plan 358
 - Lot 18, Section 4, Victoria District, Plan 358
- b. All of the uses described in Part 3.99.1 c–m must be located on the ground floor of a multiple dwelling.

PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT**3.104.3 Community Amenities**

As a condition of additional density pursuant to Part 3.104.5 a monetary contribution to Victoria Housing Fund in the amount of \$ 975,000, as adjusted pursuant to this Part 3.104.3 must be provided as a community amenity.

The amenity contribution in the amount of \$975,000 (the "Base Contribution") shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #15-031 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.

For the purposes of this Part 3.104.3 "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.104.4 Lot Area, Lot Width

- a. A multiple dwelling may not be erected, used or maintained on a lot have an area less than 5340 m²
- b. Lot area (minimum) 460m²
- c. Lot width (minimum average) 24m
- d. Panhandle lot Subject to the regulations in Schedule "H"

3.104.5 Floor Space Ratio, Number of Buildings

- | | |
|--|--------------------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to Part 3.104.3 | 1.0:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.104.3 | 3.08:1 |
| c. Floor area (maximum) for all of the uses described in Part 3.99.1 c –m where the community amenity has been provided pursuant to Part 3.104.3 | 2440m ² |
| d. Number of principal buildings (maximum) | 2 |

3.104.6 Height, Storeys

Principal <u>building height</u> (maximum)	37 m
--	------

PART 3.104 – R-81 ZONE, SPEED AND FRANCES MULTIPLE DWELLING DISTRICT**3.104.7 Setbacks, Projections**

- | | |
|--|------|
| a. <u>Front yard setback</u> – Speed Avenue (minimum) | 6.0m |
| b. <u>Rear yard setback</u> – Frances Avenue (minimum) | Nil |
| c. <u>Side yard setback</u> - East (minimum) | 5.9m |
| d. <u>Side yard setback</u> - West (minimum) | Nil |

3.104.8 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 66% |
| b. <u>Open site space</u> (minimum) | 14% |

3.104.9 Vehicle and Bicycle Parking

- | | |
|---|---------------------------------------|
| a. Residential (minimum) | 0.96 vehicle spaces per dwelling unit |
| b. Except as otherwise provide this part, vehicle and bicycle parking is to be in accordance with the regulations in Schedule "C" | |

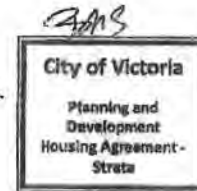
3.104.10 Regulations for Undamaged Vehicles and Vehicle Sales and Rentals

- | | |
|---|--|
| a. Where any land is used as permitted pursuant to Part 3.104.1 n. and o., a landscaped strip of not less than 0.6m in width and 1.5m in height shall be maintained along the west, north and east <u>lot lines</u> . | |
| b. Except as provided in this Part 3.104.10, the provisions of Schedule C apply to land used as permitted pursuant to Part 3.104.1 n. and o. | |



HOUSING AGREEMENT
(Pursuant to Section 905 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2014.



BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6
(the "City")

OF THE FIRST PART

AND: **OAKWOOD PARK ESTATES LTD.** (Inc. No. BC 0713191)
7th Floor – 1175 Douglas Street, Victoria, BC V8W 2E1
(the "Owner")

OF THE SECOND PART

AND: **CANTEC RESOURCES CORP., HSBC BANK CANADA AND
LONDON LIFE INSURANCE COMPANY,**
(all, as to priority)

OF THE THIRD PART

WHEREAS

- A. Under section 905 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 905(2) of the *Local Government Act*;

- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with civic addresses on Frances Avenue and Speed Avenue, and legally described as:

PID:	Legal Description:
000-202-720	Lot 16, Section 4, Victoria District, Plan 358
009-152-181	Lot 17, Section 4, Victoria District, Plan 358
009-152-211	Lot 18, Section 4, Victoria District, Plan 358
009-152-245	Lot 19, Section 4, Victoria District, Plan 358
009-152-261	Lot 20, Section 4, Victoria District, Plan 358
009-152-288	Lot 21, Section 4, Victoria District, Plan 358
009-152-326	Lot 22, Section 4, Victoria District, Plan 358, Except the Westerly 10 Feet
009-152-482	The Westerly 10 Feet of Lot 22, Section 4, Victoria District, Plan 358
009-152-369	Lot 23, Section 4, Victoria District, Plan 358

(the "Lands").

- C. The owner has applied to the City to rezone the Lands to permit a mixed-use development to include 176 Dwelling Units;
- D. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units);
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 905 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 905 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Development" means the proposed two tower residential development on the Lands to include 176 Dwelling Units.

"**Dwelling Unit**" means a self-contained residential dwelling unit within the buildings that will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all of such residential dwelling units located on the Lands.

"**Immediate family**" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"**Non-owner**" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 5.1.

"**Tenancy Agreement**" has the same meaning as under the *Residential Tenancy Act*.

"**Strata Corporation**" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit for residential purposes to a Non-owner.

- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of the Dwelling Units to Non-owners.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.
- 3.0 **Reporting**
 - 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
 - 3.2 The Owner covenants and agrees:
 - (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
 - 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.
- 4.0 **Priority Agreements**
 - 4.1 Cantec Resources Corp., the registered holder of a charge by way of Mortgage registered against the Lands, which said charge is registered in the Land Title Office at Victoria, British Columbia, under number CA3351569, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge.

- 4.2 HSBC Bank Canada, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EX3580, as modified by CA2340907 and extended by CA2341024 as to the Mortgage and EX3581 as extended by CA2341025, as to the Assignment of Rents, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge..
- 4.3 London Life Insurance Company, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EF83041 and EF83042, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge..
- 5.0 Notice to be Registered in Land Title Office**
- 5.1 Notice of this Agreement ("Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 905(5) of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.
- 6.0 Liability**
- 6.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

- 6.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

7.0 General Provisions

Notice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
 - (b) on the date of delivery if hand-delivered,
- to the City:

City of Victoria
 #1 Centennial Square
 Victoria, BC V8W 1P6
 Attention: Director of Sustainability Planning
 and Community Development
 Fax: 250-361-0386

to the Owner:

c/o Cook Roberts LLP
 7th Floor – 1175 Douglas Street
 Victoria, BC V8W 2E1

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1, at the address on file in the Land Title Office.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and

- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

- 7.2 Time is to be the essence of this Agreement.

Binding Effect

- 7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

Waiver

- 7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

- 7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

- 7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

- 7.8 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

Entire Agreement

- 7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 7.10 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

- 7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

- 7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several


- 7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

Counterpart

7.15 This Agreement may be executed in counterparts, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.


IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

<div style="border: 1px solid black; padding: 2px;"> CITY OF VICTORIA Approved for contract by originating dept. APPROVED for legality by solicitor </div>	THE CORPORATION OF THE CITY OF)
	VICTORIA by its authorized signatories:)
	_____)
	Mayor Dean Fortin)
	_____)
	Corporate Administrator Robert)
	Woodland)

EXECUTED BY OAKWOOD PARK)
ESTATES LTD. in the presence of its duly)
authorized signatory:)
)
Authorized signatory)

EXECUTED BY CANTEC RESOURCES)
CORP in the presence of its duly authorized)
signatory)
)
Authorized signatory)

EXECUTED BY HSBC BANK CANADA in)
the presence of its duly authorized)
signatories:)


Authorized signatory ADAM SLATER)

Authorized signatory)

EXECUTED BY LONDON LIFE INSURANCE)
COMPANY in the presence of its duly)
authorized signatories:)

Authorized signatory)

Authorized signatory)

EXECUTED BY HSBC BANK CANADA in)
the presence of its duly authorized)
signatories:)
_____)
Authorized signatory)
_____)
Authorized signatory)

EXECUTED BY LONDON LIFE INSURANCE)
COMPANY in the presence of its duly)
authorized signatories:)
_____)
Authorized signatory AMEL GILL)
TEAM LEADER)
_____)
Authorized signatory ANGELA VALERI)
Documentation Coordinator)

HOUSING AGREEMENT
(Pursuant to Section 905 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2014.



BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6
(the "City")

OF THE FIRST PART

AND: **OAKWOOD PARK ESTATES LTD.** (Inc. No. BC 0713191)
7th Floor – 1175 Douglas Street, Victoria, BC V8W 2E1
(the "Owner")

OF THE SECOND PART

AND: **CANTEC RESOURCES CORP., HSBC BANK CANADA AND
LONDON LIFE INSURANCE COMPANY,**
(all, as to priority)

OF THE THIRD PART

WHEREAS

- A. Under section 905 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 905(2) of the *Local Government Act*;

- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with civic addresses on Frances Avenue and Speed Avenue, and legally described as:

PID:	Legal Description:
000-202-720	Lot 16, Section 4, Victoria District, Plan 358
009-152-181	Lot 17, Section 4, Victoria District, Plan 358
009-152-211	Lot 18, Section 4, Victoria District, Plan 358
009-152-245	Lot 19, Section 4, Victoria District, Plan 358
009-152-261	Lot 20, Section 4, Victoria District, Plan 358
009-152-288	Lot 21, Section 4, Victoria District, Plan 358
009-152-326	Lot 22, Section 4, Victoria District, Plan 358, Except the Westerly 10 Feet
009-152-482	The Westerly 10 Feet of Lot 22, Section 4, Victoria District, Plan 358
009-152-369	Lot 23, Section 4, Victoria District, Plan 358

(the "**Lands**").

- C. The owner has applied to the City to rezone the Lands to permit a mixed-use development to include 176 Dwelling Units;
- D. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units);
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 905 of the *Local Government Act*, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 905 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"**Development**" means the proposed two tower residential development on the Lands to include 176 Dwelling Units.

"Dwelling Unit" means a self-contained residential dwelling unit within the buildings that will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all of such residential dwelling units located on the Lands.

"Immediate family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Non-owner" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 5.1.

"Tenancy Agreement" has the same meaning as under the *Residential Tenancy Act*.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit for residential purposes to a Non-owner.

2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of the Dwelling Units to Non-owners.

2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:

- (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
- (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.

3.2 The Owner covenants and agrees:

- (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit unless this Agreement is amended; and
- (b) to notify the City of any proposed amendments to its strata bylaws.

3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Priority Agreements

4.1 Cantec Resources Corp., the registered holder of a charge by way of Mortgage registered against the Lands, which said charge is registered in the Land Title Office at Victoria, British Columbia, under number CA3351569, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge.

- 4.2 HSBC Bank Canada, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EX3580, as modified by CA2340907 and extended by CA2341024 as to the Mortgage and EX3581 as extended by CA2341025, as to the Assignment of Rents, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge..
- 4.3 London Life Insurance Company, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EF83041 and EF83042, for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if Notice had been filed prior to the said charge..

5.0 Notice to be Registered in Land Title Office

- 5.1 Notice of this Agreement ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 905(5) of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

6.0 Liability

- 6.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

- 6.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

7.0 General Provisions

Notice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
 - (b) on the date of delivery if hand-delivered,
- to the City:

City of Victoria
 #1 Centennial Square
 Victoria, BC V8W 1P6
 Attention: Director of Sustainability Planning
 and Community Development
 Fax: 250-361-0386

to the Owner:

c/o Cook Roberts LLP
 7th Floor – 1175 Douglas Street
 Victoria, BC V8W 2E1

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1, at the address on file in the Land Title Office.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and

- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

- 7.2 Time is to be the essence of this Agreement.

Binding Effect

- 7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

Waiver

- 7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

- 7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

- 7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

- 7.8 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

Entire Agreement

- 7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 7.10 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

- 7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

- 7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:

- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several

- 7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.



Mayor Dean Fortin

Corporate Administrator Robert
Woodland

EXECUTED BY **OAKWOOD PARK ESTATES LTD.** in the presence of its duly authorized signatory:

Authorized signatory

EXECUTED BY **CANTEC RESOURCES**
CORP in the presence of its duly authorized
signatory

Authorized signatory

EXECUTED BY HSBC BANK CANADA in)
the presence of its duly authorized)
signatories:)

)
Authorized signatory ADAM SLATER)

_____)
Authorized signatory)

EXECUTED BY LONDON LIFE INSURANCE)
COMPANY in the presence of its duly)
authorized signatories:)

_____)
Authorized signatory)

_____)
Authorized signatory)

EXECUTED BY HSBC BANK CANADA in)
the presence of its duly authorized)
signatories:)

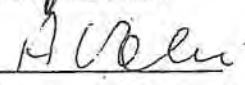
_____)
Authorized signatory)

_____)
Authorized signatory)

EXECUTED BY LONDON LIFE INSURANCE)
COMPANY in the presence of its duly)
authorized signatories:)

_____)
Authorized signatory)

ANGELA GILL
TEAM LEADER

_____)
Authorized signatory)

ANGELA VALERI
Documentation Coordinator

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Ralston Stewart
Alexander
D5HIIS

Digitally signed by Ralston Stewart
Alexander D5HIIS
DN: c=CA, cn=Ralston Stewart
Alexander D5HIIS, o=Lawyer,
ou=Verily ID at www.verily.com/
LKUP.cdm?id=D5HIIS
Date: 2014.12.09 12:46:38 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP

Barristers & Solicitors

7th Floor, 1175 Douglas Street

Victoria

BC V8W 2E1

Document Fees: \$621.76

Telephone: (250) 385-1411

File No.: 32448 RSA



Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

#1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

RALSTON S. ALEXANDER, QC

Barrister & Solicitor

7th Floor, 1175 Douglas Street

Victoria, BC Canada V8W 2E1

Phone: 250-385-1411

Execution Date		
Y	M	D
14	10	21

Transferor(s) Signature(s)

OAKWOOD PARK ESTATES LTD.
by its authorized signatory(ies):

Brian Edward Martin

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 15 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP

Barristers & Solicitors

7th Floor, 1175 Douglas Street

Victoria

BC V8W 2E1

Telephone: (250) 385-1411

File No.: 32448 RSA

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

#1 CENTENNIAL SQUARE

VICTORIA

V8W 1P6

BRITISH COLUMBIA

CANADA

Incorporation No

N/A

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

RALSTON S. ALEXANDER, QC
Solicitor
7th Floor, 1175 Douglas Street
Victoria BC Canada V8W 2E1
Phone: 250-385-1411

Execution Date		
Y	M	D
14	10	21

Transferor(s) Signature(s)

OAKWOOD PARK ESTATES LTD.
by its authorized signatory(ies):


BRIAN E. MARTIN

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 15 pages

Officer Signature(s)



ROBERT WOODLAND
A Commissioner for taking Affidavits
for British Columbia
#1 Centennial Square
Victoria, BC V8W 1P6

Execution Date

Y	M	D
14	12	05
14	11	14
14		

Transferor / Borrower / Party Signature(s)

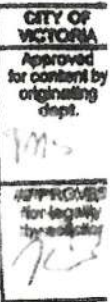
THE CORPORATION OF THE CITY
OF VICTORIA by its authorized
signatory(ies):



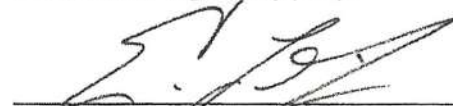
Mayor

MAYOR LISA HELPS
#1 Centennial Square
Victoria BC V8W 1P6

Clerk



CANTEC RESOURCES CORP. by its
authorized signatory(ies):



Print name:

ED LIFE

HSBC BANK CANADA by its
authorized signatory(ies):

Print name:

Print name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 15 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y M D

THE CORPORATION OF THE CITY
OF VICTORIA by its authorized
signatory(ies):

Mayor

Clerk

CANTEC RESOURCES CORP. by its
authorized signatory(ies):

Print name:

HSBC BANK CANADA by its
authorized signatory(ies):

Print name: ADAM SLATER

Print name: HOA LU

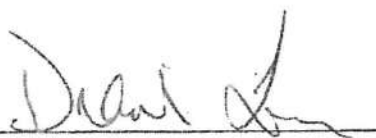
14

14

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11
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DIANA MEI YIN LAU
Commissioner for Taking Affidavits
for British Columbia

100 - 771 Vernon Avenue 10610
Victoria, B.C. V8X 5A7

Date Commission Expires: April 30, 2015
As To Both

OFFICER CERTIFICATION:

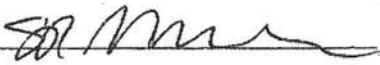
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 3 of 15 pages

Officer Signature(s)


S. R. Mackenzie - Jones
A Notary in and for the Province of Manitoba
447 Portage Avenue, Winnipeg, MB R3B 3H5
My Commission expires July 24, 2015


Execution Date

Y	M	D
14	11	13

Transferor / Borrower / Party Signature(s)

LONDON LIFE INSURANCE
COMPANY by its authorized signatory
(ies):


Print name: **AMBER GILL**
TEAM LEADER


Print name: **ANNELA VALENTI**
Documentation Coordinator

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certify the nature and contents of Part 5 of the *Land Title Act* as they pertain to the subject of the instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 4 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**000-202-720 LOT 16, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**009-152-181 LOT 17, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**009-152-211 LOT 18, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 5 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**009-152-245 LOT 19, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**009-152-261 LOT 20, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**009-152-288 LOT 21, SECTION 4, VICTORIA DISTRICT, PLAN 358**STC? YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 6 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**009-152-326 LOT 22, SECTION 4, VICTORIA DISTRICT, PLAN 358, EXCEPT THE
WESTERLY 10 FEET**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

**009-152-482 THE WESTERLY 10 FEET OF LOT 22, SECTION 4, VICTORIA DISTRICT,
PLAN 358**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

009-152-369 LOT 23, SECTION 4, VICTORIA DISTRICT, PLAN 358

STC? YES ☐

FORM E_V19

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 7 OF 15 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Statutory Right of Way		Section 1.0
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Covenant		Section 219 Land Title Act - Section 2.0
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Statutory Right of Way priority over Mortgage CA3351569 charging PIDs 000-202-720, 009-152-288, 009-152-326, 009-152-482, and 009-152-369
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Statutory Right of Way priority over Mortgage EX3580, as modified by CA2340907 and extended by CA2341024, and Assignment of Rents EX3581, as extended by CA2341025, charging PIDs 009-152-181, 009-152-211, 009-152-245, and 009-152-261
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Statutory Right of Way priority over Mortgage EF83041 and Assignment of Rents EF83042 charging PID 009-152-245
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage CA3351569 charging PIDs 000-202-720, 009-152-288, 009-152-326, 009-152-482, and 009-152-369

FORM E_V19

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 8 OF 15 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage EX3580, as modified by CA2340907 and extended by CA2341024, and Assignment of Rents EX3581, as extended by CA2341025, charging PIDs 009-152-181, 009-152-211, 009-152-245, and 009-152-261

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage EF83041 and Assignment of Rents EF83042 charging PID 009-152-245

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
--------------------	------------	------------------------

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 9 OF 15 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

Oakwood Park Estates Ltd., Inc No. 0713191,
Cantec Resources Corp., Inc. No. 0161623, (as to priority)
HSBC BANK CANADA, (as to priority)
LONDON LIFE INSURANCE COMPANY, (as to priority)

**Statutory Right of Way – Public Walkway
s.219 Covenant**

TERMS OF INSTRUMENT - PART 2

WHEREAS:

- A. The Transferor is the registered owner of the following land in the Province of British Columbia:

PID:	Legal Description:
000-202-720	Lot 16, Section 4, Victoria District, Plan 358
009-152-181	Lot 17, Section 4, Victoria District, Plan 358
009-152-211	Lot 18, Section 4, Victoria District, Plan 358
009-152-245	Lot 19, Section 4, Victoria District, Plan 358
009-152-261	Lot 20, Section 4, Victoria District, Plan 358
009-152-288	Lot 21, Section 4, Victoria District, Plan 358
009-152-326	Lot 22, Section 4, Victoria District, Plan 358, Except the Westerly 10 Feet
009-152-482	The Westerly 10 Feet of Lot 22, Section 4, Victoria District, Plan 358
009-152-369	Lot 23, Section 4, Victoria District, Plan 358

(the "Lands")

- B. The Transferee is The Corporation of the City of Victoria;
- C. The Transferee wishes to be able to access, for itself and all members of the public, a public pedestrian walkway developed and maintained in perpetuity over the Lands.
- D. The Transferor has agreed to grant a Statutory Right of Way on the terms hereinafter set forth.
- E. It is necessary for the operation and maintenance of the Transferee's undertaking of a public pedestrian walkway (the "**Public Walkway**") for the enjoyment of the general public that a right of way be established in accordance with this document.
- F. The Transferor has agreed to register the herein restrictive covenant under Section 219 of the *Land Title Act*, on the title to the Lands to secure the commitment of the Transferor to construct and maintain the Public Walkway.

- G. The Transferee has the authority to accept the covenants under s.219 of the *Land Title Act*.

NOW, THEREFORE, THIS INDENTURE WITNESSES that in consideration of the sum of Ten (\$10.00) Dollars of lawful money of Canada, now paid by the Transferee to the Transferor and other valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the Transferor), and in consideration of the covenants hereinafter contained:

1.0 STATUTORY RIGHT OF WAY

- 1.1 Pursuant to Section 218 of the *Land Title Act*, the Transferor does hereby grant, convey, confirm and transfer, in perpetuity, to the Transferee, its successors and assigns, and all of its employees, agents, servants, licensees and invitees including all members of the public who might so desire, at all times by day or night, the full, free and uninterrupted right, licence, liberty, privilege, permission and right of way, to enter, use, go, return, pass over and across the Lands for the purpose of a public pedestrian walkway (the "**Right of Way**").
- 1.2 The Transferor will permit the Transferee and every member of the public to peaceably hold and enjoy the rights hereby granted.

2.0 SECTION 219 RESTRICTIVE COVENANT

- 2.1 Pursuant to Section 219 of the *Land Title Act*, in respect of the use of the Lands, the Transferor will construct, develop and improve the Public Walkway on the Right of Way, and keep and maintain it in good condition and repair in accordance with City standards and policies, as amended from time to time.
- 2.2 The Transferor covenants and agrees that it will not occupy or use the building to be constructed on the Lands for any purpose until it has constructed and installed the Public Walkway, at the Transferor's sole cost and to the satisfaction of the Transferee.

3.0 GENERAL

- 3.1 The Transferor and the Transferee agree that upon completion of the Public Walkway, the Transferor shall, at its sole cost and expense, cause a British Columbia Land Surveyor to prepare an explanatory or reference plan of statutory right of way in registerable form defining the actual as built boundaries of the Public Pathway as constructed (the "**Specific Right of Way Area**") and the Transferor shall prepare and deliver to the Transferee and the Transferee shall execute and deliver to the Transferor a statutory right of way which replaces this Agreement to restrict the area of the Right of Way to the Specific Right of Way

Area but in all other respects containing the same terms and conditions of this Agreement. Upon registration of the replacement statutory right of way in the Land Title Office in priority to all financial charges, the Transferee shall execute and deliver a discharge of this Agreement in registerable form.

- 3.2 The Transferor and the Transferee agree that enforcement of this Agreement shall be entirely within the discretion of the Transferee and that the execution and registration of this Agreement against title to the Lands shall not be interpreted as creating any duty on the part of the Transferee to the Transferor or to any other person to enforce any provision or prevent or restrain the breach of any provision of this Agreement.
- 3.3 The Transferor shall indemnify and save harmless the Transferee from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise, which the Transferee incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 3.4 The Transferor hereby releases and forever discharges the Transferee of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Transferor can or may have against the Transferee for any loss or damage or injury, including economic loss, that the Transferor may sustain or suffer arising out of or connected with:
 - (a) the breach of any covenant in this Agreement by the Transferee;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 3.5 At the Transferor's expense, the Transferor must do everything necessary to secure priority of registration and interest for this Agreement over all registered and pending charges and encumbrances of a financial nature against the Lands.
- 3.6 This Agreement does not

- (a) affect or limit the discretion, rights or powers of the Transferee under any enactment (as defined in the *Interpretation Act*, R.S.B.C. 1996, c. 238, on the reference date of this Agreement) or at common law in relation to the Transferor or the Lands all of which may be exercised or enforced by the Transferee as if this Agreement did not exist,
 - (b) affect or limit any enactment relating to the use or subdivision of the Lands, or
 - (c) relieve the Transferor from complying with any public or private enactment, including in relation to the use or subdivision of the Lands.
- 3.7 Where the Transferee is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Transferor agrees that the Transferee is under no public law duty of fairness or natural justice in that regard and agrees that the Transferee may do any of those things in the same manner as if it were a private party and not a public body.
- 3.8 No part of the title in fee simple to the soil shall pass to or be vested in the Transferee under or by virtue of these presents and the Transferor may fully use and enjoy all of the Lands subject only to the rights and restrictions herein contained.
- 3.9 If the Transferor is in breach of and provision of this Agreement, including section 2.0, the Transferee may but is under no obligation to inspect, repair and maintain the Right of Way and Public Walkway, including removal of any buildings, structures or improvements placed without consent, at the expense of the Transferor.
- 3.10 The covenants herein shall be covenants running with the Lands upon which the Right of Way is situated and none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Transferor's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Transferor shall have an interest, but that the Lands, nevertheless, shall be and remain at all times charged herewith.
- 3.11 The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary or desirable to give proper effect to the intention of this instrument.

- 3.12 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their successors and assigns and their heirs and administrators respectively.
- 3.13 Whenever the singular or masculine are used they shall be construed as including the plural, feminine or body corporate where the context requires.
- 3.14 It is agreed that this Agreement may be executed in counterparts, with all such executed counterparts of this Agreement taken together to form a single Agreement.

4.0 PRIORITY AGREEMENT

- 4.1 Cantec Resources Corp., the registered holder of a charge by way of Mortgage registered against the Lands, which said charge is registered in the Land Title Office at Victoria, British Columbia, under number CA3351569 (the "Cantec Charge"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Statutory Right of Way and the section 219 Covenant shall be an encumbrance upon the Lands in priority to the said Cantec Charge in the same manner and to the same effect as if they had been dated and registered prior to the said Cantec Charge.
- 4.2 HSBC Bank Canada, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EX3580, as modified by CA2340907 and extended by CA2341024 as to the Mortgage and EX3581 as extended by CA2341025, as to the Assignment of Rents (the "HSBC Charges"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Statutory Right of Way and the section 219 Covenant shall be an encumbrance upon the Lands in priority to the said HSBC Charges in the same manner and to the same effect as if they had been dated and registered prior to the said HSBC Charges.
- 4.3 London Life Insurance Company, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Lands, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EF83041 and EF83042 (the "London Life Charges"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with

the Transferee, its successors and assigns, that the within Statutory Right of Way and the section 219 Covenant shall be an encumbrance upon the Lands in priority to the said London Life Charges in the same manner and to the same effect as if they had been dated and registered prior to the said Charges.

The parties hereto acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

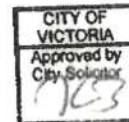
Ralston Stewart
Alexander
D5HIIS

Digitally signed by Ralston Stewart
Alexander D5HIIS
DN: c=CA, cn=Ralston Stewart,
Alexander D5HIIS, o=Lawyer,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=D5HIIS
Date: 2014.12.09 10:58:00 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP
Barristers & Solicitors
7th Floor, 1175 Douglas Street
Victoria BC V8W 2E1
Document Fees: \$310.88

Telephone: (250) 385-1411
File No.: 32448 RSA



Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

#1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

RALSTON S. ALEXANDER, QC
Barrister & Solicitor
7th Floor, 1175 Douglas Street
Victoria, BC Canada V8W 2E1
Phone: 250-385-1411

Execution Date		
Y	M	D
14	10	21

Transferor(s) Signature(s)

OAKWOOD PARK ESTATES LTD.
by its authorized signatory(ies):

Brian Edward Martin

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 15 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP

Barristers & Solicitors

7th Floor, 1175 Douglas Street

Victoria

BC V8W 2E1

Telephone: (250) 385-1411

File No.: 32448 RSA

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

SEE SCHEDULESTC? YES ☐

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

#1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

RALSTON S. ALEXANDER, QC
Solicitor
7th Floor, 1175 Douglas Street
Victoria BC Canada V8W 2E1
Phone: 250-385-1411

Execution Date

Y	M	D
14	10	21

Transferor(s) Signature(s)

OAKWOOD PARK ESTATES LTD.
by its authorized signatory(ies):

Brian Edward Martin

OFFICER CERTIFICATION:

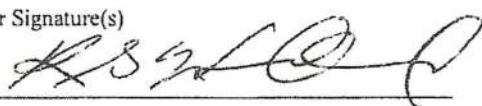
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 15 pages

Officer Signature(s)



ROBERT G. WOODLAND
A Commissioner for taking Affidavits
for British Columbia
#1 Centennial Square
Victoria, BC V8W 1P6

Execution Date

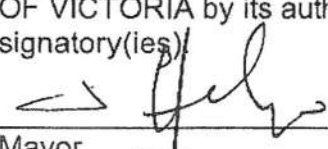
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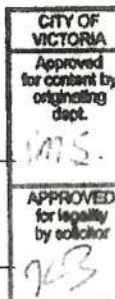
Transferor / Borrower / Party Signature(s)

THE CORPORATION OF THE CITY
OF VICTORIA by its authorized
signatory(ies):

Mayor


MAYOR LISA HELPS
#1 Centennial Square
Victoria BC V8W 1P6

Clerk



14 11 14

CANTEC RESOURCES CORP. by its
authorized signatory(ies):

Print name:

ETI LIFE

14

HSBC BANK CANADA by its
authorized signatory(ies):

Print name:

Print name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D
EXECUTIONS CONTINUED

PAGE 2 of 15 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y M D

14

THE CORPORATION OF THE CITY
OF VICTORIA by its authorized
signatory(ies):

Mayor

Clerk

14

CANTEC RESOURCES CORP. by its
authorized signatory(ies):

Print name:

14

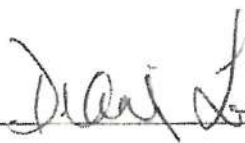
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11
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4/25

HSBC BANK CANADA by its
authorized signatory(ies):

Print name: ADAM SLATER

Print name: HOA LU



DIANA MEI YIN LAU
Commissioner for Taking Affidavits
for British Columbia

100 - 771 Vernon Avenue 10610

Victoria, B.C. V8X 5A7

Date Commission Expires: April 30, 2015
As To Both

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 3 of 15 pages

Officer Signature(s)



S. R. Mackenzie - Jones
 A Notary in and for the Province of Manitoba
 447 Portage Avenue, Winnipeg, MB R3B 3H5
 My Commission expires July 24, 2015


Execution Date

Y M D

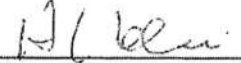
14

Transferor / Borrower / Party Signature(s)

LONDON LIFE INSURANCE
 COMPANY by its authorized signatory
 (ies):


 AMBER GILL
 TEAM LEADER

Print name:



Print name:

ANGELA VALERI
 Documentation Coordinator

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 4 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

000-202-720**LOT 16, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-152-181**LOT 17, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-152-211**LOT 18, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 5 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-152-245**LOT 19, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-152-261**LOT 20, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-152-288**LOT 21, SECTION 4, VICTORIA DISTRICT, PLAN 358**

STC?

YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 6 OF 15 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

**009-152-326 LOT 22, SECTION 4, VICTORIA DISTRICT, PLAN 358, EXCEPT THE
WESTERLY 10 FEET**STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

**009-152-482 THE WESTERLY 10 FEET OF LOT 22, SECTION 4, VICTORIA DISTRICT, PLAN
358**STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

009-152-369 LOT 23, SECTION 4, VICTORIA DISTRICT, PLAN 358STC? YES ☐

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 7 OF 15 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Covenant		Section 219 Land Title Act
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage CA3351569 charging PIDs 000-202-720, 009-152-288, 009-152-326, 009-152-482, and 009-152-369
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage EX3580, as modified by CA2340907 and extended by CA2341024, and Assignment of Rents EX3581, as extended by CA2341025, charging PIDs 009-152-181, 009-152-211, 009-152-245, and 009-152-261
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting Covenant priority over Mortgage EF83041 and Assignment of Rents EF83042 charging PID 009-152-245
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

LAND TITLE ACT
FORM ESCHEDULE

PAGE 8 OF 15 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. Transferor(s):

OAKWOOD PARK ESTATES LTD., Inc. No. 0713191,
CANTEC RESOURCES CORP., Inc. No. 0161623 (As to Priority),
HSBC BANK CANADA (As to Priority);
LONDON LIFE INSURANCE COMPANY (As to Priority)

TERMS OF INSTRUMENT - PART 2

WHEREAS:

- A. The Transferor is the registered owner in fee simple of:

PID:	Legal Description:
000-202-720	Lot 16, Section 4, Victoria District, Plan 358
009-152-181	Lot 17, Section 4, Victoria District, Plan 358
009-152-211	Lot 18, Section 4, Victoria District, Plan 358
009-152-245	Lot 19, Section 4, Victoria District, Plan 358
009-152-261	Lot 20, Section 4, Victoria District, Plan 358
009-152-288	Lot 21, Section 4, Victoria District, Plan 358
009-152-326	Lot 22, Section 4, Victoria District, Plan 358, Except the Westerly 10 Feet
009-152-482	The Westerly 10 Feet of Lot 22, Section 4, Victoria District, Plan 358
009-152-369	Lot 23, Section 4, Victoria District, Plan 358

(the "Land");

- B. The Transferee is The Corporation of the City of Victoria;
- C. The Transferor has applied to the Transferee to alter the permitted density and uses of the development permitted on the Land as set out in draft City of Victoria Zoning Regulation Bylaw *, Amendment Bylaw (No.*) (the "Rezoning Bylaw");
- D. The Transferor has agreed to enter into this Agreement and to register it against the title of the Land as an Agreement and indemnity pursuant to section 219 of the *Land Title Act*.

NOW THEREFORE in consideration of the premises and the Agreements herein contained and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

1. The Transferor covenants and agrees that it shall not construct or alter any building on the Land, and that it shall not take legal proceedings to

compel the issuance of a building permit for any building on the Land, unless it first complies with the requirements of Section 2 of this Agreement:

2. The Transferor acknowledges that the proposed increased density of the permitted development on the Land may require an increase in the capacity of the City's sanitary sewer system, and that the City's sewer system may not at present be sufficient to accommodate the proposed development (the "**Development**"). Accordingly, the Transferor covenants and agrees:
 - (a) that it shall not apply for a building permit, and shall not construct or alter any buildings on the Land, unless it has first provided the City's Director of Engineering and Public Works (the "**Director of Engineering**") with a detailed report prepared by a professional engineer qualified to practice in British Columbia, to the Director of Engineering's satisfaction, calculating the anticipated peak flow rate of sewage to be produced by the Development (the "**Anticipated Flow Rate**");
 - (b) that the Director of Engineering has accepted a peak flow rate of 0.69 litres per second (the "**Accepted Flow Rate**") and accordingly, if the Anticipated Flow Rate is greater than the Accepted Flow Rate, the Transferor shall provide at its sole cost and expense any on-site works, services or facilities necessary to reduce the volume of sewage produced by the use and occupancy of the Development, or to restrict the timing of the discharge of sewage to certain hours (the "**Attenuation System**"), so that the actual peak flow rate of sewage to be produced by the Development is no greater than the Accepted Flow Rate, it being the intent that that the actual net impact of the Development on the City's sanitary sewer system is no greater than the maximum potential impact of the permitted development under the zoning regulations that immediately preceded the adoption of the Rezoning Bylaw;
 - (c) the Transferor will arrange for a professional engineer to inspect the Attenuation System after construction thereof and to deliver to the Transferee, to its satisfaction, a complete set of "as-built" drawings showing details of the Attenuation System as

constructed, stamped or imprinted with the engineer's professional seal, and the engineer's sealed written advice that such Attenuation System meets the requirements set out in paragraph 2(b);

- (d) without limiting paragraph 2(c), that the Attenuation System to be provided under Section 2(b) shall be to the satisfaction of the Director of Engineering, acting reasonably.
3. The Transferor covenants and agrees that it will not connect or permit connection of any permanent building on the Land to the Transferee's public sanitary sewer system and that the Transferor shall not use or permit the use of any permanent building on the Land (except in connection with the construction thereof) until the Attenuation System to be provided under Section 2(b) has been completed to the satisfaction of the Director of Engineering. Provided that if it is reasonably necessary for the Transferor to connect to the Transferee's public sanitary sewer system prior to completion of the Attenuation System under Section 2(b), then the Transferor covenants and agrees that the Transferee may refuse to issue an occupancy certificate for the Land and the Development, and that the Transferor shall take no legal proceedings to compel the issuance of an occupancy certificate, and that the Transferor shall not use or permit the use of any building, structure or development on the Land (except in connection with the construction thereof) until the Attenuation System to be provided under Section 2(b) has been completed to the satisfaction of the Director of Engineering.
 4. The Transferor will, at all times after it is constructed and put into operation pursuant to this Agreement, maintain the Attenuation System so that it functions adequately, as designed and intended, at all times.
 5. If the Transferor fails to maintain and repair the Attenuation System, then the Transferee may do the required maintenance and repair and such maintenance and repair will be done at the expense of the Transferor, and the Transferee will be at liberty to recover the costs of that maintenance and repair in like manner as municipal taxes and the Transferor covenants and agrees that the Transferee may enter upon the Land for the purpose of effecting the required maintenance and repairs.

6. This Agreement may be amended in writing by agreement of the parties, and the amendment agreement shall be registered in the Land Title Office.
7. The Transferor hereby releases the Transferee from and shall indemnify and keep indemnified the Transferee from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, including but not limited to, the Transferor and the Transferee and any of its officials, officers, employees and agents, as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) restrictions or requirements on the use and development of the Land provided for under this Agreement;
 - (c) the requirement to construct and maintain the Attenuation System in accordance with the terms of this Agreement;
 - (d) failure of the Attenuation System to function as designed regardless of the reason for failure including without limitation, inadequate design or construction, inadequate maintenance or repair; or
 - (e) this Agreement.
8. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Transferee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if this Agreement had not been executed and delivered by the Transferor.
9. The Transferor and the Transferee agree that the enforcement of this Agreement shall be entirely within the discretion of the Transferee and that the execution and registration of this Agreement against the title to the Land shall not be interpreted as creating any duty on the part of the Transferee to the Transferor or to any other person to enforce any provision or the breach of any provision of this Agreement.

10. The Transferor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions herein before set out and they shall be binding upon the Transferor as personal covenants only during the period of the Transferor's respective ownership of any interest in the Land.
11. The restrictions and covenants herein contained shall be covenants running with the Land and shall be perpetual and shall be registered in the Land Title Office pursuant to Section 219 of the *Land Title Act* as covenants in favour of the Transferee, and as a first charge on the title of the Land.
12. Wherever the expression "Transferor" and "Transferee" is used herein the same shall be construed as meaning the plural, feminine or body corporate where the context of the parties so requires.
13. The Transferor shall, after execution hereof by it at the expense of the Transferor, do or cause to be done all acts necessary to grant priority to this Agreement over all financial charges and encumbrances which are registered, or pending registration, against the title to the Land in the Land Title Office save and except those as have been specifically approved in writing by the Transferee or have been granted in favour of the Transferee.
14. It is mutually understood, acknowledged and agreed by the parties hereto that the Transferee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Transferor other than those contained in this Agreement.
15. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver shall be effective unless it is in writing signed by both parties.
16. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
17. Time is of the essence of this Agreement.

18. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
19. This Agreement shall enure to the benefit of the Transferee and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
20. The Transferor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
21. It is agreed that this Agreement may be executed in counterparts, with all such executed counterparts of this Agreement taken together to form a single Agreement.
22. Cantec Resources Corp., the registered holder of a charge by way of Mortgage registered against the Land, which said charge is registered in the Land Title Office at Victoria, British Columbia, under number CA3351569 (the "Cantec Charge"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the Land in priority to the said Cantec Charge in the same manner and to the same effect as if it had been dated and registered prior to the said Cantec Charge.
23. HSBC Bank Canada, the registered holder of charges by way of Mortgage and Assignment of Rents registered against the Land, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EX3580, as modified by CA2340907, and extended by CA2341024 as to the Mortgage, and EX3581 as extended by CA2341025, as to the Assignment of Rents (the "HSBC Charges"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the Land in priority to the said HSBC Charges in the

same manner and to the same effect as if it had been dated and registered prior to the said HSBC Charges.

24. London Life Insurance Company, the registered holder of a charge by way of Mortgage and Assignment of Rents registered against the Land, which said charges are respectively registered in the Land Title Office at Victoria, British Columbia, under number EF83041 and EF83042 (the "London Life Charges"), for and in consideration of the sum of Ten (\$10.00) Dollars paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the Land in priority to the said London Life Charges in the same manner and to the same effect as if it had been dated and registered prior to the said London Life Charges.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C and Form D attached hereto.

REPORTS OF THE COMMITTEE

1. Governance and Priorities Committee – September 20, 2012

6. Revised Submission for Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Francis Avenue

It was moved by Councillor Alto, seconded by Councillor Helps, that Council approve that Rezoning Application # 00301 be considered at a Public Hearing and that staff prepare the necessary OCP and Zoning Regulation Bylaw amendments subject to completion of the following conditions:

1. Amending the Official Community Plan to change the land-use designation covering the site to the appropriate designation and to include the properties in the appropriate Development Permit Area.
2. Amending the Burnside Neighbourhood Plan to include the properties in the Mayfair Major Commercial Area.
3. Concurrent consideration of a Development Permit Application.
4. Advisory Design Panel review with attention to building massing, height and green space as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
5. Registration of a Housing Agreement on title, secured by bylaw, to ensure there are no restrictions on rental.
6. Registration of an easement for a public walkway between Speed and Frances Avenues.
7. The applicant paying for a third party economic analysis to be conducted by a consultant agreed to by the City to establish the value of the land lift and monetary contribution for the provision of public amenities.
8. Proposed streetscape improvements to the City's Right-of-Way to be secured and constructed to the satisfaction of the Director of Engineering and Public Works.
9. Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering and Public Works.
10. The applicant undertakes further public consultation through the Burnside Gorge Community Association.
11. Staff report back to committee prior to the Public Hearing.

Carried

For:

Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Helps, Isitt, Thornton-Joe and Young

Against:

Councillor Madoff

10. DECISION REQUEST

10.1 Revised Submission for Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Francis Avenue

Committee received a report dated September 6, 2012, regarding Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Francis Avenue. The revised application is to rezone eight lots from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to a new zone. The rezoning will permit a commercial/ residential development including 176 units in two multi-storey buildings of 12 storeys each.

Revisions from the previous proposal include:

- Building storeys changed to 12 storeys (36.8m) for both towers from eight storeys (18m) and 14 storeys (38.1m).
- Density (Floor Space Ratio) reduced to 3:07:1 from 3.56:1
- Number of units reduced to 176 from 224
- Unit tenure changed to strata-titling for all units (with 83 proposed to be rented) from 105 non-profit rental, 64 market rental and 55 units strata-titled.

Action:

Councillor Alto moved that Committee recommends that Council approve Rezoning Application # 00301 be considered at a Public Hearing and that staff prepare the necessary OCP and Zoning Regulation Bylaw amendments subject to completion of the following conditions:

1. Amending the Official Community Plan to change the land-use designation covering the site to the appropriate designation and to include the properties in the appropriate Development Permit Area.
2. Amending the Burnside Neighbourhood Plan to include the properties in the Mayfair Major Commercial Area.
3. Concurrent consideration of a Development Permit Application.
4. Advisory Design Panel review with attention to building massing, height and green space as well as the streetscape and landscaping treatments proposed on the Francis Avenue frontage.
5. Registration of a Housing Agreement on title, secured by bylaw, to ensure there are no restrictions on rental.
6. Registration of an easement for a public walkway between Speed and Francis Avenues.
7. The applicant paying for a third party economic analysis to be conducted by a consultant agreed to by the City to establish the value of the land lift and monetary contribution for the provision of public amenities.
8. Proposed streetscape improvements to the City's Right-of-Way to be secured and constructed to the satisfaction of the Director of Engineering and Public Works.

9. Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering and Public Works.

Committee discussed:

- Some Committee members would like to see another option on the table. Most of the conditions that have been set forth are manageable. It would be beneficial if this proposal went to the Advisory Design Panel for review. Having a Housing Agreement would also be beneficial. It is also important to consider what amenities would be provided. This is a challenging proposal but important to consider. The corridor is changing as it is close to Mayfair Mall and the shipyards. There are also significant concerns that need to be addressed.

Councillor Alto proposed the following amended motion:

Motion: Councillor Alto moved that Committee recommends that Council approve that Rezoning Application # 00301 be considered at a Public Hearing and that staff prepare the necessary OCP and Zoning Regulation Bylaw amendments subject to completion of the following conditions:

1. Amending the Official Community Plan to change the land-use designation covering the site to the appropriate designation and to include the properties in the appropriate Development Permit Area.
2. Amending the Burnside Neighbourhood Plan to include the properties in the Mayfair Major Commercial Area.
3. Concurrent consideration of a Development Permit Application.
4. Advisory Design Panel review with attention to building massing, height and green space as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
5. Registration of a Housing Agreement on title, secured by bylaw, to ensure there are no restrictions on rental.
6. Registration of an easement for a public walkway between Speed and Frances Avenues.
7. The applicant paying for a third party economic analysis to be conducted by a consultant agreed to by the City to establish the value of the land lift and monetary contribution for the provision of public amenities.
8. Proposed streetscape improvements to the City's Right-of-Way to be secured and constructed to the satisfaction of the Director of Engineering and Public Works.
9. Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering and Public Works.
- 10. The applicant undertakes further public consultation through the Burnside Gorge Community Association.**
- 11. Staff report back to committee prior to the Public Hearing.**

On the Amended Motion
CARRIED UNANIMOUSLY 12/GPC551

On the Main Motion
CARRIED UNANIMOUSLY 12/GPC552



Governance and Priorities Committee Report

Date: September 6, 2012 **From:** Brian Sikstrom, Senior Planner

Subject: **Revised Submission for Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Frances Avenue** - Application to rezone eight lots from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to a new zone. The rezoning will permit a commercial/residential development including 176 units in two multi-storey buildings of 12 storeys each.

Executive Summary

The purpose of this report is to provide information, analysis and recommendations regarding a revised submission of a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue. A rezoning is required to allow multi-unit residential and commercial uses as well as increased density on the site.

The major revisions from the previous proposal include:

- Building storeys changed to 12 storeys (36.8 m) for both towers from 8 storeys (18 m) and 14 storeys (38.1 m)
- Density (Floor Space Ratio) reduced to 3.07:1 from 3.56:1
- Number of units reduced to 176 from 224
- Unit tenure changed to strata-titling for all units (with 83 proposed to be rented) from 105 non-profit rental, 64 market rental and 55 units strata-titled.

The following points were taken into consideration in reviewing this revised proposal:

- The revised proposal is not consistent with the Urban Residential and General Employment Urban Place Designations for this site in the *Official Community Plan, 2012*. The proposed building height of 12 storeys and a density of 3:07:1 FSR is above the Urban Place Guidelines for both these designations as well as the nearby Mayfair Town Centre Urban Place Designation.
- The project's massing and green space as encompassed in its built form and site planning (height, density, site coverage and setbacks) do not conform to a number of zoning standards typical of apartment buildings outside the Downtown Core Area.
- While the proposal is near Douglas Street and the Mayfair Town Centre, more comprehensive transit-oriented land use planning should be undertaken before any new mixed-use developments are approved outside the designated Town Centre Area to optimize the potential benefits of such a major public investment. Planning for this local area is identified as Priority One in the *Official Community Plan, 2012*.

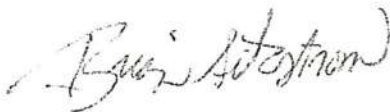
In conclusion, the revised proposal is not supportable in this location. The staff recommendation that the application be declined has not changed.

Recommendation

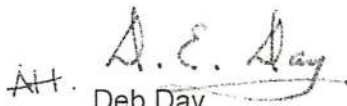
That Rezoning Application #00301 for 605-629 Speed Avenue and 606-618 Frances Avenue be declined.

Should Council wish to consider approval of this application, an alternative recommendation is provided in Section 5 of this report.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services



Deb Day
Director
Planning and Development



Peter Sparanese
General Manager
Operations

Report accepted and recommended by the City Manager:

Gail Stephens

BMS/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00301\SPEED AND FRANCES GPC OR PLUSC REPORT ON REVISED PROPOSAL.DOC

1. Purpose

The purpose of this report is to provide information, analysis and recommendations regarding a revised submission of a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue. A rezoning is required to allow multi-unit residential and commercial uses as well as increased density on the site.

2. Background

2.1 Description of Proposal

The revised proposal is to construct a commercial/residential complex consisting of two residential towers of 12 storeys each at a density of 3.07:1 Floor Space Ratio (FSR). The residential component is comprised of 176 units including ten ground-oriented townhouses along Speed Avenue. The applicant indicates that the units in the east tower would be strata-titled but rented at market rates and the units in the west tower and townhouses would be strata-titled and sold. The commercial component consists of 2438 m² of commercial floor space on the Frances Avenue side of the site with surface parking for 40 vehicles. In addition, 195 spaces of vehicle parking are proposed in two underground levels accessed from Speed and Frances Avenues.

The revised proposal includes the incorporation of a green roof over a portion of the townhouse and retail floor space as well as space for a potential day care centre. A public walkway is proposed between Speed and Frances Avenues as well as improvements at the end of Speed Avenue. (Note: Improvements to the end of Speed Avenue were proposed and approved as part of a previous rezoning approval for an apartment building across the street at 606-612 Speed Avenue.)

With respect to the composition of residential units, the applicant is proposing a variety of units with a minimum floor area of 50 m².

2.2 Existing Site Development and Development Potential

The site is comprised of eight lots currently occupied by five single family detached dwellings on Speed Avenue and a vehicle sales building on Frances Avenue with associated vehicle parking. The houses at 605, 607 and 609 Speed Avenue were built in 1914 and those at 615 and 629 Speed Avenue were built in 1944. The houses range in condition from fair to poor.

Under the existing R1-B Zone, Single Family Dwelling District, on Speed Avenue, the lots could be developed for new single family dwellings (with secondary suites) as well as other uses including public buildings such as a school or a church.

Under the existing R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District, the lots can be used for vehicle sales and rentals, storage for undamaged vehicles, single family dwellings (with secondary suites) as well as other uses including public buildings such as a school or church.

The site is "L"-shaped and largely level with some landscaping on the Speed Avenue lots.

2.3 Data Table

The following data table provides comparisons of the revised proposal with the previous proposal.

Zoning Criteria	Revised Proposal	Previous Proposal
Site area (m ²) (min)	5349.4	5349.4
Total floor area (m ²) (max)	16433	19054
Density (Floor Space Ratio) (max)	3.07:1	3.56:1
Number of Buildings	2	2
Height (m) (max)	36.8	38.1
Site coverage (%) (max)	66	66
Open site space (%) (min)	14.3	14.3
Storeys (max)	12	14 and 8
Setbacks (m) (min)		
North (Speed Avenue)	6	6
South (Frances Avenue)	Nil	Nil
East (Side)	5.95	6
West (Side)	Nil	Nil
Parking (stalls) (min)	235* 195 parkade, 40 surface	275 235 parkade, 40 surface
Parking for Visitors (min)	19*	6
Bicycle storage (stalls) (min)	195 class 1 + 16 class 2	230 class 1 + 18 class 2
Surface parking landscape strip width (m) (min)	Nil**	0.6
Surface parking street setback (min)	Nil**	Nil

Notes: * The existing Zoning Regulation Bylaw Schedule C parking requirement is for 311 stalls with 24 visitor spaces based on the mix of strata-titled residential units and commercial floor area.

** The existing Zoning Regulation Bylaw Schedule C parking requirement is for a landscape strip of 1 metre in width and a parking street setback of 1 metre.

2.4 Land Use Context

The existing land use on Speed Avenue consists of single family dwellings, a three-storey strata apartment building, two motels and commercial uses at the intersection with Douglas Street. The land use on Frances Avenue is vehicle storage and sales as well as warehouse and service commercial uses. Mayfair Mall is nearby across Douglas Street.

Immediately adjacent uses are:

- North (across Speed Avenue): single family dwellings and a three-storey strata apartment building
- South (across Frances Avenue): auto sales dealership
- West: warehouse/service commercial uses
- East: single family dwellings and a motel.

The Noise Bylaw includes this site within a Quiet District, but it is surrounded by the Intermediate District due to the commercial and light industrial nature of much of this area.

Speed Avenue is a local street with access and egress from Douglas Street only. Frances Avenue is also a local street. Douglas Street is an arterial street and the designated route for future rapid transit.

2.5 Legal Description

Lots 16, 17, 18, 19, 20, 21 and 23 Section 4 Victoria District, Plan 358;
 Lot 22, Section 4, Victoria District, Plan 358, except the westerly 10 feet; and
 The westerly 10 feet of Lot 22, Section 4, Victoria District, Plan 358.

2.6 Relevant History

This application for rezoning was first received on October 15, 2010. It was reviewed by the Planning and Land Use Standing Committee (PLUSC) on February 3, 2011 with a recommendation that the application be forwarded to the Governance and Priorities Committee (GPC) for its review with additional information provided by staff and the applicant. The GPC reviewed the application on April 7, 2011 and recommended that the application be declined. This recommendation was considered by Council at its meeting on April 14, 2011 and a motion to refer the application back to the GPC was passed subject to "the applicant's resubmission of the application with particular attention to the proposal's height, density, massing and green space." The previous staff reports as well as Council, PLUSC and GPC minutes are attached for further information.

In 2005, a Rezoning Application to permit the three-storey, 30-unit Mayfair Walk strata apartment building on the north side of Speed Avenue was approved by Council. The building was completed in 2007. A rezoning to permit a five-storey, 19-unit strata apartment building adjacent to Mayfair Walk on the west side was approved by Council in 2009. A Development Permit Application for this building was renewed on January 26, 2012.

2.7 Consistency with City Policies

2.7.1 Official Community Plan, 2012

The *Official Community Plan, 2012* (OCP) anticipates that 40 percent of future population growth will occur in Town Centres and Large Urban Village Centres. The first priority area for local area planning is aligned with BC Transit to focus on the Douglas Street rapid transit corridor and nearby areas such as the entire Burnside Neighbourhood, including Rock Bay, and the nearby Quadra Village. This local area planning process, building on the land use framework established in the updated OCP, is essential to ensure the area is cohesively

developed with transit-oriented land uses, appropriate design considerations, and the significant amenities to support an increased population.

The properties included in this application are in the Urban Residential Land Use Designation (Speed Avenue) and the General Employment Land Use Designation (Frances Avenue). The Urban Residential Designation envisages low-rise and mid-rise multi-unit buildings of up to approximately six storeys at a density generally up to 1.2:1 Floor Space Ratio (FSR) with up to 2:1 FSR considered in strategic locations for the advancement of the plan objectives. The General Employment Designation foresees large floor-plate commercial and light industrial and mixed-use buildings from one storey to approximately four storeys with densities of up to 2:1 FSR.

The site is near, but not within, the area designated as Mayfair Town Centre. Such a Town Centre is described as consisting of *"mixed-use, mid-rise building types that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a well-defined public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses and destination retail, serving either as a frequent or rapid transit service hub."*

Town Centre building heights are up to approximately 10 storeys with densities generally up to 2:1 Floor Space Ratio (FSR); up to 3:1 FSR can be considered in strategic locations for the advancement of the plan objectives. In addition, further consideration can be given to encouraging residential densities within 400 metres of a Town Centre or Urban Village sufficient to support the range of services and amenities appropriate to it.

The site is covered by Development Permit Area 16, General Form and Character, which enables Council to review and approve the form and character of commercial, industrial and multi-unit residential developments in areas throughout the City where further growth is identified in the OCP.

2.7.2 Burnside Neighbourhood Plan, 1992 (Revised April 2007)

The *Burnside Neighbourhood Plan, 1992*, recommends that the Speed Avenue area be retained as a mixed residential and light industrial area with an expanded range of home business uses/home industry. The residential policy states:

8. *In the Speed Avenue sub-area residential and light industrial should not be considered mutually exclusive and a modified R1-B zoning to allow an expanded range of home business uses or a new zone should be considered.*

The Neighbourhood Plan supports an expanded and strengthened residential community for the neighbourhood through a number of policies including:

5. *The extension of residential use into the Cecelia-Sumas area is anticipated to be a long term transition. Some existing industries and other uses such as the SPCA may ultimately require relocation.*
7. *Additional apartment development is considered appropriate on Douglas Street in the major commercial areas, particularly if developments incorporate ground floor*

commercial uses. The Humber Green and Mayfair areas are suitable for apartment housing.

The expansion of the residential community into the former Fletcher Challenge site was recommended in the Neighbourhood Plan. This occurred with the Selkirk Waterfront Project which is now nearly completed, with approximately 400 homes in the form of apartments, townhouses and a seniors' care facility.

2.8 Community Consultation

The Burnside-Gorge Neighbourhood Association has been consulted. The most recent Community meeting was held on June 18, 2012. The City's mail-out notification for this meeting was inadvertently missed. However, a nearby resident notified other neighbours and a notice was published in the community association newsletter. The notes from this meeting are attached. Since the City's notification of the previous meeting was not done, another community meeting will be held should the application be forwarded to a Public Hearing. Any further changes to the proposal could be discussed at this meeting.

Community meetings for the previous proposal were held on December 16, 2009 and December 13, 2010.

3. Issues

The main issues respecting this revised proposal are:

- appropriateness of density and height
- adequacy of parking and traffic management
- massing and green space
- ensuring the preservation of boulevard trees.

4. Analysis

4.1 Appropriateness of Height and Density

In the *Official Community Plan, 2012*, the proposal is in an area identified as Urban Residential on Speed Avenue and General Employment on Frances Avenue. The proposal reflects these designations to some degree with residential focused on Speed Avenue and ground floor commercial fronting on Frances Avenue. However, the building height in areas designated Urban Residential is up to six storeys and the density is generally up to 1.2:1 FSR with approximately 2:1 FSR considered in strategic locations where plan objectives are advanced. The proposed building height of 12 storeys and over-all density of 3:07:1 FSR is above the Official Community Plan Urban Place Guidelines for the Urban Residential and General Employment Areas as well as the Mayfair Town Centre.

While there are a number of residential *Official Community Plan* policies that could be cited to support additional rental housing, this proposal is for strata-titled units which may or may not be rented. In addition, the applicability of policies supportive of additional housing of any kind must be carefully weighed for proposals in or near General Employment Areas to ensure that sufficient lands are retained for envisioned light industrial and related mixed uses.

The proposal is near but not in the Mayfair Town Centre. Similarly, it is near but not on Douglas Street, which is designated as a rapid transit route. Local area planning for this and other areas within 800 metres east and west of Douglas Street is proposed as Priority One in the *Official Community Plan* and should be undertaken before more intensive employment and residential growth is considered outside the Mayfair Town Centre Area.

Note: For proposals with significant density increases above existing policies, Council's practice is to require that the applicant fund a third party economic analysis. This analysis is conducted by a consultant agreed to by the City to establish the value of the land lift and monetary contribution for the provision of public amenities.

4.2 Adequacy of Parking and Traffic Management

The applicant is proposing to provide approximately one parking space per dwelling unit. This is below the City's Schedule C parking standard of 1.4 spaces per strata-titled apartment unit. The provision of parking at a reduced standard can be considered in this location, which is close to transit.

The applicant provided a Traffic Impact Assessment for the previous proposal. The study indicated that the traffic generated would be acceptable and not require any major traffic improvements. The same conclusion applies to the revised proposal with a reduced number of suites and parking spaces.

The removal of day-time parking on the south side of Speed Avenue was recommended by the consultant for the previous proposal to enable two-way traffic. The removal of parking on the north side of Frances Avenue was also recommended by the consultant to improve sight lines. These recommendations will be given consideration by staff should the revised project proceed.

4.3 Massing and Green Space

The revised proposal's massing and site planning is similar to the previous proposal and the previous site planning concerns apply. The revised proposal also does not conform to a number of zoning standards typical of apartment buildings outside the Downtown Core Area. These include:

- building site coverage of 66%, where the typical maximum range is from 30% to 40%
- landscaping/green space of 14%, where typical minimum percentage is 40% to 50% for apartments with enclosed/underground parking
- no building setbacks on the west and south sides, where the typical setback is one-half the building height (which would be 16.9 metres in this case)
- building heights of 33.8 m, where the typical building height range is 12 m to 22 m.

The proposal includes 10 street-friendly townhouses on Speed Avenue. However, the Frances Avenue frontage is largely devoted to the provision of surface parking for commercial uses. This parking area is screened on the east side with trees that may have an impact on the functionality of the parking spaces.

4.4. Ensuring the Preservation of the Boulevard Trees

A tree protection plan for the previous application was submitted by the applicant to ensure the London Plane trees in front of the building on Speed Avenue are retained. This tree protection plan is applicable to the revised proposal and is acceptable to staff. These trees are integral to the character of the street. The revised proposal includes replacement of the existing boulevard trees on Frances Avenue.

5. Options

Option 1 That Rezoning Application #00301 for 605-629 Speed Avenue and 606-618 Frances Avenue be declined.

Option 2 Council advance the application for consideration at a Public Hearing. The appropriate motion is provided below.

That Rezoning Application #00301 be considered at a Public Hearing and that staff prepare the necessary OCP and Zoning Regulation Bylaw amendments subject to completion of the following conditions:

1. Amending the *Official Community Plan* to change the land-use designation covering the site to the appropriate designation and to include the properties in the appropriate Development Permit Area.
2. Amending the *Burnside Neighbourhood Plan* to include the properties in the Mayfair Major Commercial Area.
3. Concurrent consideration of a Development Permit Application.
4. Advisory Design Panel review with attention to building massing, height and green space as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
5. Registration of a Housing Agreement on title, secured by bylaw, to ensure there are no restrictions on rental.
6. Registration of an easement for a public walkway between Speed and Frances Avenues.
7. The applicant paying for a third party economic analysis to be conducted by a consultant agreed to by the City to establish the value of the land lift and monetary contribution for the provision of public amenities.
8. Proposed streetscape improvements to the City's Right-of-Way to be secured and constructed to the satisfaction of the Director of Engineering and Public Works.
9. Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering and Public Works.

Note: Council considers consultation under 879 (2) of the Local Government Act and determines that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the federal government and its agencies because the amendment affects local properties.

6. Conclusions

The revised proposal is not consistent with the Urban Residential and General Employment Urban Place Designations for this site in the *Official Community Plan, 2012*. The proposed building height of 12 storeys and a density of 3:07:1 FSR is above the Urban Place Guidelines for both these designations as well as the nearby Mayfair Town Centre Urban Place Designation.

The project's massing and green space as encompassed in its built form and site planning (height, density, site coverage and setbacks) does not conform to a number of zoning standards typical of apartment buildings outside the Downtown Core Area.

While the proposal is near Douglas Street and the Mayfair Town Centre, more comprehensive transit-oriented land use planning should be undertaken before any new mixed-use developments are approved to optimize the potential benefits of such a major public investment. Planning for this local area is identified as Priority 1 in the *Official Community Plan*.

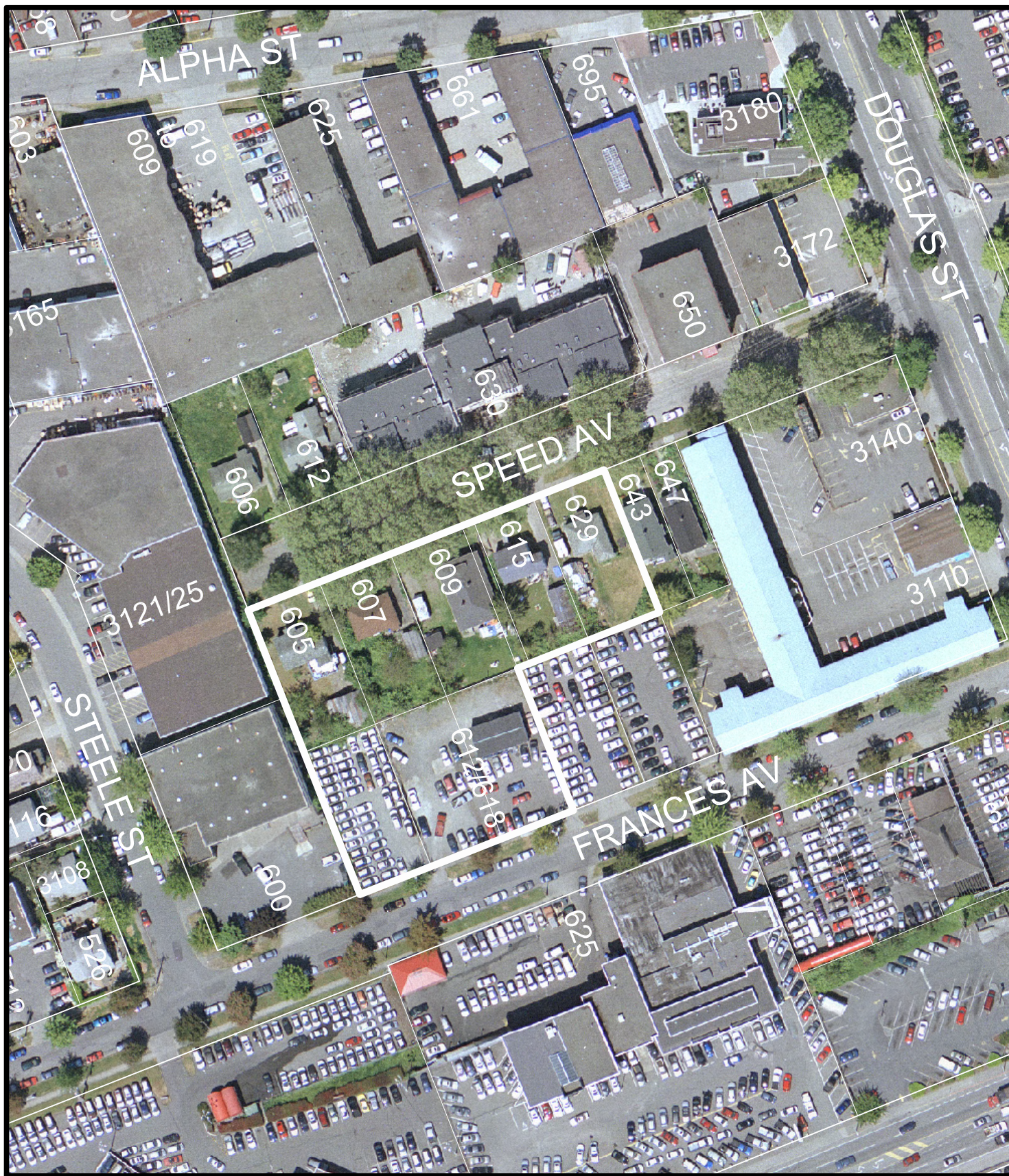
In conclusion, the revised proposal is not supportable in this location. The staff recommendation that the application be declined has not changed.

7. Recommendation

That Rezoning Application #00301 for 605-629 Speed Avenue and 606-618 Frances Avenue be declined.

8. List of Attachments

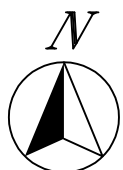
- Aerial photo
- Subject map
- Letter from the applicant dated September 1, 2012
- Letter from the Burnside-Gorge Community Association dated August 7, 2012
- Plans dated May 9, 2012
- Staff reports dated March 24, 2011 and January 27, 2011
- Council minutes dated April 14, 2011, GPC minutes dated April 7, 2011 and PLUSC minutes dated February 3, 2011.

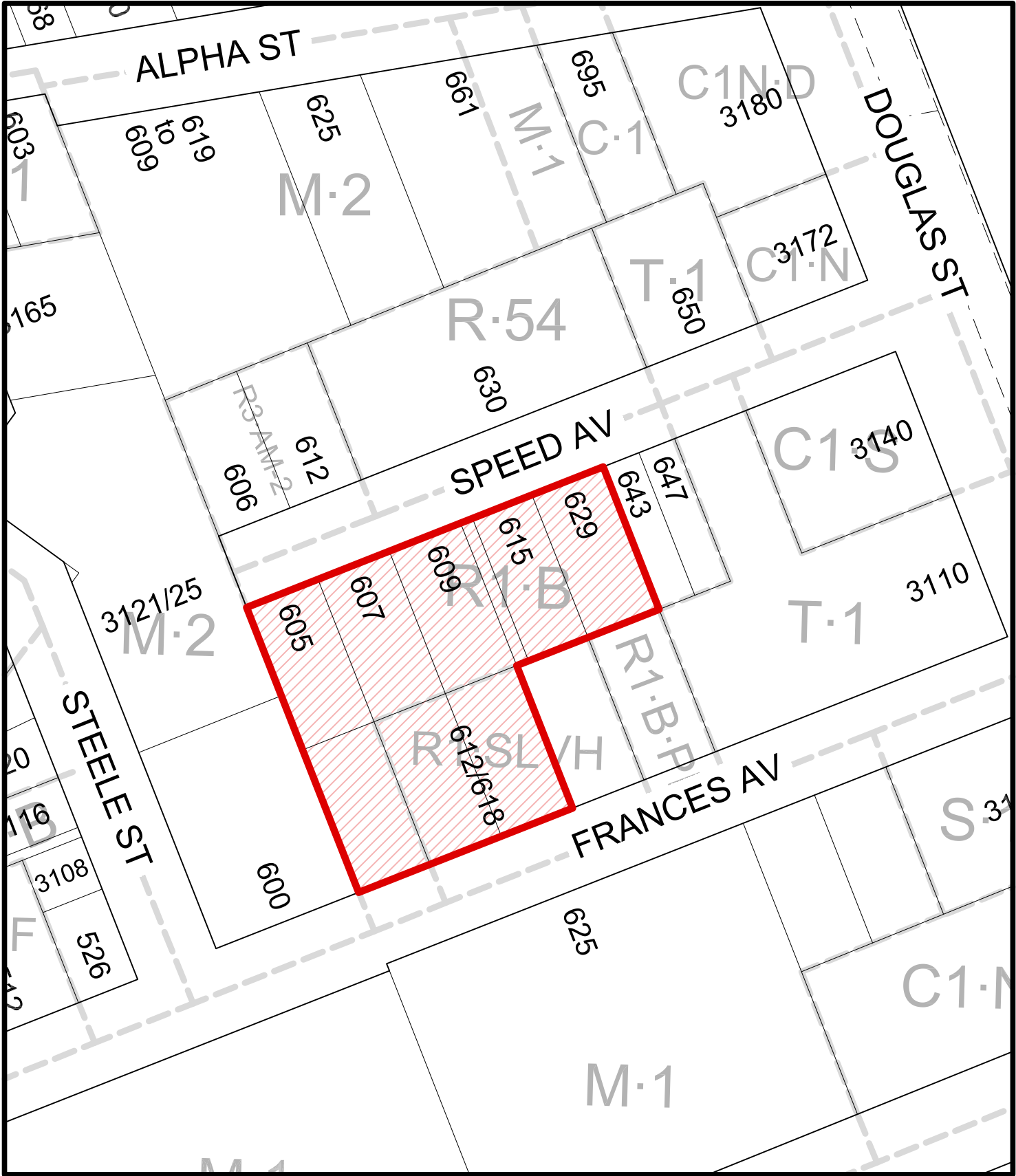


605 to 629 Speed Av. & 612 to 618 Frances Av.

Rezoning #00301

Bylaw #



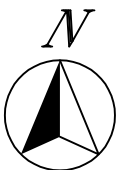


605 to 629 Speed Av. & 612 to 618 Frances Av.

Rezoning #00301

Bylaw #

Subject/Newspaper Property Map



CITY OF
VICTORIA



Mayor and Council

Sept. 1st 2012

City of Victoria

Re; Rezoning application – 600 Block Speed/Frances Ave.

We have submitted our revised application for the proposed development in the 600 Block of Speed and Frances Ave. As you are aware our original proposal was referred back to the Governance/Priorities Committee to allow us to deal with Council's concerns in regard to height, density, massing and greenspace.

During the time we were developing our revised plans Council adopted a new OCP which impacts our site and we will also comment regarding our Project and the new OCP.

We have developed a revised plan that we believe addresses Council's concerns and the following is a synopsis of the changes. We also attach a table comparing the original plan with the new plan.

1. Our new plan has a ground level commercial floor area off of Frances Ave. with approximately 26,000 sq./ft. an increase of approximately 1000 sq./ft
2. The new plan has 10 townhomes on Speed Ave. with two 9 storey plus mezzanine towers above for a total of 12 storeys instead of the original 14.
3. The new plan has 176 units instead of the 224 originally proposed, which dramatically changes the massing of the building.
4. As a result of the changes to the size of the buildings the density has been reduced from a ratio of 3.56 to 3.09
5. The roof area over the commercial space will be a mix of large private patios for the residential units at this level and green roof area as shown on the plan.
6. There will be a public access walkway through the project connecting Speed Ave. with Frances Ave. to allow Speed Ave. residents to connect to the rest of Burnside without going out on to Douglas St.
7. The townhouses on Speed Ave will all have private garden patios which will enhance the green street/sidewalk experience along Speed Ave. The front yards on Speed Ave. will be 6m and should make the sidewalk experience pleasant and comfortable.

8. The existing streetscape along Speed Ave. will be preserved and coordinated with the proposed pocket park at the end of the street to mollify the dead end wall of the existing industrial building.
9. We have made provision on the east side of the project for a possible daycare with the related secure outside play area and are prepared to work with the community to identify a potential user.
10. As a result of the reduction in the height and number of units we are no longer able to provide 'affordable rental housing units'. The additional units in the original plan were being used to cross subsidize the affordable units but this opportunity is no longer available.
11. There will be 166 units equally divided in the two towers and it is our intention to sell the condo units in the west tower, and rent the units in the east tower at market rents. All units in the project would be available for rental.
12. Two levels of underground parking will be provided with the commercial parking requirements in the building meeting by-law requirements but a small variance in residential parking is required (ratio 0.97)

OFFICIAL COMMUNITY PLAN

Our properties are identified in the OCP as both General Employment with light industrial and commercial mixed use and Urban Residential. We are proposing to develop approximately 26,000 sq/ft of light industrial/commercial space on the ground floor with access off of Frances Ave. which would provide an employment centre for the area and meets the uses described in the OCP.

Although we are within approximately 50m of Douglas St. surrounded by General Employment designation and adjacent to the Town Centre, this one block of Speed Ave. has been designated Urban Residential in the OCP. The Urban Residential use would require amendment because we do not meet the height and density proposed in this designation. We made our application for rezoning in 2009 and have always proposed a higher density development than is proposed in the OCP and believe our development is an opportunity to begin higher density development along the major Douglas St. transportation corridor.

In the General Development Guidelines of the OCP it indicates that the Council could " give consideration to site specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate in the site context."

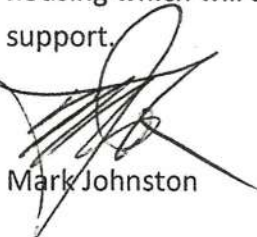
In the section of the OCP on Land Management – Broad Objectives the following statements support our proposed development concept;

1. Growth of 40% in or within walking distance of Town Centers and Large Urban Villages (20,000 new by 2041 with 90% within 400m of Town Centers or the Core)
2. Employment growth in Town Centers Employment Districts and along corridors served by rapid and frequent transit.
3. Encourage the logical assembly of development sites that enables the best realization of permitted development potential for the area.

A review of the Housing Section of the OCP indicates that our proposal meets many of the objectives. We are proposing to rejuvenate an area to supply rental housing. The Plan indicates that areas be designated for additional housing capacity, primarily for apartments units and attached ground oriented housing to ensure that developable capacity is sufficient to meet forecast demand and maintain a healthy housing market. Today the site is a collection of parking lots and housing well past its prime and our development responds to future demand and supports the intent of you OCP.

We have been to the Burnside/Gorge Community Association 4 times and have always been received favourably with support for our proposed commercial and rental housing components. Parking has always been the major issue with the residents and we have advised them that if there are vacant parking spaces in our building we will give them priority for rental of these spaces. We have also indicated that in the evening the parking identified for the commercial would probably be vacant and available for quest parking

We can all see the hundreds of young people who work in Mayfair/Uptown or along the approaches to Downtown and we believe our proposed development will provide affordable housing which will allow them to walk/cycle or take the bus to work and we request your support.

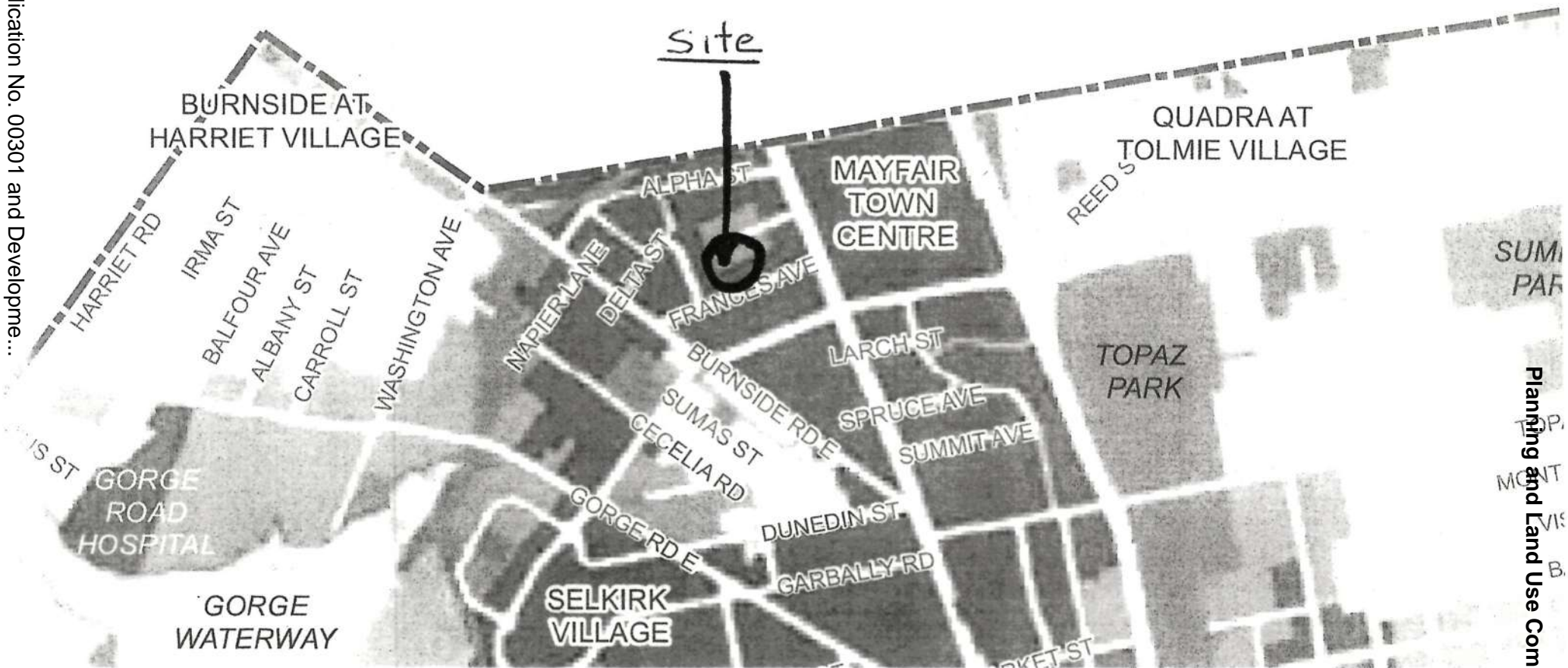


Mark Johnston

SPEED AND FRANCES
Praxis Architects Inc.

May 01-12

	ORIGINAL SCHEME		NEW SCHEME	
Building 1	14 storeys		11 storeys	
Building 2	8 storeys		11 storeys	
Total number of units	224		176	
Commercial floor area	2,317.0 m2	24,931 sq ft	2,423.5 m2	26,077 sq ft
Service Space			102 m2	1097.52
Parking Provided	214	Residential	170	Residential
	0.96	ratio residential	0.97	ratio residential
	62	Commercial	65	Commercial
	276	Total	235	Total
			17	Guests (10% of 168) Included in residential
Bicycle Parking	239		166+10 12 6 3 3 2 1.31	Class 1 Class 2 3 Class 1 3 Class 2 2 Class 1 1 Class 2 Residential Retail Industrial
FA Residential	16,743.8 m2	180,163 sq ft	14,017.8 m2	150,831 sq ft
GFA (Inc. Commercial)	19,060.8 m2	205,094 sq ft	16,543.3 m2	178,006 sq ft
FSR	3.56		3.09	
Open Area	14.3	%	14.3	%
Loading Bays	1		1	
Average Grade	5.561	m	5.561	
CITY ZONING PLAN CHECK				
Site Area	5349.39	m2	5349.39	
Total Floor Area (m2)	19,054.0		16,543.3	
Density (ratio)	3.56		3.09	
Commercial Floor Area	2,316.0	m2	2,423.5	
Lot Width (m)	73		73	
Height (m)	38.05		36.82	
Site Coverage %	66	%	66	%
Storeys	14		11	
Setbacks (m)				
Front (Speed)	6		6	
Rear (Frances)	0		0	
Side (West)	0		0	
Side (East)	6		6	
Parking	See Above		See Above	
Visitor Parking			17	residential
Bicycle Storage	239		181	Class 1
			16	Class 2
Surface parking landscape strip		.6m		
Surface parking street setback				





Burnside Gorge Community Association

471 Cecelia Road, Victoria B.C. V8T 4T4
T. (250) 388-5251 | F. (250) 388-5269
bgca@shaw.ca | www.burnsidegorge.ca

August07, 2012

Dear Mayor and Council

Third Community Discussion: Rezoning application for 605-629 Speed Avenue & 606-618 Frances Avenue – June 18, 2012 – 6.30 p.m.

Oakcrest Park Estates Ltd., the owner of the properties at 605-629 Speed Ave. and 606-618 Frances Ave. is proposing to rezone the properties from (R1-SLVH) Single Family Storage Lot/Vehicle Sales Zone and R1-B Single Family to a new Multi-Family/Commercial Zone.

The development would consist of ground floor commercial/retail (approx.2300 m/sq.) with access off of Frances Ave. and two 9 storey residential towers on top of the commercial/retail equating to approximately 11 storeys. Street level townhomes would be developed on Speed Avenue. The proposal consists of 166 residential units divided evenly between the two towers with 10 townhomes on Speed Ave.

There will be 235 parking spaces on site, most of which will be in two levels of underground parking with access from both Frances and Speed with some surface parking off Frances Ave to accommodate the commercial uses. A small variance is required to meet the residential parking requirement.

It is intended that the west residential tower be condos with the east tower being rental. Each residential tower would contain 1 BR – 27, 1BR+Den – 32, 2Br – 18, 6 loft. The existing trees on Speed Ave. will be retained and a portion of the roof over the commercial/retail will be developed as a 'green' roof and private patios. A public walkway will be included to allow a connection between Speed Ave and Frances Ave. The existing tree-scape along Speed Ave. will be enhanced by the front yard setback of the townhomes and will be coordinated with the development of the proposed pocket park at the end of Speed Ave. Provision has also been made on the east side for a possible day care and related secure play area.

Proponent explained that there were comments from the City of Victoria Council including height, massing, connectivity, green space and responding to comments in relations to the proposed OCP.

Questions/Comments from the floor:

Overall Development: Explain the proposed changes to the development.

Proponent: 9 storeys residential (9 foot interior); 1 floor commercial (which equals 2 floors residential). Trees will remain, have made commitment to parkette at end of street. 2 commercial spaces 18911 sqft and 5766 sqft (possible daycare) with green easement that is 6 meters from neighbour on east side. Larger commercial space has loading bay on Francis side. Surface parking on Francis (40 commercial spaces). Walkway from

Speed Avenue to Francis Avenue. The project has been reduced by 49 units.
Traffic/transportation study and shadow study completed.

Parking/Traffic: Discussion about Parking.

Proponent: Parking access is via both Speed and Francis. Parking spaces may be available for rent to Speed Street residents. Guest parking is ~.1 to .15 spaces per unit. A parking and transportation study was completed for project by Boulevard. Nadine King provided information regarding the study and answered questions as well. Study indicated that after 5.30 p.m. there is lots of parking on Francis. Study indicated that 13-20 cars/hour would be going to 30 cars/hour. Project reduced by 49 units so even the additional 19 units on other Speed Street development are encompassed in study numbers which considered proponent's larger proposal. 2 levels of underground parking with 2 way traffic from Francis and Speed. 170 residential parking spaces, 65 commercial (25 below grade) for 235 stalls in all. Commercial parking spots will be available after commercial hours for residential and guest parking.

Floor comment: recommend moving parking from southside of speed (loss of 6-12 spaces). It is a City decision on street parking (**Nadine**).

Floor comment: mark up street for parking. **Nadine:** this usually creates less parking on the street.

Floor comment: Keep parking on both side to keep traffic slow. **Nadine:** a number of options have been proposed.

Floor comment: Scallop around trees for parking on Speed.

Floor comment: traffic study did not consider single access. Speed Street is too small.

Floor comment: block off speed access – Francis is wider. **Nadine:** want to give choice; more streets provide access; improves mobility, including emergency response.

Floor comment: concerned about parking.

Floor comment: improve signage that Speed Street is a dead end street.

Floor comment: there are 2-4 houses that don't have onsite parking. **Proponent:** willing to discuss availability of spaces at development.

Q What about a wind tunnel effect between the two buildings?

A Wind down draft has been mitigated by townhomes.

Q What will balconies look like?

A There are none. French rails are proposed for the design.

Q Building ownership structure? Both buildings are strata (including commercial). One is market rental the other is condo. Price points for units will be dependent on market and finishing of units.

Q Why are the buildings so tall?

A Adding underground parking and townhouses and market considerations; the development needed a number of units to be financial viable.

Floor comment: tall building shadows a narrow street. Bigger buildings should go on bigger streets.

Floor comment: still concerned about height.

Q Timeline from approval?

A 18 months. File construction plan for site – construction access will be likely from Francis.

Floor comment: offsite parking for construction workers. Proponent: construction plan will include worker parking.

Floor comment: Better proposal than previous proposals. It's smaller.

Floor comment: improvement on street will increase value of other properties.

Query about community meeting notices:

A discussion ensued about the process for advising for the Community Meeting on the project. It was clear that nobody received City notices of the meeting. The Association had signed off on the Community Meeting request and advertised the meeting in the Community newsletter. Joy Kruger, a local neighbour, circulated flyers to the Speed Street stratas and buildings to provide information less than a week before hand. Facilitator suggested that the matter be brought up with the City Planning Department.

There were 11 meeting attendees. Due to the discussion about Community Meeting notices, a straw vote was not taken at the meeting.

Broader Context for Development

In Burnside Gorge Community Association community meetings, we have included an additional approach to soliciting feedback on rezoning applications. We are also getting feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. We are hoping that, over time, this will help us stitch together a more comprehensive view and put rezonings into context. Here is the feedback from this meeting. The area we asked people to comment on is that bounded by Douglas, Finlayson, and Burnside at the south with the Burnside-Gorge Neighbourhood boundary to the North. Throughout the conversation, the attendees were advised of the proposed OCP plan for the area.

- o Like to see the neighbourhoods limited to 3-6 stories; townhomes; interesting architecture.
- o Prefer to see higher building near Finlayson/Douglas.
- o Integrate playgrounds.
- o Attract bigger commercial to area; big business.
- o Smaller streets have smaller developments; bigger streets have bigger developments.
- o Appropriate transition with buildings (continuity).
- o Continuity regarding walkability and greater connections.
- o Large commercial properties (kitty corner to Mayfair).
- o Mix of residential and commercial.
- o Localized small urban villages – Mayfair is not an urban village – it's a regional hub.

Yours sincerely,

TJ Schur

Land Use Committee Chair
Burnside Gorge Community Association
tjschur@shaw.ca

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MAY 09 2012

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Development Services Division





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Development Services Division

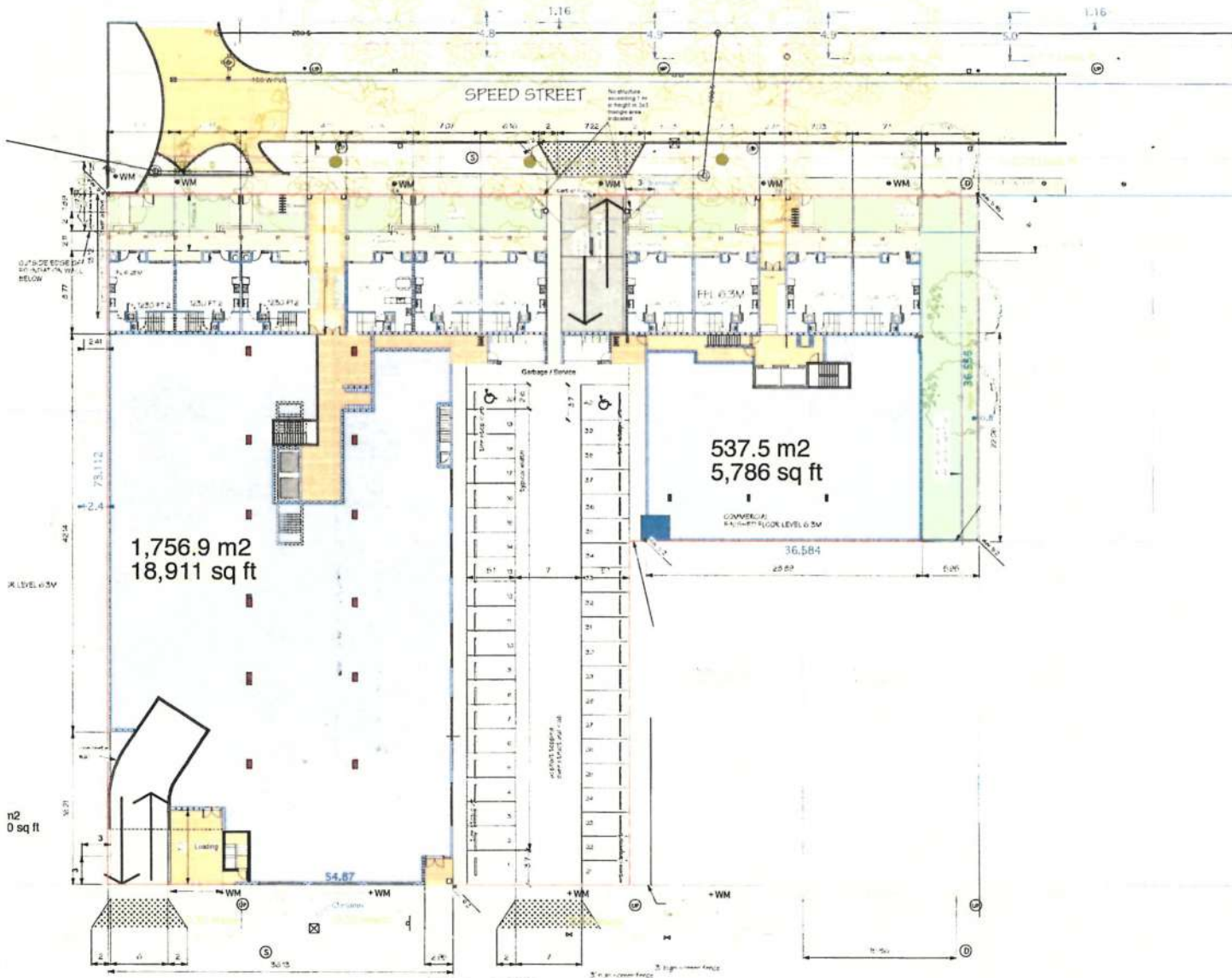


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Development Services Division

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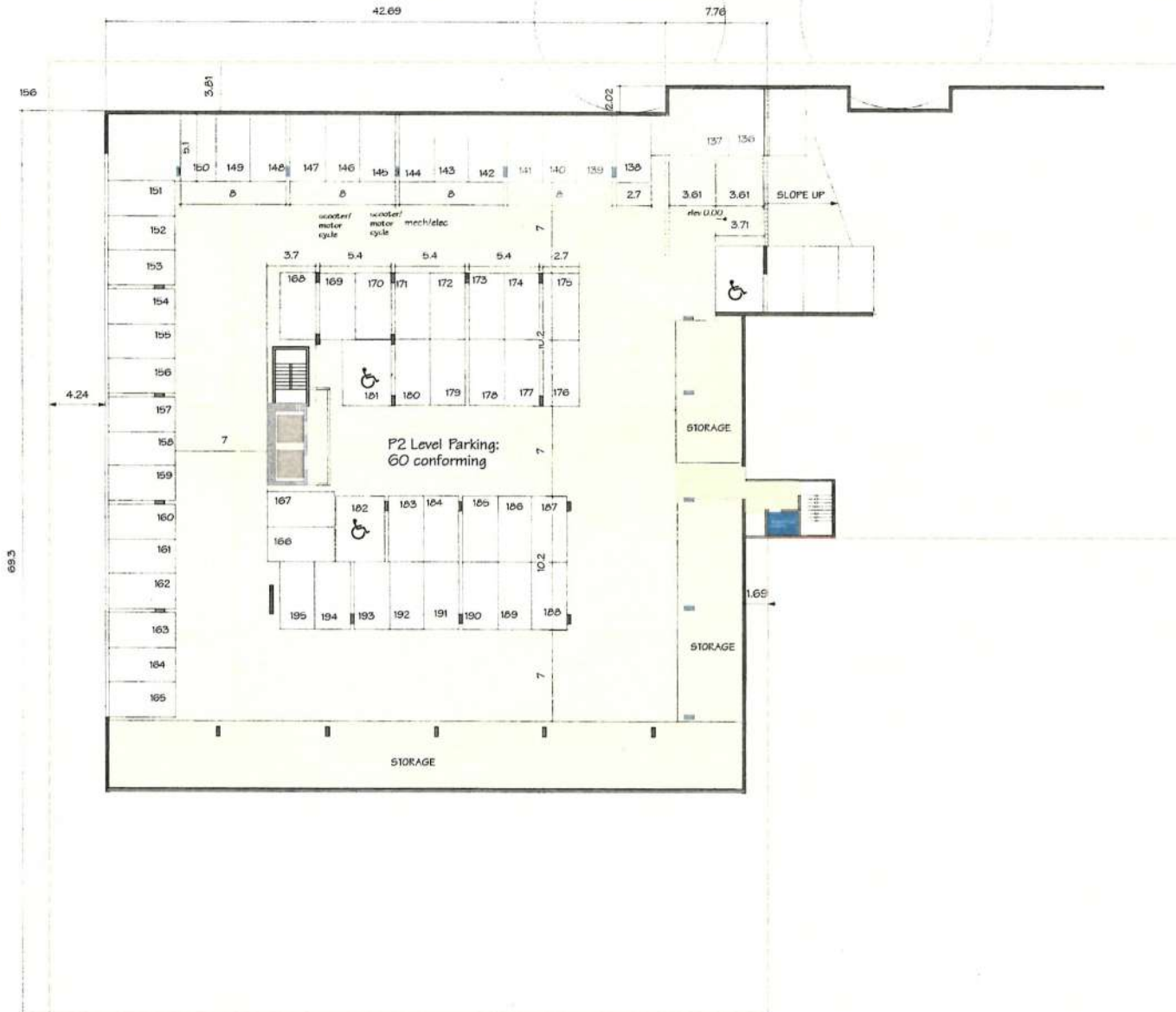
MAY 09 2012

Planning & Development Department
Development Services Division

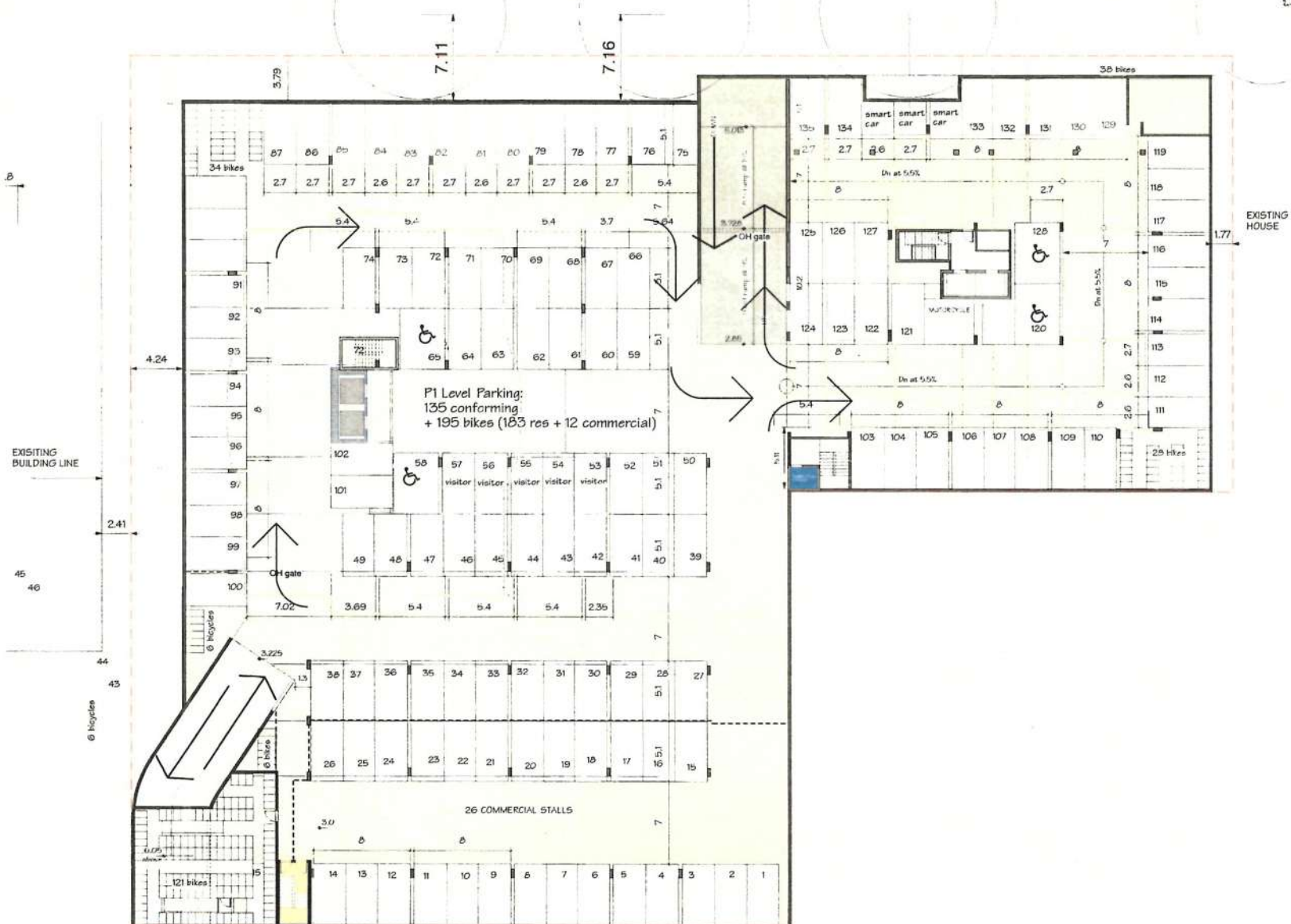


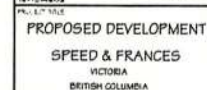
Project No. 00301		Project Name: Speed & Frances	
Site No. 100		Site Area: 10,000 sq m	
Proposed Development: SPEED & FRANCES VICTORIA BRITISH COLUMBIA			
Investigator: [Name]			
Scale: As shown	North: [Arrow]	Map: [Sheet]	Author: ALO

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MAY 09 2012	
Planning & Development Department	Development Services Division



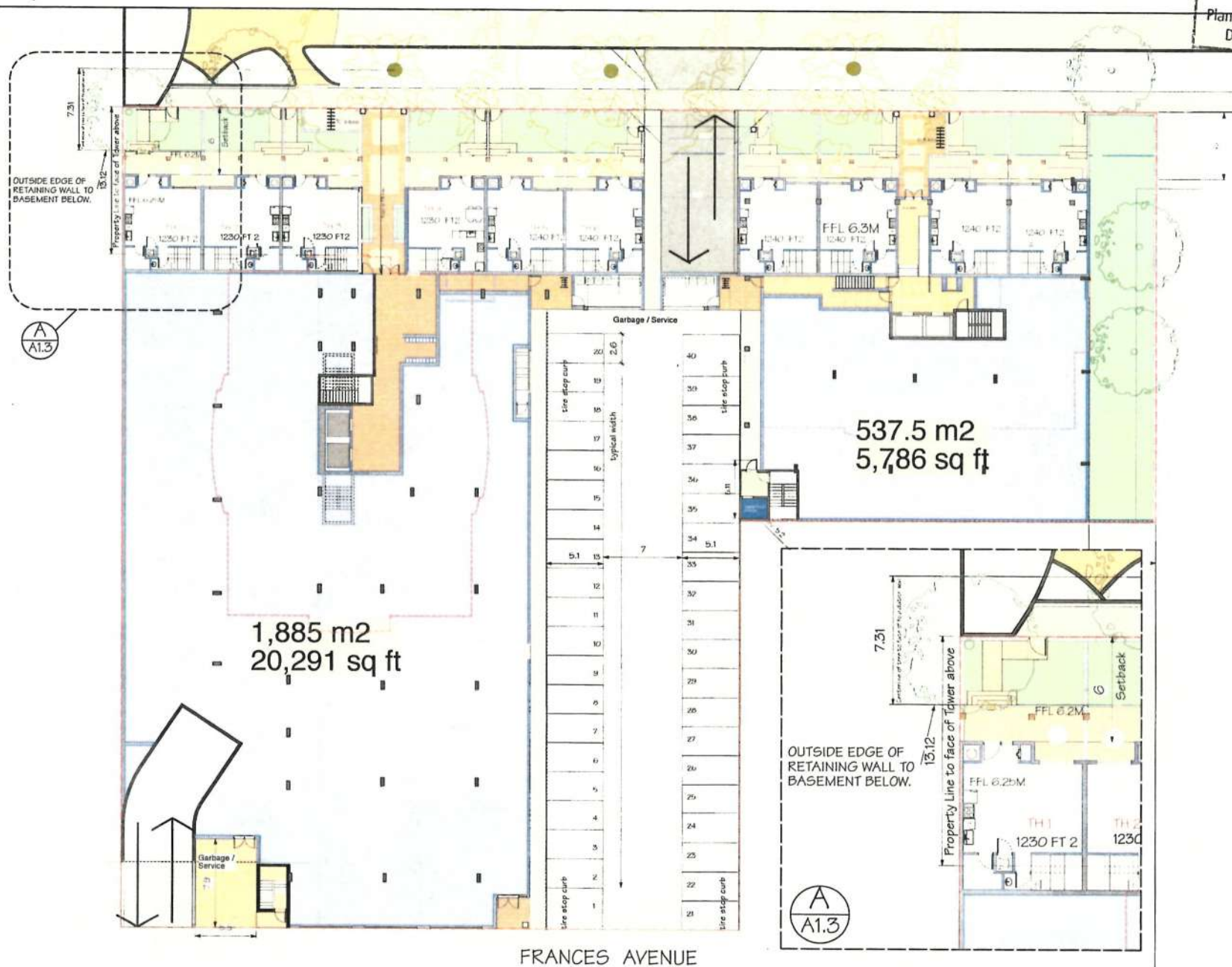
PRAXIS ARCHITECTS 1000-1001 Douglas Street, Suite 100 Victoria, BC V8W 2E1 Tel: (250) 383-1111 Fax: (250) 383-1112	
PROJECT NO. 1000-1001	
PROPOSED DEVELOPMENT SPEED & FRANCES VICTORIA BRITISH COLUMBIA	
DATE: 10/1/11	
SCALE: 1/8" = 1'-0"	DATE: 10/1/11
FILE: 1000-1001	DESIGN: A1.1





EXERCISE		
NAME: _____		
DATE: _____		
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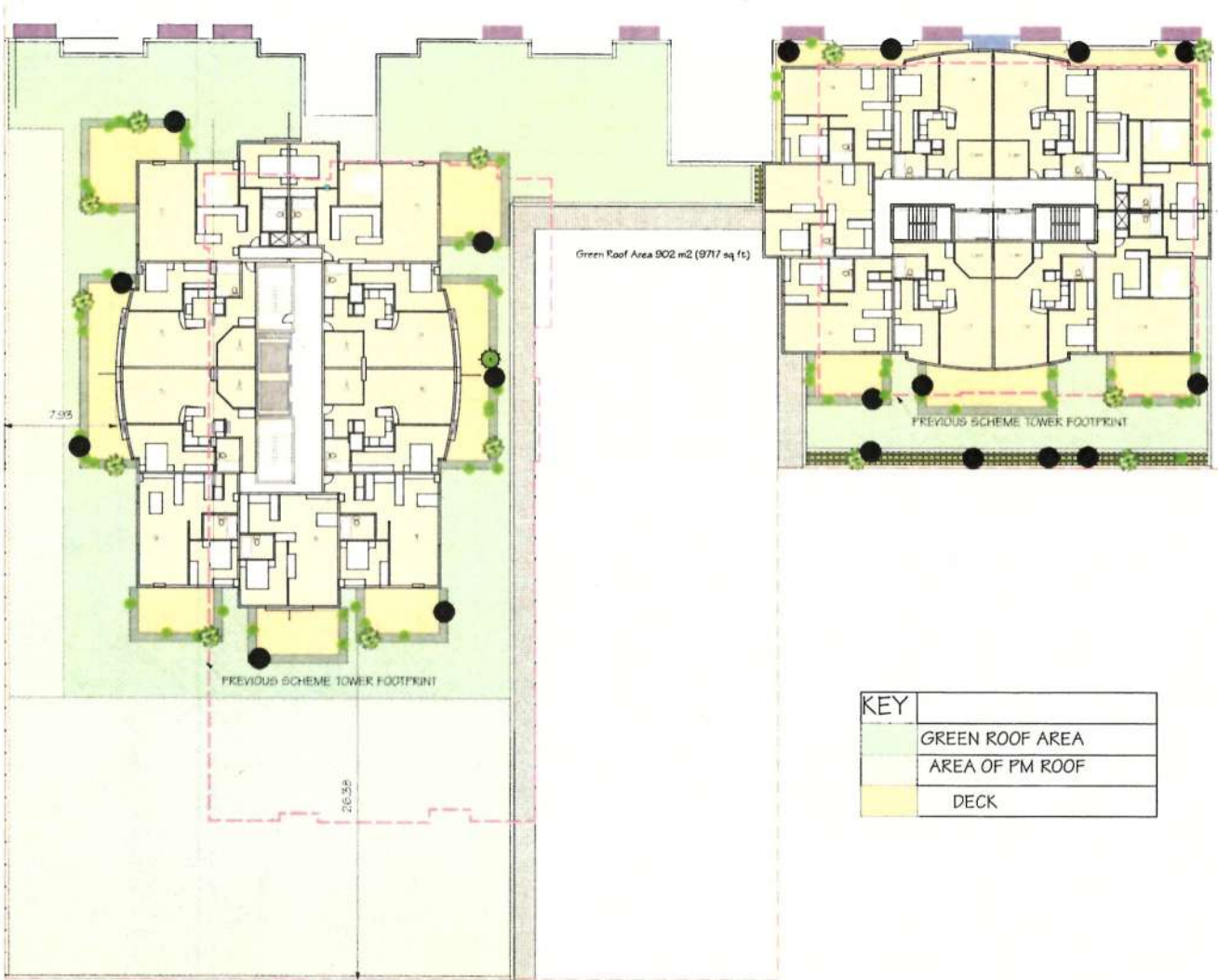
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Received
City of Victoria

MAY 09 2012

Planning & Development Department
Development Services Division



KEY	
	GREEN ROOF AREA
	AREA OF PM ROOF
	DECK



PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

PROJECT NO.
SPEED & FRANCES
1000-1010

DATE	REVISION	BY	APP'D BY
10/10/11	1	AK	AK
10/10/11	2	AK	AK

A1.5

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City of Victoria
MAY 09 2012
Planning & Development Department
Development Services Division



PROJECT NAME	DATE	REVISION

PRAXIS
ARCHITECTS
1000 14th Street, Suite 100
Victoria, BC V8W 2E1
Tel: 250-383-1111
Fax: 250-383-1112
www.praxisarchitects.com

**PROPOSED DEVELOPMENT
SPEED & FRANCES**
VICTORIA
BRITISH COLUMBIA

SHEET TITLE		
SPEED & FRANCES		
SCALE	DATE	SHEET NO.
1:100	05/09/12	01
DATE	DESIGN	
05/09/12		

A2.0



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PROPOSED DEVELOPMENT
SPEED & FRANCES
VICTORIA
BRITISH COLUMBIA

PROJECT NAME
TOWNHOUSE DEVELOPMENT
A TOWNHOUSE DEVELOPMENT

SCALE	DATE	REVISION
1:100	XX	
DATE PREPARED	DATE	DATE

A2.1



SHEET TITLE
SPEED & FRANCES DEVELOPMENT
SLOTTED PARKING SECTION

TITLE	PROJECT	SHEET NO.
ARCHITECT	PRAXIS	A2.2
DATE	PROJECT NO.	
SCALE	DATE	



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MAY 09 2012	
Planning & Development Department Development Services Division	

PRAXIS ARCHITECTS	
PROPOSED DEVELOPMENT SPEED & FRANCES	
VICTORIA BRITISH COLUMBIA	
SHEET TITLE WEST ELEVATION SOUTH ELEVATION	
DATE JANUARY 2011	BY A2.3

March 21st

June 21st

Sept 21st

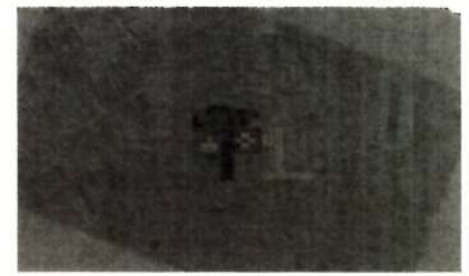
Dec 21st

9:00am

12:00pm

3:00pm

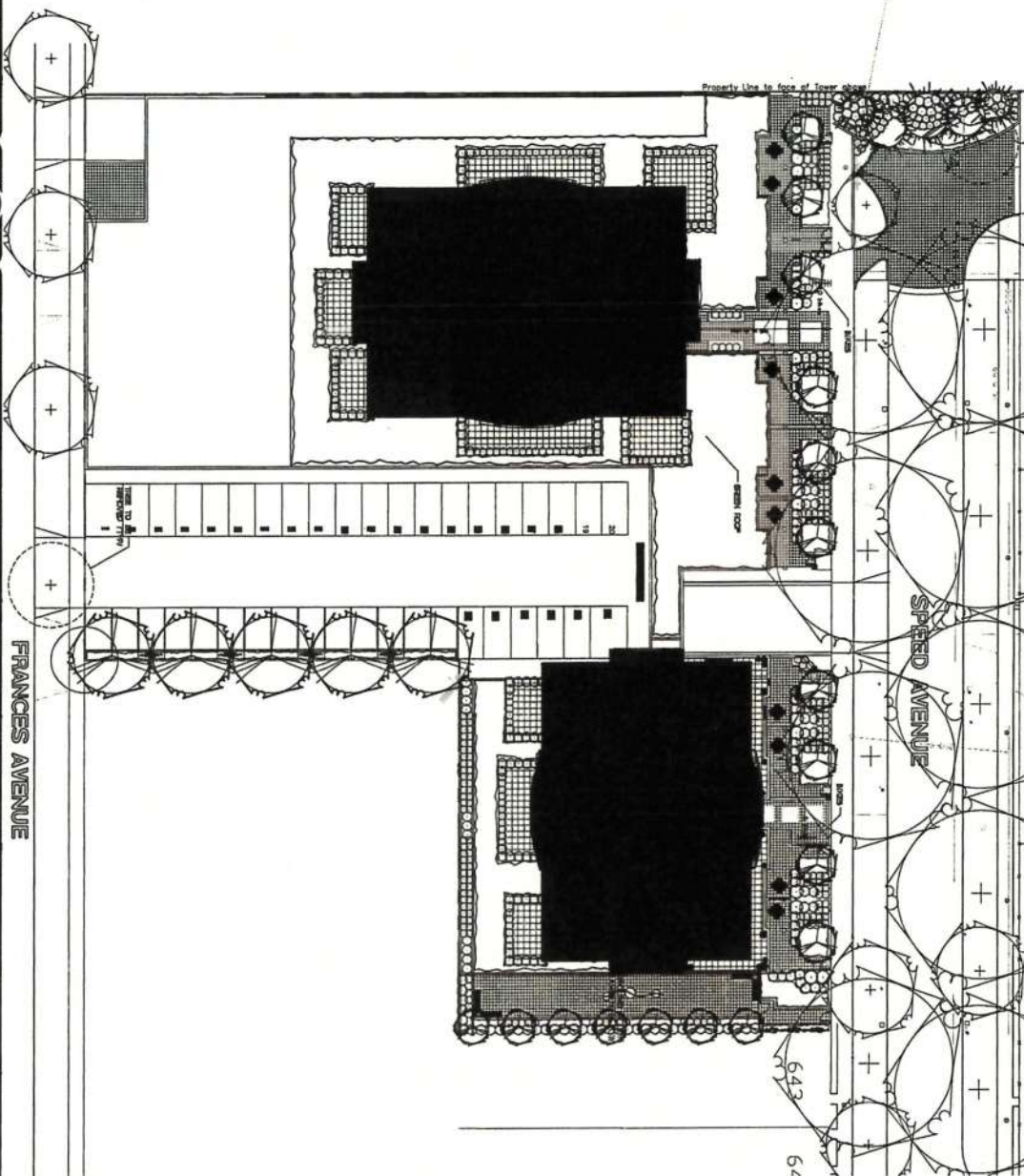
6:00pm





SPEED & FRANCES
VICTORIA, B.C.

FRANCES AVENUE



LEGEND

[illegible]

CONGRATULATE THEM TO BE A SELECTOR OF AUSTRALIAN
FINE FOODS AS FIRM, NORMAN, SUELL, AND CORDON
SIZE 2.5 H. H. A. APPROXIMATE NO. - 3

**USERS SHOULD TO BE A PRESENTATION OF RUDOV
AND A /B/ PAGES (A) PRODUCTION /B/
SECTION OPERATIONAL /C/ SPECIFICALLY AS A /D/
CONTINUED IN /E/ FOR THE YEAR /F/
FOR THE YEAR /G/ FOR THE YEAR /H/**

EDUCATIONAL (BY SERVICE AGENCY) WITH
CALIFORNIA (BY SERVICE AGENCY) WITH
STATE OF CALIFORNIA (BY SERVICE AGENCY) WITH
STATE OF CALIFORNIA (BY SERVICE AGENCY) WITH

SIZE IS ON POT, APPROPRIATE NO. - 870

760. KAPLAN, J. H. 1964. *Journal of the American Water Resources Association* 1: 101-104.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SPT LANDSCAPE ONLY.

PRELIMINARY PLAN

REPORTS OF THE COMMITTEE

1. Governance and Priorities Committee – April 07, 2011

7. Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue

Councillor Alto said that after the lengthy discussion at Governance and Priorities Committee, the applicant has heard the concerns expressed by Council with respect to land use, density, massing height and lack of greenspace, and she feels that they should be granted an opportunity to submit updated plans with respect to the noted issues of concern.

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council refer Rezoning Application No. 00301 for the property known as 605 – 609 Speed Avenue and 606 – 618 Frances Avenue to Governance Priorities Committee subsequent to the applicant's re-submission of the application with particular attention to the proposal's height, density, massing and greenspace.

Councillor Lucas said that he is pleased that the applicant is willing to address the issues raised at Committee.

Mayor Fortin said that he will support the motion, not as a way for the applicant to try to justify their current proposal, but for them to do some work to see if the proposal would be more acceptable in relation to the concerns raised at Committee.

Carried

Council Meeting
April 14, 2011

10. DECISION REQUEST

10.1 Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue

Committee received a report dated March 24, 2011, from Development Services regarding Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue. This report provides further information and analysis regarding this rezoning application as requested by the Governance and Priorities Committee at its meeting of February 3, 2011. Both the applicant and staff provided further information as detailed in the report, however, staff's recommendation that the application be declined has not changed.

A Committee member noted the significant improvements in the application and it would be supportable to send it to a Public Hearing with the fulfillment of the nine recommendations.

Action: Councillor Alto moved that the Committee recommends that Council forward Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue to a Public Hearing with the following conditions:

1. Concurrent with consideration of the rezoning, amending the *Official Community Plan* to include the site in a new Development Permit Area to regulate the details of building design and landscaping standards.
2. Amending the *Official Community Plan* to change the land-use designation covering the site to "Primary Centres-Mayfair" from "Industrial" and "General Residential".
3. Amending the *Burnside Neighbourhood Plan* to include the properties in the Mayfair Major Commercial area.
4. Advisory Design Panel review with attention to building design as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
5. Registration of a Housing Agreement on title, secured by bylaw, to ensure non-profit and rental housing, as well as the provision of preferred rent and space for a daycare centre, as proposed by the applicant in the letter dated March 17, 2011.
6. Proposed streetscape improvements to the City's right-of-way to be secured and constructed to the satisfaction of the Director of Engineering & Public Works.
7. The provision of transportation and parking demand management strategies to the satisfaction of the Director of Engineering & Public Works.
8. The provision of a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering & Public Works.
9. The applicant paying for a third-party economic analysis to be conducted by a consultant of the City's choosing to confirm the feasibility of the proposal and ensure that the affordable rental housing and provision for daycare space (rented at a preferred rate) are commensurate in value to the potential land lift associated with the

rezoning.

10. Note: Council considers consultation under Section 879 (2) of the *Local Government Act* and determines that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the federal government and its agencies because the amendment affects local properties.

Committee discussed with staff the following:

- Landscaping on the terraces and an overall increase of greenery on the site.
- The complexity of the affordable housing component of the application and the percentage that is truly affordable;
 - They are using BC Housing definitions; on average 10% below market rates.
- Support in the community for mixed housing.
- Concerns related to the lack of amenities for families.
- The housing agreement raising many questions, such as the need for operational funding.
 - Working with the applicant to provide more certainty around the agreement.
- The development of village centre plans and Douglas Street as a proposed transit corridor; the appropriate FSR around transit stations.
 - Transit system planning working with land use planning; the challenge of 'one off' plans.
- Concerns related to the land use and the updated OCP identifying this area as needing a focused planning study; this land for light industrial use; the expectation of residential.
- Social goals at the expense of desirable community planning.
- The height of this proposal, is it too much for the community?

Action: Councillor Lucas moved that the Committee recommends that Council postpone consideration of Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue pending further information from the applicant to address the concerns expressed by Committee.

DEFEATED 11/GPC111

Mayor Fortin; Councillors Alto, Coleman, Hunter, Luton, Madoff and Young voted against this motion

On the Main Motion:

DEFEATED 11/GPC112

Mayor Fortin; Councillors Hunter, Lucas, Luton, Madoff and Young voted against the motion

Action: Councillor Hunter moved that the Committee recommends that Council decline Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue.

CARRIED 11/GPC113

Councillors Alto, Coleman and Thornton-Joe voted against this motion

4.1 Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue

Committee received a report from Development Services dated January 27, 2011, regarding Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue. A rezoning is required to allow multi-family residential and commercial uses as well as increased density on the site. The proposal is to construct a commercial/residential complex consisting of two residential towers of eight and fourteen storeys.

Staff is recommending that this application be declined as this primarily residential proposal is premature in this location due to its size, density and height. While the proposal is near Douglas Street and adjacent to the Mayfair Mall area, more comprehensive transit-oriented land use planning should be undertaken before any new mixed-use developments are approved to optimize the potential benefits of such a major public investment.

Committee made the following comments for staff's response:

- The benefit of all Council considering this application.
- A planning analysis to compare this proposal with similar building in the downtown core.
- Landscaping and the opportunity for increased recreational or greenspace areas for families; are the parks in the area sufficient for family use.
- The commercial component on the main floor and if it meets the spirit of the zoning.
- Rental of condos being secured through a housing agreement.
- Concerns related to the absence of schools in the area for this proposed residential development.
- Concerns related to parking and if there will be a charge to park on site.
- The transportation report as it relates to parking on Speed and Frances Streets and the impact on the houses there.
- The height of the trees and preserving the trees on Speed Street.
- An overall understanding of the visual impact of the proposal.
- The potential for a daycare and the possibility of that being a part of a housing agreement.
- The shading impact of this proposal and options for mitigating this impact.
- Concerns related to use of this property and agreements to ensure its use as proposed.
- Land use and the impact on the two small houses on the street.

Staff advised that some time may be required to respond to these requests, particularly those issues tied to a housing agreement.

Action: Councillor Madoff moved that the Committee recommends that Rezoning Application # 00301 for 605 – 629 Speed Avenue and 606 – 618 Frances Avenue be forwarded to Governance and Priorities Committee for its consideration.

CARRIED 11/PLUSC013

PLUSC meeting
February 3, 2011

Governance and Priorities Standing Committee Report

Date: March 24, 2011 **From:** Brian Sikstrom, Senior Planner
Subject: Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Frances Avenue - Referral from the Planning and Land Use Standing Committee with additional information - Application of M.H. Johnston & Associates to rezone eight lots from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to a new zone. The rezoning will permit a commercial/residential development including 224 units in two multi-storey buildings of fourteen and eight storeys.

Executive Summary

The purpose of this report is to provide further information and analysis regarding a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue. Below is a summary of the additional information requested by the Governance and Priorities Standing Committee (GPSC) at its meeting on February 3, 2011 (PLUSC February 2, 2011 minute attached).

Information provided by the applicant:

- The additional information provided by the applicant generally responds to the questions raised at PLUSC and in letters from neighbouring property owners. It provides more information on various components of the proposed Housing Agreement as well as financial aspects of the development, including subsidies proposed by the applicant and future funding requests from M'Akola to the City and the Capital Regional District.
- The affordable nature of the project focuses on families who are not in "core need" but who cannot afford market rental units. On average, rents are proposed to be 10% below market rates.
- The applicant would be willing to consider membership in the Victoria Car Share Co-op and make any surplus parking available at a preferred rate to nearby residents.
- The applicant is also willing to prepare a plan for managing construction traffic but does not support limiting residents' vehicle access to Frances Avenue.

Information provided by staff:

- The additional information provided by staff summarizes and reviews the applicant's information and gives responses to questions directed to staff. These responses include:
 - confirmation that the proposal's characteristics are similar to Downtown buildings on smaller sites
 - expansion of the residential community in the Cecelia-Sumas sub-area of the neighbourhood is still supportable despite the closure of Burnside Elementary School and
 - should the rezoning be approved then a site-specific zone, a Housing Agreement and Development Permit requirements would provide controls over future development, but these would not ensure the applicant's project is built as proposed.

- Staff would encourage the applicant to implement transportation demand management strategies such as car share, transit incentives and so on. Requiring the implementation of such measures may not be possible.
- Staff have no objection to limiting vehicle access to Frances Avenue but this would necessitate an update of the traffic impact assessment study.
- The methodology and conclusions of the traffic impact assessment study submitted by the applicant have been reviewed by staff and found to be sound.
- Because the proposal involves subsidies by the applicant as well as the public, further analysis should be provided by a third party to confirm the proposal's economic feasibility as well as the value of the affordable housing in relation to the potential land lift resulting from rezoning.

The provision of additional information has not resulted in any significant modifications to the proposal by the applicant. Nor has it changed the view of staff that this proposal is premature at this location, the desirability of affordable rental housing notwithstanding. The January 27, 2011, staff report to PLUSC on the application is also attached for information.

Recommendations

The staff recommendation that the application be declined has not changed.

Alternate Recommendation: If Council wishes to forward this application to a Public Hearing, the appropriate recommendation informed by the additional information in this report is the following:

That the application be considered for approval following a Public Hearing with the following conditions:

- 1) Concurrent with consideration of the rezoning, amending the *Official Community Plan* to include the site in a new Development Permit Area to regulate the details of building design and landscaping standards.
- 2) Amending the *Official Community Plan* to change the land-use designation covering the site to "Primary Centres-Mayfair" from "Industrial" and "General Residential".
- 3) Amending the *Burnside Neighbourhood Plan* to include the properties in the Mayfair Major Commercial area.
- 4) Advisory Design Panel review with attention to building design as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
- 5) Registration of a Housing Agreement on title, secured by bylaw, to ensure non-profit and rental housing, as well as the provision of preferred rent and space for a daycare centre, as proposed by the applicant in the letter dated March 17, 2011.
- 6) Proposed streetscape improvements to the City's right-of-way to be secured and constructed to the satisfaction of the Director of Engineering & Public Works.
- 7) The provision of transportation and parking demand management strategies to the satisfaction of the Director of Engineering & Public Works.
- 8) The provision of a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering & Public Works.
- 9) The applicant paying for a third-party economic analysis to be conducted by a consultant of the City's choosing to confirm the feasibility of the proposal and ensure that the affordable rental housing and provision for daycare space (rented at a preferred rate) are commensurate in value to the potential land lift associated with the rezoning.

Note: Council considers consultation under Section 879 (2) of the *Local Government Act* and determines that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the federal government and its agencies because the amendment affects local properties.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services



Deb Day
Director
Planning & Development



Peter Sparanese
General Manager

Report accepted and recommended by the City Manager:

Gail Stephens

BMS:aw

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1. Purpose

The purpose of this report is to provide further information and analysis regarding a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue.

2. Background

At its meeting on February 3, 2011, the Planning and Land Use Standing Committee (PLUSC) referred this application to the Governance and Priorities Standing Committee of Council with the provision of further information from staff and the applicant.

3. Information and Analysis

The following section provides further information and analysis in response to PLUSC's directive of February 3, 2011. The previous staff report to PLUSC on the application is also attached to this report.

3.1 Project Comparisons with Downtown Buildings

A comparison of the proposal's site development characteristics is provided using available data for four primarily residential buildings in the Downtown core: "The Aria" at 737 Humboldt; "The Juliet" at 760 Johnson; "The 834" at 834 Johnson (currently under construction); and "The Falls" at 813 Douglas (a comparison table is appended to this report). The analysis indicates the following:

- The most comparable building with similar site area, floor area, density and height is The Aria. The Aria's major differences are significantly less site coverage, significantly greater landscaping and fewer parking stalls with no surface parking stalls. In addition, amenities provided by The Aria include: improvements to Cridge Park, public art and a Victoria Housing Trust Fund contribution of \$200,000.
- Both The Juliet and The 834 are on much smaller sites resulting in greater densities and site coverage but with each having less than half the units of the Speed and Frances project. The major similarities are the building heights at 14 storeys and the small to nil building setbacks.
- The Falls is similar in total floor area but its smaller site area results in a greater density and site coverage. The amenities provided by The Falls include: public art and a Victoria Housing Trust Fund contribution of \$150,000.
- All the units in these four Downtown buildings are strata-titled with a variety of suite sizes. The Juliet and The 834 suites are mainly designed for singles and couples. There are, as well, twelve accessible suites in The 834.

In summary, the proposal's height, setback, site coverage and landscaping characteristics are similar to those of Downtown buildings built on smaller sites. However, the density, building setbacks, site coverage and landscaping of The Aria may indicate what is possible on larger sites Downtown and elsewhere when no surface parking is provided.

3.2 Proposed Commercial Uses

Under the existing zoning for the site, commercial uses are limited to vehicle sales and rentals on Frances Avenue and home occupations on Speed Avenue. This fits with the *Official*

Community Plan (OCP) designation of the area as industrial on Frances Avenue and residential on Speed Avenue. Automotive retail, servicing, storage and repair and other limited retail associated with industrial uses are generally permitted under the industrial designation in the *Official Community Plan*. The *Burnside Neighbourhood Plan* policies in this area focus on a light industrial and residential mix of uses with an expanded range of home business uses on Speed Avenue.

In the attached letter, the applicant indicates the proposed uses will continue the light industrial, mixed-service commercial uses that exist in the area and that support the Downtown but which do not negatively impact on the residential development. All uses would be enclosed to lessen the impacts on residents.

The applicant has not provided a specific list of proposed uses. More detail would be required to determine the fit with existing zoning as well as draft OCP policies for the Mayfair Town Centre area.

3.3 Housing Agreement Components

The structure of the Housing Agreement, as proposed by the applicant, is outlined in the attached letters from the applicant and Kevin Albers of M'Akola Group of Societies. A letter dated March 21, 2011, from Erika Bell of BC Housing is also attached advising that the proposal would qualify to apply for funding.

In summary, the Agreement would include the following elements and conditions:

- the Housing Agreement would be between the City and Oakwood Park Estates
- there would be no restrictions on rental of strata units
- M'Akola would purchase 75 units and guarantee rental for a minimum of 35 years (the units would be sold approximately 25% below market value as a turn key sale)
- an additional 30 units would be secured by M'Akola and guaranteed for rental for a minimum of five years (these units would be secured to meet the debt coverage ratio dictated by BC Housing)
- 64 additional market rental units would be secured for five years
- 55 units would be sold at market rates
- the BC Housing definition of "affordable" rental housing would be used with income limits established by BC Housing on January 1st each year
- the target market is families who are not in "core need" but who cannot afford market rental rates. The proposed rents would on average be 10% below market rates
- all the affordable units, 105 in total, are to be in the 14-storey tower with 55 strata units for sale on the top four floors
- all the market rental units are to be townhouses or units in the eight-storey tower.

Through a separate process, funding assistance will be sought by M'Akola from the City of Victoria and the CRD Housing Trust Funds. With respect to ensuring affordable rental housing, the applicant notes a covenant would be registered by M'Akola in favour of BC Housing.

Staff have advised the applicant that the covenant with BC Housing notwithstanding, the Victoria Housing Trust Fund requirements are for the provision of rental housing in perpetuity. Staff also note that an average rent 10% less than market rates addresses housing needs at the upper rather than the middle or lower income levels on the affordability continuum. Council would need to consider this request separately, with further analysis by the responsible staff.

3.4 Proposed Daycare

The applicant's proposal is that space will be made available at a preferred rate for 20 to 25 children in the daycare centre located in the project. The applicant is willing to have this included in a Housing Agreement.

Staff note that the provision of a daycare centre for a project oriented towards families would be appropriate and of benefit.

3.5 Proposed Landscaping

The applicant has advised staff that residents will be able to use the landscaped area proposed for daycare use when the daycare centre is closed. The applicant has also identified a park and open space within walking distance of the proposal, e.g. Sumas Street Play Lot, the former Burnside Elementary School grounds, Cecelia Ravine Park, Topaz Park and the Galloping Goose Trail.

Staff have discussed the lack of on-site landscaping with the applicant and options for increasing it, including further improvements to the street end, the acquisition of the lot to the west, a roof top park and shared parking between businesses and residents (which would lessen the area devoted to surface parking). The applicant has identified using the public street end as a park area with a maintenance contribution.

A proposal for a small park and street-end improvements was approved as part of the Rezoning Application for the 19-suite apartment at 616-612 Speed Avenue. The proposal by the applicant would need to be reviewed by staff with respect to the already approved improvements and with the owner of the proposed apartment building across the street. Contributions to maintenance by the applicant would also need to be reviewed.

Park and open space within walking distance notwithstanding, increasing the proposed landscaping on-site or nearby is particularly important as this project is oriented towards families.

3.6 Residential Expansion Envisaged in the Neighbourhood Plan

The long-term transition to residential from light industrial uses in the Cecelia-Sumas area of Burnside, as recommended in the Neighbourhood Plan, remains a supportable land use policy despite the closure of Burnside Elementary School. Residential uses in this location would strengthen and expand the existing residential community and serve to knit the Cecelia-Sumas area with the residential community to the west of the Cecelia Ravine. In addition, an expanded residential community in this location would support the new community centre. While the retention of the Burnside Elementary School would be preferable, its closure does not significantly lessen the desirability of implementing this neighbourhood plan policy.

3.7 Traffic and Parking

The applicant has responded to the questions raised by PLUSC and concerns raised in letters from neighbours in the attached letter dated March 17, 2011. The staff response to the questions and concerns is as follows:

- Vehicle access from Frances Avenue only, not Speed Avenue:

Staff have no objection to allowing vehicle access to the site from Frances Avenue only, although the argument could be made that this is contrary to the *Highway Access Bylaw* requirement that properties with multiple frontages locate their vehicle access on the more minor street (both local streets, but Speed Avenue has lower daily volumes than Frances Avenue). Requiring this change would necessitate an update to the traffic impact assessment report previously submitted.

- Retaining parking on both sides of Speed Avenue:

Staff's original comment was that the consultant's recommendation to remove on-street parking would be taken under advisement. Should the majority of Speed Avenue residents wish to retain the on-street parking, staff have no objection, however, it would be advisable to review street parking/traffic flow post-construction to ensure no safety issues have arisen. Maintaining on-street parking for single family/low density properties would be a higher priority than maintaining on-street parking directly in front of the development site.

- Using traffic demand management strategies in the development to lessen traffic and parking impacts:

Staff would encourage the applicant to implement effective transportation demand management strategies for the residential and commercial components of the development. Transit incentives, car-share and car-pool programs, expanded/enhanced bike parking and end-of-trip facilities can contribute to an additional reduction in parking demand and site-generated traffic. It should be noted that the City does not have the authority to compel the implementation of these strategies.

- Limiting all construction traffic, parking, loading, etc. to Frances Avenue:

Site access from Frances Avenue would impact commercial activities in the area, while access from Speed Avenue would have an impact on the remaining residential properties. Access to the site from Speed Avenue for larger commercial vehicles may be somewhat restricted due to boulevard tree canopies; boulevard tree conflicts are not an issue on Frances Avenue.

- Questioning the scope and conclusions of the traffic impact assessment study prepared by Boulevard particularly with respect to traffic impacts on Douglas, Burnside and the Douglas/Finlayson intersection. Concerns were also raised with respect to an increase in on-street parking on Speed Avenue and increased traffic on Delta, Beta and Gamma Streets. In addition, the size of the study area and the timing of traffic counts was questioned, i.e. the Synchro software.

The Douglas/Finlayson and Burnside/Finlayson intersections were not included in the analysis by the consultant, as the volume of anticipated traffic generated by the proposed development was minimal, when compared to the existing volumes on Douglas Street and Burnside Road,

and did not warrant review. Should the development access points be amended, the intersections could be included in the analysis by the consultant.

Volume increases on Frances Avenue associated with the development are unlikely to result in intersection delays at Burnside Road significant enough to encourage drivers to use Delta, Beta, or Gamma Streets.

The time periods when traffic count data was collected by the consultant for peak hour review were determined by examining existing 24-hour volume data on Douglas Street. As this information is broken into 15-minute periods, the consultant was able to pre-determine the most appropriate time to conduct their counts.

- The impact of removing street parking on the remaining houses on Speed Avenue:

Removing street parking on Speed Avenue would limit parking opportunities for residents. As previously noted, staff have no objection to retaining on-street parking on Speed Avenue; however, a post-construction review of possible safety issues would be advisable.

3.8 Trees, Building Height and Shadowing

The applicant has provided additional information in the attached letter on tree locations, heights and building locations with respect to front setbacks. The applicant notes that the existing trees create shadows for the majority of the year. The shadow impact study of the proposed buildings shows minimal impact on Mayfair Walk except for the winter solstice (December). With the towers set back from Speed Avenue as well as the existing trees, privacy impacts of the proposed buildings on Mayfair Walk are also minimal.

3.9 Development Controls to Ensure Development as Proposed

The proposed density, uses, setbacks and heights would be established by a new site-specific zone. The proposed design details, including landscaping, would be subject to Council's approval of a Development Permit with the designation of the site as a new Development Permit Area. The proposed Housing Agreement would run with the land. Should the property be sold following Rezoning and Development Permit approval, any new owner would be required to fulfil the terms of the Housing Agreement or seek Council approval for its removal. Increased density or the addition of uses not permitted in the site-specific zone would require Council approval. A new Development Permit for a different design could be pursued by the applicant or a new owner. None of these controls can ensure the applicant's project is built as proposed.

3.10 Value and Land Lift Analysis

The applicant has provided information from an appraiser on the value of the 75 units to be sold to M'Akola at 25% below the market value as well as the 30 units to be rented to M'Akola for a nominal rate to show the amount of value the applicant is willing to forgo. The suggested amount is in the order of \$4 million. Similarly, the value of the proposed market rental units is over \$3 million less than if the units were sold as condominiums. These figures indicate the applicant is willing to provide a significant "subsidy" for the affordable as well as market rental units proposed. The applicant advises that this is possible by a willingness to build and hold 94 of the units. The applicant has also provided an appraisal that indicates a doubling of the value of the land should the rezoning be approved, i.e. from \$3 to \$6 million.

The appraisals provide useful information but a more comprehensive analysis of the feasibility of the proposal, the value of the affordable and rental units as well as daycare in relation to the land lift should be undertaken. This is particularly important given it appears considerable subsidies are required and a concomitant risk that the proposal may not be financially feasible. It would also be useful to confirm that the value of the proposed affordable units is commensurate with the potential land lift resulting from rezoning. For other projects outside the Downtown where a significant increase in density has been proposed, Council has asked that this third-party economic analysis be conducted by a consultant of the City's choosing and paid for by the applicant.

4. Conclusions

The additional information provided by the applicant generally responds to the questions raised at PLUSC and in letters from neighbouring property owners. It provides more information on various components of the proposed Housing Agreement as well as the financial aspects of the development, including subsidies proposed by the applicant and future funding requests from M'Akola to the City and the CRD. The affordable nature of the project focuses on families who are not in "core need" but who cannot afford market rental units. On average, rents are proposed to be 10% below market rates.

The applicant would be willing to consider membership in the Victoria Car Share Co-op and make any surplus parking available at a preferred rate to nearby residents. The applicant is also willing to prepare a plan for managing construction traffic. However, limiting residents' vehicle access to Frances Avenue is not supported by the applicant.

The additional information provided by staff summarizes and reviews the applicant's information and gives responses to questions directed to staff. These responses include:

- confirmation that the proposal's characteristics are similar to Downtown buildings on smaller sites
- expansion of the residential community in the Cecelia-Sumas sub-area of the neighbourhood is still supportable despite the closure of Burnside Elementary School
- should the rezoning be approved for a site-specific zone, Housing Agreement and Development Permit requirements would provide controls over future development but these would not ensure the applicant's project is built as proposed.

Staff would encourage the applicant to implement transportation demand management strategies such as car share, transit incentives and so on. Requiring the implementation of such measures may not be possible. Staff have no objection to limiting vehicle access to Frances Avenue but this would necessitate an update of the traffic impact assessment study. The methodology and conclusions of the study as submitted by the applicant have been reviewed by staff and found to be sound.

Because the proposal involves subsidies by the applicant as well as the public through Housing Trust Fund grants, further analysis should be provided by a third-party to confirm the proposal's economic feasibility as well as the value of the affordable rental housing in relation to the potential land lift resulting from rezoning.

5. Recommendations

The staff recommendation that the application be declined has not changed

Alternate Recommendation: If Council wishes to forward this application to a Public Hearing, the appropriate recommendation informed by the additional information in this report is the following:

- 1) Concurrent with consideration of the rezoning, amending the *Official Community Plan* to include the site in a new Development Permit Area to regulate the details of building design and landscaping standards.
- 2) Amending the *Official Community Plan* to change the land-use designation covering the site to "Primary Centres-Mayfair" from "Industrial" and "General Residential".
- 3) Amending the *Burnside Neighbourhood Plan* to include the properties in the Mayfair Major Commercial area.
- 4) Advisory Design Panel review with attention to building design as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
- 5) Registration of a Housing Agreement on title, secured by bylaw, to ensure non-profit and rental housing, as well as the provision of preferred rent and space for a daycare centre, as proposed by the applicant in the letter dated March 17, 2011.
- 6) Proposed streetscape improvements to the City's right-of-way to be secured and constructed to the satisfaction of the Director of Engineering & Public Works.
- 7) The provision of transportation and parking demand management strategies to the satisfaction of the Director of Engineering & Public Works.
- 8) The provision of a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering & Public Works.
- 9) The applicant paying for a third-party economic analysis to be conducted by a consultant of the City's choosing to confirm the feasibility of the proposal and ensure that the affordable rental housing and provision for daycare space (rented at a preferred rate) are commensurate in value to the potential land lift associated with the rezoning.

Note: Council considers consultation under Section 879 (2) of the *Local Government Act* and determines that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the federal government and its agencies because the amendment affects local properties.

5. List of Attachments

- February 3, 2011 minute of the Planning and Land Use Standing Committee
- Comparisons of Speed and Frances Proposal with The Aria, 834 Johnson, The Falls, The Juliet and Ross Place
- Letter from the applicant dated March 17, 2011 including Appendices.



Planning and Land Use Standing Committee Report

Date: January 27, 2011 **From:** Brian Sikstrom, Senior Planner

Subject: Rezoning Application # 00301 for 605-629 Speed Avenue and 606-618 Frances Avenue - Application of M.H. Johnston & Associates to rezone eight lots from the R1-B Zone, Single Family Dwelling District and R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District to a new zone. The rezoning will permit a commercial/residential development including 224 units in two multi-storey buildings of fourteen and eight storeys

Executive Summary

The purpose of this report is to provide information, analysis and recommendations regarding a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue. A rezoning is required to allow multi-family residential and commercial uses as well as increased density on the site.

The proposal is to construct a commercial/residential complex consisting of two residential towers of eight and fourteen storeys. The proposed mix of residential units includes ten market rental townhouses, 105 non-profit/affordable rental apartments, 54 market rental apartments and 55 strata apartments. Ground-floor commercial of 2178 m² is proposed with potential space for a daycare. Surface parking for 40 vehicles and 235 spaces of underground vehicle parking are proposed.

The following points were taken into consideration in reviewing this proposal:

- Under the *Official Community Plan, 1995 (OCP)*, the Speed Avenue and Frances Avenue area is designated as Industrial Services.
- The Official Community Plan Update, which is targeted for completion in August 2011, has indicated the Douglas Street rapid transit corridor as a key potential growth area. A comprehensive transit-oriented land use planning exercise to optimize land use, design and amenity conditions in proximity to key transit nodes, including Mayfair Mall, would be a key initial priority emerging from the updated OCP.
- The *Burnside Neighbourhood Plan, 1992 (revised April 2007)* identifies Speed Avenue as an area for future small-scale industrial/home-based businesses mixed with residential. On Frances Avenue, the land use designation is for light industry.
- Further expansion of the residential community in the neighbourhood is supported in the Sumas/Cecelia area as well as on Douglas Street in the Mayfair area.
- While there are a number of residential *Official Community Plan* policies that could be cited to support additional rental as well as affordable housing, the applicability of these policies in areas designated for industrial and service/commercial uses must be carefully weighed. This is particularly the case when other areas of the city and neighbourhood are identified for residential strengthening and expansion.
- While the proposal's parking and traffic impacts are manageable, the area is lacking in services that would support a large-scale residential development such as a school or nearby park.

- The project's site planning (height, density, site coverage and setbacks) does not conform to a number of zoning standards typical of apartment buildings outside the Downtown core area.
- There are other suitable locations for this type of development in the Downtown core area.

A largely residential proposal of this size, density and height is premature in this location. While the proposal is near Douglas Street and adjacent to the Mayfair Mall area, more comprehensive transit-oriented land use planning should be undertaken before any new mixed-use developments are approved to optimize the potential benefits of such a major public investment.

Recommendation

That the application be declined.

Should Council wish to consider approval of this application, an alternate recommendation is provided in Section 5 of this report. *Note: As the site is not within a Development Permit Area, its inclusion in a new development permit area would be appropriate to permit Council to review the details of building design and landscaping standards. As well, an amendment is required to change the OCP land use designation of the site from Industrial to Primary Centres-Mayfair.*

Respectfully submitted,

Brian Sikstrom
Senior Planner
Development Services

Deb Day
Director
Planning & Development

Peter Sparanese
General Manager

Report accepted and recommended by the City Manager:

Gail Stephens

BMS:aw

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1. Purpose

The purpose of this report is to provide information, analysis and recommendations regarding a Rezoning Application for the properties located at 605-629 Speed Avenue and 606-618 Frances Avenue. A rezoning is required to allow multi-family residential and commercial uses as well as increased density on the site.

2. Background

2.1 Description of Proposal

The proposal is to construct a commercial/residential complex consisting of two residential towers of eight and fourteen storeys at a density of 3.56:1 floor space ratio (FSR). The residential component is comprised of 224 units with 10 ground-oriented townhouses along Speed Avenue. The commercial component consists of 2178 m² of commercial space on the Frances Avenue side of the site with surface parking for 40 vehicles. In addition, 235 spaces of vehicle parking are proposed in two underground levels accessed from Speed Avenue.

With respect to the composition of residential units, the applicant is proposing the following:

- 75 units to be sold to a non-profit housing society at a preferred price for affordable, rental housing
- 30 units to be rented to a housing society at a preferred rate for additional affordable rental units
- 54 market rental units
- 10 ground-oriented market rental units suitable for families
- 55 condominiums at market price.

To secure the non-profit and rental units as proposed, a Housing Agreement is required with the provision of more detailed information from the applicant on the various categories of suites, rents and income levels of tenants, etc.

The applicant advises that an area of the ground floor could be made available for a daycare at a preferred rent.

2.2 Existing Site Development and Development Potential

The site is comprised of eight lots currently occupied by five single family detached dwellings on Speed Avenue and a vehicle sales building on Frances Avenue with associated vehicle parking. The houses at 605, 607 and 609 Speed were built in 1914 and those at 615 and 629 Speed were built in 1944. The houses range in condition from fair to poor.

Under the existing R1-B Zone, Single Family Dwelling District on Speed Avenue, the lots could be developed for new single-family dwellings (with secondary suites) as well as other uses including public buildings such as a school or a church.

Under the existing R1-SLVH Zone, Single Family Storage Lot/Vehicle Sales District, the lots can be used for vehicle sales and rentals, storage for undamaged vehicles, single family dwellings (with secondary suites) as well as other uses including public buildings such as a school or church.

The site is "L"-shaped and largely level with some landscaping on the Speed Avenue lots.

2.3 Data Table

The following data table provides information on the proposal and suggest standards for a new draft zone that would permit the development as proposed.

Zoning Criteria	Proposal	Draft Zone Standard
Site area (m ²)	5349.4	5345 (min)
Total floor area (m ²)	19054	19055 (max)
Density (Floor Space Ratio)	3.56:1	3.56:1 (max)
Number of Buildings	2	2 (max)
Height (m)	38.1	38.5 (max)
Site coverage (%)	66	66 (max)
Open site space (%)	14.3	14 (min)
Storeys	14 and 8	14 and 8
Setbacks (m)		
North (Speed Ave.)	6	6 (min)
South (Frances Ave.)	nil	nil (min)
East	6	6 (min)
West	nil	nil (min)
Parking (stalls)	275 235 parkade, 40 surface	275 (min)* 235 parkade (min) 40 surface (max)
Bicycle storage (stalls)	230 class 1 + 18 class 2	230 class 1 + 18 class 2
Surface parking landscape strip width (m)	0.6 (min)	0.6 (min)

Notes: *The existing Schedule C parking requirement is for 359 stalls based on the mix of rental and strata residential units and commercial floor area.

2.4 Land Use Context

The existing land use on Speed Avenue consists of single family dwellings, a three-storey strata apartment building, two motels and commercial uses at the intersection with Douglas Street. The land use on Frances Avenue is vehicle storage and sales as well as warehouse and service commercial uses. Mayfair Mall is nearby across Douglas Street.

Immediately adjacent uses are:

- North (across Speed Avenue): single family dwellings and a three-storey strata apartment building
- South (across Frances Avenue): auto sales dealership
- West: warehouse/service commercial uses
- East: single family dwellings and a motel.

The property is within a quiet noise district but is surrounded by an intermediate noise district due to the commercial and light industrial nature of much of this area.

Speed Avenue is a local cul-de-sac with access and egress from Douglas Street. Frances Avenue is also a local street. Douglas Street is an arterial street and the designated route for future rapid transit.

2.5 Legal Description

Lots 16, 17, 18, 19, 20, 21 and 23 Section 4 Victoria District, Plan 358;
Lot 22, Section 4, Victoria District, Plan 358, except the westerly 10 feet; and
The westerly 10 feet of Lot 22, Section 4, Victoria District, Plan 358.

2.6 Relevant History

Rezoning to permit the three-storey, 30-unit Mayfair Walk strata apartment building on the north side of Speed Avenue was approved in 2005. The building was completed in 2007. A rezoning to permit a five-storey, 19-unit strata apartment building adjacent to Mayfair Walk on the west side was approved in 2009. A Building Permit Application for this building has not been received.

2.7 Consistency with City Policies

2.7.1 Official Community Plan, 1995 (OCP)

The Speed Avenue and Frances Avenue area is designated as Industrial Services in the *Official Community Plan, 1995*. Industrial Services are described as follows:

- (i) *Character: All such areas are long-established concentrations of industrial development but are best situated and with appropriate characteristics for revitalization for modern industry. There are many small establishments on small to medium-sized properties and a few large facilities. The character is utilitarian, but these areas are of great significance to the community. Improved standards of appearance are desirable in prominent locations, e.g. adjacent to major streets.*
- (ii) *Form: These areas are generally of low density and of low profile, but with provision for high density mid-rise specialized structures. There is generally considerable space around buildings but more intensive development is acceptable.*
- (iii) *Uses: While it is desirable to concentrate on industrial uses, others are acceptable provided they would not make redevelopment for industrial uses impractical. These would be in the wholesale and service commercial use categories.*

Residential objectives and policies in the *Official Community Plan* relevant to this application include:

Affordable Housing, Objectives (Pages 5.4-5.5)

- a) *To ensure a diverse set of affordable housing options, including ownership, rental and special needs; all people in Victoria have a right to appropriate and affordable housing.*
- b) *To support public and private initiatives for provision of good quality housing for families in need of assistance, the elderly, disabled and disadvantaged, and facilitate and support community organizations and agencies working to improve housing resources, or working to provide housing services in Victoria.*
- c) *To provide renters in Victoria with affordable rental housing and a choice of type of rental accommodation.*

Diversity of Housing Options, Objectives (Pages 5.6-5.8)

- a) *To provide a variety of good-quality housing to meet the needs of existing and future Victoria residents.*
- d) *To encourage the provision of an adequate supply of rental housing.*
- f) *To facilitate and support community organizations and agencies working to improve housing resources or working to provide housing services in Victoria.*

Diversity of Housing Options, Policies (Page 5.8)

- i) *Amend the zoning regulations to encourage the provision of mixed-use building projects.*
- iii) *Promote universally accessible housing.*

Design Guidelines and Controls, Objectives (Page 5.8)

- a) *To encourage high standards of design and appearance in new residential development.*
- d) *To develop and implement universally accessible housing design guidelines.*

The site is not within a Development Permit Area and its inclusion in a new development permit area would be appropriate to permit Council to review the details of building design and landscaping standards should Council wish to consider this rezoning.

2.7.2 Burnside Neighbourhood Plan, 1992 (Revised April 2007)

The *Burnside Neighbourhood Plan, 1992*, recommends that the Speed Avenue area be retained as mixed residential and light industrial area with an expanded range of home business uses/home industry. The residential policy states:

- 8. *In the Speed Avenue sub-area residential and light industrial should not be considered mutually exclusive and a modified R1-B zoning to allow an expanded range of home business uses or a new zone should be considered.*

The Neighbourhood Plan supports an expanded and strengthened residential community for the neighbourhood through a number of policies including:

5. *The extension of residential use into the Cecelia-Sumas area is anticipated to be a long term transition. Some existing industries and other uses such as the SPCA may ultimately require relocation.*
7. *Additional apartment development is considered appropriate on Douglas Street in the major commercial areas, particularly if developments incorporate ground floor commercial uses. The Humber Green and Mayfair areas are suitable for apartment housing.*

The expansion of the residential community into the former Fletcher Challenge site was recommended in the Neighbourhood Plan. This occurred with the Selkirk Waterfront Project which is now nearly completed, with approximately 400 homes in the form of apartments, townhouses and a seniors' care facility.

The Long Term Land Use Plan Map in the Neighbourhood Plan, attached to this report, shows the areas where expansion and strengthening of the residential community is anticipated.

2.7.3. Emerging City Policy

The *Official Community Plan* Framework for Plan Development, approved in principle by Council on September 23, 2010, posits a significant amount of future population and housing growth in large scale village centres on frequent and rapid transit corridors. With the proposed development of rapid transit on the Douglas Street Corridor, village centres along this corridor, including one in the proximity to Mayfair Mall are of the highest priority for growth and change. However, a comprehensive planning study that builds on the land use framework established in the updated OCP is essential to ensure the area is cohesively developed with transit oriented land uses, appropriate design considerations, and the significant amenities to support an increased population. A Douglas Street Corridor Study will be a high planning priority emerging from an updated OCP, which is targeted for Council adoption by August 2011.

2.8 Community Consultation

The Burnside-Gorge Neighbourhood Association has been consulted. Community meetings were held on December 16, 2009 and December 13, 2010. The comments from these two meetings are attached in letters from the Association dated January 24, 2010 and January 15, 2011.

3. Issues

The main issues surrounding this proposal are:

- appropriateness of use and density
- adequacy of parking and traffic management
- site planning
- ensuring the preservation of boulevard trees.

4. Analysis

4.1 Appropriateness of Use and Density

The proposal is in an area identified for continued industrial land use in the *Official Community Plan*. The *Burnside Neighbourhood Plan* identifies Speed Avenue as an area for future small-

scale industrial/home-based businesses mixed with residential. On Frances Avenue, the neighbourhood plan land use designation is for light industry. While there are a number of residential *Official Community Plan* policies that could be cited to support additional rental as well as affordable housing, the applicability of these policies in areas designated for industrial and service/commercial uses must be carefully weighed. This is particularly the case when other areas of the city and neighbourhood are identified for future residential expansion.

With respect to these other areas, the proposal is near the Mayfair Mall area. In this area the *Burnside Neighbourhood Plan* policy states apartments with ground floor commercial uses could be considered on Douglas Street. This policy on Douglas Street is in keeping with its recent designation as a rapid transit route as well as the emerging *Official Community Plan* concept of walkable village centres along rapid transit and frequent transit routes. Planning for lands within walking distance of transit stations should be undertaken before more intensive employment and residential growth is considered.

The proposed 3.56:1 floor space ratio (FSR) of this project is well above that currently permitted for residential developments outside the Downtown core area. The FSR of the existing apartment building across the street (630 Speed Avenue) is 1.3:1. The density of the apartment building approved, but not built, across the street (612 Speed Avenue) is 1.6:1.

4.2 Adequacy of Parking and Traffic Management

The applicant is proposing to provide approximately one parking space per dwelling unit. This is below the City's Schedule C parking standard of 1.3 spaces per rental unit and 1.4 spaces per strata unit. The provision of parking at a reduced standard can be considered in this location, which would be close to transit.

The applicant has provided a Traffic Impact Assessment as requested by City staff. The study indicates that the traffic generated by this development would be acceptable and not require any major traffic improvements. However, the removal of day-time parking on the south side of Speed Avenue is recommended by the consultant to enable two-way traffic. As well, the removal of parking on the north side of Frances Avenue is recommended by the consultant to improve sight lines. These recommendations will be given consideration, should the project proceed.

4.3. Site Planning Considerations

The proposal does not conform to a number of zoning standards typical of apartment buildings outside the Downtown core area. These include:

- building site coverage of 66%, where the typical maximum range is from 30% to 40%
- landscaping of 14%, where typical minimum percentage is 40% to 50% for apartments with enclosed/underground parking
- no building setbacks on the west and south sides, where the typical setback is one-half the building height (which would be 19 and 11 metres in this case)
- building heights of 38.1 m and 22 m, where the typical building heights range is 22 m to 12 m.

The proposal includes 10 street-friendly townhouses on Speed Avenue. However, the Frances Avenue frontage is largely devoted to the provision of surface parking for commercial uses.

This parking area is screened with fences and landscaped with low vegetation and trees. The latter may have an impact on the functionality of the parking spaces.

4.4. Ensuring the Preservation of the Boulevard Trees

A tree protection plan, acceptable to staff, has been submitted by the applicant to ensure the London Plane trees in front of the building on Speed Avenue are retained. These trees are integral to the character of the street. The proposal includes replacement of the existing boulevard trees on Frances Avenue.

5. Options

- 5.1. That the application be declined.
- 5.2. That the application be considered for approval following a Public Hearing with the following conditions:
 - 1) Concurrent with consideration of the rezoning, amending the *Official Community Plan* to include the site in a new development permit area to regulate the details of building design and landscaping standards.
 - 2) Amending the *Official Community Plan* to change the land-use designation covering the site to "Primary Centres-Mayfair" from "Industrial".
 - 3) Amending the *Burnside Neighbourhood Plan* to include the properties in the Mayfair Major Commercial area.
 - 4) Advisory Design Panel review with attention to building design as well as the streetscape and landscaping treatments proposed on the Frances Avenue frontage.
 - 5) Registration of a Housing Agreement on title, secured by bylaw, to ensure non-profit and rental housing as proposed by the applicant in the letter dated October 6, 2010.
 - 6) Proposed streetscape improvements to the City's right-of-way to be secured and constructed to the satisfaction of the Director of Engineering & Public Works.
 - 7) Applicant providing a sanitary sewer impact assessment study to the satisfaction of the Director of Engineering & Public Works.

Note: Council considers consultation under 879 (2) of the *Local Government Act* and determines that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the federal government and its agencies because the amendment affects local properties.

6. Conclusions

A proposal of this size, density and height is premature in this location. The existing *Burnside Neighbourhood Plan* policies support a mix of residential and small-scale industrial/home-based businesses on Speed Avenue and continued service commercial uses on Frances Avenue. The Plan recommends that the further expansion of the residential community occur in the Sumas-Cecelia area, as well as on Douglas Street in the Mayfair area.

While the proposal is near Douglas Street and the Mayfair Mall area, more comprehensive transit-oriented land use planning should be undertaken before any new mixed-use

developments are approved to optimize the potential benefits of such a major public investment. This transit-oriented planning is a high near term priority for the City, building on the Douglas Street Rapid Transit project and directions emerging in the OCP Update.

While the project's parking and traffic impacts are manageable, the area is lacking in services such as a school or a nearby park. The project's site planning (height, density, site coverage and setbacks) does not conform to a number of zoning standards typical of apartment buildings outside the Downtown core area. There are suitable locations for this size and scale of project in the Downtown core area.

7. Recommendation

That the application be declined.

8. List of Attachments

- Aerial photo
- Subject map
- Letters from the applicant dated December 22, 2010 and October 6, 2010
- Letters from the Burnside Gorge Community Association dated January 24, 2010 and January 15, 2011.
- Proposal drawings.

Re: Rezoning application – 609-629 Speed Ave. and 606-618 Frances Ave.

Our application to rezone the above property is on your PLUC agenda for next Thurs. When our application was initially considered we were required to meet 10 conditions before a public hearing would be set and we have now fulfilled the conditions.

We have a disagreement with the results of the economic analysis and its impact on the development. The analysis indicates that a \$975,000 amenity fee is required, and this is unacceptable and we have proposed that a \$200,000 fee is more appropriate and staff has indicated that our letters of Feb.12/14 and May 14/15 outlining our concerns will be attached to their report for your consideration.

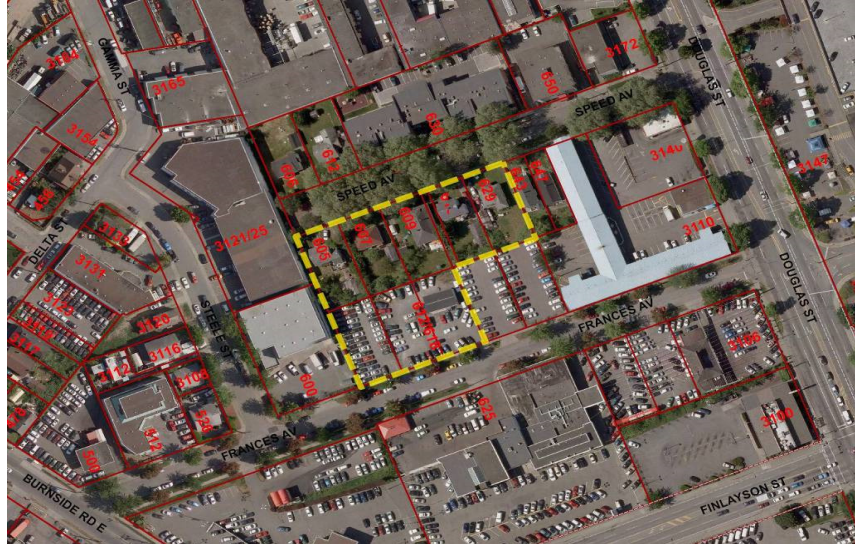
The following information should also be considered in regard to the propose amenity contribution.

1. A \$975,000 amenity fee will result in an increase of \$5540 per unit for purchasers.
2. A \$200,000 fee results in an increase of \$1136 per unit for purchasers a reduction of \$4404 per unit.
3. If rental a \$975,000 amenity fee would result in an annual rental increase of \$332.
4. If rental a \$200,000 fee would result in an annual rental increase of \$68

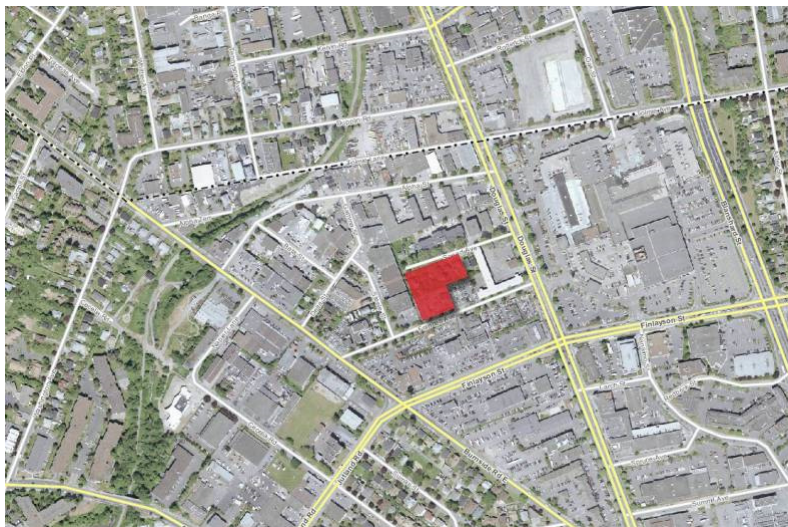
In a community that is trying to encourage affordability it is evident that the proposed amenity fee of \$975,000 is going in the wrong direction, inflating the costs to both purchasers and renters. The proposed \$200,000 payment may be supported if it is actually used to support the Burnside Community.

Oakwood Park Estates

**Update on Rezoning Application for 605-629 Speed Avenue and
606-618 Frances Avenue**



Neighbourhood Context



South side of Speed Avenue



South side of Speed Avenue



South side of Speed Avenue



606 to 618 Frances Avenue



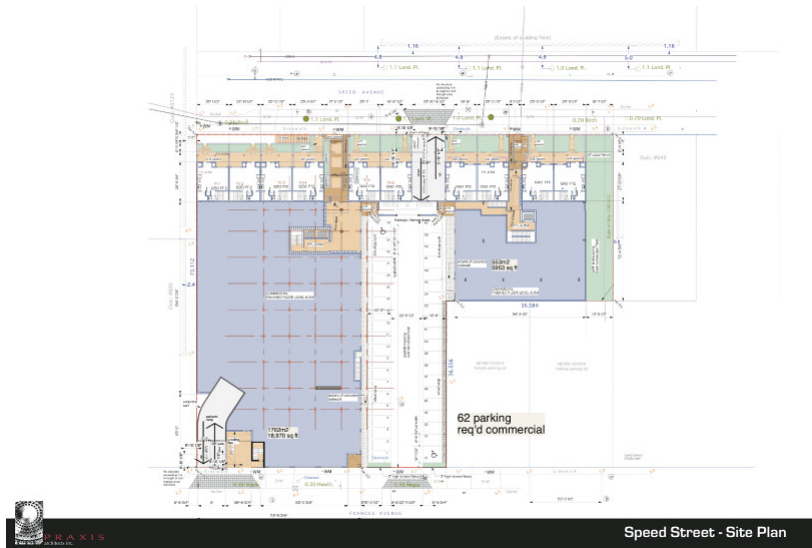
606 to 618 Frances Avenue



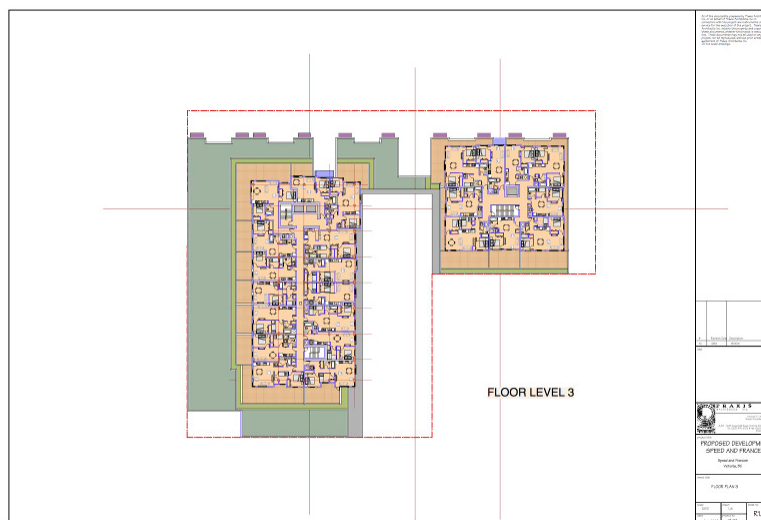
Street Elevations Original Proposal – 2011



Main Floor Plan Original Proposal - 2011



Floor Plan Original Proposal - 2011



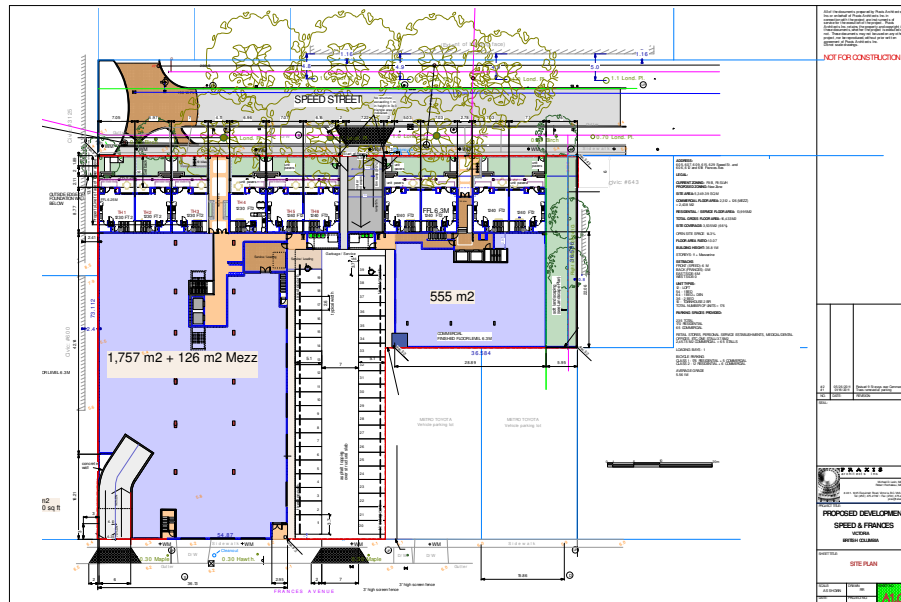
Speed Avenue View – Original Proposal 2011



Elevations Second Proposal – 2012



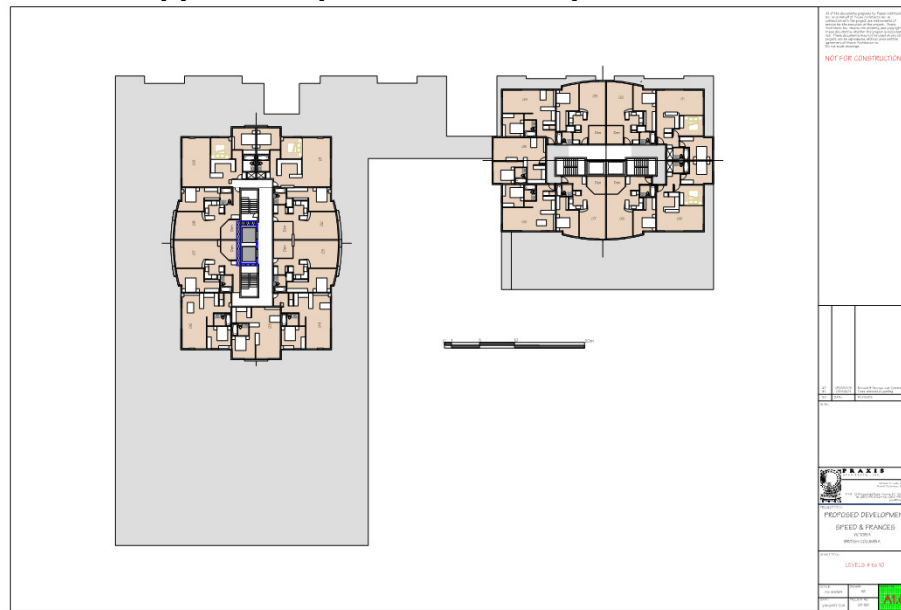
Main Floor Plan Second Proposal – 2012



Upper floor plans Second Proposal - 2012



Upper floor plan Second Proposal - 2012



Rendering of Speed Avenue View Second Proposal – 2012



Aerial View Second Proposal - 2012



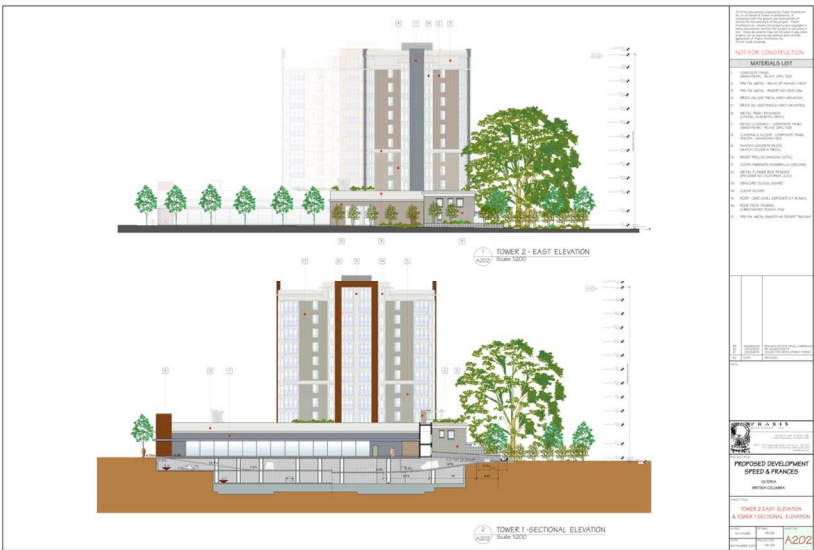
Aerial View Second Proposal - 2012



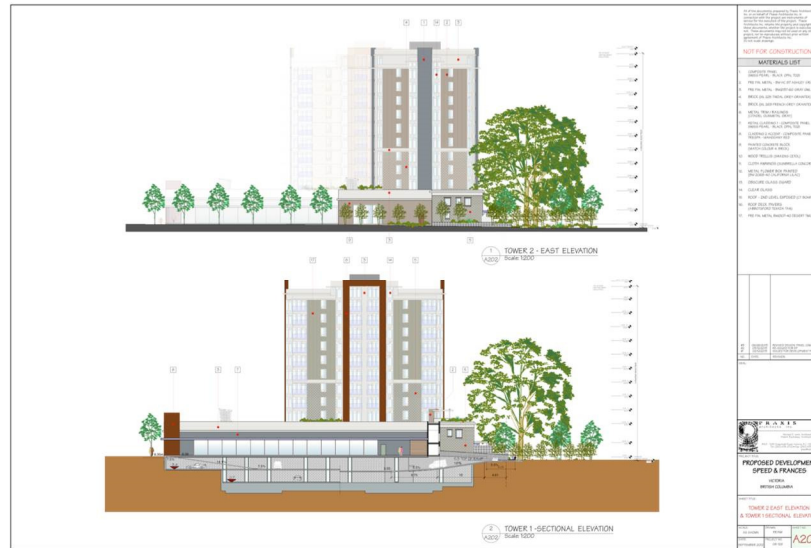
Aerial View Second Proposal - 2012



Elevations Revised Second Proposal – 2013



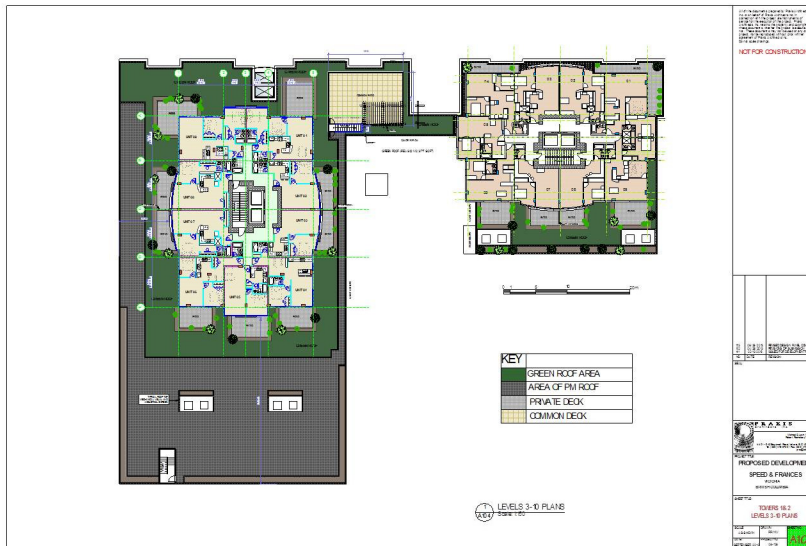
Elevations Revised Second Proposal – 2013



Main Level Revised Second Proposal – 2013



Upper Levels Revised Second Proposal – 2013



Aerial View Revised Second Proposal – 2013



Speed & Frances - East Aerial View

Aerial View Revised Second Proposal – 2013

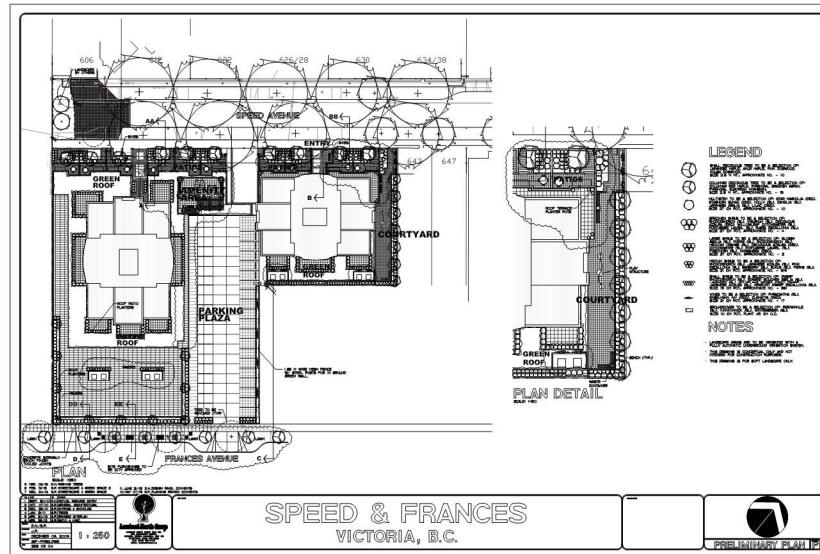


Rendering of Revised Second Proposal – 2013

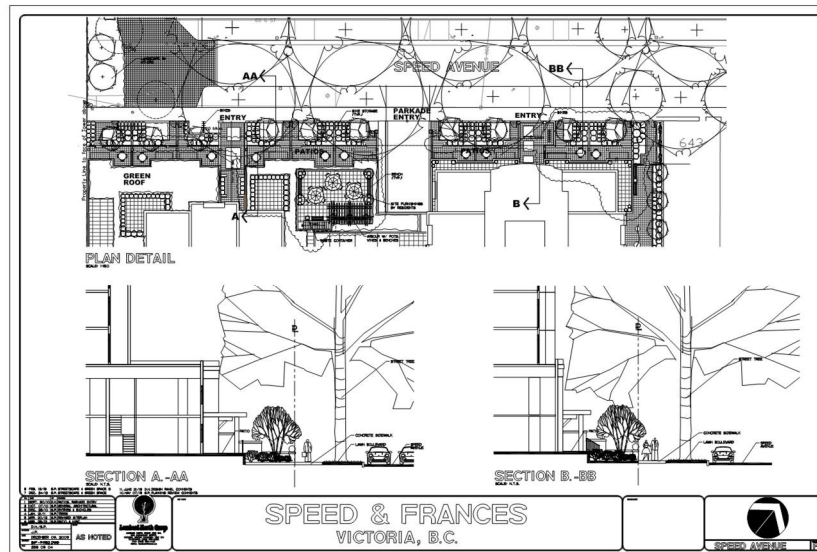


Speed & Frances - Cul-de-sac View

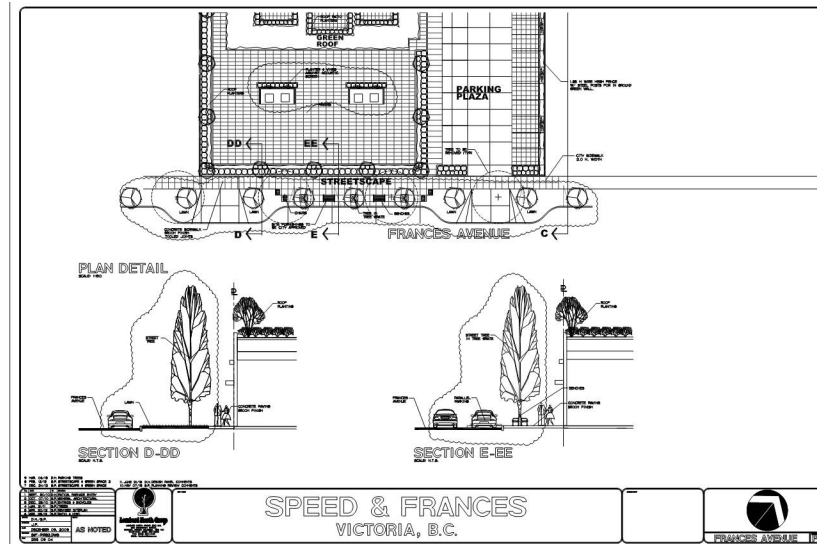
Landscape Plan of Revised Second Proposal – 2013



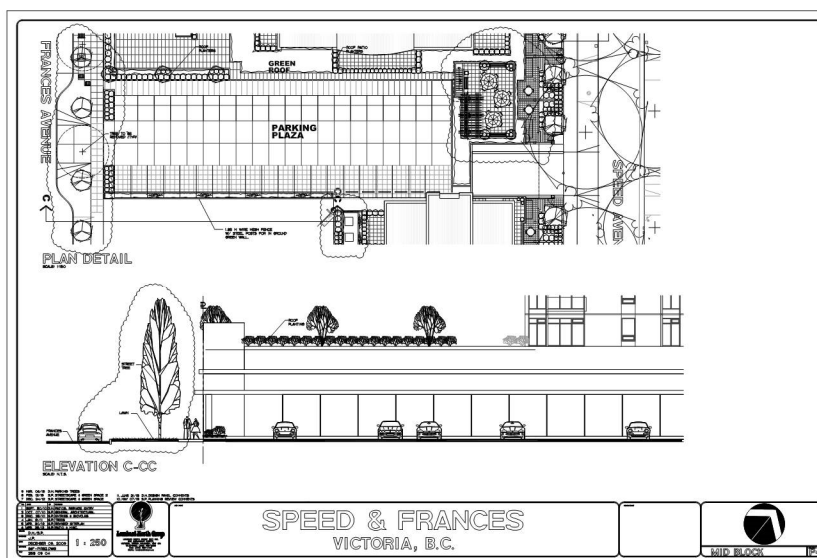
Landscape Plan of Revised Second Proposal – 2013



Landscape Plan of Revised Second Proposal – 2013



Landscape Plan of Revised Second Proposal – 2013



**Rezoning Application for 605-629 Speed Avenue and
606-618 Frances Avenue**



Speed & Frances - Cul-de-sac View



Planning and Land Use Committee Report For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 15, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00157 for 740 Hillside Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00157 for 740 Hillside Avenue, in accordance with:

1. Plans date stamped September 4, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Schedule "C", Section 16.C 5 – reduce parking requirement for 980m² of medical offices from 1 stall per 37.5m² to 1 stall per 68m².
3. The Development Variance Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the Permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 740 Hillside Avenue. The proposal is to reduce the overall required parking for the Mid-Town Place office building by nine stalls. The variance is related to reducing parking requirements for medical/dental offices.

The following points were considered in assessing this Application:

- The site is well served by public transit on Douglas Street and Hillside Avenue.
- The building includes 24 bike rack spaces at the building entrances and 40 secure bicycle parking stalls, as well as lockers, showers and change rooms.
- The inclusion of a specialized medical office within the building accounts for approximately 10% of the total building area. At this scale, a reduced parking standard for this use is unlikely to have any significant parking impacts on adjacent streets.
- Any additional medical/dental offices would require a further variance which would require staff review and Council's approval.

BACKGROUND

Description of Proposal

The proposal is to reduce the overall required parking for the Mid-Town Place office building by nine stalls due to accommodate a medical specialist office occupying one floor of the building. Specific details include:

- occupancy of 980m² on the third floor of the office building
- allocation of 14 parking stalls for the medical practice
- a combination of surface and underground parking totalling 111 stalls (existing)
- 40 secure bicycle parking stalls and 24 bike rack spaces at its two major entrances as well as showers and lockers for occupants (existing).

The proposed variances is related to a request for a nine-stall reduction in the overall parking required for the building.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant provided bike racks, showers and change rooms with the original development which support active transportation.

Public Realm Improvements

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

Relevant History

A rezoning to permit the office/retail building was approved by Council on November 25, 2010. The site specific zone covering the property incorporated a reduced parking requirement for offices (one space per 68m² of office floor area rather than one space per 65m²) but not for medical/dental offices, which have a higher parking requirement (one space per 37.5m²). The building was completed in 2014.

The approval of the Building Permit and occupancy for this medical practice were incorrectly made before the increased parking required for medical/dental office use was identified. Consequently, a Business Licence was approved for the remainder of 2015 subject to the

applicant obtaining a parking variance prior to the issuance of the 2016 Business Licence renewal. Regardless of the sequence of events that have occurred in this instance, staff recommend Council approve this request. To minimize the potential for this type of mistake in the future, an expanded range of Building Permits are referred to Development Services for review.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 15, 2015, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. An email dated October 1, 2015, is attached to this report.

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

ANALYSIS

The site is well served by public transit on Douglas Street and Hillside Avenue. In addition, the building includes 24 bike rack spaces at the building entrances and 40 secure bicycle parking stalls, as well as showers and change rooms. The inclusion of a specialized medical office within the building accounts for approximately 10% of the total building area. At this scale, a reduced parking standard for this use is unlikely to have any significant parking impacts on adjacent streets. However, any additional medical/dental offices would require a further variance with staff and Council's review.

CONCLUSIONS

The request for a reduced overall parking requirement for the Mid-Town Place office building by nine stalls is recommended for Council's consideration as being supportable based on the proximity to public transit, the provision of secure bicycle parking, showers, change rooms and the amount of medical use in relation to general office use in the building.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00157 for the property located at 740 Hillside Avenue.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

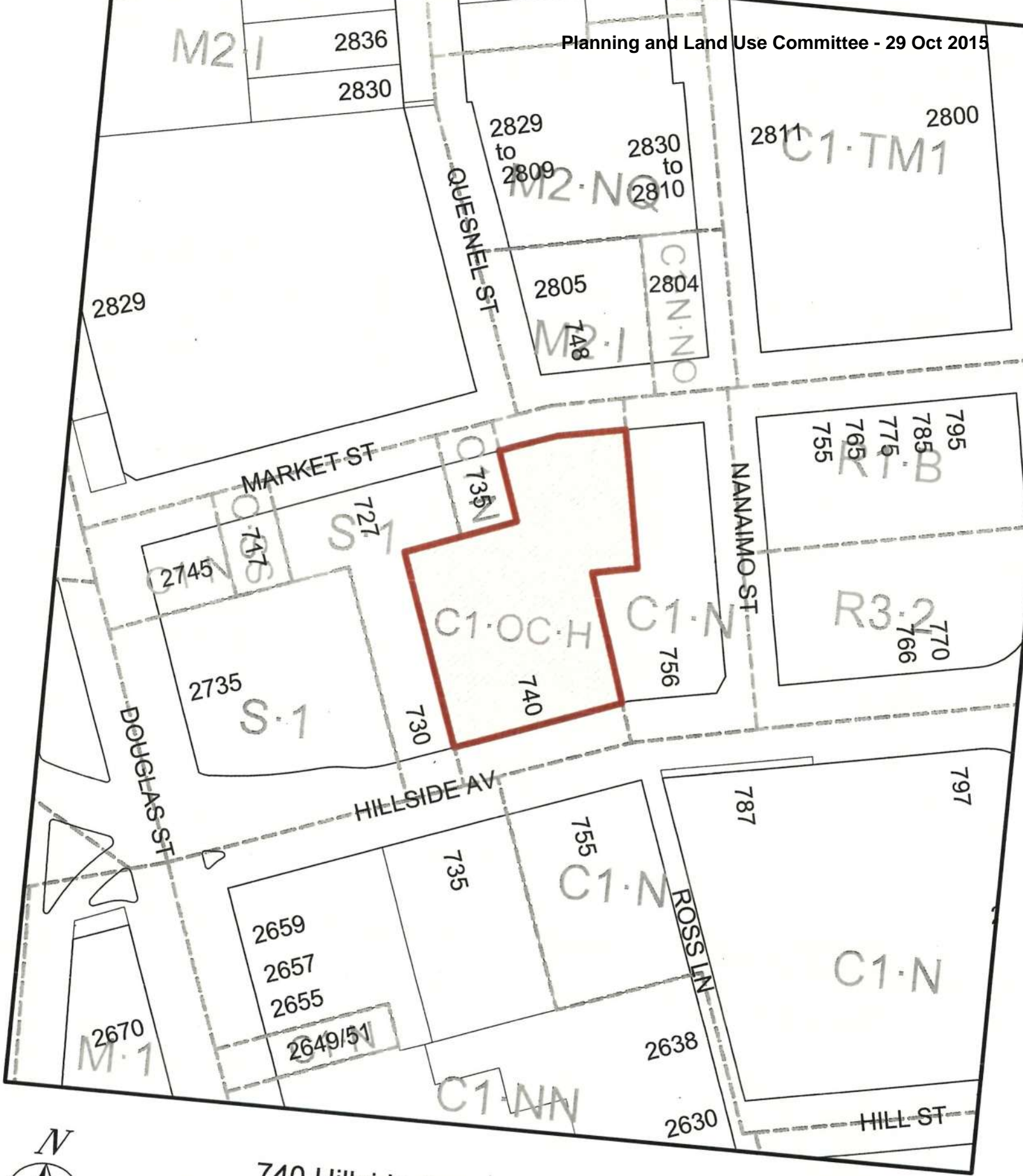
Report accepted and recommended by the City Manager:



Date: October 21, 2015

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant to Council dated August 28, 2015
- Email from Burnside Gorge Community Association dated October 1 , 2015
- Plans dated September 4, 2015.



740 Hillside Avenue
Development Variance Permit #00157





Development Variance Permit No. 00157 for 740 Hillside Avenue...



August 28, 2015

**VDA**ARCHITECTURE
LIMITED

To Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1P6



RE: DEVELOPMENT VARIANCE PERMIT FOR 740 HILLSIDE AVENUE, VICTORIA, BRITISH COLUMBIA

Dear Mayor Helps and Council,

Please find enclosed the background documents for a Development Variance Permit in regards to the development at 740 Hillside Avenue. This letter will summarize the variance requested and outline the reasons for the request.

The variance requested is in regards to the number of car parking stalls. At the time of the original rezoning, parking calculations were based on the office portion of the development classified as general commercial office space (defined as 'other offices' in City of Victoria Schedule C) which requires 1 space per 65 sq.m. of gross floor area. At that time, it wasn't anticipated there would be an occupancy by medical and dental offices in this development. The Schedule C requirements for medical and dental offices are 1 space per 37.5 sq.m. of gross floor area which is significantly greater than the requirement for general offices.

Background:

The successful rezoning and DP application for the initial development proposed a total of 108 car stalls. A variance to Schedule C requirements was granted, based on a significant increase in both Class 1 and Class 2 bike stalls provided on site, the provision of bicycle change room and shower areas, proximity to major transit routes and a parking study outlining the demand expected by the owner and major tenant, Andrew Sheret. During development of the construction documents, an additional 2 car stalls were added due to available space and during construction another stall was added bringing the total to 111 stalls, or 3 above the approved DP.

Reason for Requested Parking Variance:

As noted above, the original calculations for parking did not anticipate medical and dental offices. In March of this year, a Tenant Improvement Building Permit was applied for and granted for approximately 7,000 sq.ft. of office space on the 3rd floor to be occupied by Western Cardiology Associates (WCA). Construction was completed in early summer, an Occupancy Permit granted, and WCA relocated and are currently functioning out of this space. When WCA applied for a Business Licence, it was discovered by the City the additional parking requirements for medical and dental offices had not been met and therefore a Business Licence was issued on a temporary basis only. Should a variance not be granted, WCA will need to relocate at great expense to both WCA and the owner who contributed to the costs of the tenant improvements. The variance requested is for the entire 3rd floor as Western Cardio intends to eventually occupy that entire floor. In consideration of this variance request, it's worth noting that Western Cardio functions very differently than typical medical/dental practices, especially walk-in clinics. As this is a specialist medical practice, all patients have prearranged appointments and there are no walk-ins. Furthermore, there are only 4 doctors who practice full time from these offices. The remaining doctors only come in a couple of hours a week as they primarily practice within a hospital. For this reason, the average number in the clinic at any one time is 8 patients. Although the tenant would be classified as a medical/dental office in regards to the City zoning definitions, in terms of number of staff and visitors (patients) occupying the space, the practice functions much closer to that of a general office use.

Amount of Variance Requested:

The number of car stalls allocated for general office use on the 3rd floor is 14 stalls. The number of car stalls which would be required for medical/dental office use is 26 stalls, resulting in a shortage of 12 stalls. As noted above, 3 additional stalls were provided after the DP was approved. Therefore, the requested parking variance is for a total of 9 stalls.

The following calculations are provided to confirm the calculation of stalls:

Parking as per approved DP:

1 stall per 68 sq.m. for general office use of 980 sq.m. on the 3rd floor = 14 stalls

Parking as per requested variance:

1 stall per 37.5 sq.m. for medical/dental office use of 980 sq.m. on the 3rd floor = 26 stalls

We trust the above clearly outlines the difficult position the building owner and the tenant find themselves in and the importance of finding a resolution so that a permanent Business Licence can be granted. Based on how the tenant operates, that Western Cardio is not a typical medical/dental office, the variance would have no impact on the availability of parking for the overall building or the neighbourhood.

Sincerely,

VDA Architecture Limited

A handwritten signature in black ink, appearing to be 'K. Klippenstein', with a long, sweeping horizontal stroke extending to the right.

Kevin Klippenstein, Architect AIBC, AAA, MRAIC
Director

Anita Walper

From: Carolyn Gisborne <landuse@burnsidegorge.ca>
Sent: Thursday, Oct 1, 2015 12:42 AM
To: caluc@victoria.ca
Subject: DPA for 740 Hillside: CALUC comments
Attachments: 740 Hillside - DPA - CofV Cover - Sept 2015.pdf; 740 Hillside - DPA - Sept 2015.pdf; 740 Hillside - DPA - Designs - Sept 2015.pdf

The Burnside Gorge Land Use Committee supports the proposed parking variance for 740 Hillside.

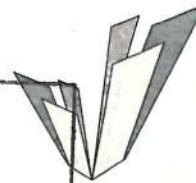
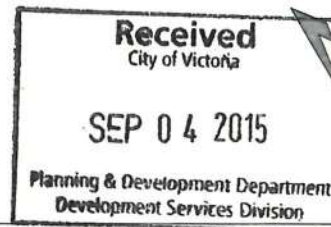
Best regards,
Carolyn Gisborne, Burnside Gorge Land Use Committee Chair

WESTERN CARDIOLOGY TENANT IMPROVEMENT VICTORIA, B.C. ISSUED FOR D.P. AMENDMENT SEPT. 4, 2015

ARCHITECT

VIC DAVIES ARCHITECT
(2003) LTD.
1581 Church Avenue
Victoria, B.C. V8P 2H2
Ph: 250-477-4255
mail@vda.ca

- A1.01 WESTERN CARDIOLOGY / FLOOR PLAN, SCHEDULES,
PLAN DETAILS
- A-7 PARKING LEVEL P-1 (AS PER D.P. SUBMISSION)
- A1.01 740 HILLSIDE / PARKING LEVEL PLAN - SOUTH
(AS PER RECORD DRAWINGS @ COMPLETION OF
CONSTRUCTION FOR BASE BUILDING)
- A0.00 740 HILLSIDE / SITE & LOCATION PLAN
(AS PER RECORD DRAWINGS @ COMPLETION OF
CONSTRUCTION FOR BASE BUILDING)

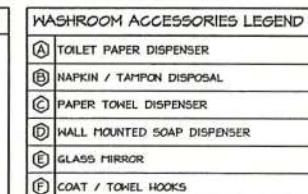


VDA | ARCHITECTUR
LIMITED

3388A Tennyson Avenue | Victoria, BC | V8Z 3P6
T:250-477-4255 | mail@vda.ca | www.vda.ca



Technical drawing of a window type (H01) showing dimensions and components. The window is labeled "H01 ALUMINIUM / GLAZED". The overall width is 3930 and the overall height is 2440. The drawing shows a door on the left with a handle and a large glass panel on the right. The door has a width of 984 and a height of 2440. The glass panel has a width of 2946 and a height of 2440. The door is divided into three vertical sections: a central section of 984 and two side sections of 984 each. The glass panel is divided into a grid of 12 rectangular panes (3 rows by 4 columns). The panes are separated by muntins. The overall width is 3930, which is the sum of the door width (984) and the glass panel width (2946). The overall height is 2440. The drawing is labeled "H01 ALUMINIUM / GLAZED".



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City of Victoria

SEP 04 2015

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Development Services Division

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vda
The Davies Architect (2003) Ltd.
1551 Church Avenue, Victoria, B.C.
Canada, V8P 2G9
Tel: (250) 477-4255
Email: mail@vda.ca Website: www.vda.ca

Project
WESTERN CARDIOLOGY ASSOCIATES
TENANT IMPROVEMENT
VICTORIA, BC

Drawing
FLOOR PLAN, SCHEDULES,
PLAN DETAILS

Scale: AS NOTED

Date: FEB, 2015

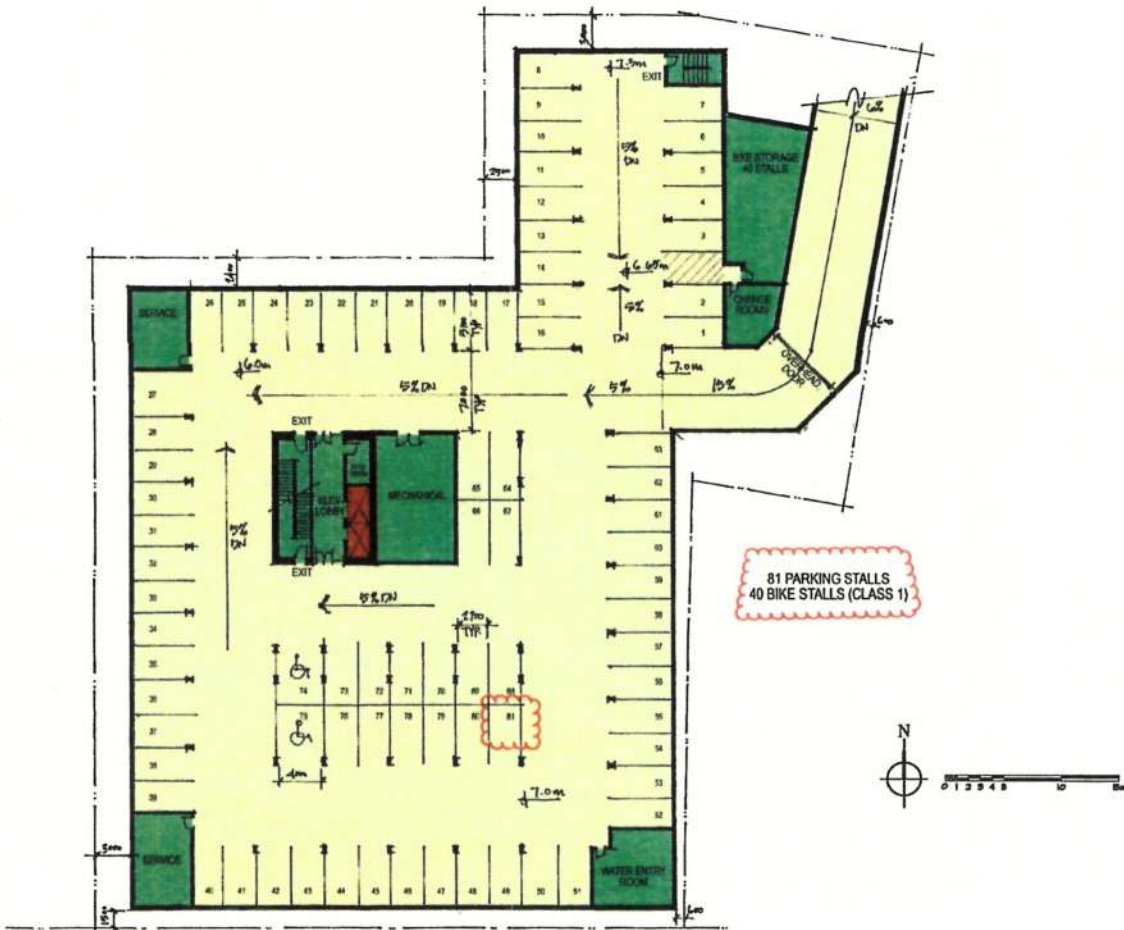
Drawn By: WAL

Job No. 2015-02

Dwg. No. Rev.

Al.O

Planning and Land Use Committee - 29 Oct 2015



ANDREW SHERET LIMITED HILLSIDE BUILDING
740 HILLSIDE AVENUE, VICTORIA, B.C.
PARKING LEVEL P-1

Received APRIL 18, 2011
City of Victoria
SCALE - 1:200

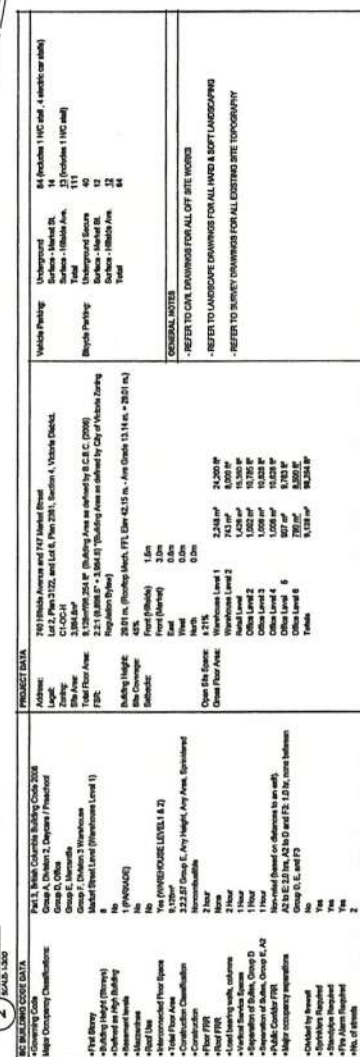
SEP 04 2015 A-7

Planning & Development Department
Development Services Division

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The Davies Architectural Ltd.
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740 Hillside – DVP # 00157



740 Hillside – DVP # 00157 – Front Parking Area (Hillside Ave.)



740 Hillside – DVP # 00157 – Entrance to Rear Parking Area

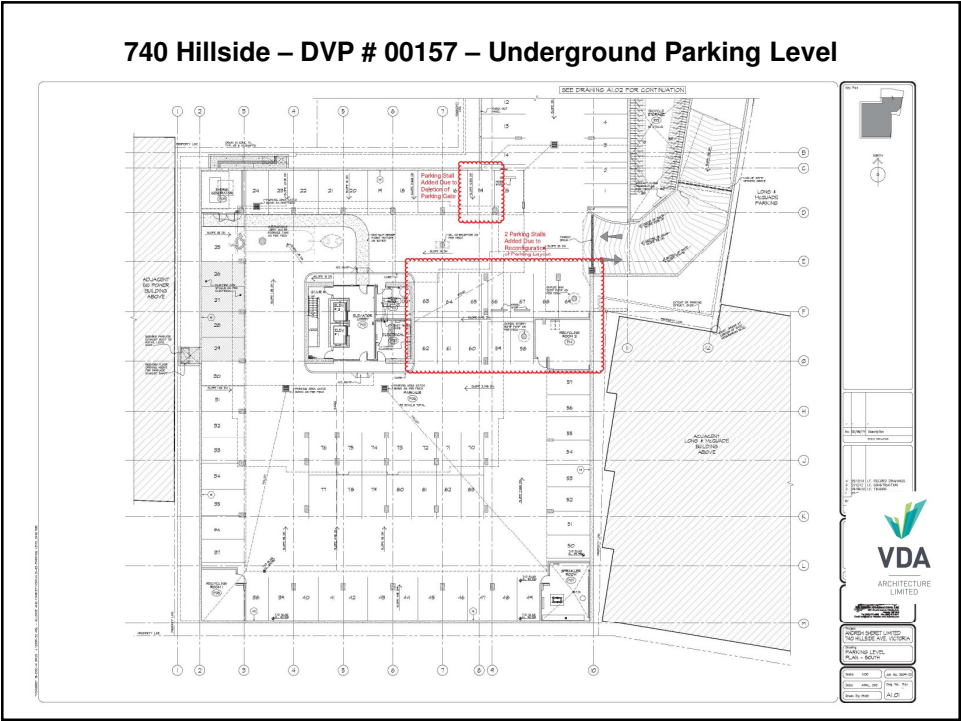
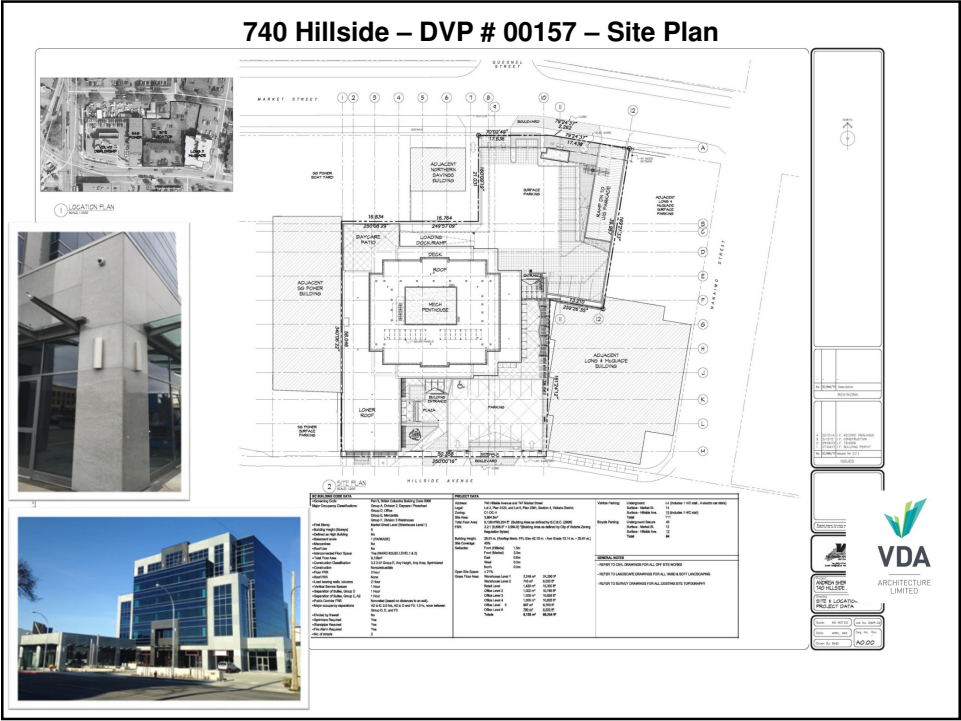


740 Hillside – DVP # 00157 – Rear Parking Area

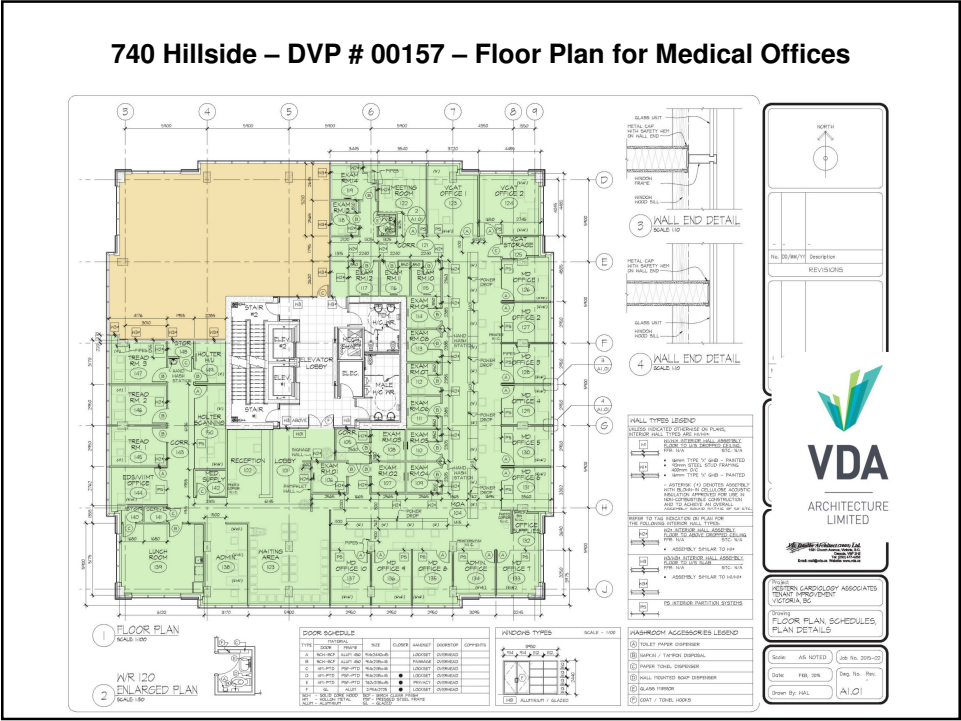


740 Hillside – DVP # 00157 – Ramp to Underground Parking Level





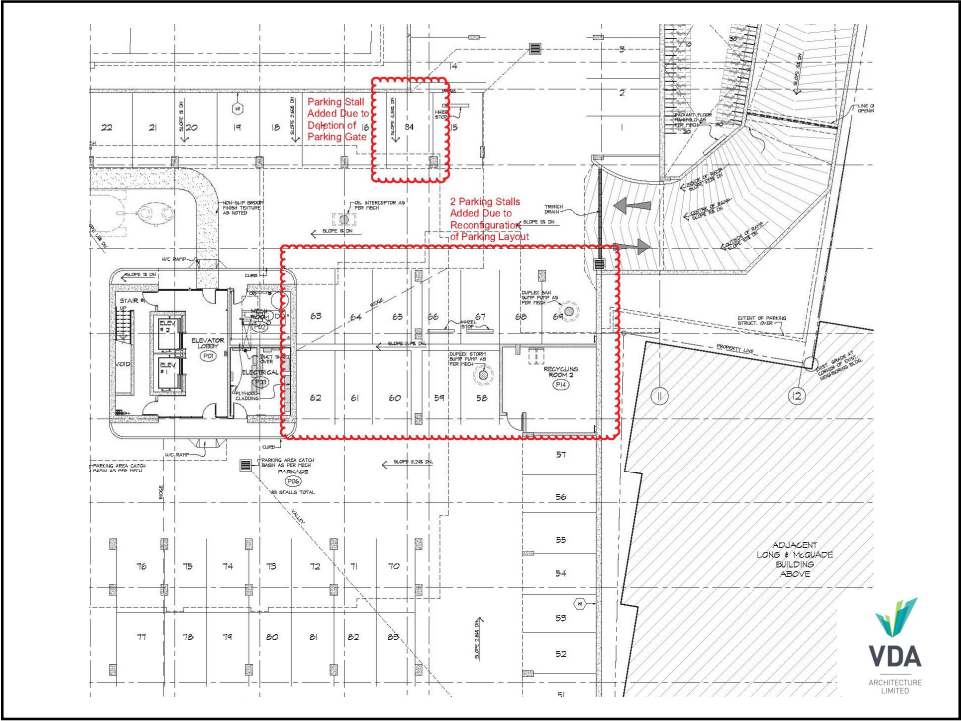
740 Hillside – DVP # 00157 – Floor Plan for Medical Offices



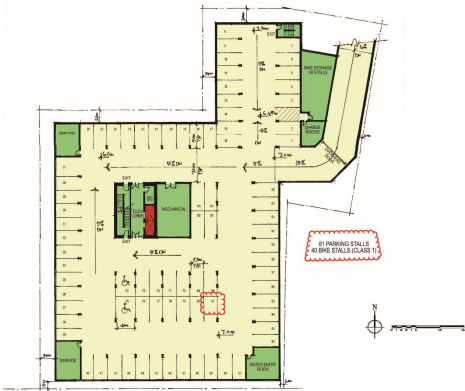
Development Variance Permit for
740 Hillside Avenue

October 29, 2015





740 Hillside – DVP # 00157 – Underground Parking Level



ANDREW SHERET LIMITED HILLSIDE BUILDING
740 HILLSIDE AVENUE, VICTORIA, B.C.
PARKING LEVEL P-1

APRIL 18, 2011
SCALE - 1:200
A-7



Planning and Land Use Committee Report

For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 14, 2015

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

Subject: Development Variance Permit Application No. 00160 for 1581 Hillside Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00160 for 1581 Hillside Avenue, in accordance with:

1. Plans date stamped September 17, 2015.
2. The following variances to the *Sign Bylaw*:
Vary the size of the total allowable signage from 33.07 m² to 50.82m² on Hillside Avenue and from 12.90 m² to 21.05m² on Shakespeare Street.

LEGISLATIVE AUTHORITY

In accordance with the *Land Use Procedures Bylaw*, variances to the *Sign Bylaw* are processed as a Development Variance Permit application.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding a requested variance to the Sign Bylaw for the property located at 1581 Hillside Avenue.

The *Sign Bylaw* restricts cumulative amount of signage based on the business frontage or lot frontage. There are exterior renovations in progress at this property and the renovation work includes the removal of signage and installation of new LED backlit fascia signage for each tenant throughout with exception of the following; three freestanding signs and two fascia signs (one for McDonalds' and one for Romeos') are to remain and are unchanged. The proposed new signage to replace previous signage has triggered a reassessment of the signage for the entire property. The five existing signs utilize nearly all of the signage allotment for the property. No individual sign, proposed or existing, is in excess of the allowance for an individual sign (9m²), however, the cumulative amount of signage for both proposed and existing signs is in

excess of the total allowable signage. The owners have confirmed that there is no additional sign allotment required over and above that which is sought for in this application.

Previous to this application and the exterior renovations of the building, the approved signage covered the entire fascia of the building and was 3.0 m² larger on Hillside Avenue and 5.0 m² larger on Shakespeare Street than the current proposed signage. I.e. The current application represents an overall reduction in signage for the property. The combined amount of sign area for the entire property still does not conform to today's *Sign Bylaw*.

Sign Bylaw Criteria – Hillside Avenue		
Previously Approved Signage	Proposed Signage	Bylaw Standard
53.83m ²	50.83m ²	33.07m ²

Sign Bylaw Criteria – Shakespeare Street		
Previously Approved Signage	Proposed Signage	Bylaw Standard
26.05m ²	21.05m ²	12.90m ²

BACKGROUND

Description of Proposal

Relevant History

The owner of the mall property, has voluntarily prepared a comprehensive signage plan to facilitate allocation of permitted signage for each business which has street frontage facing one of the two streets adjacent to the mall. The owner has confirmed that several of the businesses are not, or will not, be using the full display area permitted. A majority of the allowable signage is dedicated to the two anchor tenants, McDonalds and Romeo's.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 29, 2015 the application was referred for a 30-day comment period to the Oaklands CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

The variance requested is for the installation of signage that has a total cumulative display surface of 50.82m² on Hillside Avenue and 21.05m² on Shakespeare Street.

In this instance, staff recommend consideration of the request:

- The proposed fascia signage is buffered by a 32m parking lot along Hillside Avenue and 83m from the property line along Shakespeare Street.
- The cumulative display surface is decreasing from previously approved signage

CONCLUSIONS

The previous, existing signage at 1581 Hillside Avenue was approved under a previous signage bylaw. The signage proposed through this application is cumulatively smaller in area than the previously approved signage and is buffered by a 32m parking lot along Hillside Avenue and 83m from the property line along Shakespeare Street. Staff recommends for council's consideration that the variance is supportable as proposed.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00160 for the property located at 1581 Hillside Avenue.

Respectfully submitted,



Ryan Morhart
Manager of Permits and Inspections



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 21, 2015

List of Attachments

- Plans date stamped September 17, 2015.
- Letter from applicant dated September 17, 2015

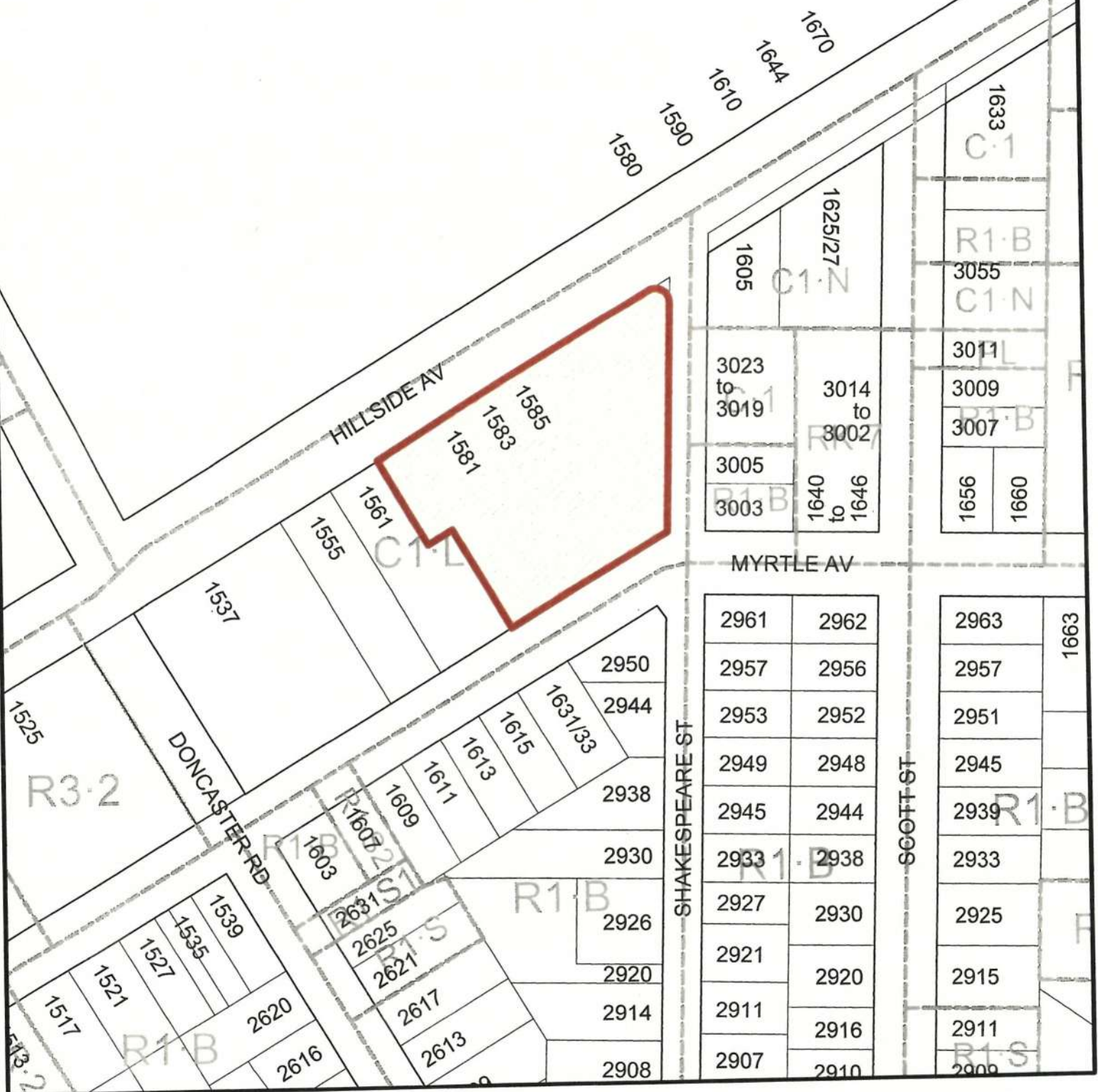


1581 Hillside Avenue

Development Variance Permit #00160

Development Variance Permit Application No. 00160 for 1581 H...

C1-TC



1581 Hillside Avenue

Development Variance Permit #00160

Development Variance Permit Application No. 00160 for 1581 H...



17 September 2015

Mayor and Council
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6



101 1831 Oak Bay Avenue
Victoria BC V8R 1C3

phone: 250.592.9198
fax: 250.592.9178

RE: **Comprehensive Sign Plan**
1581 Hillside Avenue, Victoria BC

Development Variance Permit Application

Mayor and Council,

On behalf of Tristin Holdings, the owners of the commercial centre located at 1581 Hillside Avenue, on the corner of Shakespeare Street and across from Hillside Mall, we hereby submit a development variance permit application with regard to a comprehensive sign plan. The owners' have recently completed exterior building upgrades over the course of the summer, in an effort to revitalize the mall, improve its street appeal, support existing tenants and attract new ones. The site is located within DPA 4: Town Centre – Hillside. A development variance permit is required to address, not only, existing freestanding pylon signs which have been in place for decades [30-40 years], but also, a new approach to fascia signage for individual commercial tenants, following the removal of old sign boxes/cans.

Detailed calculations, in accordance with current sign bylaw standards, were required for both lot frontages and it was determined that a development variance permit was required to reconcile the area of existing signs, approved over many years, in order to accommodate new and replacement fascia signs. The owners are requesting an additional 17.8 sq.m. of signage fronting Hillside Avenue, and 8.2 sq.m. of signage fronting Shakespeare Street, for fascia signage, to be shared proportionally among their main and second floor commercial tenants.

CONSIDERATION

1. While an increase in the maximum permitted signage area is being requested, the overall extent of signage will decrease with the removal of the continuous 2' high sign boxes, which extended the full length [and almost the full height] of the lower fascia. The increase is more of a technical requirement to address three previously approved pylon signs, erected on behalf of anchor tenants such as McDonald's and Romeo's, which remain to this day. They consume much of the permitted signage allowance under the current sign bylaw, technically leaving no opportunity for fascia tenant signage. However, fascia tenant signage, also historically a part of the development, is integral to their individual identities within the mall setting, and forms a critical part of their corporate branding.

Despite requested increases, overall signage fronting Shakespeare will be reduced by 5.0 sq.m. Overall signage fronting Hillside Avenue will be reduced by over 3.0 sq.m.

2. New fascia signs will define individualized tenant signage, consisting of LED backlit channel lettering and logos; fascia signs will be mounted and spaced to reveal the new clear finish cedar siding behind.

Hillel Architecture Inc.

page 1 of 2

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City of Victoria

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Development Services Division

3. The new approach to fascia signage is more refined, elegant and energy efficient.
4. No changes are proposed to the area allocations of the existing freestanding pylon signs.
5. Much of the proposed fascia signage fronting Shakespeare Street is located over 83 m back from the property line along Shakespeare Street. Much of the proposed fascia signage fronting Hillside Avenue is located over 32 m back from the property line along Hillside Avenue, and 35 m back at the upper fascia level.
6. The property has never had a comprehensive sign plan.
7. With the loss of existing sign boxes at the start of exterior building upgrades, existing tenants, who have submitted sign permit applications for new and replacement fascia signs are anxious to proceed with their work, which is now subject to the approval of a comprehensive sign plan.
8. The end result will be less commercial signage on the property; a technical increase is required to acknowledge what was previously approved and to permit a comprehensive sign plan that gives tenants less than what they had before

This past summer, modest changes were undertaken to revitalize the exterior finishes of the building. Most notably, forest green metal roofing and siding were replaced with new galvalume standing seam metal roofing and clear finish cedar siding was introduced to define the lower and upper horizontal fascias. Stone veneer was used to highlight the entrance to the second floor office space and the existing concrete block and stucco-clad walls were painted. The existing anodized aluminium storefront framing remained and new recessed soffit lighting was installed to illuminate the pedestrian walkways and storefronts. To complete their goal of revitalizing their property and improving the streetscape, the owners remain committed to their tenants with the preparation of a comprehensive sign plan for reference now and in the future.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,
Hillel Architecture Inc.,



Karen Hillel Architect AIBC

PROJECT DATA

Project Description
Landlord improvements to updatelubricate the exterior
facade of an existing commercial building

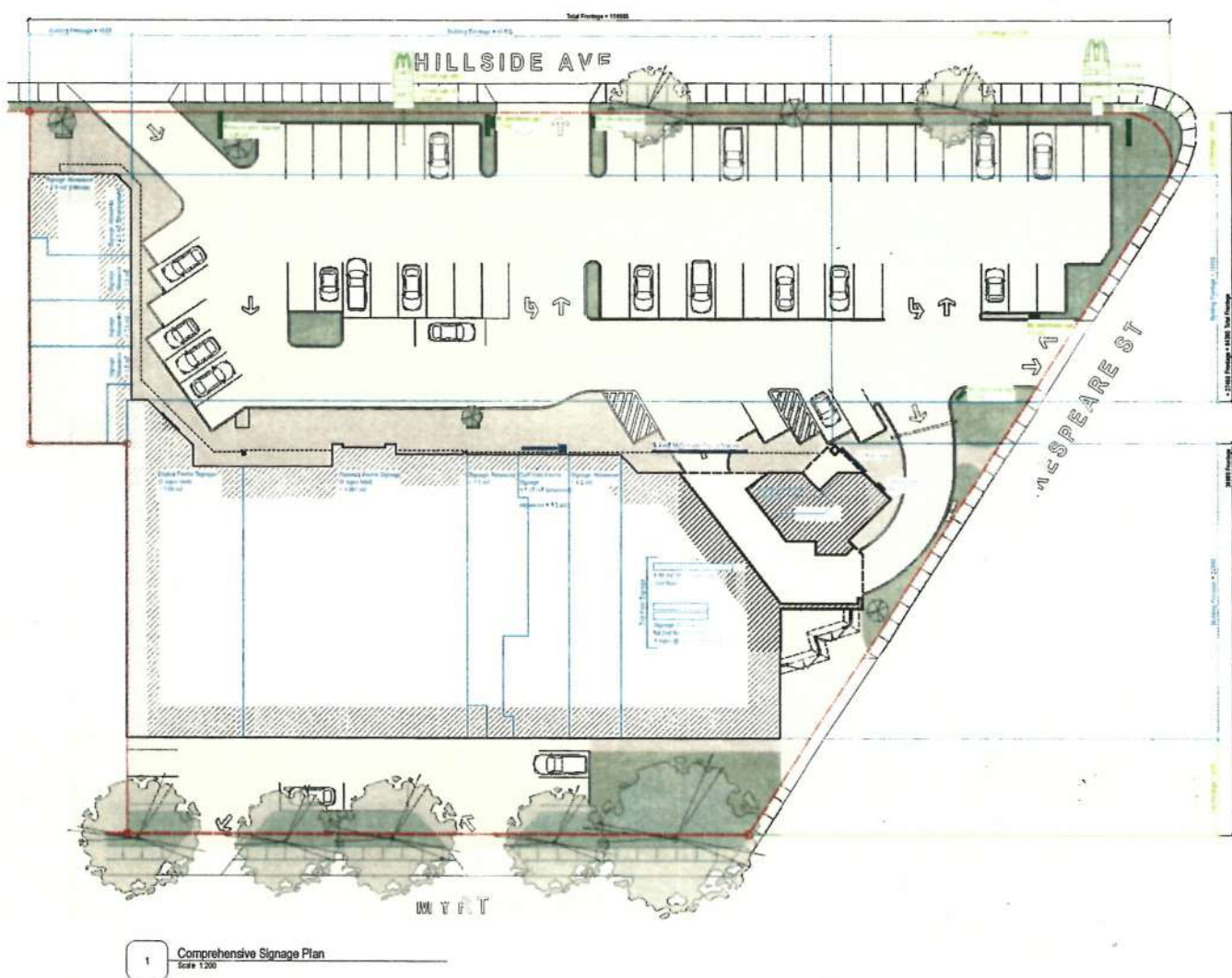
Building Owner
Prestige Capital Inc.
1000 Burrard Street, Suite 1000, Victoria BC V8W 2G8

Architect
JBL Architects Inc.
1000 Burrard Street, Suite 1000, Victoria BC V8W 2G8
Tel: 250 582 9198 Fax: 250 582 9178

Legal Description
Lot 1, Section 25-25, Victoria Plan 42185

Site Address
1551 Hillside Avenue
Victoria, BC
V8T 2C1

zoning
C-1



HILLSIDE AVENUE

Lot Frontage = 106.88m
23.67 m² of signage permitted (106.88 x 0.3 = 0.003)

FREESTANDING SIGNAGE (existing)

1. McDonald's illuminated sign (3.26 x 6.72)
19.97 m²
2. Two (2) McDonald's directional signs
0.7 m² each = 1.40 m²
3. Remco's sign (existing)
4.26 m²

Total Freestanding Signage = 19.23 m²

FACIA MOUNTED SIGNAGE

1. Two (2) McDonald's signs (3.2 x 4.68) (existing)
8.78 m²
2. Colours Gold signage (replacement)
1.33 m²
3. Remco's signage (existing)
4.83 m²
4. Duplex Ford signage (replacement)
2.05 m²
5. Five (5) illuminated sign placements at 1.5 m² each (replacement)
6.5 m² total maximum
6. UPS signage (replacement)
2.00 m²
7. Three (3) 2nd floor illuminated signs at 1.5 m² each (new)
4.5 m² total maximum

Total Facia-mounted Signage = 18.97 m²

Total signage permitted = 23.67 m²

Total signage reported = 50.83 m² (byline and facade-mounted)

Signage Variance = 17.23 m² for 100% Allowance

SHAKESPEARE STREET

Lot Frontage = 64.38m

REAROGRAPHIC SIGNAGE (existing)
2.35 m² rearographic signage consumes 23.74 m² of lot frontage
(23.74 x 0.3 = 0.007) (existing)

41.5m² of lot frontage remains
12.3 m² of signage permitted (41.5 x 0.3 = 0.003)

FREESTANDING SIGNAGE (existing)

1. Balance of McDonald's sign (3.5 x 1.61 = 1.07)
8.88 m²
2. Two (2) freestanding McDonald's directional signs
0.7 m² each = 1.40 m²

Total Freestanding Signage = 10.28 m²

FACIA MOUNTED SIGNAGE

1. Building and 2nd floor illuminated signage (existing)
2.33 m²
2. Facia-mounted McDonald's "M" sign (existing)
0.34 m²
3. Three (3) illuminated sign placements at 1.5 m² each (replacement)
4.50 m² total maximum
4. UPS signage (replacement)
2.00 m²

Total Facia-mounted Signage = 19.17 m²

Total signage permitted = 12.30 m²

Total signage reported = 21.05 m² (byline and facade-mounted)

Signage Variance = 8.15 m² for 100% Allowance



Rev	Date	Description	By	Check
1	2015-09-17	Initial Design	JBL	
2	2015-09-17	Final Design	JBL	
3	2015-09-17	Final Design	JBL	
4	2015-09-17	Final Design	JBL	
5	2015-09-17	Final Design	JBL	
6	2015-09-17	Final Design	JBL	
7	2015-09-17	Final Design	JBL	
8	2015-09-17	Final Design	JBL	
9	2015-09-17	Final Design	JBL	
10	2015-09-17	Final Design	JBL	

Project
Exterior Landlord Improvements
1551 Hillside Avenue, Victoria BC
V8T 2C1

Drawn by
JBL

Checked by
JBL

Comprehensive Signage Plan

Scale
1:200

Sheet
1 of 1



1 Reference Elevation - Hillside Avenue
Scale 1:100



2 Hillside Avenue - Elevation Detail
Scale 1:100



3 Reference Elevation - Shakespeare Street
Scale 1:100

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City of Victoria
SEP 17 2015
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Development Services Division

Item	Date	By	For
1	2015.09.17	[Signature]	City of Victoria
2	2015.09.17	[Signature]	City of Victoria
3	2015.09.17	[Signature]	City of Victoria
4	2015.09.17	[Signature]	City of Victoria
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8	2015.09.17	[Signature]	City of Victoria
9	2015.09.17	[Signature]	City of Victoria
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Exterior Landform Improvements
Comprehensive Signage Plan
2 of 2

1581 HILLSIDE AVENUE

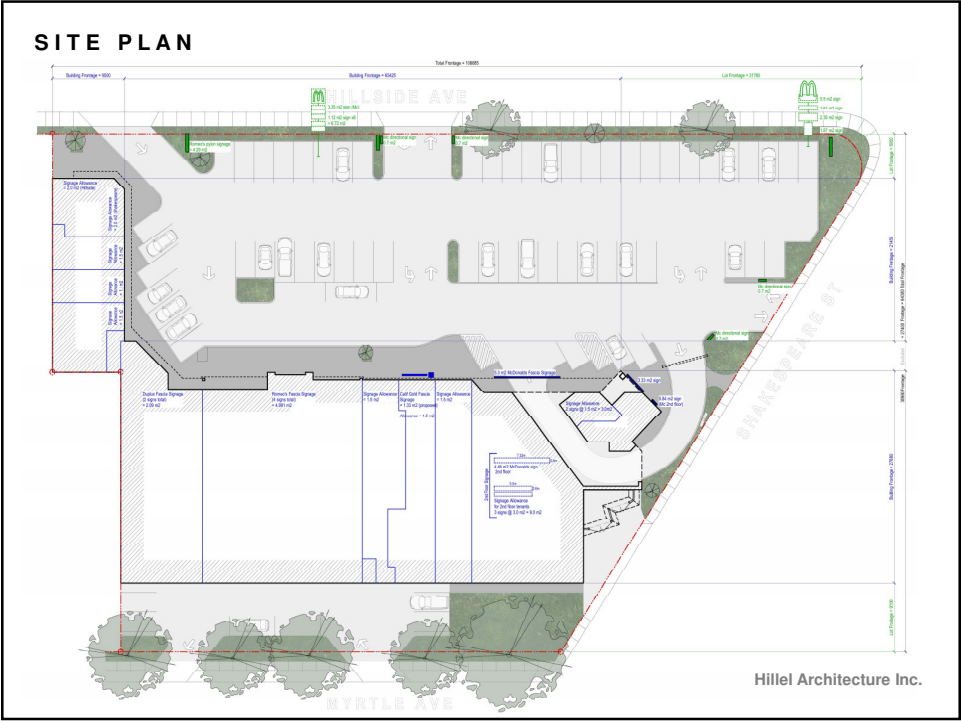
Comprehensive Signage Plan, Victoria BC

Hillel Architecture Inc.

NEIGHBOURHOOD CONTEXT



Hillel Architecture Inc.



SIGNAGE CALCULATIONS & DATA

HILLSIDE AVENUE

Lot Frontage = 106.685m
33.07 m² of signage permitted [106.685 / 0.3 x 0.093]

- FREESTANDING SIGNAGE (existing)**
1. McDonald's / Multi-tenant pylon signage (3.35 + 6.72)
10.07 m²
 2. Two (2) McDonald's directional signs
0.7 m² each = 1.40 m²
 3. Romeo's pylon sign
4.29 m²

Total Freestanding Signage = 15.76 m²

FASCIA-MOUNTED SIGNAGE

1. Two (2) McDonald's signs (5.3 + 4.46) (existing)
9.76 m²
2. California Gold signage (new/replacement)
1.33 m²
3. Romeo's signage (existing)
4.89 m²
4. Duplex Paint signage (new/replacement)
2.08 m²
5. Four (4) tenant sign allowances at 1.5 m² each (new/replacement)
6.0 m² total, maximum
6. UPS signage (new/replacement)
2.00 m²
7. Three (3) 2nd floor tenant signs at 3.0 m² each (new)
9.00 m² total, maximum

Total Fascia-mounted Signage = 35.07 m²

Total signage permitted = 33.07 m²
Total signage required = 50.83 m² (pylon and fascia-mounted)
Signage Variance = 17.76 m² for Hillside Avenue

SHAKESPEARE STREET

Lot Frontage = 64.380 m

READOGRAPHY SIGNAGE (existing)
2.35 m² readograph signage consumes 22.74 m of lot frontage
[22.74 / 0.3 x 0.031] leaving

41.64m of lot frontage remains
12.9 m² of signage permitted [41.64 / 0.3 x 0.093]

FREESTANDING SIGNAGE (existing)

1. Balance of McDonald's pylon signage (5.5 + 1.61 + 1.87)
8.98 m²
2. Two (2) freestanding McDonald's directional signs
0.7 m² each = 1.40 m²

Total Freestanding Signage = 10.38 m²

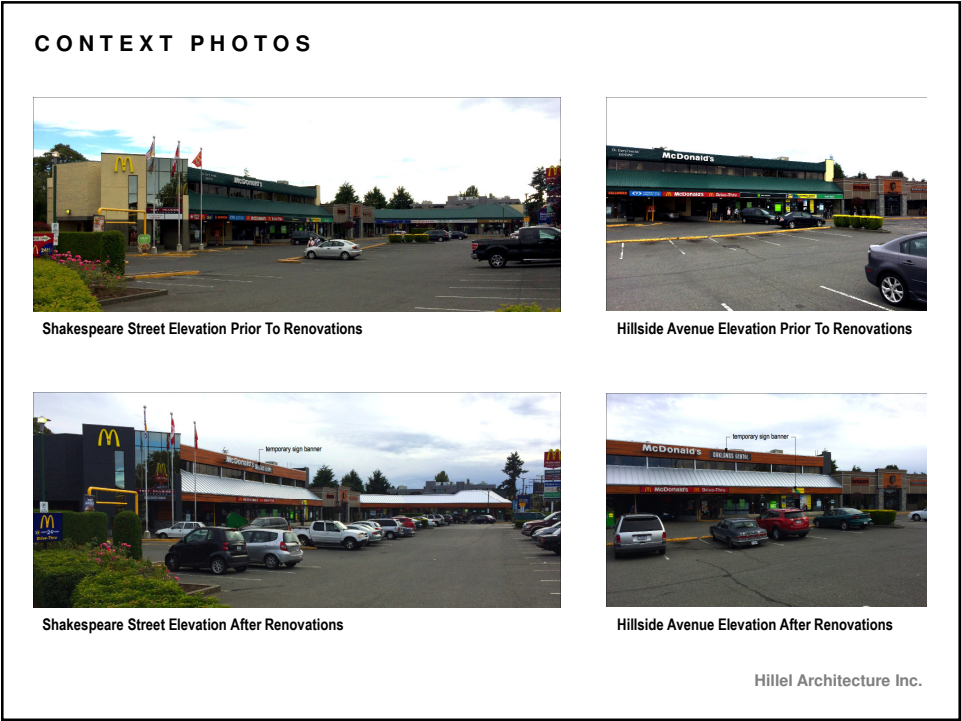
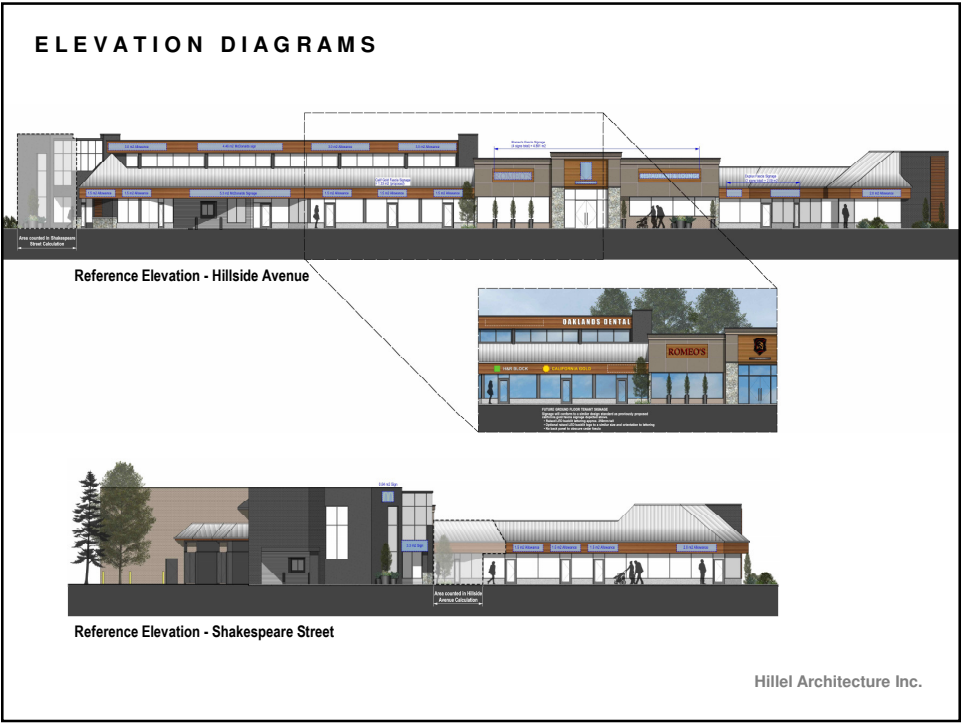
FASCIA-MOUNTED SIGNAGE


1. Building and 2nd floor tenant signage (existing)
3.33 m²
2. Fascia-mounted McDonald's "M" sign (existing)
0.84 m²
3. Three (3) tenant sign allowances at 1.5 m² each (new/replacement)
4.50 m² total, maximum
4. UPS signage (new/replacement)
2.00 m²

Total Fascia-mounted Signage = 10.67 m²

Total signage permitted = 12.90 m²
Total signage required = 21.05 m² (pylon and fascia-mounted)
Signage Variance = 8.15 m² for Shakespeare Street

Hillel Architecture Inc.





Thank You.



Planning and Land Use Committee Report

For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 15, 2015

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

Subject: Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000438 for 2918 Hipwood Lane, in accordance with:

1. Plans date stamped September 29, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23 (8)(a): Reduce the front yard setback from 6m to 4.8m;
 - ii. Part 1.23 (8)(b): Reduce the rear yard setback from 6m to 4.5m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920 (8) 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 Application for the property located at 2918 Hipwood Lane. The proposal is to construct a small lot house on a property which was previously rezoned to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The variances being requested are related to front and rear yard setbacks.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan 2012* (OCP).
- The requested variances are to reduce the front and rear yard setbacks to facilitate the construction of a house on an irregular shaped small lot. The proposed setbacks are supportable as the applicant has minimized the number of windows on the rear elevation to respect privacy and overlook onto the adjacent property. An existing fence would be retained.

BACKGROUND

Description of Proposal

The proposal is for a small lot house. Specific details include:

- a two-storey building
- design elements such as a hip roof, distinctive front entryway and traditional style windows
- the exterior materials include shingle siding, concrete siding and metal roofing
- parking would be provided at the end of the driveway at the back of the lot
- new hard and soft landscaping would be introduced, including an interlocking paver driveway.

The proposed variances are related to reducing the front yard and rear yard setbacks.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

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 Application.

Existing Site Development and Development Potential

The site is currently zoned R1-S2 Zone, Restricted Small Lot (Two Storey) District, which would allow the construction of a small lot house. Secondary suites are not permitted in this Zone.

Data Table

The following data table compares the proposal with the existing R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Current Zone R1-S2
Site area (m ²) - minimum	356	260
Street Frontage	13.52	10
Total floor area (m ²) - maximum	158	190
Lot width (m)	17.9	n/a
Lot depth (m)	23.58	n/a
Height (m) - maximum	6.78	7.5
Storeys - maximum	2	2
Site coverage % - maximum	25.04	40
Setbacks (m) - minimum		
Front (Hipwood Lane)	4.8 *	6
Rear (north)	4.5 *	6
Side (west)	3.05	2.4
Side (east)	1.76	1.5
Parking stalls - minimum	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 20, 2015, the Application was referred for a 30-day comment period to the Oaklands CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House* (2002).

The proposal is for a two-storey dwelling unit. The design of the small lot house incorporates architectural elements such as a hip roof, a distinctive front entryway and traditional-style windows. The pitched roofline and covered entryway are prominent design elements of other existing houses in the neighbourhood. Windows are maximized on the front elevation and minimized on the side and rear elevations to respect the privacy of adjacent neighbours.

The applicant is proposing a mix of hard and soft landscaping, including an interlocking paver driveway, stamped concrete patios, various trees, shrubs and ground cover plantings.

Regulatory Considerations

Setback Variances

The applicant is requesting setback variances in order to facilitate the construction of the house on an irregular shaped small lot. The proposal would reduce the front yard setback from 6m to 4.8m and reduce the rear yard setback from 6m to 4.5m. These variances would have minimal impact on neighbouring properties and are in part due to the irregular shape of the lot. It should be noted that the east portion of the house complies with the front yard setback requirement as the lot line angles away from the dwelling. The front yard setback relaxation is in keeping with the same setback pattern as the duplex on the adjacent property.

The rear lot line setback reduces the back yard space but would still be adequate in terms of private outdoor space needs for the occupants of the proposed house. There is an existing fence and cedar hedge along the north and west property lines which will serve to partially obscure the view from the adjacent townhouse into the outdoor space of the proposed house.

Tree Protection

A Giant Sequoia is located on the neighbouring properties of 2915/17 and 2921 Cook Street, with the lower trunk and root crown extending onto the subject property. Subject to the *Tree Preservation Bylaw*, this is a protected tree due to its size. A covenant (attached) is registered on title which outlines the measures required to protect this tree.

CONCLUSIONS

The proposal to construct a new small lot house and associated variances is consistent with Development Permit Area 15A: Intensive Residential –Small Lot. The small lot house is a form of sensitive infill development and fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000438 for the property located at 2918 Hipwood Lane.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division

am



Jonathan Tinney, Director
Sustainable Planning and Community
Development

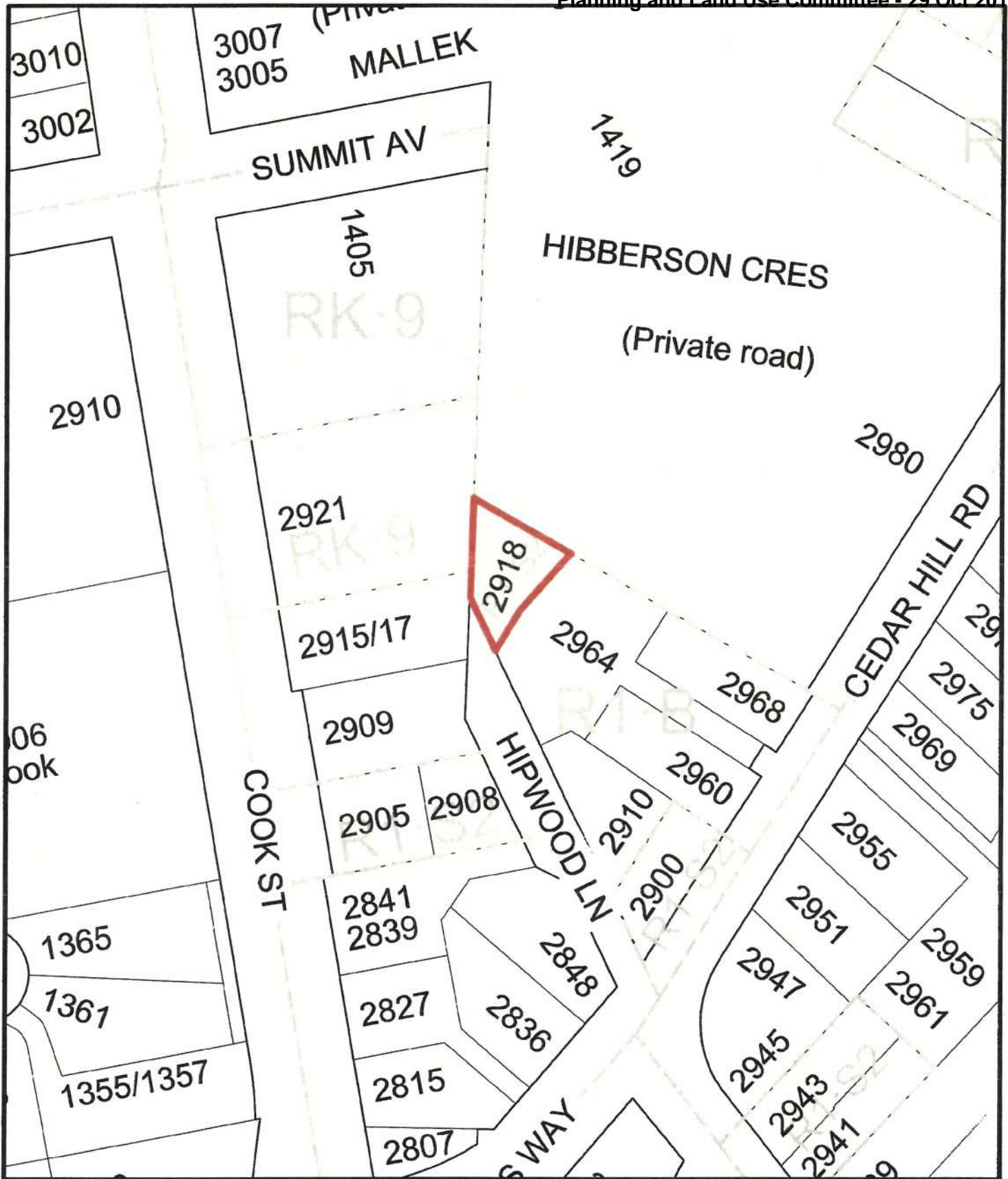
Report accepted and recommended by the City Manager:



Date: October 20, 2015

List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated September 29, 2015
- Covenant (CA2691326) and arborist report dated December 13, 2011
- Plans dated September 29, 2015.



2918 Hipwood Lane
Development Permit #000438







Dear Mayor and Council,

We purchased 2918 Hipwood Lane in June 2015. The development permit and variances had expired in the fall of 2014.

We are reapplying for a development permit and two set back variances for a single-family residence. We are maintaining the previously approved footprint, set backs variances, landscaping and basic house design plan.

The reason for the variances is the property was originally subdivided off a larger lot and the lot is a small irregular shape. In addition, we need to maintain the requested distance from the protected Sequoia tree on the corner of the lot.

We have hired the same planner who is familiar with all the previously approved design plans.

Thank you so much for your time,

James Trueit

Nezza Naturals Inc.

Received
City of Victoria

AUG 18 2015

Status: Registered
FORM_C_V18 (Charge)

Doc #: CA2691326

RCVD 2012-07-31 12:01:28
Development Services Division

VICTORIA LAND TITLE OFFICE

Jul-31-2012 12:04:38.001

CA2691326

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 13 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Robert Owen
Connolly
IINGXS

Digitally signed by Robert Owen
Connolly IINGXS
DN: o=CA, cn=Robert Owen Connolly
IINGXS, o=Lawyer, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=IINGXS
Date: 2012.07.31 12:01:28 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

JONES EMERY HARGREAVES SWAN

Barristers & Solicitors

#1212-1175 Douglas Street

Victoria

BC V8W 2E1

File No: 12-0432 RC

Telephone No: 250-382-7222

LTO Client No: 10211

Document Fees: \$72.50

STC Fees: \$10.25

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

005-566-207

LOT 1, SECTION 29-30, VICTORIA DISTRICT, PLAN 8585

STC? YES ☒

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

A.F.J. HOLDINGS LTD. (INC. NO. 281055)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF VICTORIA

#1 CENTENNIAL SQUARE

VICTORIA

BRITISH COLUMBIA

V8W 1P6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Robert Connolly

Barrister and Solicitors

1212-1175 Douglas Street

Victoria, BC V8W 2E1

250-382-7222

Execution Date		
Y	M	D
12	06	19

Transferor(s) Signature(s)

A.F.J. HOLDINGS LTD., By Its
Authorized Signatory:

Name: Valerie L. Noel

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered

Doc #: CA2691326

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TERMS OF INSTRUMENT – PART 2

WHEREAS:

- A. The Grantor is the registered owner in fee simple of:
 PID 005-566-207
 Lot 1, Section 29-30, Victoria District, Plan 8585
 (the "Land");
- B. The Grantee is The Corporation of the City of Victoria;
- C. The land is affected by a protected tree (the "Protected Tree") as defined pursuant to City of Victoria's Tree Preservation Bylaw No. 05-106 (the "Tree Preservation Bylaw"), as identified on the site survey prepared by J.E. Anderson & Associates and dated May 15, 2012, a copy of which is attached as Schedule "A", and the original of which is filed with Rezoning Application #00325 in the Planning and Development Services Division at Victoria City Hall (the "Site Survey");
- D. The Grantor has obtained a Tree Protection Plan from Talbot Mackenzie & Associates, Certified Arborist, dated December 13, 2011, a copy of which is attached as Schedule "B" (the "Tree Protection and Retention Plan");
- E. The Grantor has applied to the Grantee to rezone the Land and has voluntarily agreed to enter into this Agreement to protect the Protected Tree as hereinafter provided and to undertake the mitigative measures for the design and construction of any buildings and structures on the proposed small lot, including the placement of pavement and utilities in accordance with the letter dated May 15, 2012 from J. E. Anderson & Associates, a copy of which is attached as Schedule "C" (the "Professional Engineer's Report")
- F. The Grantor has agreed to enter into this covenant and to register it against the title of the Land as a covenant and indemnity pursuant to section 219 of the *Land Title Act*.

NOW THEREFORE in consideration of the premises and the covenants herein contained and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

266 017/7/19/12/TREE PROTECTION COVENANT/PJ/WG

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1. The Grantor covenants and agrees to comply with and abide by the general recommendations and guidelines set out in the Tree Protection and Retention Plan and the Grantor further covenants and agrees that prior to conducting any construction or development on the Land around or near the Protected Tree or its protected root zone (as defined by the Tree Preservation Bylaw), it will engage a certified arborist (the "Project Arborist") to supervise any and all construction around or near the Protected Tree or its protected root zone and will identify the Critical Root Zone ("CRZ") for the Protected Tree prior to commencement of construction around or near the Protected Tree or its protected root zone.
2. Without limiting the generality of section 1, the Grantor covenants and agrees to protect, preserve and retain the Protected Tree and:
 - (a) except as provided hereafter, the Grantor will not cut down, damage, defoliate or remove any part of the Protected Tree located on the Land;
 - (b) the Grantor will locate all service trenches on the Land outside the CRZ of the Protected Tree;
 - (c) prior to undertaking any construction on the Land, the Grantor will install fencing and signs around the CRZ of the Protected Tree in accordance with the Tree Protection and Retention Plan;
 - (d) the Grantor will ensure that the Project Arborist is notified well in advance of any blasting, excavating or form building scheduled to occur within the Development Area near or at the edge of a CRZ;
 - (e) the Grantor will ensure that no construction materials or debris of any kind are placed inside or disposed of within the CRZ of the Protected Tree.
3. Without limiting any other right or remedy of the Grantee, the Grantor covenants and agrees that it shall replace the Protected Tree if it is irreparably damaged or destroyed as a result of the Grantor's failure to comply with the terms of this Covenant, such replacement tree to be of a species and size that is to the satisfaction of the Grantee's Director of Parks, Recreation & Community Development though it is understood and agreed that the Grantor will only be responsible for a replacement tree up to a cost equivalent to the penalty that could be imposed under the City of Victoria's Tree Preservation Bylaw for contravention of the Bylaw
4. (a) Notwithstanding section 2(a), the Grantor may cut, trim, prune, defoliate or remove a portion of the Protected Tree on the Land if the Grantor has first obtained a tree permit pursuant to the Tree Preservation Bylaw and has otherwise complied with the requirements of the Tree Preservation Bylaw. The Grantor in seeking such approval shall deliver to the Grantee a written report prepared by a certified arborist indicating that such action is

265 017/7/19/12/TREE PROTECTION COVENANT/PJ/WG

Status: Registered

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necessary to preserve the health and well being of the Protected Tree or to prevent damage to persons or property.

- (b) If a portion of the Protected Tree on the Land poses real and imminent danger to persons or property as a result of decay or other damage or injury brought about by natural causes, the Grantor may remove or trim such portion of the Protected Tree forthwith provided it delivers to the Grantee's Director of Parks, Recreation & Community Development as soon as possible thereafter, a report of a certified arborist detailing what action has been taken and the reason or reasons for such action. The Grantor will make every reasonable effort to contact the Grantee's Director of Planning and Development or his delegate in advance of taking any such action.
5. The Grantor covenants and agrees that prior to or concurrently with applying to the Grantee for a building permit for the Land that relates to construction around or near the Protected Tree, it will deposit with the Grantee proof of its retention of a Project Arborist, and that the Grantor will ensure that the Project Arborist is retained for the duration of the building project that relates to construction around or near the Protected Tree, and undertake any measures to protect the Protected Tree as outlined in the Professional Engineer's Report, and may be required to submit further proof of compliance to the satisfaction of the City of Victoria's Chief Building Inspector.
6. The Grantor further covenants and agrees that it will not apply for an occupancy permit with respect to the Land, and that the Grantee shall be under no obligation to issue such occupancy permit, unless it has provided a report and "as built" plans for the Land prepared by the Project Arborist indicating compliance with the Tree Protection and Retention Plan and the Professional Engineer's Report, and until the Grantee has confirmed in writing that the Grantor has complied with all of its obligations and covenants required to be performed or carried out hereunder before and during any construction on the Land.
7. The Grantee, its servants and agents, may at any time enter upon the Land to inspect the status of the Protected Tree.
8. This Agreement may be amended in writing by agreement of the parties, and the amendment agreement shall be registered in the Land Title Office.
9. The Grantor shall indemnify and keep indemnified the Grantee from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have against the Grantee or which the Grantee incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with the breach of any covenant in this

266 017/7/19/12/TREE PROTECTION COVENANT/PJ/WG

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Agreement, on the part of the Grantor, or as a result of the restrictions on the use and development of the Land provided for under this Agreement.

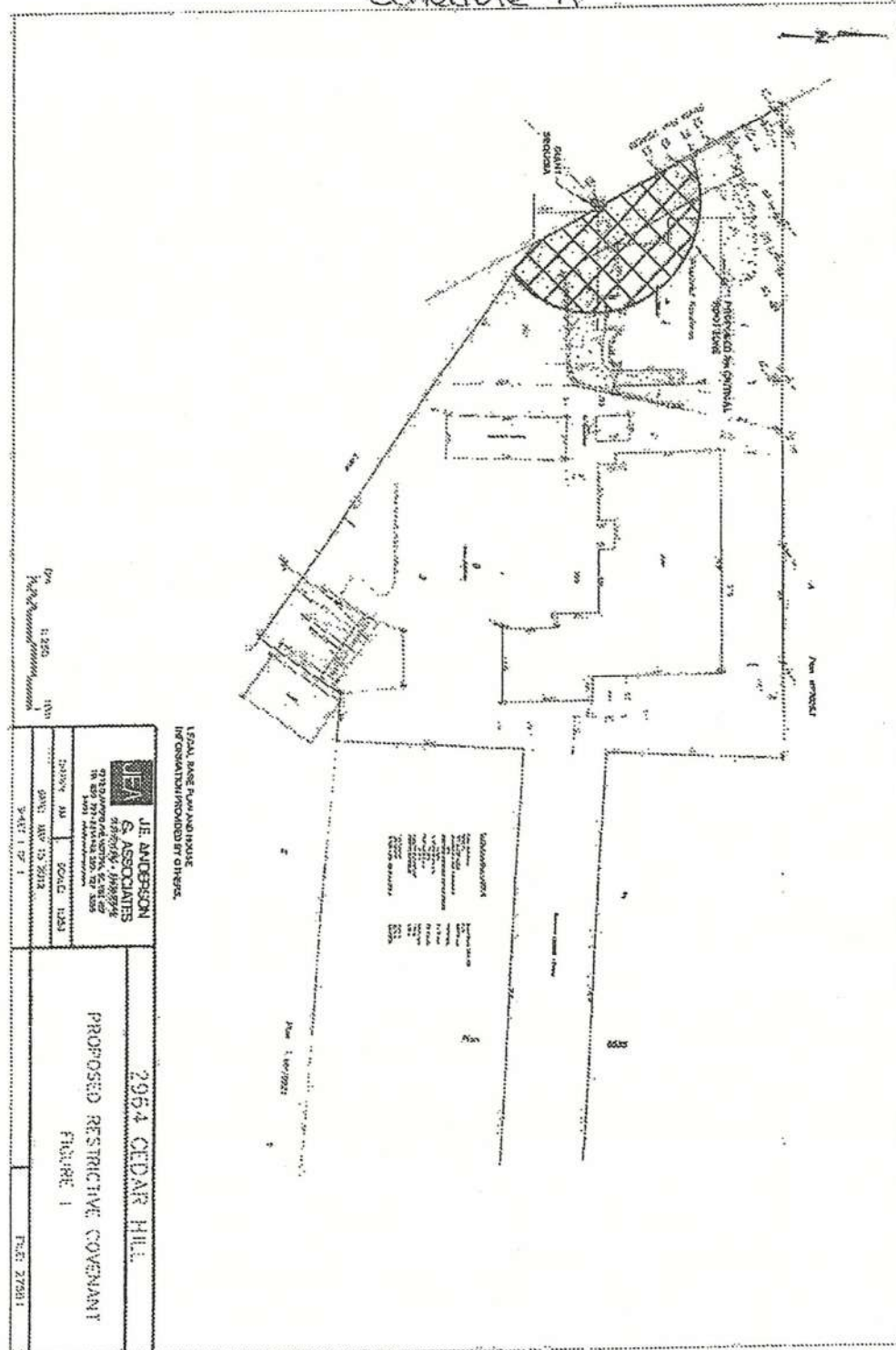
10. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if this Agreement had not been executed and delivered by the Grantor.
11. Without limiting this Agreement, the Grantor acknowledges that in addition to the restrictions contained in this Agreement, the cutting of trees, the deposit and removal of soil and fill, and the construction of buildings within the City of Victoria are also governed by bylaw, and that the Grantor must fully comply with all applicable bylaws in relation to those matters.
12. The Grantor and the Grantee agree that the enforcement of this Agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the Land shall not be interpreted as creating any duty on the part of the Grantee to the Grantor or to any other person to enforce any provision or the breach of any provision of this Agreement.
13. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions herein before set out and they shall be binding upon the Grantor as personal covenants only during the period of the Grantor's respective ownership of any interest in the Land.
14. The restrictions and covenants herein contained shall be covenants running with the Land and shall be perpetual and shall be registered in the Land Title Office pursuant to section 219 of the *Land Title Act* as covenants in favour of the Grantee, and as a first charge on the title of the Land.
15. The Agreement shall enure to the benefit of and be binding upon the parties hereto as their respective heirs, executors, successors and assigns.
16. Wherever the expression "Grantor" and "Grantee" is used herein the same shall be construed as meaning the plural, feminine or body corporate where the context of the parties so requires.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C (pages 1 and 2) attached hereto.

256 017/7/19/12/TREE PROTECTION COVENANT/PJ/WG

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Schedule "A"



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Schedule "B"

Talbot Mackenzie & Associates

Consulting Arborists

December 13, 2011

Ray Tillyer
2964 Cedar Hill Road
Victoria, BC V8T 3J1

2964 Cedar Hill Road.

Attention: Ray Tillyer

Assignment: Review the proposed building plans provided and prepare a tree retention and construction damage mitigation plan for the proposed subdivision and new house construction at 2964 Cedar Hill Road.

Tree Resource: A 120 cm d.b.h. *Sequoiadendron giganteum* is the only bylaw-protected that can potentially be impacted by the proposed new house construction. This tree is almost entirely located on the neighboring properties at 2921 Cook Street, and 2915 Cedar Hill Road. The survey provided shows the tree to be primarily on the property at 2915 Cook street, but from a visual examination, it appears that a portion of the lower trunk and root crown likely extends onto the property at 2921 Cook street and the subject property. While on site we calculated a critical root zone with a radius of 8 meters, determined by the species and its relative tolerance to construction impacts. In our experience they are a species that have a good tolerance to construction impacts, providing the impacts are not too great and we anticipate that we can encroach into this critical root zone if care is taken.

Potential impacts: We anticipate that the highest onsite impacts will occur during excavation for the proposed building, any proposed servicing that may be located within the critical root zone of the tree and the proposed driveway footprint.

Methodology: After reviewing the proposed house plans, we conducted exploratory excavations in order to estimate root densities and the depth of bearing soil at the approximate location of where the new house construction is proposed.

1/2

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

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December 13, 2011

2964 Cedar Hill Road

Page 2

Mitigation of impacts

Barrier fencing: It will not be possible to barrier fence the entire critical root zone of this tree; therefore, we recommend that fencing be constructed approximately 1 meter off of the edge of excavation. This fencing must remain in place until the proposed driveway is surfaced.

Building footprint: The Southwest corner of the proposed residence will encroach heavily within the critical root zone of the 120 cm d.b.h. Sequoia tree. We anticipate that large structural roots will be located in this area and if a traditional footing for the house construction was to be used in this area, it will have a significant impact on both the health and stability of the tree. We do however feel that it may be possible to construct the house in this location providing the house design can incorporate the existing grades and be constructed in such a way that it does not significantly impact the existing structural roots and so that it maintains the existing hydrology and drainage patterns within the majority of the critical root zone of the tree. The design will have to be modified to eliminate the need for a continuous excavation in this area and utilize a pier and grade beam system or a system that cantilevers the house to the desired location while keeping the foundation away from the tree. Eliminating grade changes within this area is essential.

The portion of the critical root zone that can successfully be excavated and that which must be retained will have to be determined during either exploratory machine excavations or at the time of excavation for construction. The excavation must be supervised by the project arborist and at that time it can be determined which roots can be pruned and those that must be retained. Once this is determined the house and foundation design can be established and reviewed with an engineer if necessary. The perimeter drains will have to be set back along with the foundation and it is advisable to install a root barrier to avoid root/perimeter drain conflicts in the future.

Driveway footprint: The proposed driveway footprint crosses the critical root zone of the 120 cm d.b.h. Sequoia tree may touch a portion of the trees buttress. We anticipate there will be significant roots within the proposed driveway footprint that will have to be retained. Any driveway proposed for this area will have to be constructed in such a way that it is built over the existing grades and will have to use floating, driveway techniques to reduce the amount of potential compaction and be permeable to both air and water. Any soil removed in this area, will be limited to only the loose surface soil and leaf litter and any significant roots encountered must be retained. It may be possible to remove additional soil with the use of hydro excavation equipment and then build the area back up around the roots using coarse sand to provide a better base for the driveway. We have provided suggested floating driveway specifications that can be constructed over top of the existing critical root zone. It should be noted that Giant Sequoia trees are a fast growing species in this region and one can expect ongoing root growth that will likely disturb the proposed driveway in future years.

.../3

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
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December 13, 2011

2964 Cedar Hill Road

Page 3

Servicing: There were no servicing details on the site plan supplied. We recommend that all underground service corridors must be located outside the critical root zone of the 120 cm d.b.h. Sequoia.

Building /canopy conflicts: There will need to be some limb pruning in order to accommodate the proposed new building, but we do not feel that this pruning will have a significant impact on the health of the tree. We recommend that the pruning be minimized where possible and completed by an ISA certified arborist.

Summary: From our review of the proposed building and driveway location we feel that it should be possible to complete the project and successfully retain the existing 120 cm d.b.h. Sequoia tree. In order to achieve this, it will require a foundation design that will retain as much of the critical root zone on the West side of the tree as possible and a building and driveway design that can incorporate the existing grades. Any proposed services should be located outside of the critical root zone or as far away from the tree as possible. If these criteria cannot be met, it is likely that the impacts to the trees critical root zone will be too great and risk destabilizing the tree, necessitating its removal.

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

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
Encl. - Floating driveway specifications, Barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure 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 or 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.

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

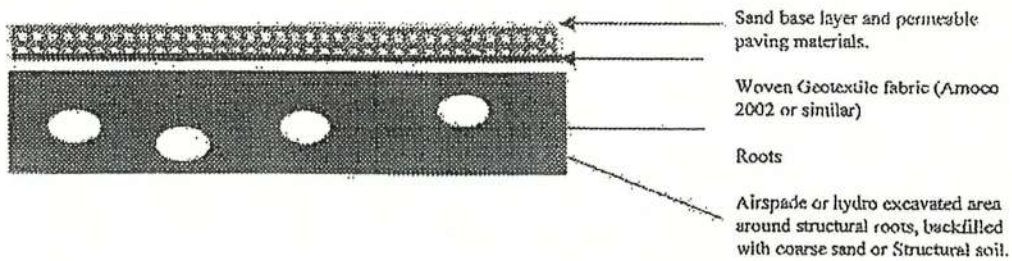
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Diagram-Driveway or sidewalk with pavers crossing over Critical Root Zone



Specifications for driveway or sidewalk crossing over critical root zone

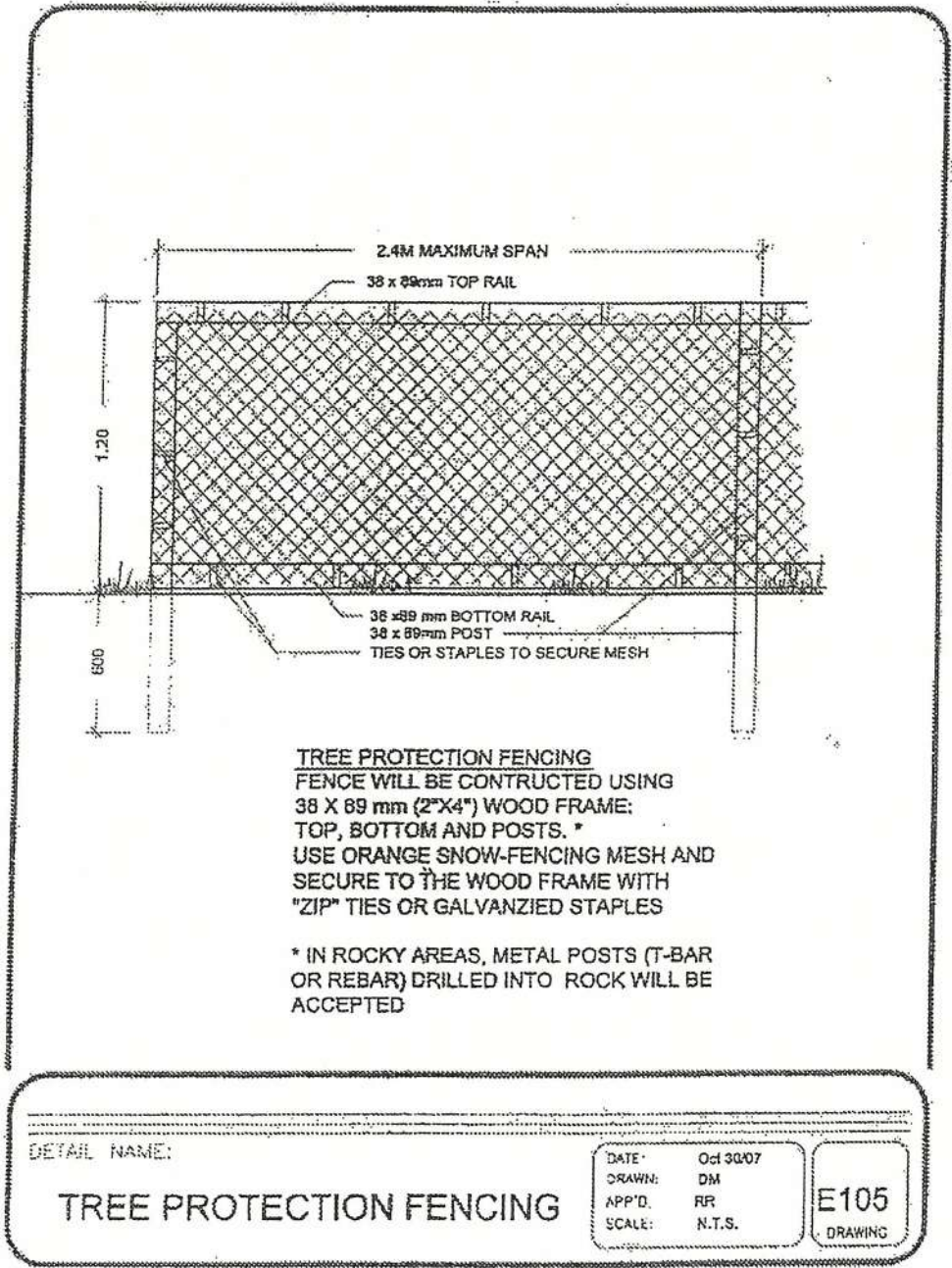
1. Excavate to a 6-8 inch depth, for the required driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil.
3. Backfill area around roots with coarse sand or a structural soil mix.
4. A layer of medium weight woven Geotextile fabric (Amoco 2002 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and pavers or other porous surfacing material over Geotextile layer to required grade.

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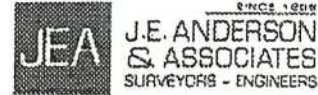
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Schedule "C"

SPECIAL SURVEYS

MUNICIPAL ENGINEERING

LAND DEVELOPMENT AND MANAGEMENT



May 16 2012

File No. 27581

City of Victoria
Planning and Development Department
Development Services Division
#1 Centennial Square
Victoria, B.C. V8W 1P6

Attention: Lucina Baryluk, Sr. Process Planner

Dear Maam:

Re: 2964 Cedar Hill REZ#00325
Proposed Restrictive Covenant

We submit the following letter report regarding the proposed restrictive covenant associated with the Giant Sequoia tree for the above-mentioned project.

As per Talbot Mackenzie & Associates letter dated October 13, 2011 (copy attached), mitigation measures are required within the Critical Root Zone (crz) of the existing 120 cm d.b.h. Sequiadendron giganteum. The crz is a radius of 8 m from the centre of the existing tree and is shown on the attached figure.

Mitigative measures may include, but are not limited to:

1. Barrier fencing of the crz until the proposed driveway is surfaced;
2. Exploratory excavations of the crz, in the presence of the project arbourist, where the house is to be constructed to determine the need for:
 - 2.1. Limiting the depth/elevation of the proposed house (i.e. no basement/crawlspace);
 - 2.2. Possible non-traditional footing (i.e. cantilevered);
 - 2.3. Installation of a root barrier;
3. Construction of a flexible driveway within the crz as per the project arbourist detail;
4. No servicing/infrastructure to be installed within the crz; and
5. Design/construction of works within the crz to be reviewed/supervised by project arbourist.

I trust that this letter meets your needs at this time. If you have any questions regarding this letter report, please contact the undersigned at your convenience.

Yours truly,

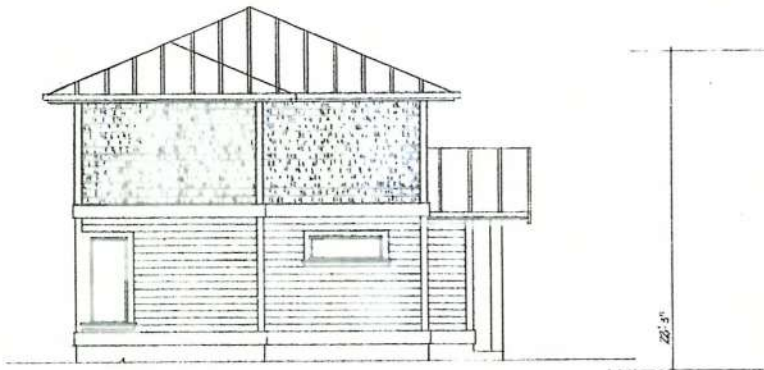
J.E. Anderson and Associates

Ross Tuck, P.Eng.
Senior Project Engineer

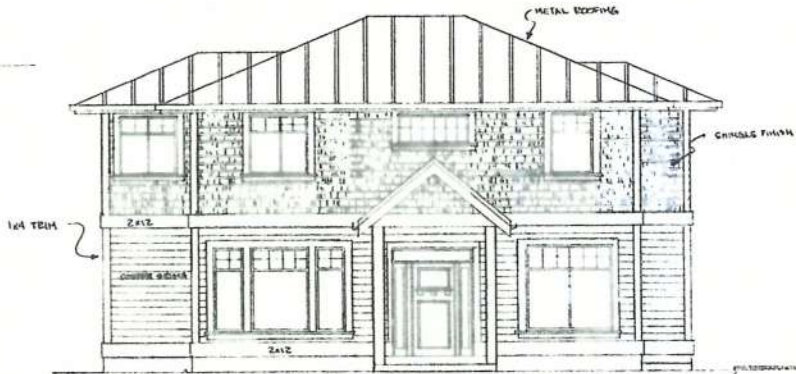
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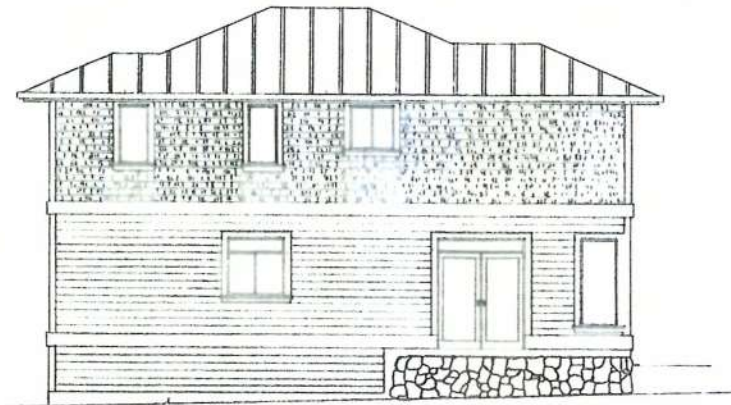
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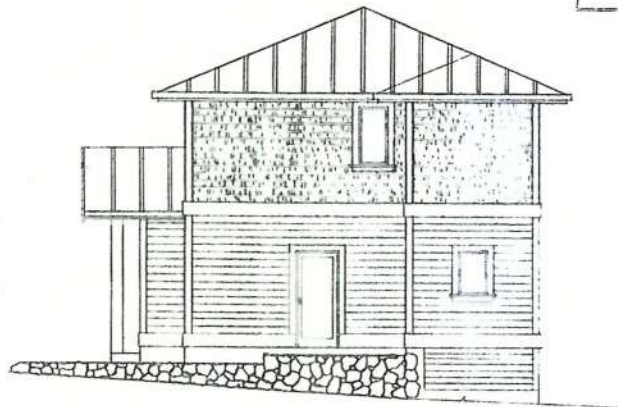
SIDE (WEST) ELEVATION
14'-10"



FRONT ELEVATION
14'-10"



REAR ELEVATION
14'-10"



SIDE (EAST) ELEVATION
14'-10"

Received
City of Victoria

SEP 29 2015

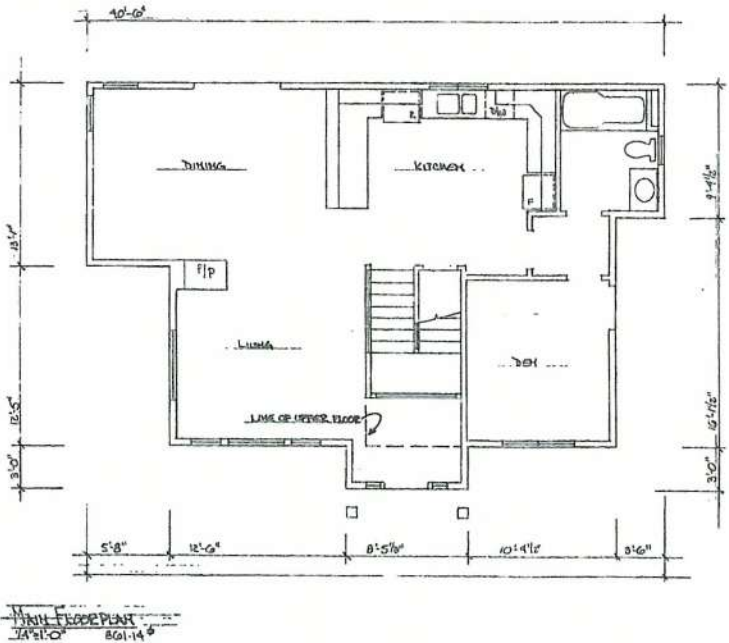
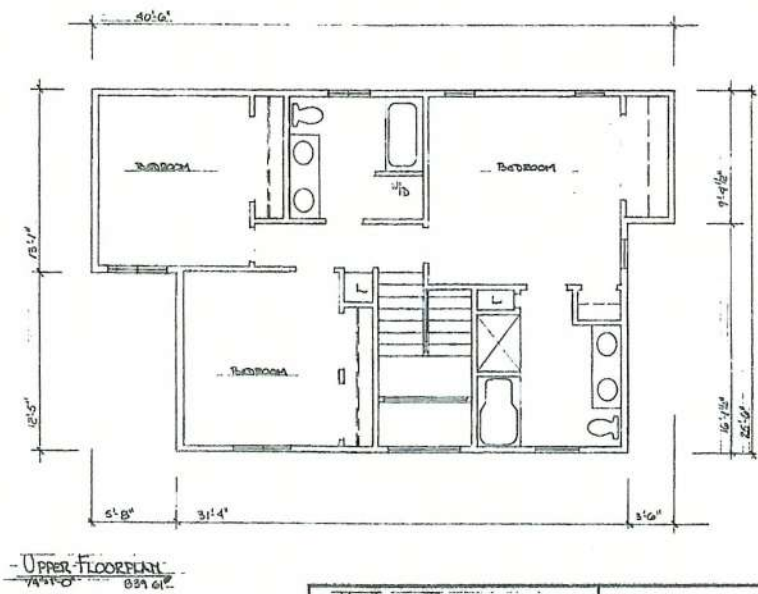
Planning & Development Department
Development Services Division

MR. JAMES TRUETT



T-SQUARE Design & Consulting
2850 Lakehurst Drive, Victoria, BC V8N 4K7
DATE: 11-08-15
SCALE: 1/8" = 1'-0"
DRAWING No: 067-1

Received
City of Victoria
SEP 29 2015
Planning & Development Department
Development Services Division



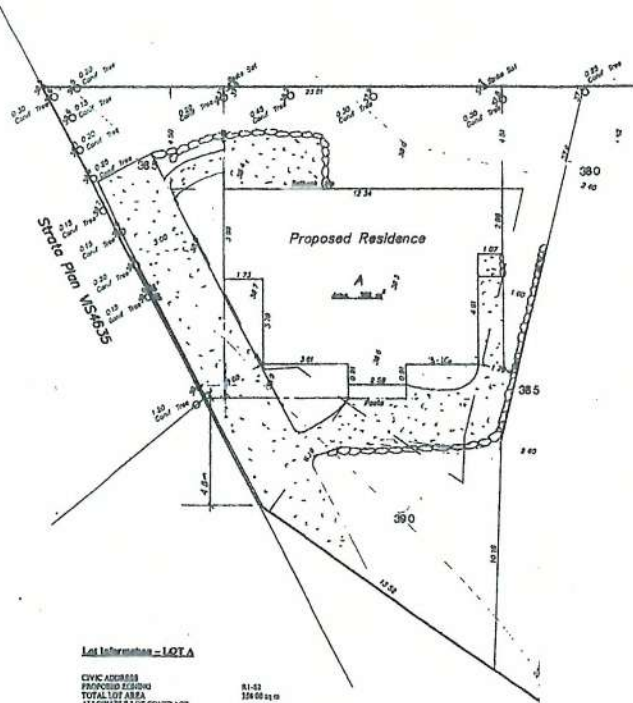
MR JAMES TRENT		T-SQUARE Design & Consulting design@t-square.ca 2850 Lakemhurst Drive, Victoria, BC 250-382-2893	
DATE 23.09.15		DESIGNED BY TDL	
SCALE AS SHOWN		DRAWN BY TDL	
DRAWING No 06-1			

**Plan of Proposed Subdivision of:
Lot 1, Section 29-30,
Victoria District, Plan 8585.**

Dated this 30th day of April, 2010

Distances shown are in metres

Scale = 1:100



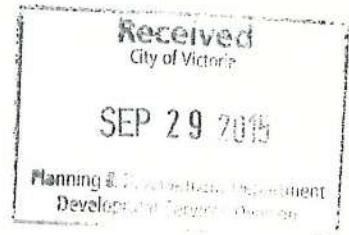
Lot Information - LOT A

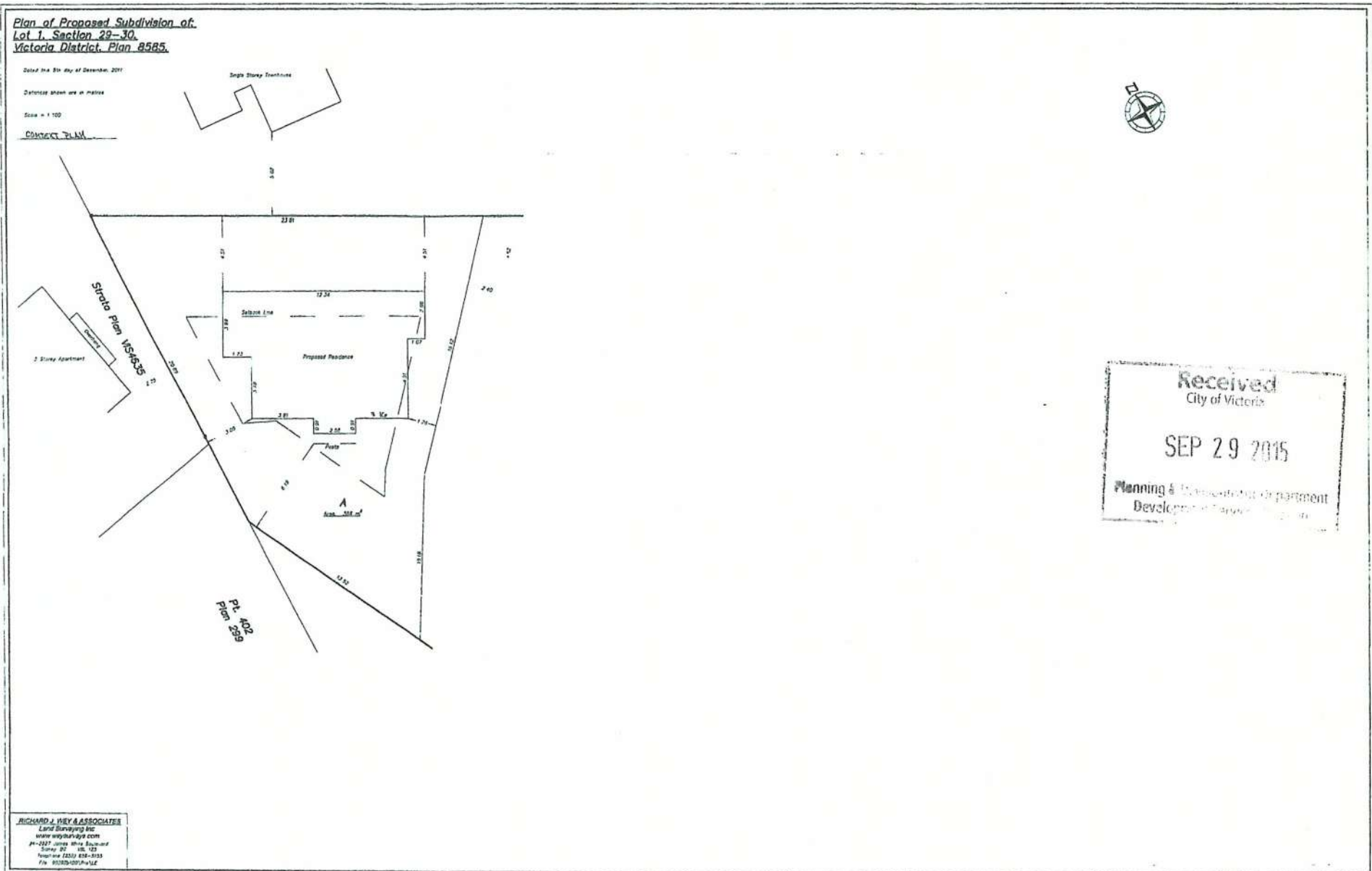
CIVIC ADDRESS	81-83
PROPOSED RESIDUAL	324.55 m
TOTAL LOT AREA	142.45 m
ALLOWABLE LOT COVERAGE	85.17 m
PROPOSED LOT COVERAGE	110.55 m
ALLOWABLE P.A.R.	12.50%
PROPOSED P.A.R.	12.50%
ALLOWABLE HEIGHT	7.32 m
PROPOSED HEIGHT	6.75 m
LOT DEPTH	27.58 m
LOT WIDTH	17.55 m

ELEVATIONS

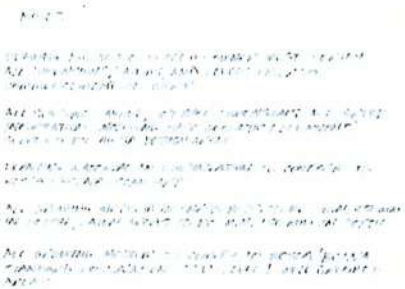
NEAR FLOOR	29.38 m
AVERAGE GRADE	38.66 m

RICHARD J. VEY & ASSOCIATES
Land Surveyors Inc.
www.veysurveyors.com
P.O. Box 100, 1000
Victoria, BC V8W 2Y2
Telephone (250) 699-9128
Fax (250) 699-9128





D67-1





Application for:
2918 Hipwood Lane



2918 Hipwood Lane



2918 Hipwood Lane



2918 Hipwood Lane



2918 Hipwood Lane



2918 Hipwood Lane Protected tree



2918 Hipwood Lane



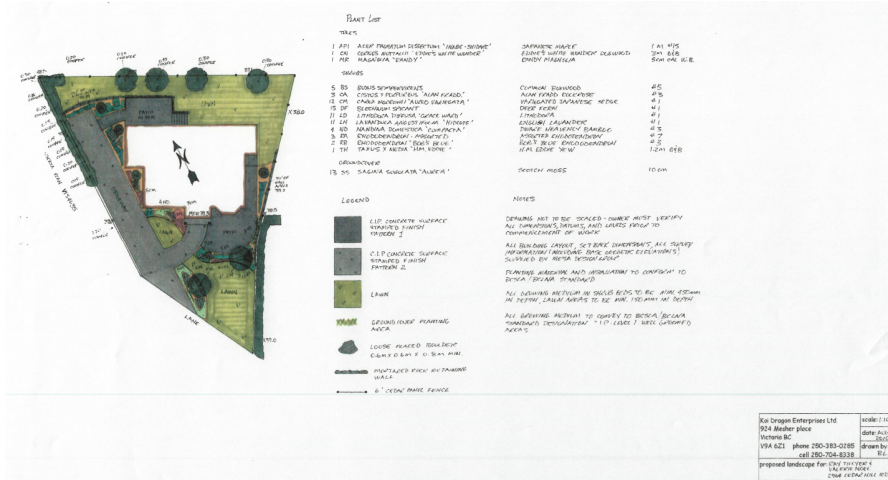
2918 Hipwood Lane



2918 Hipwood Lane - Elevations



2918 Hipwood Lane - Landscape Plan



11

12



2918 Hipwood Lane - Floor Plan



[illegible]

2918 Hipwood Lane - Site Plan

Plan of Proposed Subdivision of
Lot 1, Section 29-10,
Victory District, Plan 8585

Dated this 29th day of April, 2003

Subdivisor, please see in margin

Scale = 1"=60'

The site plan shows a proposed residence (A) with a driveway leading to a garage. The lot is bounded by a street on the left and a lane on the right. Dimensions for the lot and surrounding areas are provided. The plan also shows a 'Proposed Driveway' and a 'Proposed Residence' with a 'Garage'.

Lot Information - LOT A

LOT ADDRESS
PROPOSED DRIVE
TOTAL LOT AREA
GARAGE AND LOT COVERAGE
PROPOSED LOT COVERAGE
ALLOWED A.S.
PROPOSED A.S.
PROPOSED A.S.
ALLOWED RESIDENT
PROPOSED RESIDENT
LOT DATA
LOT WIDTH

81.80
178.00 S.W.
102.40 S.W.
88.17 S.W.
178.00 S.W.
178.00 S.W.
178.00 S.W.
178.00 S.W.
178.00 S.W.
178.00 S.W.

ELEVATIONS:

MAIN FLOOR
AVERAGE GROUND

15.20
15.40

APPROVED BY THE
COUNTY ENGINEER
DATE: 05/01/03
BY: [Signature]
FOR: [Signature]
COUNTY ENGINEER
COUNTY ENGINEER

16



Planning and Land Use Committee Report

For the Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 8, 2015

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

Subject: **Development Permit with Variances Application Permit No. 000437 for 755 Caledonia Avenue**

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue, in accordance with:

1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - a. Section 6.8.1(e) – Variance to permit residential use on the first storey.
 - b. Section 6.8.3 (b) – Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920(8) 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, 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 Application for the property located at 755 Caledonia Avenue. The

proposal is to construct Phase Two of the "Hudson Walk" development. Phase Two is a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. A pocket park is proposed with private space for residents as well as open space for the public. A variance is required to permit ground-floor residential use.

The following points were considered in assessing this Application:

- The proposal is consistent with the applicable design guidelines found within the *Downtown Core Area Plan*, 2011.
- The building design complements the nearby Phase One residential tower with height, massing, roofline, street relationship and landscaping that enhances this prominent corner site on the northern edge of Downtown.
- The proposed pocket park along the carriage way will provide an attractive amenity for both residents and the general public.
- The requested variance for ground-floor residential use in the form of townhouses fronting on Caledonia Avenue is appropriate in this location.
- The requested variance for upper floor setbacks is for portions of balconies only and is minor in nature.

BACKGROUND

Description of Proposal

The proposal is for Phase Two of the "Hudson Walk" development. Phase Two is a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. A pocket park is proposed with private space for residents as well as open space for the public. Variances are requested to permit residential uses on the ground floor as well as massing ratios adjusted on Blanshard Street and Caledonia Avenue to permit minor intrusions of upper floor balconies.

Specific details include:

- building design and finishes similar and complementary to the design of the Phase One residential tower (currently under construction)
- 106 suites ranging in size from 38m² to 130m²
- six ground-floor townhouses along Caledonia Avenue
- underground parking (127 stalls)
- 142 bicycle stalls (class 1 and class 2).

Exterior building materials include:

- street walls of brick veneer
- painted architectural concrete with reveals
- clear glazing in prefinished aluminum frames
- aluminum guardrails and gates
- vertical spandrel glazing with autumn orange colour accents.

Landscaping features for the private area of the pocket park include:

- dog run
- accessible bike parking
- flex space
- seating areas.

Landscaping features for the public area of the pocket park include:

- children's play area
- interactive art
- seating wall.

Landscaping materials include:

- broom-finished concrete
- pea gravel
- a mix of coniferous and deciduous trees
- ground cover, bushes and shrubs.

Sustainability Features

As indicated in the applicant's letter dated October 6, 2015, and the LEED scorecard (attached), the applicant is intending to meet many sustainable development elements. The applicant indicates that they are targeting 52 points. This would equate to a LEED Silver standard but certification will not be sought.

Active Transportation Impacts

The Application proposes bike storage and racks above the minimum required which support active transportation.

Public Realm Improvements

No public realm improvements beyond City requirements are proposed in association with this Application. Note: The proposed development contains an overhead projection into the public right of way. The City Property Manager will be seeking council approval in a future report to council.

Existing Site Development and Development Potential

The property was rezoned in 2009 to the site-specific CA-60 Zone, Radius District. The Zone permits a base density of 3:1 FSR. However, if amenities are provided as defined in the Zone then a maximum density of 4.85:1 FSR is permitted. The amenities defined in the Zone include the following:

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of the zoning requirements
- at least 20% open site space
- a 3m wide carriageway secured by a Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800m² of floor area exclusively for residential use.

Phase one of the overall site development is currently under construction. With phase two, the total development will not exceed the base density of 3:1 FSR. While not necessary, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m².

Data Table

The following data table compares Phase Two, and Phases One and Two combined, with the CA-60 Zone, Radius District. A single asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Phase 2	Combined Phases 1 + 2	CA-60 Zone Standard**
Site area (m ²) - minimum	2458.90	6186.60	N/A
Location of residential uses	Ground floor*	Permitted* (variance approved in phase one)	Not permitted
Total floor area (m ²) - maximum	7376.70	18,319.92	18, 559.80
Density (Floor Space Ratio) - maximum	3.00:1	2.96:1	3.00:1
Height (m) – maximum	41.10	41.10 and 46.00* (variance approved in phase one)	43.00
Storeys - maximum	15	15 (and 16 in phase one)	N/A
Site coverage % - maximum	50.5	50.10	N/A
Setbacks (m) - minimum			
East (Blanshard St.)	6:1 massing over 10m*	N/A	5:1 massing over 10m
North (Caledonia Ave.)	5:1 massing over 10m*		5:1 massing over 10m
South West	9.61 N/A		4.50 Nil
Parking - minimum	127	335	199 (0.7 per unit)
Visitor parking - minimum	8	20	10% of residential parking spaces
Bicycle parking stalls – minimum			
Total	142	349	296
Residential Units	130		290
Commercial	12		6

Note: ** Based on maximum Floor Space Ratio of 3:1 where amenities are not provided.

Relevant History

The Development Permit for Phase One of “Hudson Walk” was approved by Council on December 18, 2014. The approval included a variance to permit 218m² of ground-floor residential use, including a number of townhouses on Caledonia Avenue. A further application

to increase the amount of ground-floor residential use by another 435m² in Phase One was approved by Council on September 10, 2015.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 1, 2015, the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. A revised set of plans identifying the massing variances was sent to the Downtown Residents Association on October 13, 2015. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 2 (Heritage Conservation) Core Business. The objectives of the designation are to conserve and enhance the character of the Downtown, realize the architectural potential of the area and encourage revitalization of the area through design control of new infill buildings and landscaping. Design guidelines that apply to Development Permit Area 2 are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan (DCAP)*, 2012.

Design Guidelines for Buildings, Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on these general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan. The Application is consistent with the Guidelines.

Downtown Core Area Plan (2011)

The intent of the Guidelines contained within the DCAP is to ensure new development is integrated into the existing neighborhood in a sensitive manner. The Guidelines provide direction to animate the street frontage with landscaping and entrances to residential units that are easily identifiable. The proposed entrance to the apartment tower, as well as the entrances to the proposed townhouses on Caledonia Avenue, are in accord with these Guidelines. The requested variance to permit ground-floor residential uses in the form of townhouses on Caledonia Avenue is in keeping with the approval given for similar ground-floor townhouse units in Phase One and appropriate in this location on the northern edge of Downtown. The requested massing variances are for portions of balconies only and minor in nature.

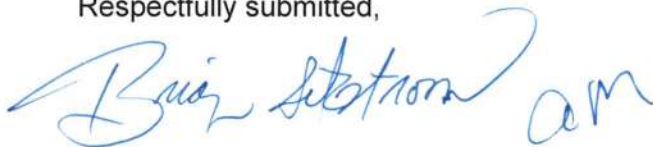
CONCLUSIONS

The proposal is consistent with the applicable design guidelines found within *the Downtown Core Area Plan*, 2011. The building design complements the nearby Phase One residential tower with height, massing, roofline, street relationship and landscaping that enhances this prominent corner site on the northern edge of Downtown. The proposed pocket park along the carriage way will provide an attractive amenity for both residents and the general public. The requested variance for ground-floor residential use in the form of townhouse fronting on Caledonia Avenue is appropriate in this location. The requested massing variances are for portions of upper floor balconies only and are minor in nature.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000437 for the property located at 755 Caledonia Avenue.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 20, 2015

List of Attachments

- Zoning map
- Aerial map
- Letter from Applicant dated October 5, 2015
- LEED Scorecard dated August 10, 2015
- Letter of support from Real Estate Operations, Ministry of Technology, Innovation & Citizens' Services
- Plans date stamped October 5, 2015.



755 Caledonia Avenue
Development Permit #000437





CITY OF
VICTORIA

Page 722 of 79



October 5, 2015

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



Dear Mayor Helps and Council,

**RE: Développement Permit Application - " Hudson Walk" Phase 2, 725 Caledonia Avenue, Victoria,
B.C. Legal - PID 027-272-338 Lot 1 of Lots 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728,
729 Victoria City Plan VIP 838911**

The Townline Group of Companies on behalf of PTR Development Holdings LTD. is pleased to submit a development permit application for the second phase of Hudson Walk at 755 Caledonia Ave. Please find below a summary of the project and general supporting information outlining the details and requested variances for the project. As you are aware, construction of Phase 1 of Hudson Walk is now underway with a targeted completion date for the fall of 2016; our plan is to move forward with construction start of Phase 2 in early 2016.

Project Information

The entire Hudson Walk project site is 6186 m² (66,500 s.f.) and is bounded by Caledonia Avenue to the north, Herald Street to the south, and Blanshard to the east. The phase 2 portion of the site is approximately 40% of the parcel, or 2459 m². This development permit application is being submitted under the existing CA-4 (Central Area Commercial Office District) zoning at a site density of 3.1 FSR.

Townline no longer intends to subdivide the site to create two separate parcels. At the time of the DP submission for Phase 1, a subdivision application was made in light of uncertainty around timing and future development of the remainder of the site. With this Phase 2 submission, Townline intends to build out the site remainder in sequence with Phase 1; therefore, we request to withdraw the previous conditional approval for the subdivision of the site.

Project Overview

The proposed application for Phase 2 of Hudson Walk is for a mixed use residential and commercial development that will consist of a 16-storey tower with a residential podium. The building will include 106 rental units ranging in size from 38 m² up to 130 m² with a mix of 1 and 2 bedroom units and at-grade townhouse units. Our plan is to mirror the use of Phase 1 and develop the site as a purpose-built rental to meet the continued demand for rentals in downtown Victoria.

Our similar project, Hudson Mews, was completed in 2014 and has attracted a wide demographic of renters including students, urban professionals, young families and seniors. The units will feature contemporary finishes and unique features such as built-in workstations, large balconies, ample in-suite storage and full appliances, as well as secure underground bike parking and storage. The current plan is to operate both phases of Hudson Walk together, allowing residents to enjoy the amenity features of



both buildings. Phase 1 will include an amenity lounge and large fitness room and Phase 2 will feature an outdoor amenity space discussed in more detail below.

The retail component of the project will provide 312 m² of commercial space fronting Blanshard St and Caledonia. Townline is currently in discussions with a potential tenant interested in establishing a craft brew pub and has made some small adjustments to the space. An additional storage area is provided behind the main CRU space and a future slab opening is shown in the drawings to provide for a future freight elevator and/or staircase down into the parkade level.

Underground parking will provide 125 parking stalls which will serve both residential, visitor and commercial requirements. Parking access will be shared with the Phase 1 lane access off of Caledonia Ave. The project will also accommodate 142 type 1/class 1 and type2/class 2 bike parking stalls for both residential and commercial tenants through a series of secure bike rooms that are easily accessible.

Architectural Design

The building of Hudson Walk Phase 2 will be complementary to the building of Phase 1, using materials and building scale to create a more contemporary look. Street walls facing Blanshard and Caledonia will be emphasized with brick while the upper tower will make use of an energy efficient window wall system that will include pops of an "autumn orange" accent colour. The tower tapers upwards, setting back the top floor but still providing a defined top through the use of glass canopies and parapets to complete the building. The building is celebrated by a prominent building edge at the corner of Blanshard, integrating well with the existing landscape at the SW corner of the intersection, and will mark a prominent entranceway to downtown Victoria along Blanshard St. To further enhance the corner condition, Townline is proposing to add architectural screens to the balconies of the NE corner. These screens will include an art component and Hudson District branding. We intend to incorporate the design of the screens and signage as part of an art competition described further below.

Along Caledonia Ave, a row of ground floor units similar in style to those of Phase 1 follow the grade down the street, creating a unique residential experience for visitors and residents in the neighbourhood alike. There will be two entrances to the building. The main entrance is off of Caledonia, and a prominent back entrance has been designed to provide convenient access for residents coming home to a rewarding amenity space or out to downtown Victoria.

Landscaping and Outdoor Amenity Space

An outdoor amenity will be the signature element of the Hudson Walk community. This pocket park will be developed as part of Phase 2 and will be located behind the building and adjacent to the midblock carriage way that will connect Herald with Caledonia. Nestled behind a row of trees off of the carriage way, the pocket park will serve as a place of refuge, gathering, and amenity in the Hudson District.

Against the backdrop of a double-storey glass vestibule, an outdoor area that includes a dog run, accessible bike parking, and outdoor flex space will welcome residents into the back entrance of Hudson Walk Phase 2. This covered outdoor area will be gated to ensure privacy and security.

Moving away from the building, the outdoor area will feature public elements including a large children's play area, interactive art, and a specially-designed seating wall that features a rolling patch of grass that will offer a sanctuary from the urban environment.



From the carriageway, the space gently transitions into an organic form with a curving central pathway and landscape elements to provide a green buffer from the residential townhomes. Hardscape materials will include brick, broom-finished concrete and pea gravel, while the perimeter of the space will be landscaped with a mix of coniferous and deciduous trees along with hearty ground cover, bushes and shrubs to provide year-round greenery and seasonal variation.

It is Townline's aim that this space will enhance the entire Hudson District neighbourhood, serving as gathering spot for locals and visitor attraction. Townline intends to engage a private art consultant to develop an interactive art feature as part of the space. Keeping with the theme of the Hudson District, the interactive art feature will evoke a sense of history, geography and culture that is relevant to the site and Victoria. As we pursue this process, we expect that some design elements, such as the children's playground, may change or take on a different character or theme. As such, we respectfully ask that the City support any requirements to amending the development permit once details are complete.

Finally, Townline acknowledges that while a portion of this space is expected to be accessible to the public, we are aware of potential security and nuisance issues that may arise in the space. The design strongly considers this in applying CPTED principles throughout the design process.

Variances Requested

This application is seeking the following two variances:

- **Ground floor residential with street entrances** – As with Phase 1, the residential component of Phase 2 includes at-grade townhouse units fronting Caledonia St. The CA-4 district does not permit ground floor residential use. The rationale behind this is two-fold: First, ground-oriented townhouse units introduce a different unit typology to the project which will broaden the appeal of the complex to renters. Second, Townline's analysis of the local market reveals that retail or commercial on Caledonia would not be successful.
- **1m massing variance for exterior balconies on levels 14 and 15**– a 1m variance is requested to allow for the balconies on levels 14 and 15 to encroach into the required upper setback from the property line. This only affects portions of the balconies on the building and will provide a consistent look up the side of the building with having to adjust or reduce the size of the two affected units. Discussions with City of Victoria planning staff confirmed support for this variance.

Other Project Highlights and Benefits

Townline is committed to ensuring its efforts towards development are as sustainable as possible. Our "Down to Earth" corporate policy mandates we seek to construct buildings that are durable, efficient and rewarding places to live. Hudson Walk is currently being designed to satisfy a number of building performance and site development criteria as outlined by the LEED® New Construction (NC). A LEED® NC scorecard has been completed and is attached with this development application submission. Our intention is to achieve as many of these measures as possible while still ensuring that the project delivers rental units that are affordable to the Victoria market.

Townline is excited to move ahead with the second phase of Hudson Walk. Our aim is to start construction by the end of the year. Our experience thus far working with the City of Victoria staff on



The Hudson, Victoria Public Market, Hudson Mews and most recently Phase 1 of Hudson Walk has been very rewarding, and we wish to extend our gratitude for the cooperation and support in helping our projects become a success. If you have any questions on the submission or would like further details, please contact me directly at 604.276.8823 ext 259.

Sincerely,

Justin Filuk
Development Manager
justin.filuk@townline.ca

LEED Canada-NC 2009 Project Checklist

13-26-2 HUDSON WALK PHASE 2 - Residential Tower & Mixed-use Podium



7Cs		?		No	
0	0	0	Project Totals (pre-certification estimates)		
			110 Possible Points		
Certified 40-49 points		Silver 50-59 points		Gold 60-79 points	
				Platinum 80 points and above	

	Yes	No		
1	0	0	Sustainable Sites	26 Points
				Comments

Application Permit No. 0000...	Yes	?	No	Prereq 1	Construction Activity Pollution Prevention	Required	Controlling soil erosion, waterway sedimentation, airborne dust generation
				Credit 1	Site Selection	1	Avoid development of inappropriate sites to reduce envir. impact
				Credit 2	Development Density and Community Connectivity	3, 5	Channel developments to urban areas with existing infrastructure, protect habitat
				Credit 3	Brownfield Redevelopment	1	Contaminated site has been remediated
				Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6	Public transportation access
				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	Bicycle storage & change rooms
				Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	Hybrid and alternative fuel vehicles
				Credit 4.4	Alternative Transportation: Parking Capacity	2	Size parking capacity to meet but not exceed local zoning requirements, and provide preferred parking for carpools equal to 10% of the number of non-visiting parking spaces
			0	Credit 5.1	Site Development: Protect and Restore habitat	1	Conserve existing natural areas/ restore damaged areas to provide habitat
			0	Credit 5.2	Site Development: Maximize Open Space	1	Vegetated open space
			0	Credit 6.1	Stormwater Design: Quantity Control	1	Rate and Quantity - managing storm water runoff
			0	Credit 6.2	Stormwater Design: Quality Control	1	Increase on site filtration and eliminating contaminants
1				Credit 7.1	Heat Island Effect: Non-Roof	1	Reduce heat island; use hardscape material with SRI>29, open grid pavement system; provide shade from tree canopy for 50% of site
1				Credit 7.2	Heat Island Effect: Roof	1	Vegetated roof for 50% of roof area or hi-albedo roof to reduce heat absorption
			0	Credit 8	Light Pollution Reduction	1	Minimize light trespass from building and site

4 0 0				Water Efficiency		10 Points	
Page 77				Prereq 1	Water Use Reduction	Required	Use 20% less water than the water use baseline
				Credit 1	Water Efficient Landscaping	2, 4	Reduce by 50%; No pottable water used for irrigation
			0	Credit 2	Innovative Wastewater Technologies	2	
				Credit 3	Water Use Reduction	2 - 4	Reduce by 30%-35%-40%

Prereq 1		Fundamental Commissioning of Building Energy Systems	Required
Prereq 2		Minimum Energy Performance	Required
Prereq 3		Fundamental Refrigerant Management	Required
Credit 1		Optimize Energy Performance	1 - 19 Improve by 20% for new buildings
Credit 2		On-Site Renewable Energy	1 - 7
Credit 3		Enhanced Commissioning	2
Credit 4		Enhanced Refrigerant Management	2
Credit 5		Measurement and Verification	3
Credit 6		Green Power	2

Prereq 1		Storage and Collection of Recyclables	Required
Credit 1.1		Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3
Credit 1.2		Building Reuse: Maintain Interior Non-Structural Elements	1
Credit 2		Construction Waste Management	1 - 2 Divert 50%- 75% from landfill
Credit 3		Materials Reuse	1 - 2
Credit 4		Recycled Content	1 - 2 Use building material with 15% recycled content
Credit 5		Regional Materials	1 - 2 Use building material 20% extracted and manufactured locally
Credit 6		Rapidly Renewable Materials	1 Bamboo flooring
Credit 7		Certified Wood	1

Prereq 1		Minimum Indoor Air Quality Performance	Required
Prereq 2		Environmental Tobacco Smoke (ETS) Control	Required
Credit 1		Outdoor Air Delivery Monitoring	1 Install Co2 monitoring equipment
Credit 2		Increased Ventilation	1 Naturally ventilated spaces
Credit 3.1		Construction IAQ Management Plan: During Construction	1 Prevent indoor air quality problems for construction workers
Credit 3.2		Construction IAQ Management Plan: Before Occupancy	1 Flush-out or air testing
Credit 4.1		Low-Emitting Materials: Adhesives and Sealants	1 Specifications
Credit 4.2		Low-Emitting Materials: Paints and Coatings	1 Specifications
Credit 4.3		Low-Emitting Materials: Flooring Systems	1 Specifications
Credit 4.4		Low-Emitting Materials: Composite Wood and Agrifibre Products	1 Specifications

1	Minimize & control pollutants (3 m long entryway, MERV filters)
1	Occupant control
1	Occupant control
1	
1	
1	
1	

0	0
---	---

6 Points

1 Electric vehicle stalls - 25% roughed in
1 Maintenance Green Clean package
1
1
1
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4 Points

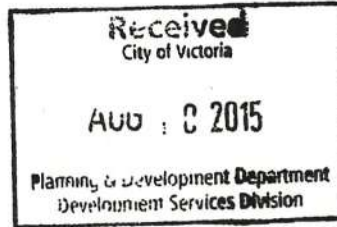
1
1 Extensive Community Connectivity
1
1



**REAL ESTATE
OPERATIONS**
A BRANCH SHARED SERVICES BC

July 23, 2015

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



To whom it may concern:

This document shall serve to notify the City of Victoria that I, as legal representative of the Province of BC with respect to ownership of the property described as 1810 Blanshard Street, provide agreement in principle with the proposed development of Hudson Walk Phase 2, located in the 1800 block of Caledonia Street, as presented to me on July 9th, 2015 by Justin Filuk, representative for Townline Developments.

Sincerely,

A handwritten signature in black ink, appearing to read "Graeme Sykes".

Graeme Sykes
Real Estate Manager
Real Estate Operations | Ministry of Technology, Innovation & Citizens' Services
(250) 217-3027
Graeme.sykes@gov.bc.ca

Ministry of
Technology,
Innovation &
Citizens' Services

Real Estate Operations
Integrated Workplace Solutions
Shared Services BC

Mailing Address:
Lease Administration
PO Box 9412 Stn Prov Govt
W311 - 4000 Seymour Place
Victoria, BC V8W 9V1

Location:
W311 - 4000 Seymour
Facsimile: 250 952-8288
www.accommodationandrealstate.gov.bc.ca



DRAWINGS LIST

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Growing Issue Do

Raviverni Schenck

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT

RAFI ARCHITECTS INC



A04 APR 94

[illegible]


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* A B C H I W E

Y97 2.9 C.A.43

Check  TOWNLINE

HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Drawing Title
COVER SHEET

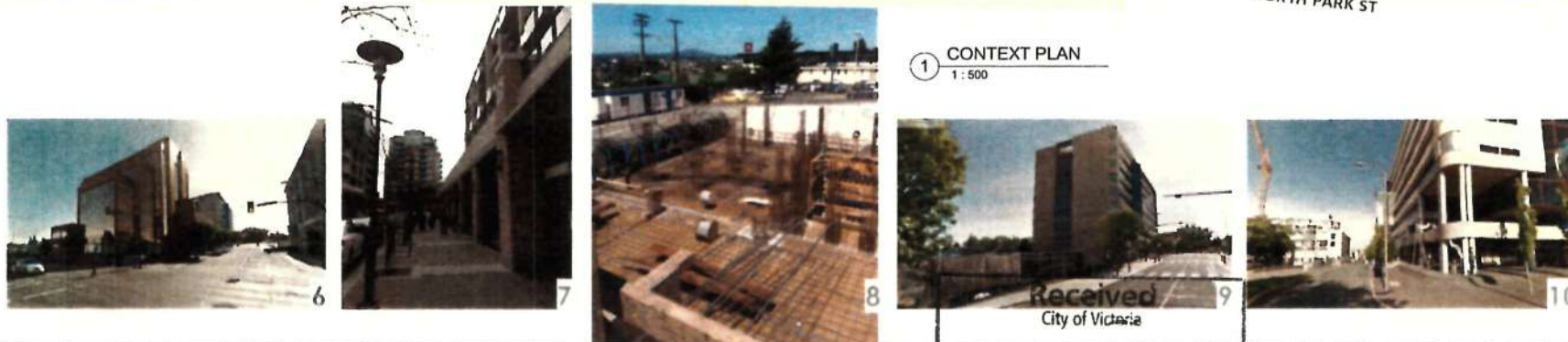
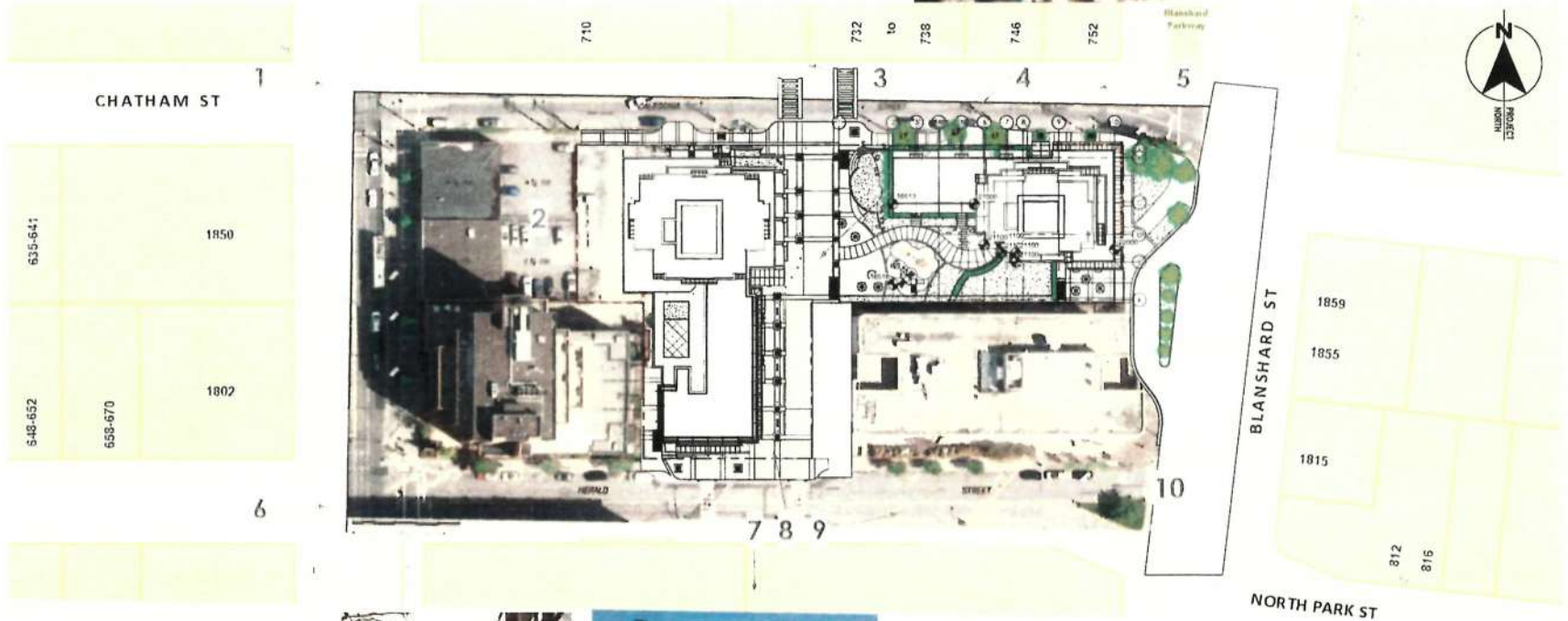
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Drawn By			
Author			
File name		Rev	

Received
City of Victoria

OCT - 5 2015

Planning & Development Department
Development Services Division

Planning and Land Use Committee - 29 Oct 2015



1 CONTEXT PLAN
1 : 500



OCT - 5 2015

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Development Services Division

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Drawing Issue Data

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT

Revision Schedule

Rev #	Date	Description
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2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT

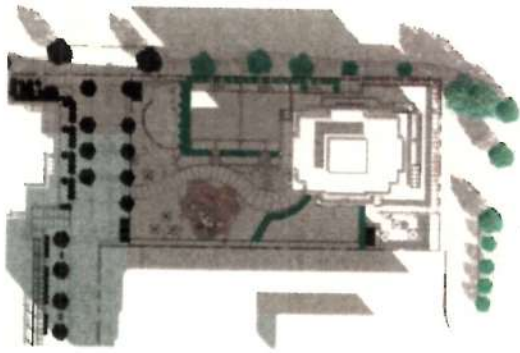
RAFI ARCHITECTS INC.
404-408-3411
404-408-1717
1000 HOWE STREET
VANCOUVER, BC V6Z 2P9 CANADA

TOWNLINE

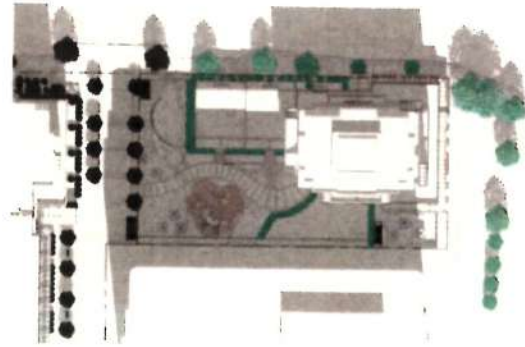
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Drawings Title: CONTEXT PLAN AND PHOTO STUDY

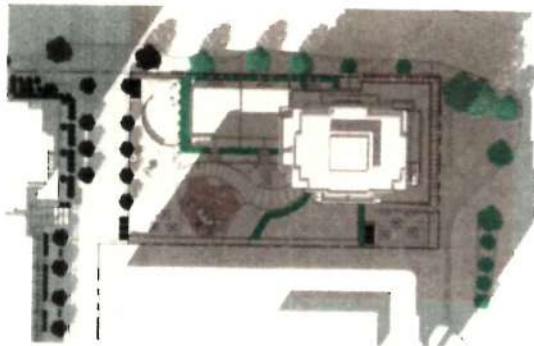
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Author: [Name]	
File Name: [Name]	



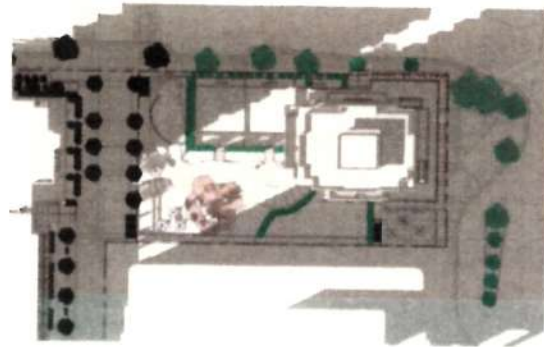
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1 : 500



② MARCH 21, 12:00PM
1 : 500



③ MARCH 21, 2:00PM
1 : 500



④ MARCH 21, 4:00PM
1 : 500



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Drawing Issue Date

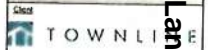
Revision Schedule

Rev #	Date	Description
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2	05 OCT 2015	RESUBMITTED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



A04 ABB 1A
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HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

SHADOW STUDY
SPRING EQUINOX

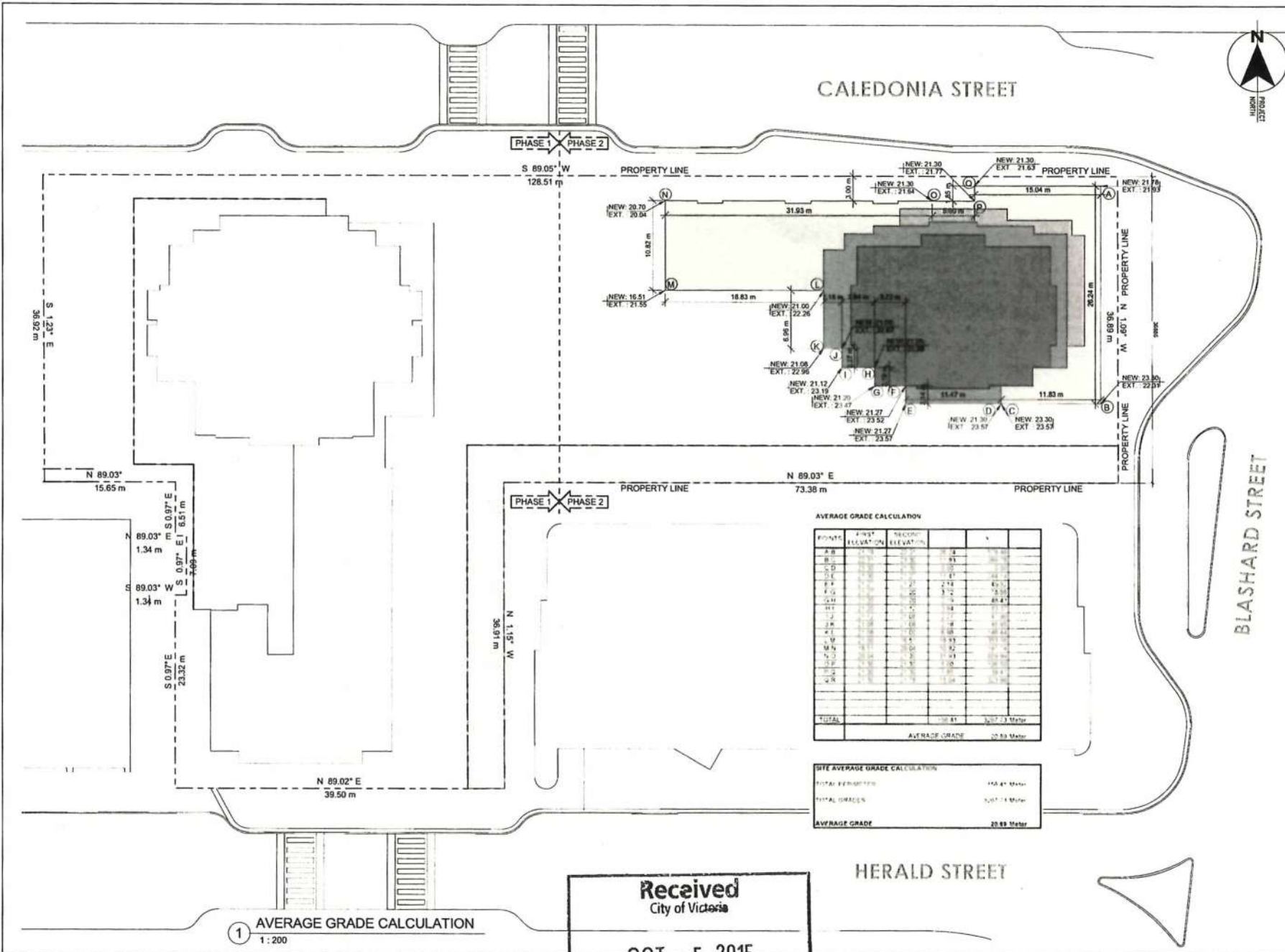
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Author	
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City of Victoria

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Development Services Division

Planning and Land Use Committee - 29 Oct 2015



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Drawing Issue Date
13 OCT 2015

Revision Schedule

Rev #	Date	Description
1	08 AUG 2015	REVISED FOR DEVELOPMENT
2	08 OCT 2015	REVISED FOR DEVELOPMENT

RAFI ARCHITECTS INC.
404 H.B. ST. S.
VANCOUVER, B.C. V6C 2G8
TEL: 604-681-1111
FAX: 604-681-1112
WWW.RAFIARCHITECTS.COM

TOWNLINE

Project
HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Drawing Title
AVERAGE GRADE CALCULATION

Date	Project No.
13 OCT 2015	13-20-2

Scale	Drawing No.
1:200	A0.05

Author	Rev

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City of Victoria

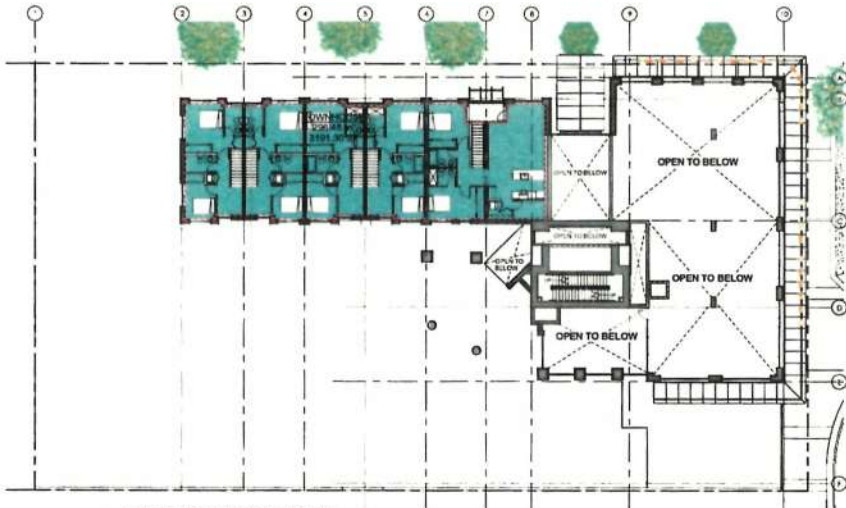
OCT - 5 2015

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Development Services Division

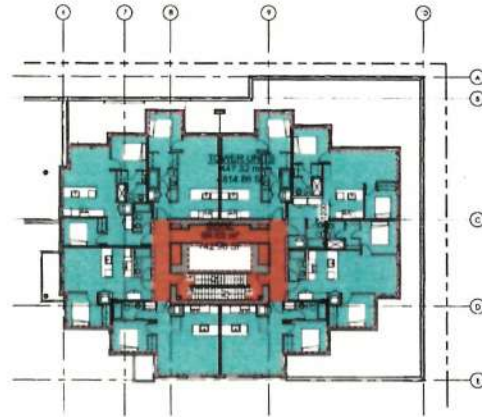
Planning and Land Use Committee - 29 Oct 2015



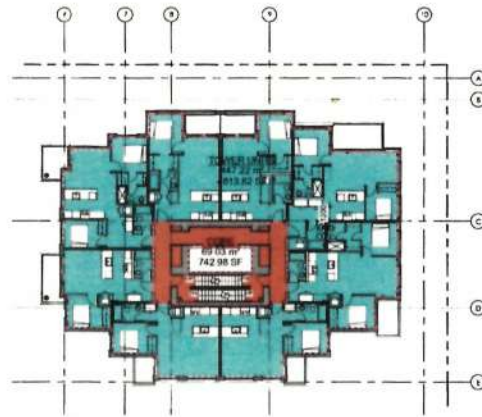
① LEVEL MAIN - LOBBY FAR OVERLAY
1:200



② LEVEL 2 FAR OVERLAY
1:200



③ LEVEL 3 FAR OVERLAY
1:200



④ LEVEL 4 TO 8 FAR OVERLAY
1:200

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Drawing Issue Date

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISION FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.
404 KERR ST. S.
SUITE 100
VICTORIA, B.C. V8T 2G2
TEL: 250-383-1111
FAX: 250-383-1112
WWW.RAFIARCHITECTS.COM

Client: **TOWNLINE**

Project: **HUDSON WALK
725 Caledonia Ave
VICTORIA, B.C.**

Drawing Title: **FAR OVERLAY**

Date: 13-26-2	Project No: 13-26-2
Scale: 1:200	Planning No: A0.06
Drawn By: Author	Rev:
File Name:	



F.A.R. CALCULATION TABLE

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Drawing Issue Date

Revisión Schreibe

Row #	Date	Description
1	06 AUG 2015	REVIEWED FOR DEVELOPMENT PERAST
2	05 OCT 2015	REVIEWED FOR DEVELOPMENT PERAST

RAFI ARCHITECTS INC



Planning



HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

DRIVING TIP

Date 01/20/2017 11:50:11 AM	Project No. 13-26-2
Scale 1"=200'	Drawing No. A0.07
Drawn By Author	
File name	Rev

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Drawing Issue Date

Revision Schedule

Rev.#	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT

RAFI ARCHITECTS INC.



Planning &

Client



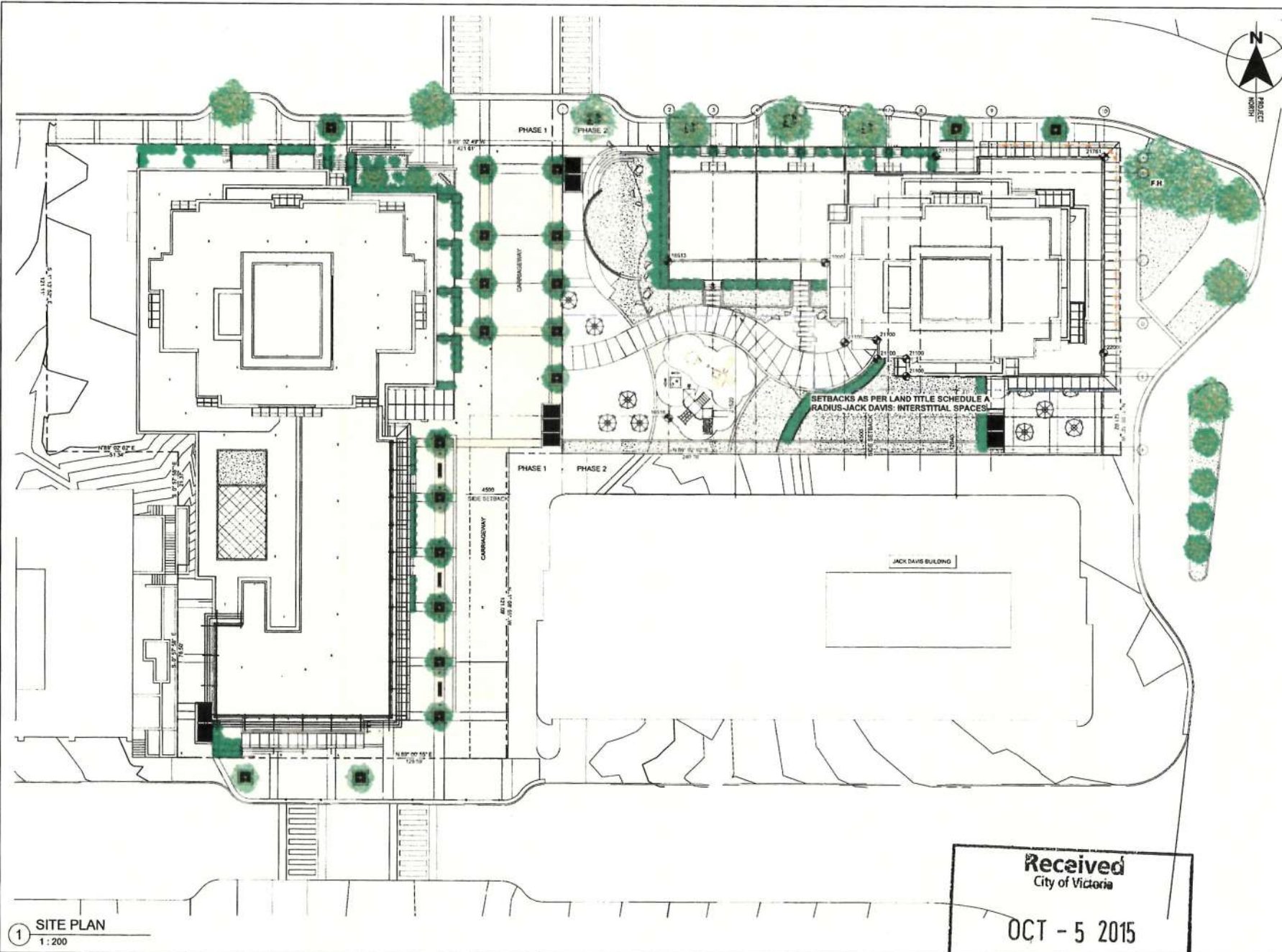
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HUDSON WALK 2,
725 Caledonia Ave.,
VICTORIA, B.C. C

Drawing Title

SURVEY PLAN

Date	Project No.
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Drawn By	
Author	
File name	Rev



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	18 AUG 2015	ISSUED FOR PRELIMINARY PERMIT
2	10 OCT 2015	RECEIVED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

TOWNLINE

Project
HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Drawing Title
SITE PLAN

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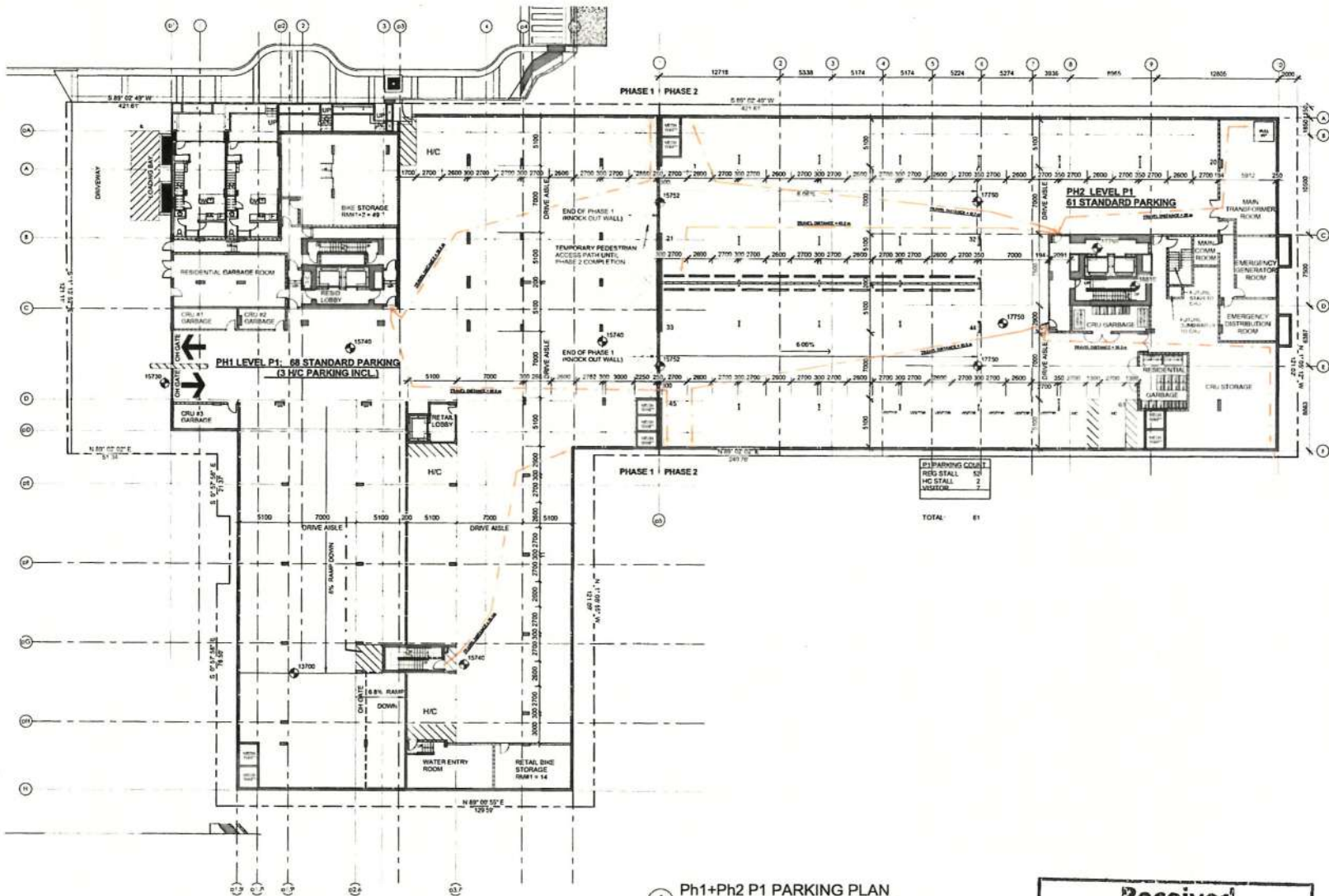
Author

Rev

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City of Victoria

OCT - 5 2015

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① PH1+PH2 P1 PARKING PLAN
1:200



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<p>Revision Schedule</p> <table> <tr> <th>Rev #</th><th>Date</th><th>Description</th></tr> <tr> <td>1</td><td>05 OCT 2015</td><td>PERMIT</td></tr> </table>			Rev #	Date	Description	1	05 OCT 2015	PERMIT
Rev #	Date	Description						
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<p>RATIA ARCHITECTS INC.</p> <p>404-488-7415 404-488-7416 100-100-100-100 100-100-100-100</p> <p>SUITE 100 1400 HOWE VANCOUVER V6T 2B9 CANADA</p>								
<p>TOWNLINE</p>								
<p>Project HUDSON WALK 725 Caledonia Ave. VICTORIA, B.C.</p>								
<p>Drawing Title P1 OVERALL PARKADE PLAN</p>								
<p>Date 10/05/2015 11:54:58 AM</p>		Project No. 13-26-2						
<p>Scale 1:200</p>		Drawing No. A1.03						
<p>Drawn By BMS</p>		Rev						
<p>File name</p>								

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City of Victoria

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Drawing from your study

May/June 1997

Rev #	Date	Description
2	05 OCT 2015	REISSUED FEE DE V. OPEN PERIAT

RAFI ARCHITECTS INC.



Planning

City



25

HUDSON WALKER, JR.
725 Caledonia Ave.,
VICTORIA, B.C.

Continued

P2 OVERALL
PARKADE PLAN

Date	Project No.
10/26/2011 11:55:22 AM	13-26-2
Scale	Drawing No.
1:200	A1.04
Drawn By	
Author	
File name	Rev

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City of Victoria

OCT - 5 2015

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Development Services Division

Planning and Land Use Committee -29 Oct 2015



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Drawing Issue Date

Drawing Issue Date

Revision Schule

Row #	Date	Description
2	05 OCT 2015	RECEIVED FROM DEVEL. CPMER PERMAN

RAFI ARCHITECTS INC.



604-888-3855
 604-888-3852
 604-211-1919
 251-272-1214
 611-77-07
 602-463-1
 VANCOUVER
 607-219-CANADA

10

TOWNLINE

Expend

HUDSON WALK
725 Caledonia Ave.,
VICTORIA, B.C.

11

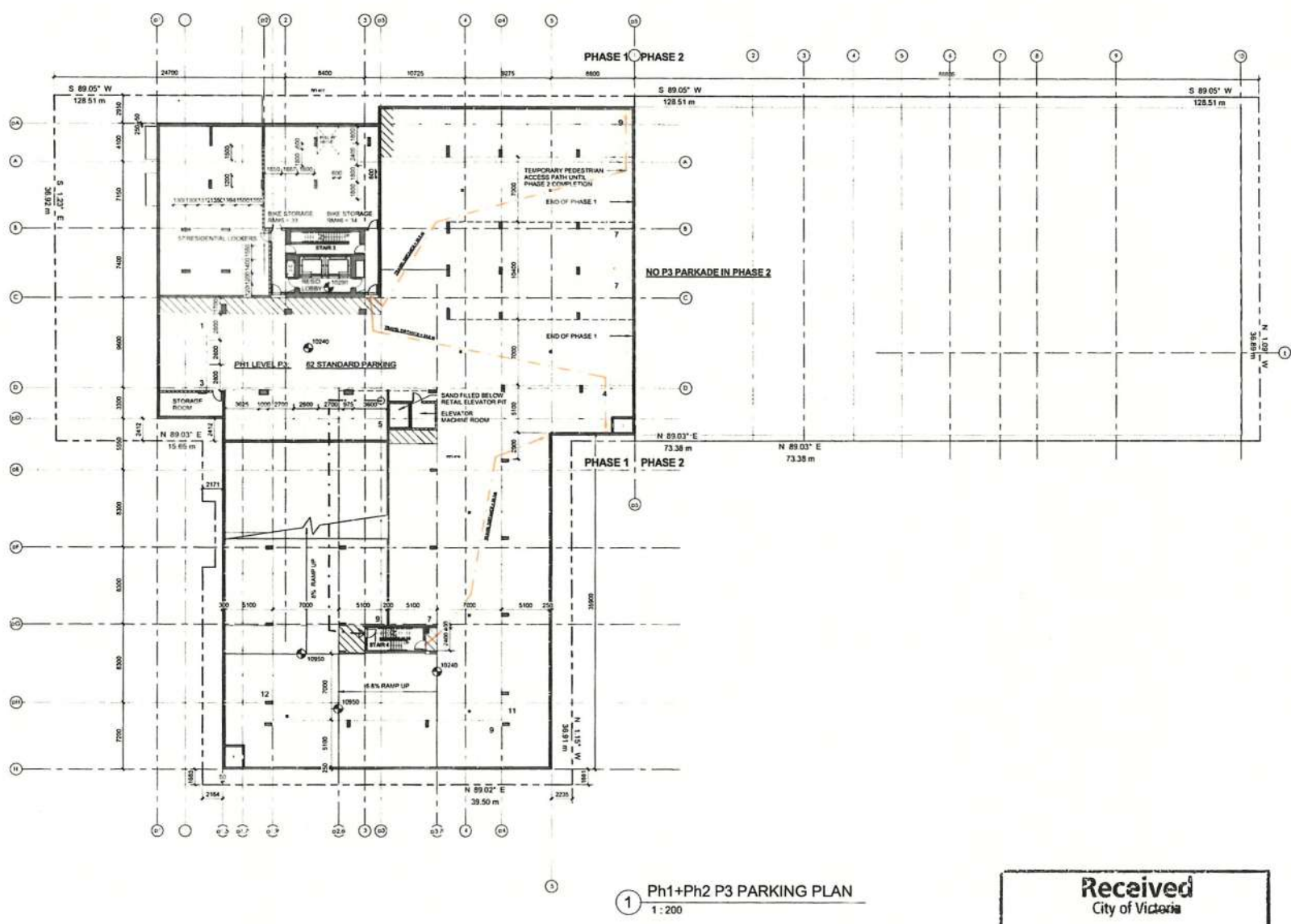
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Drawn By	Rev
Author	
File name	

Received
City of Victoria

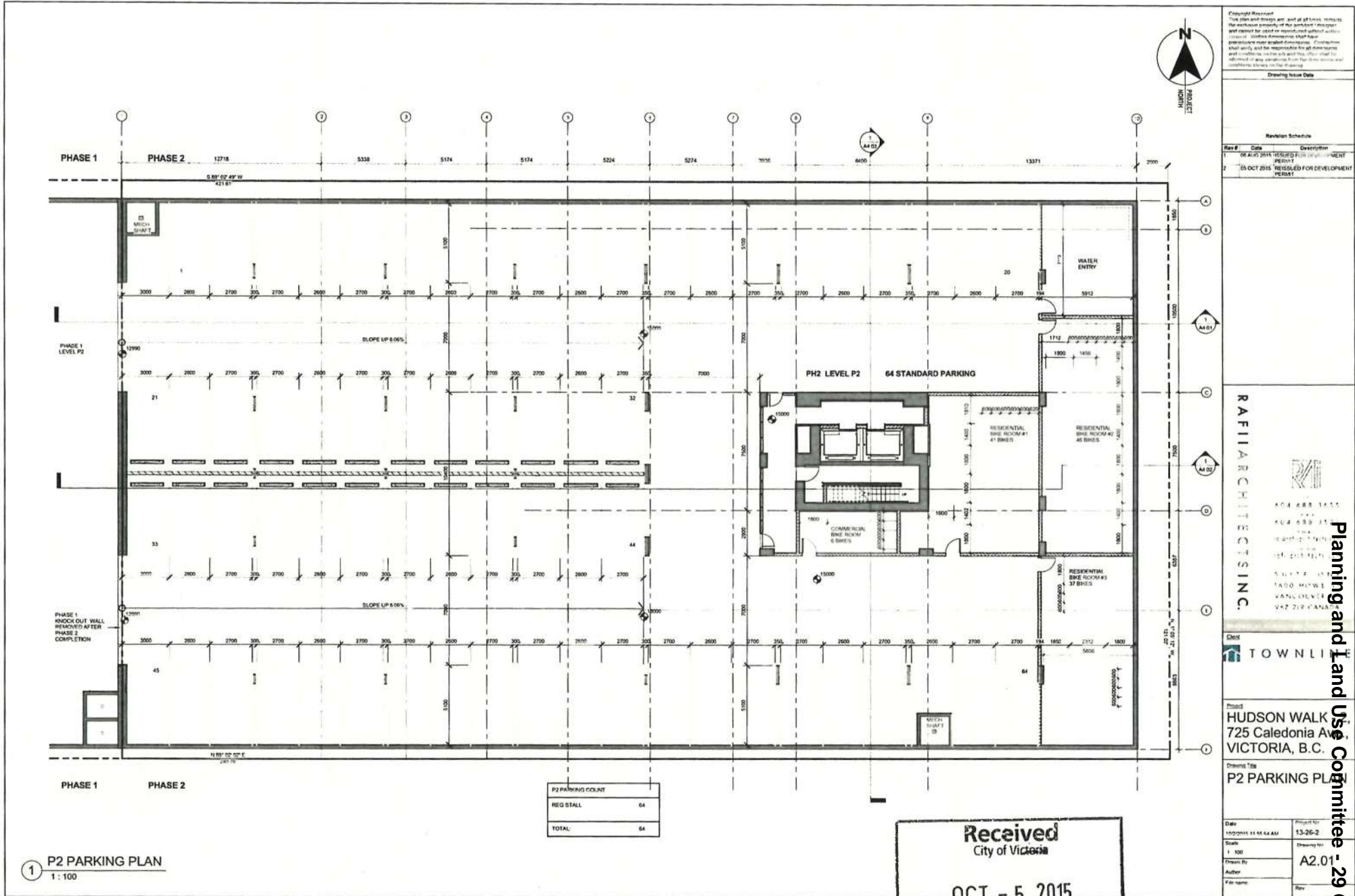
OCT - 5 2015

Planning & Development Department
Development Services Division



1 Ph1+Ph2 P3 PARKING PLAN
1:200

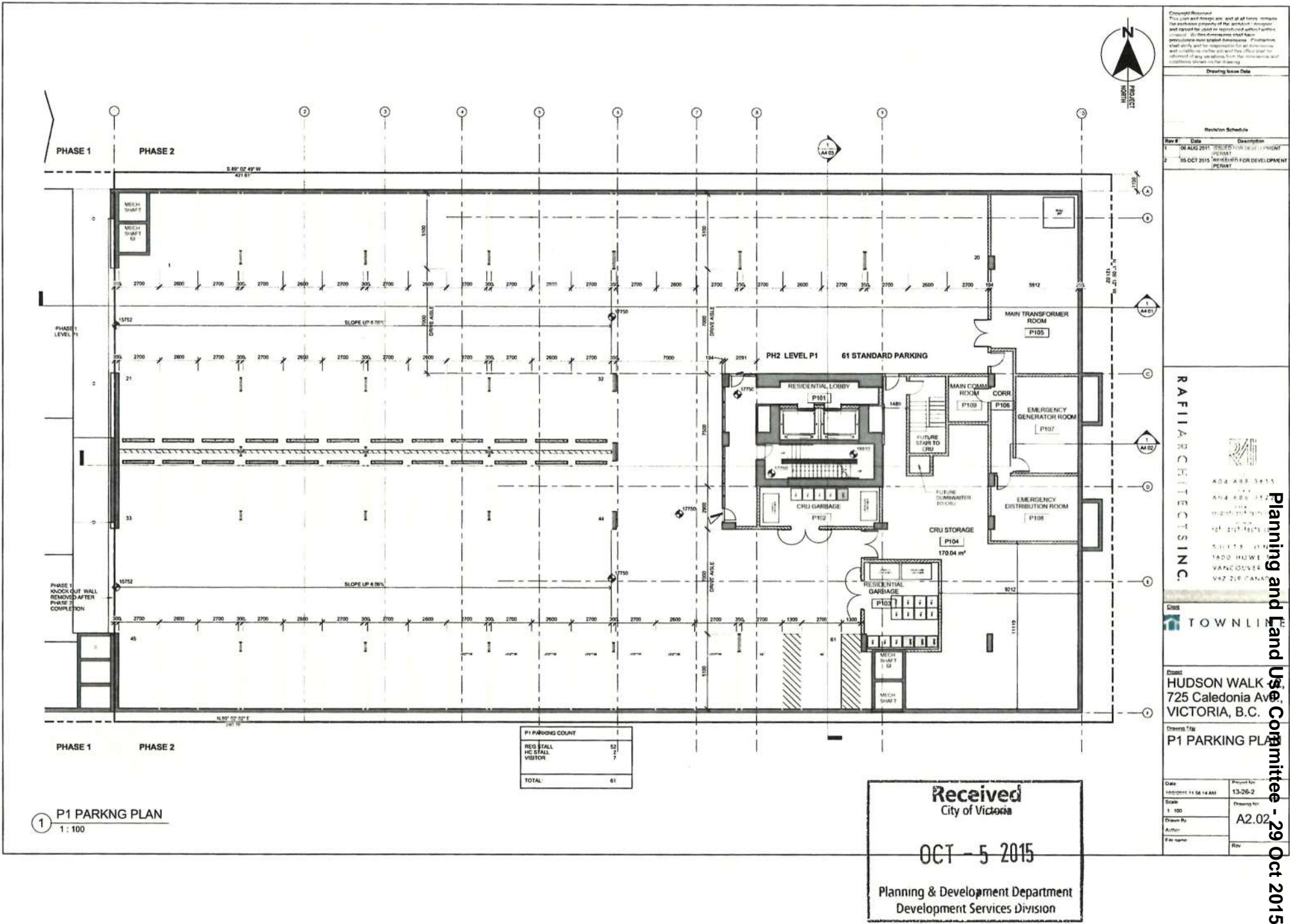
Planning and Land Use Committee - 29 Oct 2015



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City of Victoria

OCT - 5 2015

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Development Services Division






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Decision Issue Date:

Revision Schedule

Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEV, CHARNIT PERANT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT

RAFI ARCHITECTS INC

[illegible] TOWNLINE

HUDSON WALK -
725 Caledonia Ave.,
VICTORIA, B.C.

Drawing Title
MAIN FLOOR PLAN

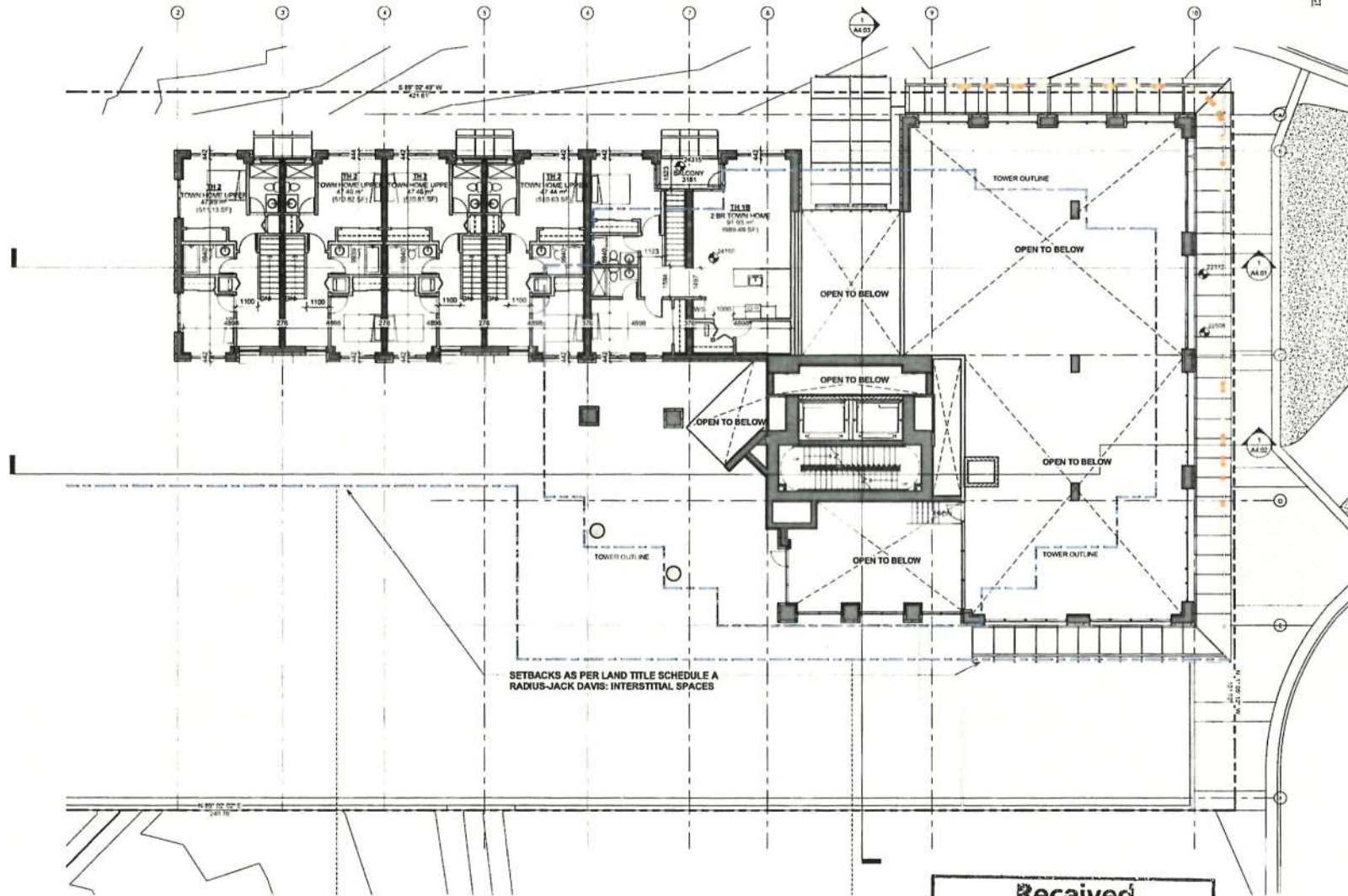
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Drawn By	
Author	
File name	Rev

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City of Victoria

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Development Services Division

Planning and Land Use Committee - 29 Oct 2015



1 LEVEL 2
1:100



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Drawing Issue Data

Rev.	Date	Description
1	08 AUG 2014	PERMIT
2	05 OCT 2015	PERMIT FOR DEVELOPMENT

Revision Schedule

RAFI ARCHITECTS INC.
404-424-7475
604-424-1521
10-000-01-0000
101-000-01-0000
SUITE 101
1400 HOWE
VANCOUVER
V6Z 2B9 CANADA

TOWNLINE

Project
HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Drawing Title
L2 FLOOR PLAN

Date	Project No.
10/02/2015 11:40:04 AM	13-26-2

Scale	Drawing No.
1:100	A2.04

Author	Rev.

Received
City of Victoria

OCT - 5 2015

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Development Services Division



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Marketing Issue Data

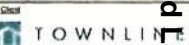
Davidson, Scheraga

Task #	Date	Description
	06 JUL 2014	ISSUED FOR DEVELOPMENT
	05 OCT 2014	REISSUED FOR DEVELOPMENT

RAFLI ARCHITECTS INC.



Planning &



HUDSON WALK
725 Caledonia Ave.,
VICTORIA, B.C.

Drawing Title
L3 FLOOR PLAN

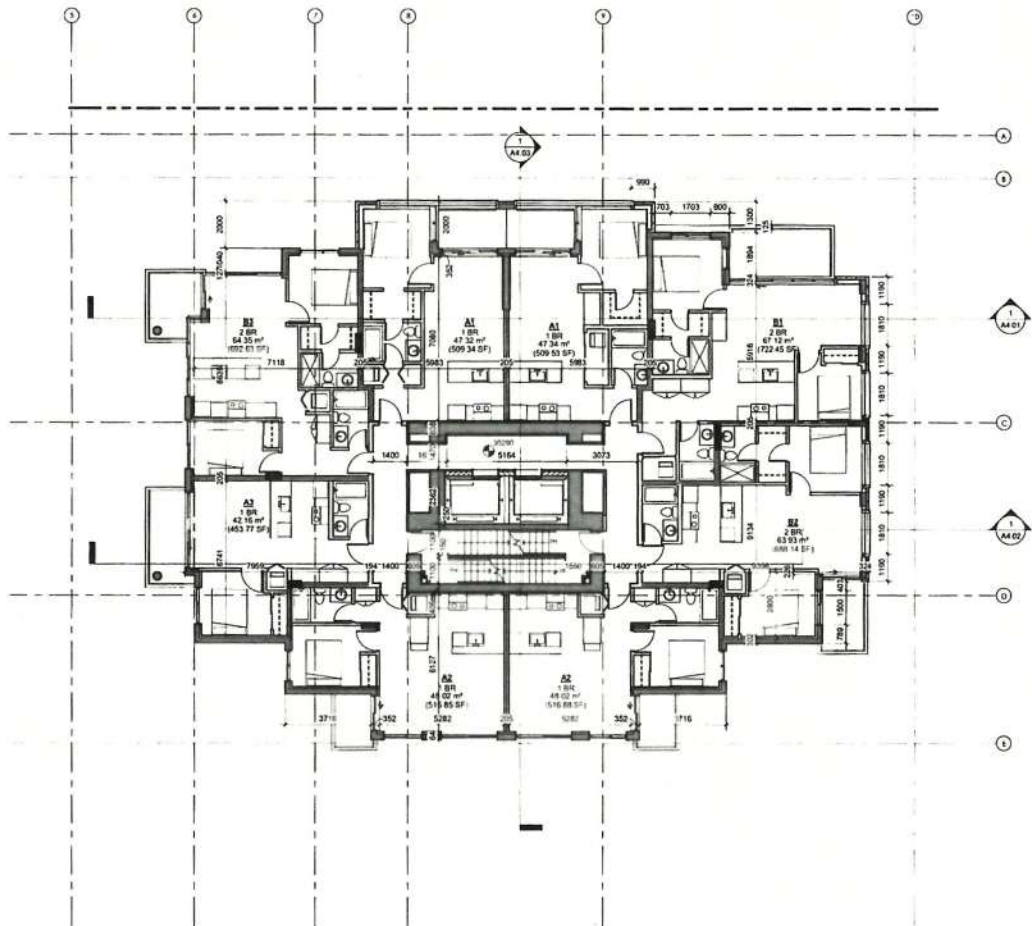
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10/01/15 11:59:45 AM	13-26-2
Scale	Drawing No
1:100	A2.05
Drawn By	
Author	
File name	Rev

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1 L4-L8 TYPICAL MID TOWER FLOOR PLAN
1:100

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	04 AUG 2014	PRELIMINARY FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISIONS FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

TOWNLINE

Project
HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Drawing Title
L4-L8 TYPICAL MID TOWER FLOOR PLAN

Date	Project No.
11/02/2015 12:00:10 PM	13-26-2

Scale	Priority No.
1:100	A2.06

Drawn By	Author

File name	Rev



① L10-L15 TYPICAL UPPER TOWER FLOOR PLAN
1:100

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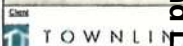
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Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REFRESH FOR DEVELOPMENT

RAFFI ARCHITECTS INC.



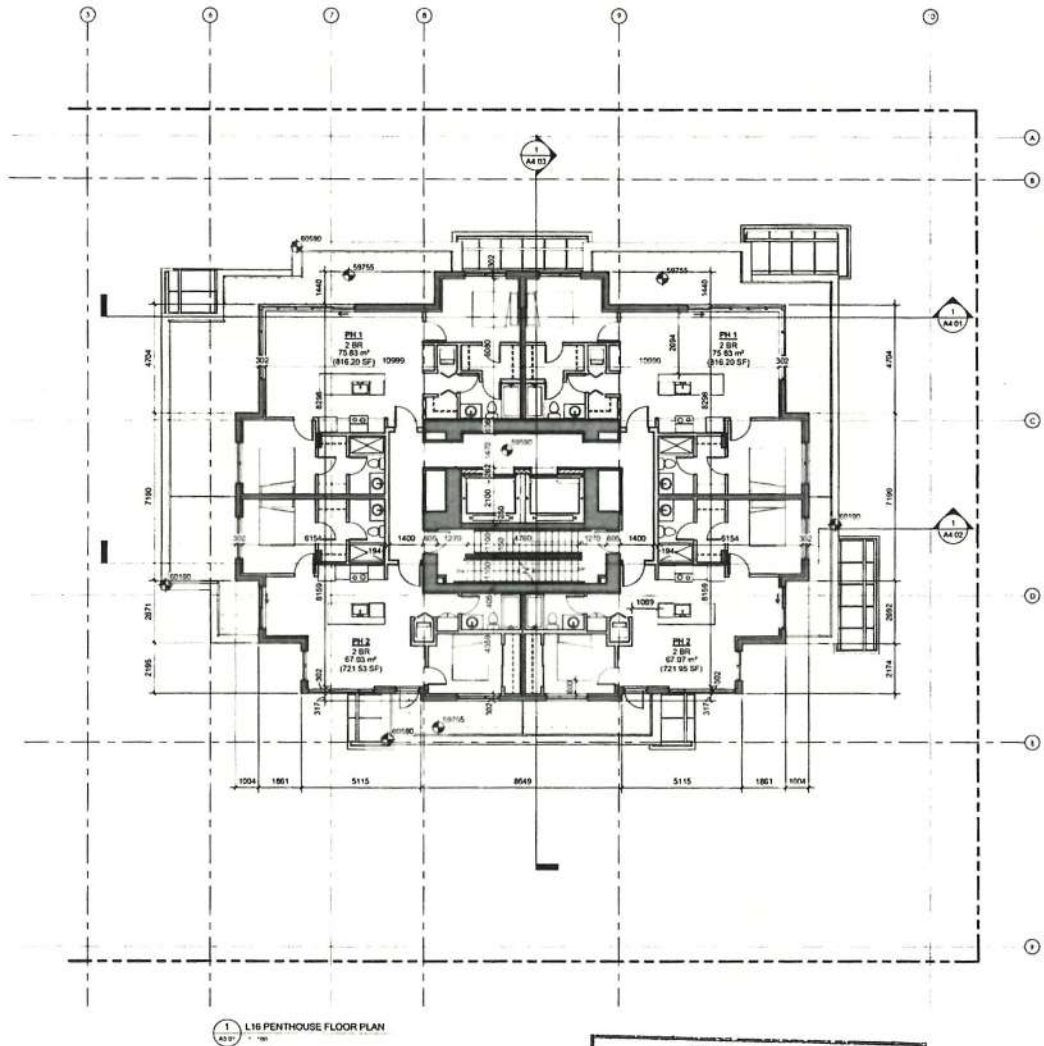
804-629-7855
FAX
804-629-7527
FAX
HOURS: 10:00 AM TO 5:00 PM
MON - FRI
121-217-7617
SHEPHERD ON ST.
1500 HOWE ST.
VANCOUVER BC
V6Z 2G2 CANADA



HUDSON WALK -
725 Caledonia Ave
VICTORIA, B.C.

**L10-L15 TYPICAL
UPPER TOWER
FLOOR PLAN**

Date	Project No.
10/20/2015 12:00:43 PM	13-26-2
Scale	Drawing No.
1/100	A2.08
Drawn By	
Author	
File name	Rev



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Rev #	Date	Description
1	18 AUG 2015	ISSUED FOR REVIEW - PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT - PERMIT

Rev #	Date	Description
1	18 AUG 2015	ISSUED FOR REVIEW - PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT - PERMIT

RAFI ARCHITECTS INC.
ARCHITECTS
404 BAYVIEW AVE
SUITE 200
VICTORIA, B.C. V8V 2P6
TEL: 250-383-1111
FAX: 250-383-1112
WWW.RAFIARCHITECTS.COM

TOWNLINE

Project:
HUDSON WALK
725 Caledonia Ave,
VICTORIA, B.C.

Drawing Title:
**L16 PENTHOUSE
FLOOR PLAN**

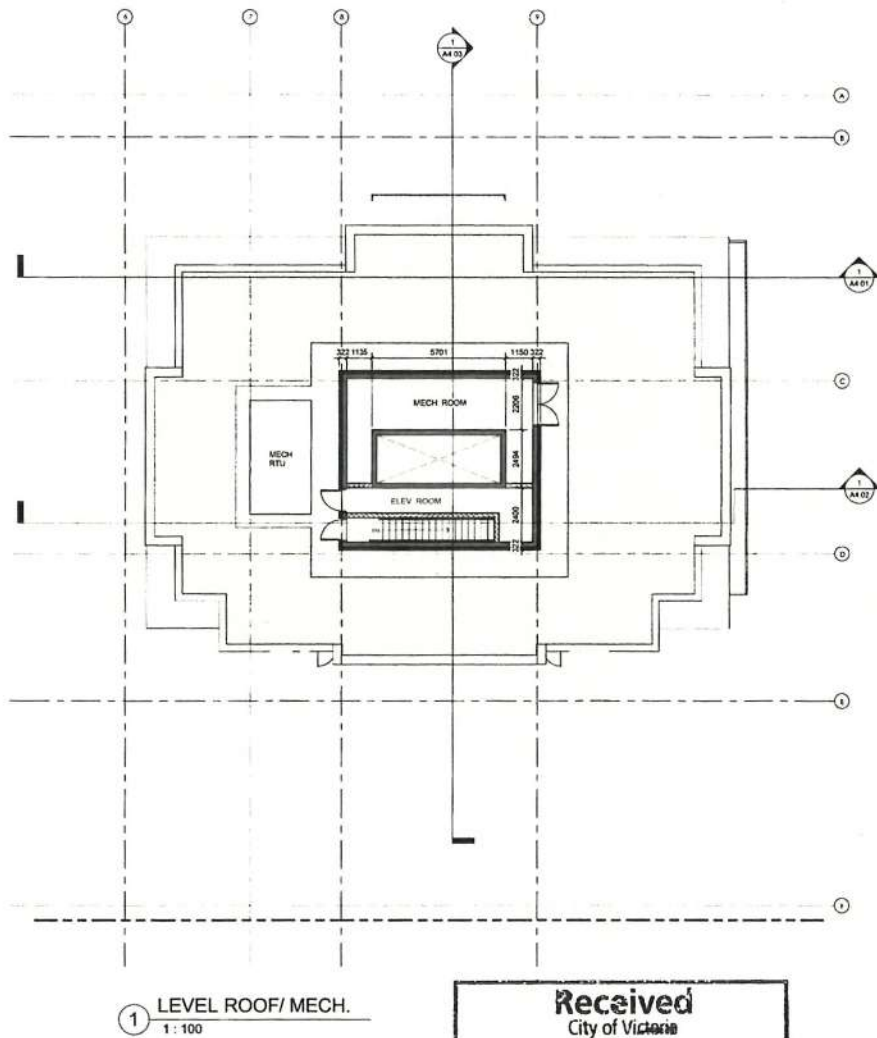
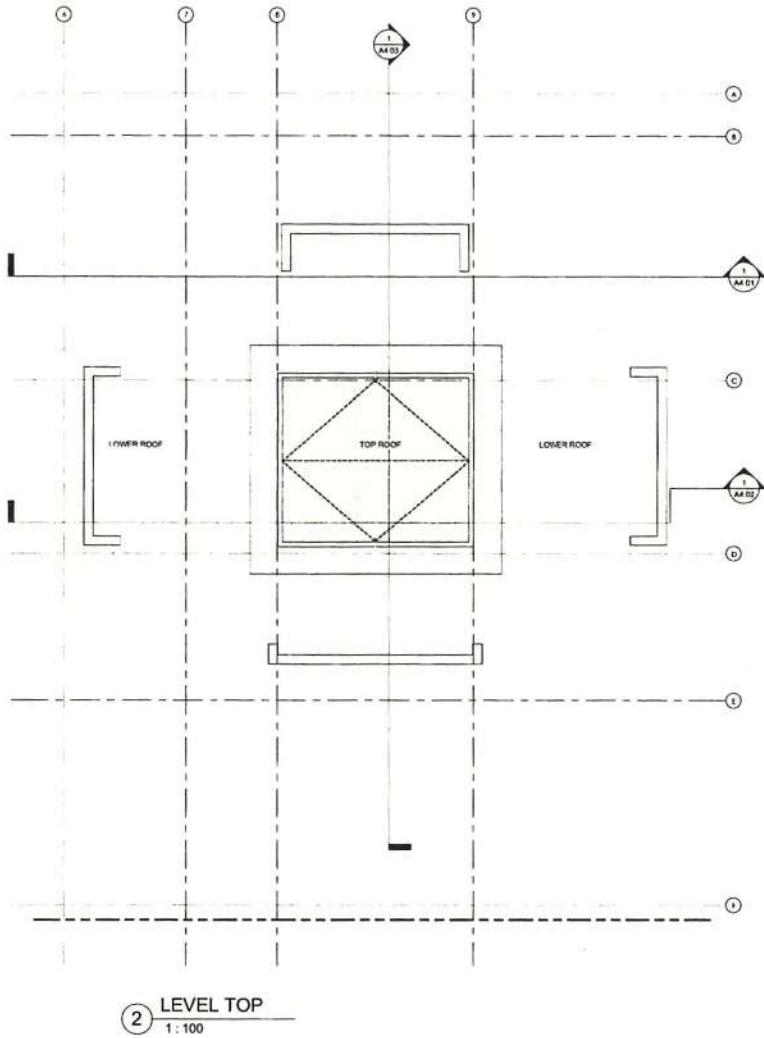
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Scale 1:100	Drawing No. A2.09
Drawn By J. Price	Rev
File Name	

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City of Victoria

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Planning and Land Use Committee - 29 Oct 2015



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 AUG 2014	PERMIT
2	06 OCT 2015	NEEDED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

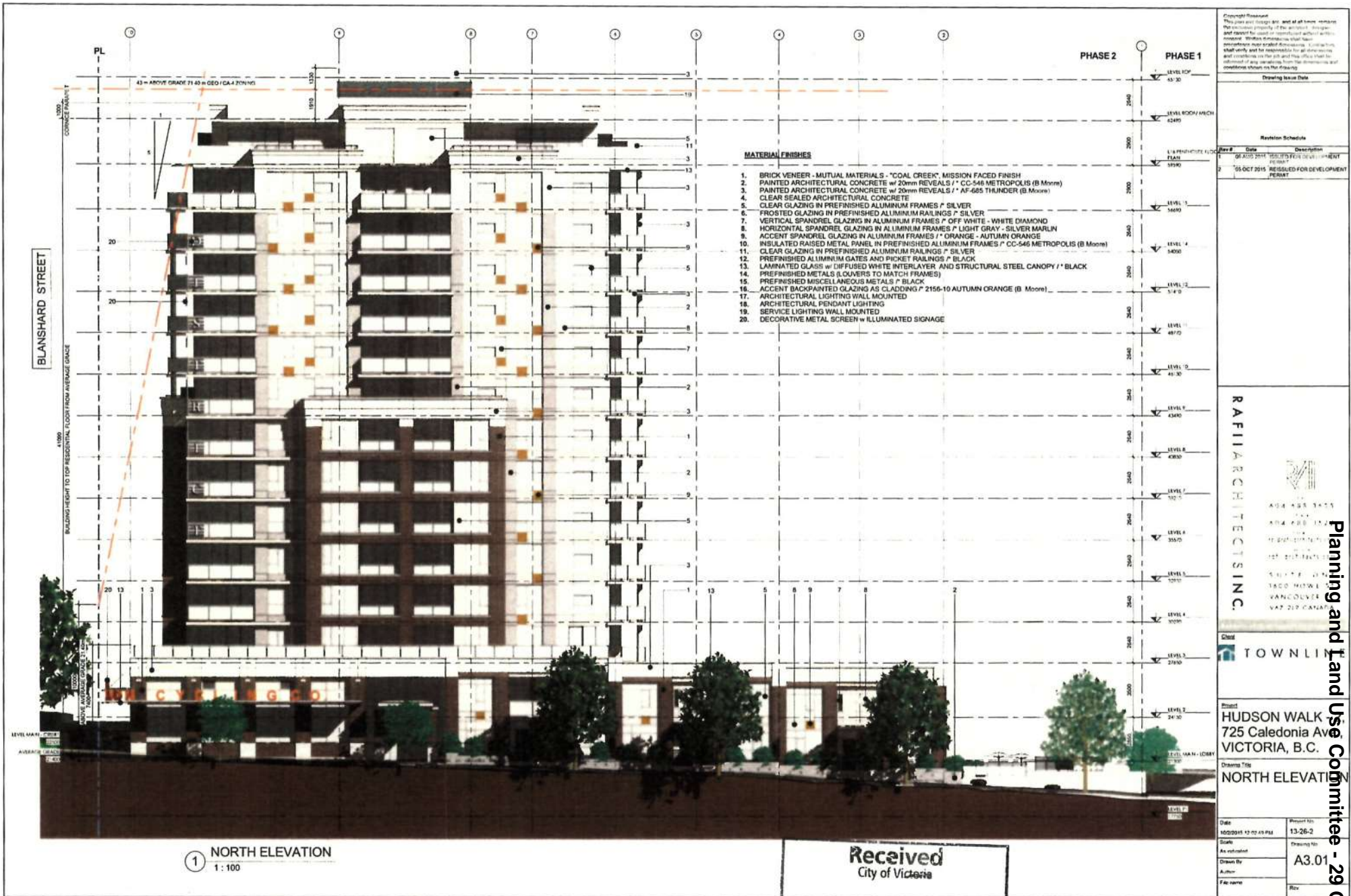
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1111-1111-1111
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SUITE 1111
1111-1111-1111
VANCOUVER
V6Z 2G2 CANADA

TOWNLINE

HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

Roof /MECH. &
TOP LEVEL

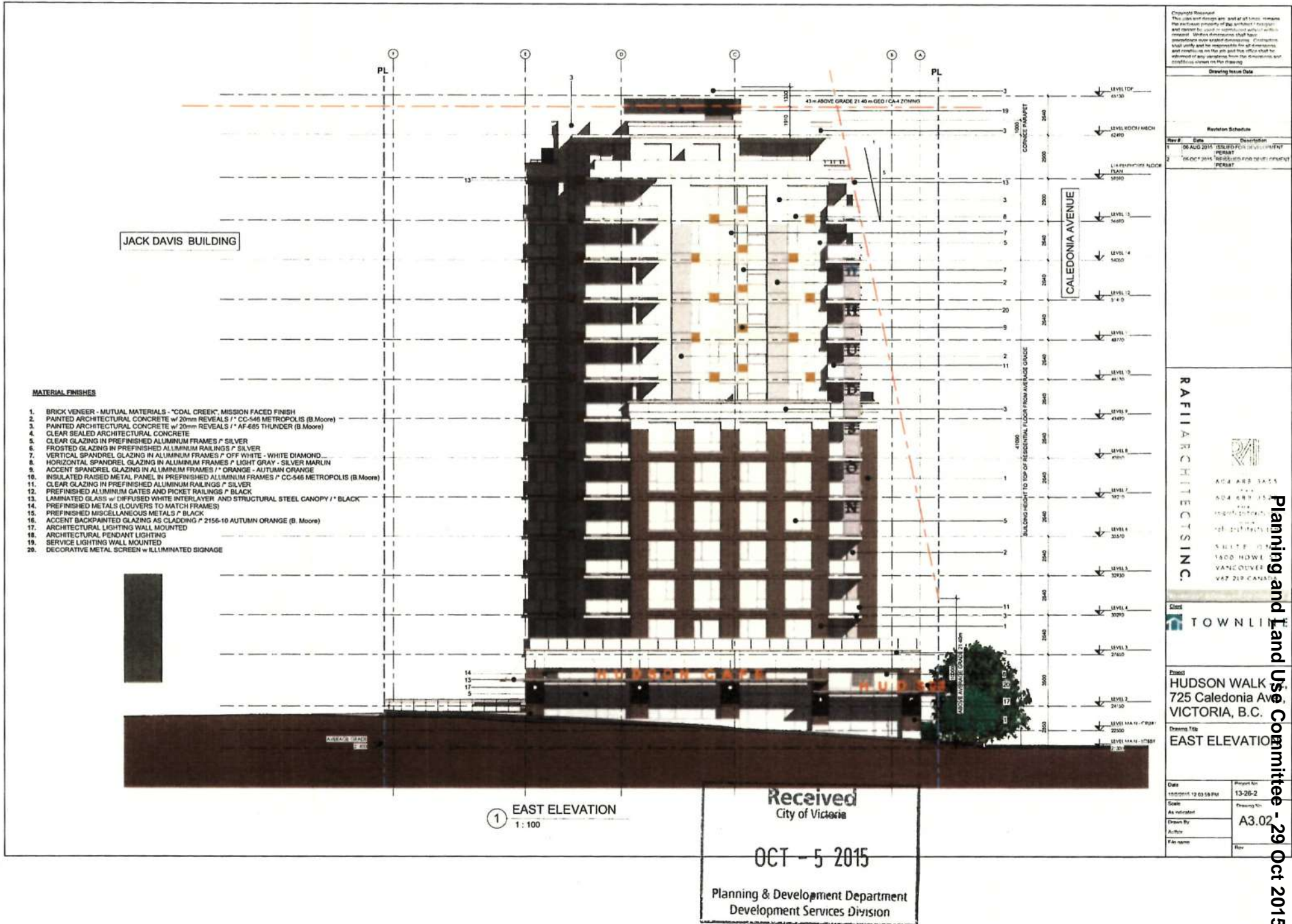
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Author	
File name	

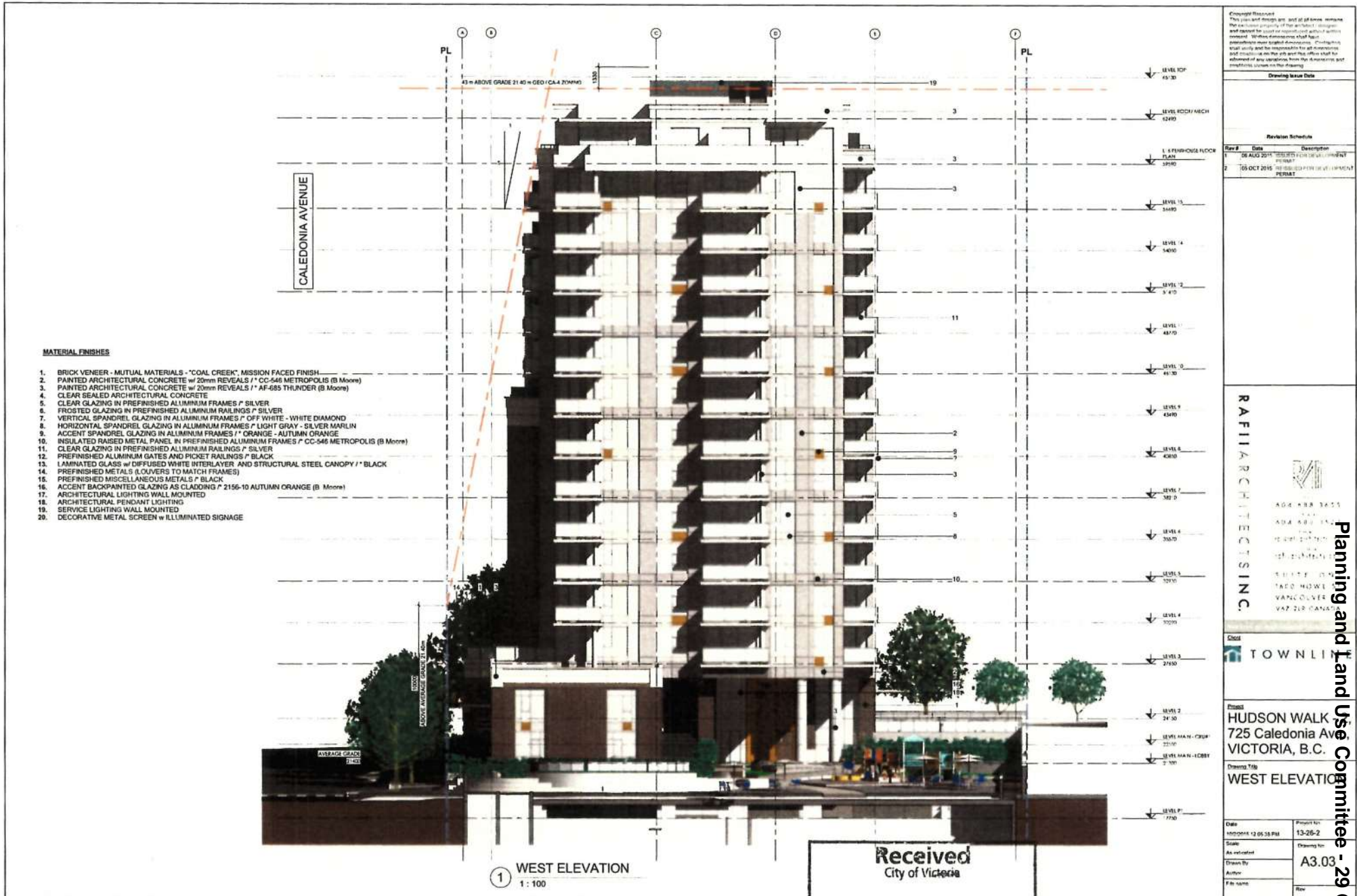


Received
City of Victoria

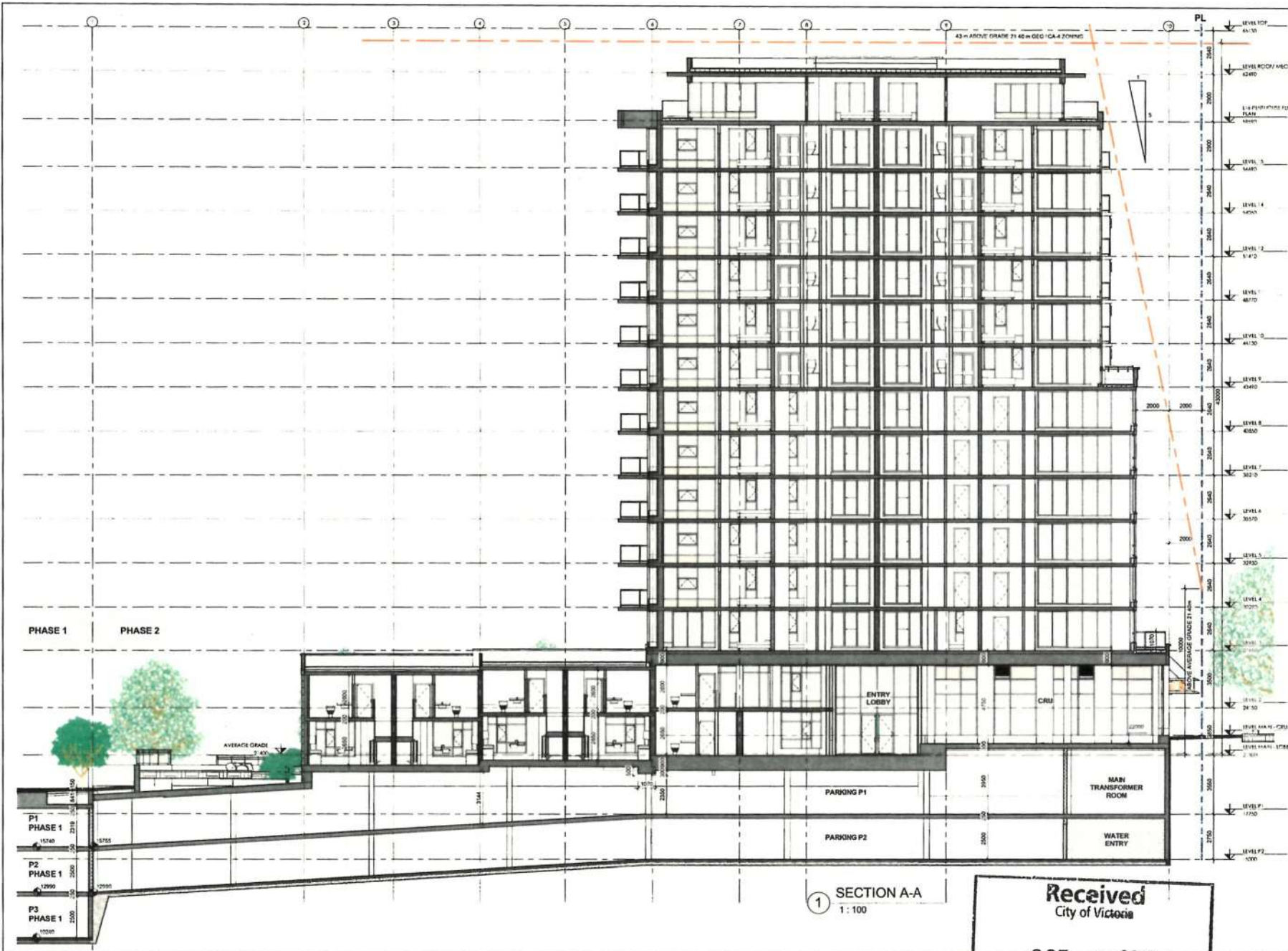
OCT - 5 2015



Planning & Development Department
Development Services Division







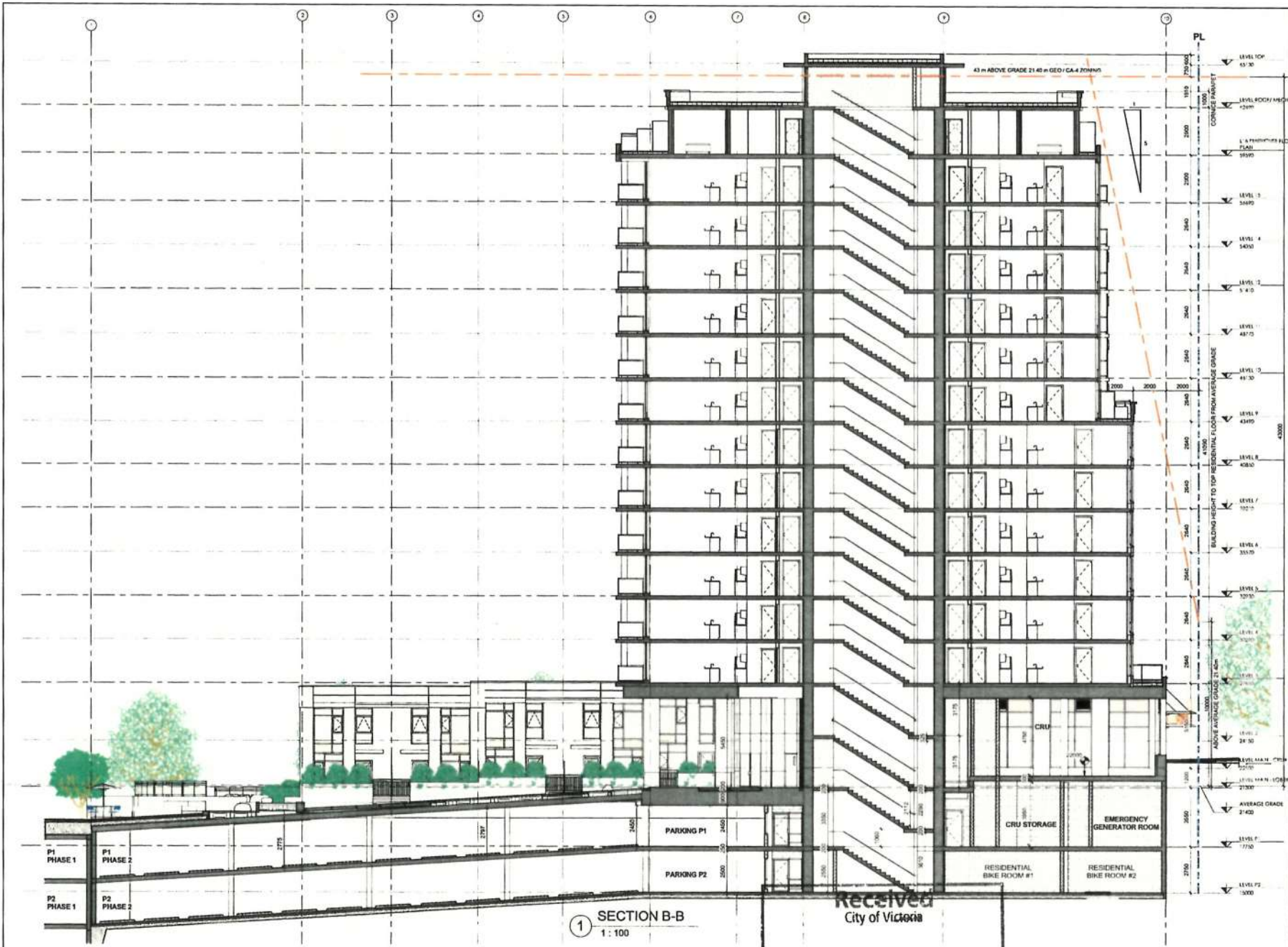


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<p>Drawing Issue Date</p>		
<p>Revision Schedule</p>		
Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	RE ISSUED FOR DEVELOPMENT PERMIT
<p>RATIA ARCHITECTS INC.</p> <p></p> <p>404 ABBOTT ST. VICTORIA, B.C. V8W 2G7</p> <p>501-777-1111</p> <p>1000 HASTINGS VICTORIA, B.C. V8M 1Y1</p> <p>VANCOUVER V6Z 2B6 CANADA</p>		
<p> TOWNLINE</p>		
<p>Project HUDSON WALK 725 Caledonia Ave, VICTORIA, B.C.</p>		
<p>Drawing Title SECTION A-A</p>		
Date 10/02/2015 12:07:41 PM	Project No. 13-26-2	<p>Planning and Land Use Committee - 29 Oct 2015</p>
Scale 1:100	Drawing No. A4.01	
Drawn By Author	Rev	
File name		

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City of Victoria

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	08 JUL 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REQUIRED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

404-488-1455
404-488-1456
10-1010-1010
101-1010-1010
SUITE 101
1500 HURON
VANCOUVER
V6Z 2L9 CANADA

TOWNLINE

Project: HUDSON WALK
725 Caledonia Ave.,
VICTORIA, B.C.

Drawing Title: SECTION B-B

Date	Project No.
10-01-11 12:00 PM	13-26-2

Scale	Drawing No.
1:100	A4.02

Drawn By	Author

For Appro.	Rev

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City of Victoria

OCT - 5 2015

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Development Services Division

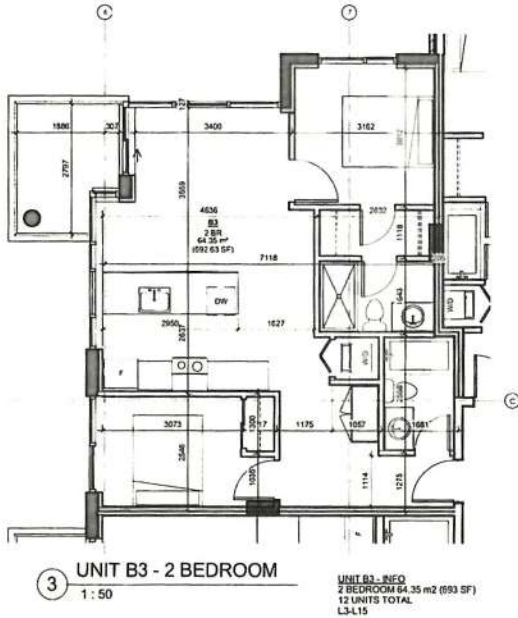
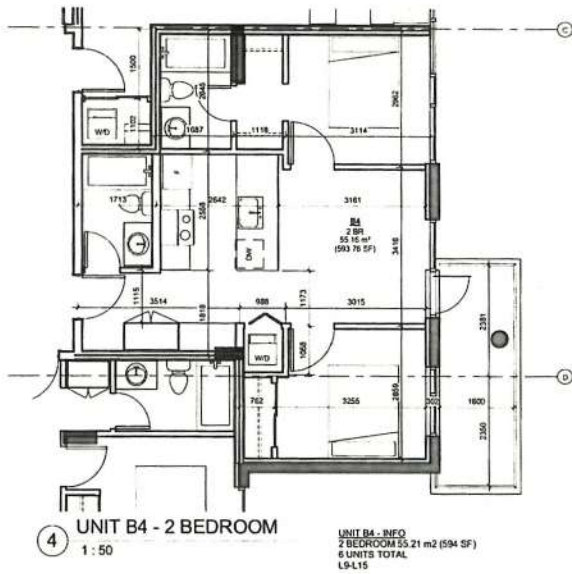


Planning and Land Use Committee - 29 Oct 2015



Date	Project No
10/08/2015 12:09:11 PM	13-26-2
Scale	Drawing No A6.01
1:50	
Drawn By Author	
File name	Rev

Planning and Land Use Committee - 29 Oct 2015



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Revision Schedule			
Rev #	Date	Description	PERIOD
1	05 OCT 2015	REDESIGNED FOR DEVELOPMENT PERMIT	

Revision Schedule			
Rev #	Date	Description	PERIOD
1	05 OCT 2015	REDESIGNED FOR DEVELOPMENT PERMIT	

RAFI ARCHITECTS INC.
404 A.B.S. 3411
404 A.B.S. 3411
VANCOUVER, B.C.
V6Z 2T7 CANADA

TOWNLINE

HUDSON WALK
725 Caledonia Ave.
VICTORIA, B.C.

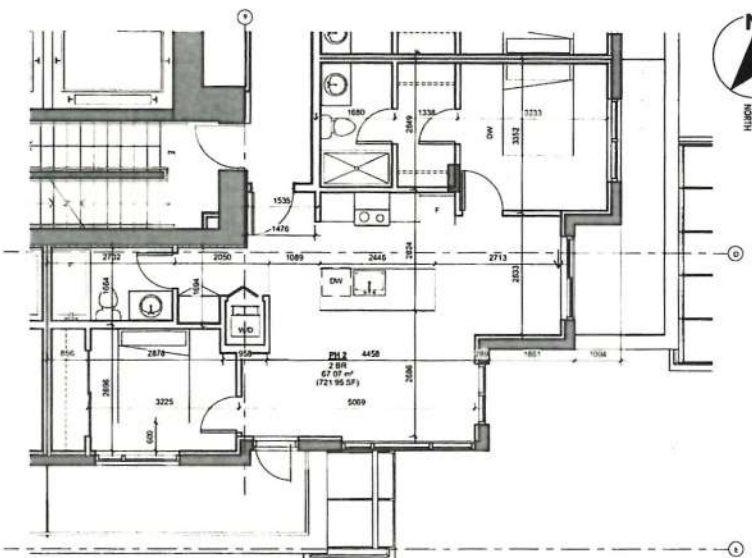
UNIT PLANS
2 BEDROOM UNITS

Date	13-26-2
Scale	1:50
Drawn By	A6.02
File name	

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City of Victoria

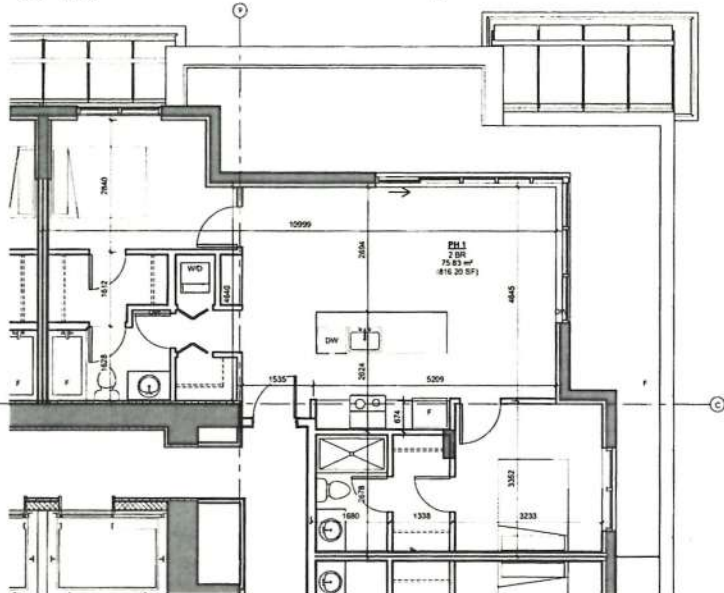
OCT - 5 2015

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Development Services Division



2 UNIT PH2 - 2 BEDROOM
1:50

UNIT PH2 - INFO
1 BEDROOM 67.07 m² (722 SF)
2 UNIT TOTAL
L16



1 UNIT PH1 - 2 BEDROOM
1:50

UNIT PH1 - INFO
1 BEDROOM 75.83 m² (816 SF)
2 UNIT TOTAL
L16



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Revision Schedule		
Rev #	Date	Description
1	15 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
2	15 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.
504 BAY ST.
VANCOUVER, B.C.
V6C 2H8
TEL: 604-681-1111
FAX: 604-681-1112
WWW.RAFIARCHITECTS.COM

Client: **TOWNLINE**

Project: **HUDSON WALK, 725 Caledonia Ave., VICTORIA, B.C.**

Drawing Title: **UNIT PLANS PENTHOUSE UNITS**

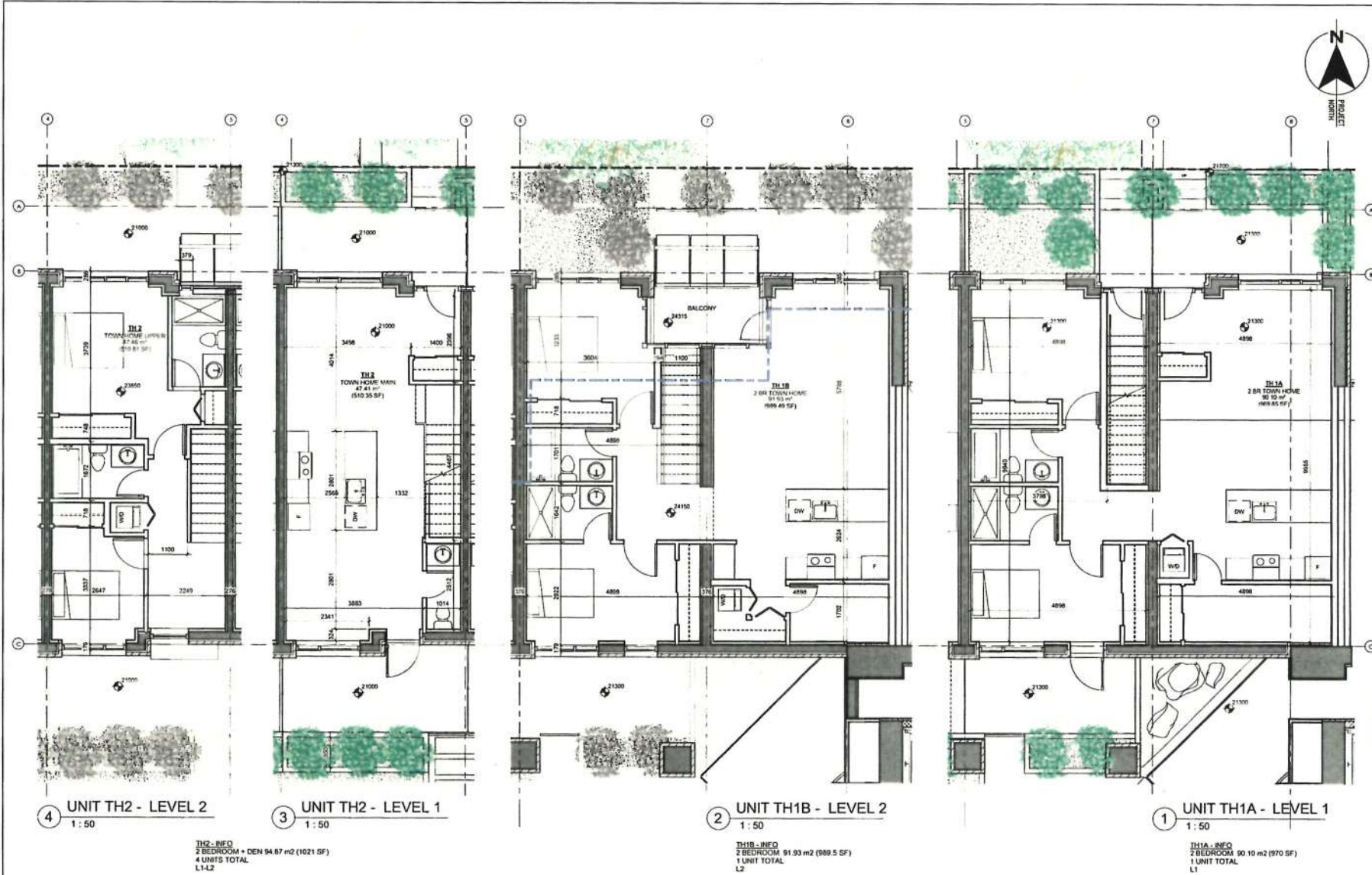
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File Name: [Signature]	Rev: [Signature]

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Planning and Land Use Committee - 29 Oct 2015



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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	06 JUL 2015	ISSUED FOR DEVELOPMENT PERMIT
2	09 OCT 2015	REVISED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

Client
TOWNLINE

Project
HUDSON WALK #2,
725 Caledonia Ave.,
VICTORIA, B.C.

Drawing Title
UNIT PLANS
TOWNHOME UNITS

Date	Revised By
10/05/15 12:11:07 PM	13-26-2

Scale
1:50

Drawn By
A6.06

Author

File Name

Rev

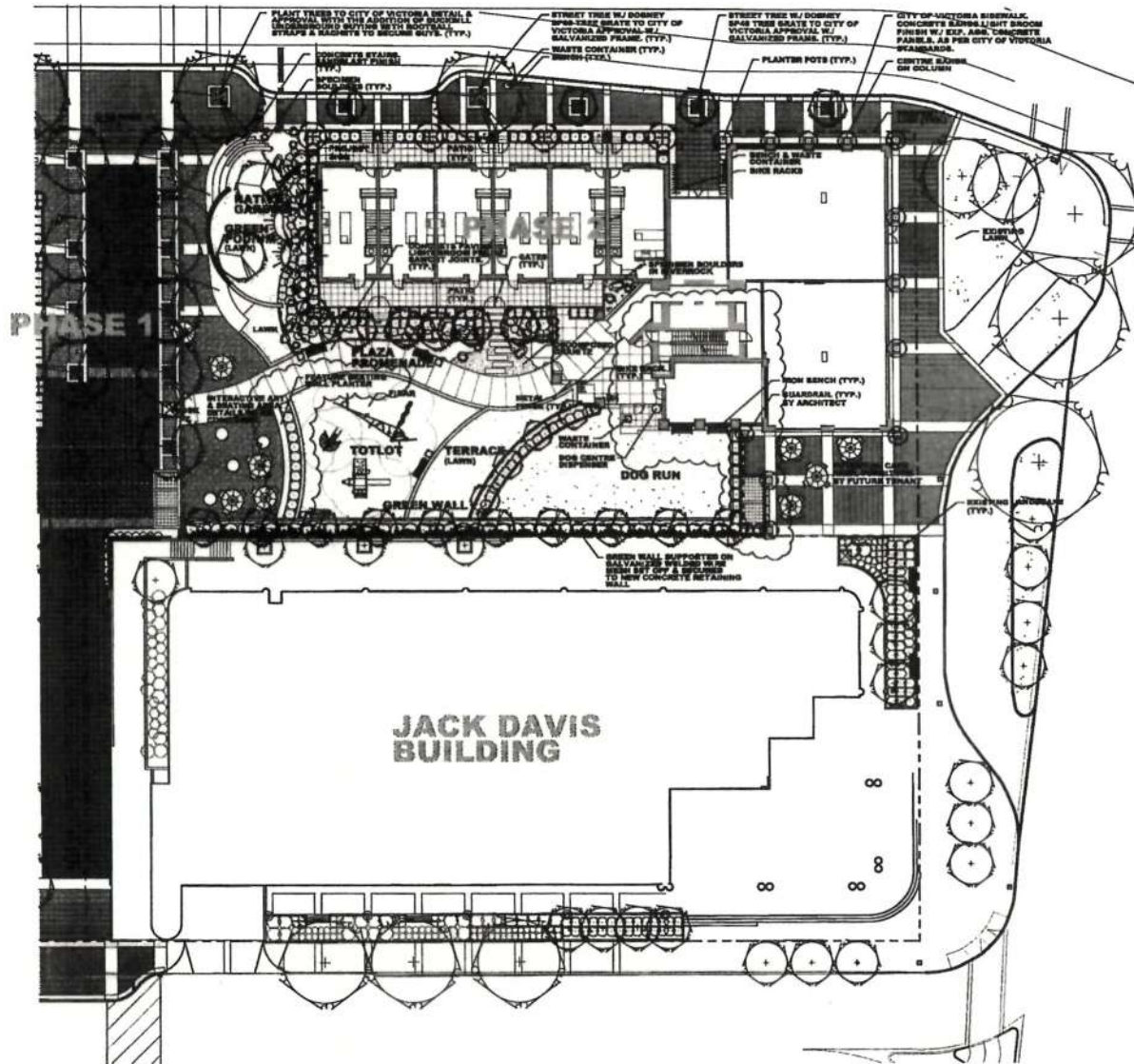
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City of Victoria

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- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

LANDSCAPE PLAN



LEGEND

- ORNAIMENTAL DECIDUOUS TREE TO BE A SELECTION OF FLOWERING CHERRY, JAPANESE FLORINDA ORANGE APPLE, SIZE 5.5 CM DBL, 5.5 - 6.5 M HT, APPROXIMATE NO. - 10
- SMALL DECIDUOUS TREE TO BE A SELECTION OF VINE MAPLE, SIZE 5.5-6.5 M HT, APPROXIMATE NO. - 06
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF SWEDISH PYRAMIDAL ASPEN, LINDSTROMS WOOD, BOWWALL COLUMBIA, SIZE 7.5 CM DBL, 4.5 - 6.0 M HT, APPROXIMATE NO. - 10
- CONIFEROUS TREE TO BE A SELECTION OF DOUGLAS FIR, REDWOOD, SIZE 5.5 - 6.5 M HT, APPROXIMATE NO. - 03
- SHALBETTER TO BE A SELECTION OF STAR WASHINGTON DOG, STAMPHON, SIZE 27 CM POT, APPROXIMATE NO. - 09
- SPECIMEN SHRUB TO BE A SELECTION OF RHODODENDRON (RL), VIBURNUM (RL), DORONICUM AZALEA (RL), CALIFORNIA LILAC (RL), PORTULACARIA (RL), SIZE 27 CM POT, APPROXIMATE NO. - 14
- LARGE SHRUB TO BE A SELECTION OF: ELDER, ABELLA (RL), PERSIA (RL), RHODODENDRON (RL), MEDICAN ORANGE (RL), DOGWOOD (RL), LILAC (RL), COTONEASTER (RL), RED FLOWERS CURSANT (RL), HYDRANGEA (RL), SIZE 27 CM POT, APPROXIMATE NO. - 78
- SHRUB SHRUB TO BE A SELECTION OF: RHODODENDRON (RL), JAPANESE AZALEA (RL), FOX SCALLION (RL), OXIDUS GRATE (RL), WESTERN BROWN FERN (RL), SILEX (RL), SIZE 27 CM POT, APPROXIMATE NO. - 119
- SMALL SHRUB TO BE A SELECTION OF: LONG LEAF MANHATTAN (RL), LILAC (RL), DOGWOOD (RL), RHODODENDRON (RL), BOWDOEN DOGWOOD (RL), LAYDON (RL), JAPANESE AZALEA (RL), WINTERBURN (RL), SECURITARIA (RL), SIZE 15 CM POT, APPROXIMATE NO. - 70
- VINES TO BE A SELECTION OF: ENOBLMANN IVY (RL), CLOMBUS HYDRANGEA (RL), SIZE 21 CM POT, APPROXIMATE NO. - 16
- GROUNDCOVER TO BE A SELECTION OF: KUNIKUNMANN (RL), WINTERGREEN (RL), SIZE 15 CM POT, PLANT 48 CM O.C.

NOTES

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- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

BuBBLED

RE-ISSUED FOR DEVELOPMENT PERMIT OCTOBER 06, 2015

DATE	10/06/2015
BY	J.P.
DATE	AUGUST 06, 2015
BY	J.P.
DATE	10/06/2015
BY	J.P.

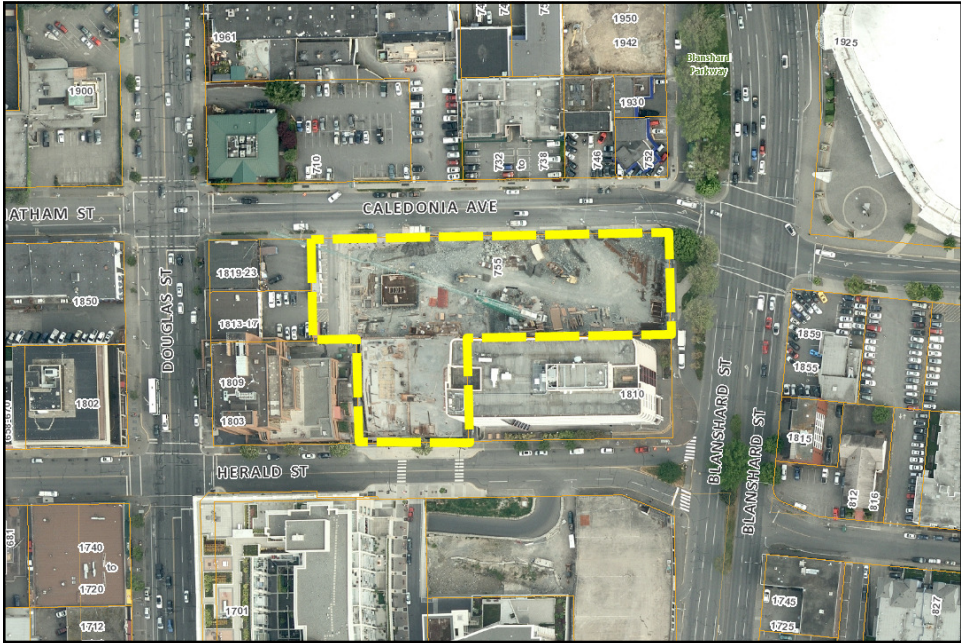
1 : 200



HUDSON WALK PHASE 2 VICTORIA, B.C.



LANDSCAPE PLAN



755 –Caledonia DP # 000437



HUDSON WALK Ph 2
725 Caledonia Avenue, Victoria, B.C.

DRAWINGS LIST	
Sheet	Sheet Name
AD01	COVER SHEET
AD02	PROJECT DATA
AD03	CONCEPT PLAN AND PHOTO MONTAGE
AD04	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD05	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD06	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD07	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD08	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD09	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD10	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD11	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD12	PROPOSED FLOOR PLAN - CONCEPT DESIGN
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AD97	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD98	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD99	PROPOSED FLOOR PLAN - CONCEPT DESIGN
AD100	PROPOSED FLOOR PLAN - CONCEPT DESIGN

Project Name: HUDSON WALK Ph 2
Project Address: 725 Caledonia Avenue, Victoria, B.C.
Project Owner: HUDSON WALK Ph 2
Project Architect: KAHN ARCHITECTS INC.
Project Engineer: TOWNLINE
Project Date: 2015-10-29
Project Scale: A0.00
Project Sheet: COVER SHEET

755 Caledonia DP # 000437
View from Blanshard Street



755 Caledonia DP # 000437
View from Caledonia Street



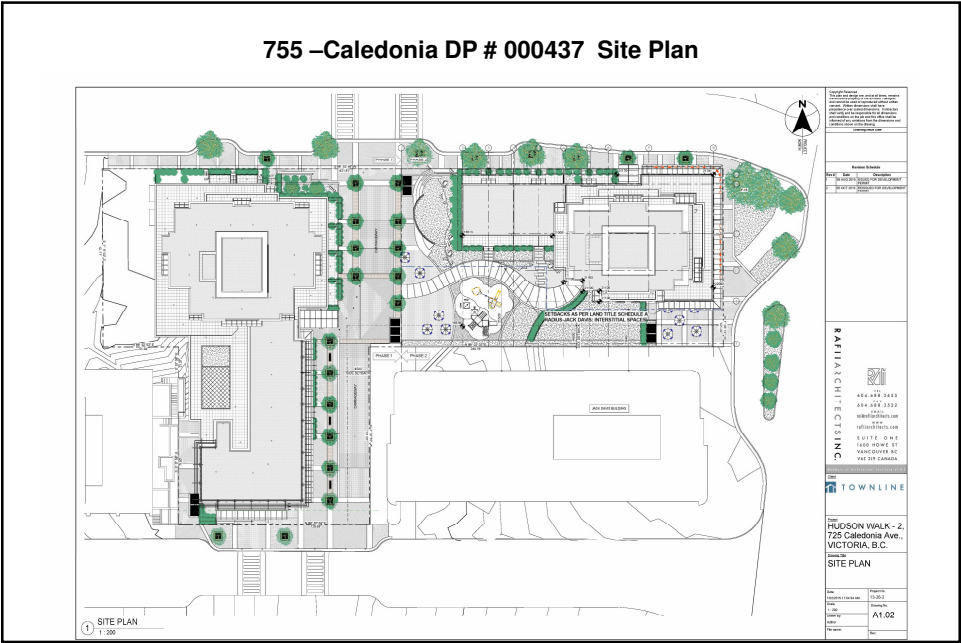
755 Caledonia DP # 000437
View from Caledonia Street Looking East



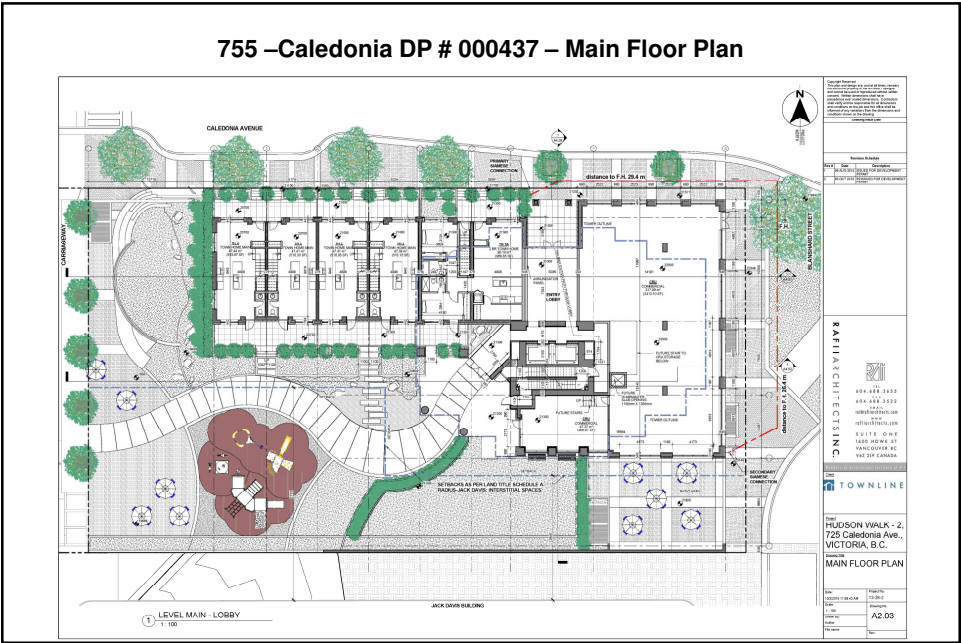
755 –Caledonia DP # 000437 – Context



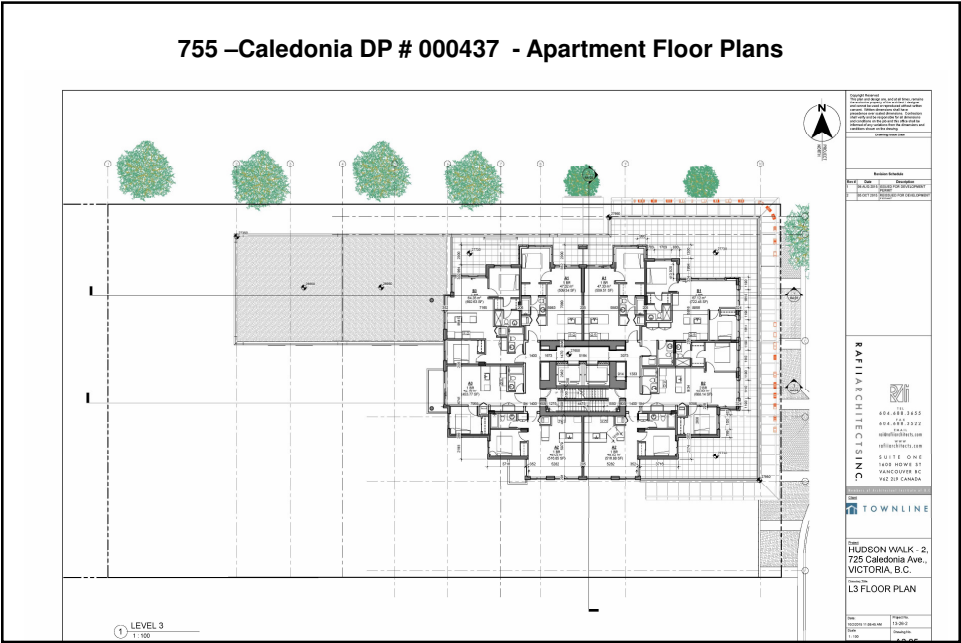
755 –Caledonia DP # 000437 Site Plan



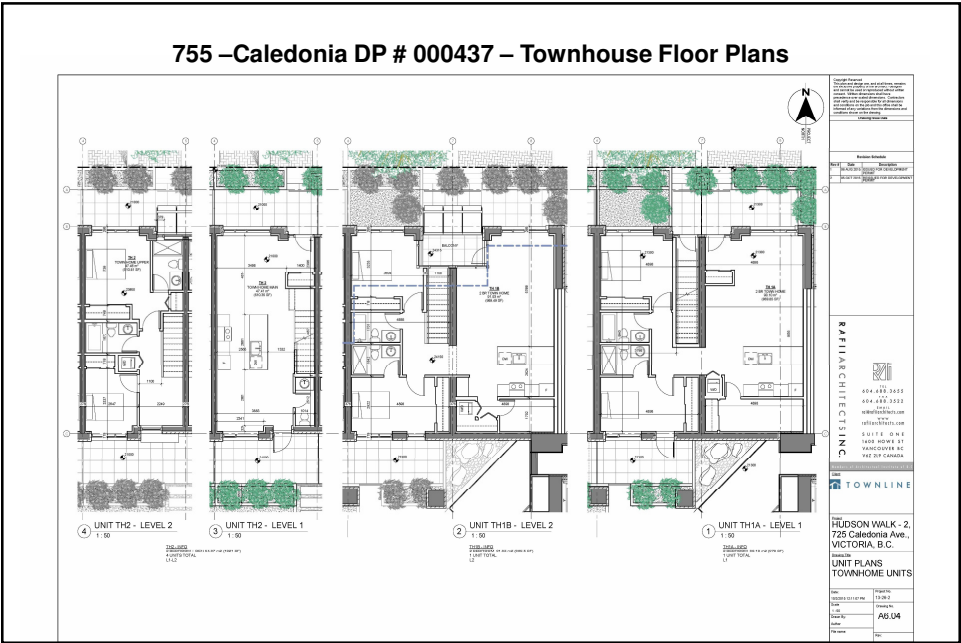
755 –Caledonia DP # 000437 – Main Floor Plan

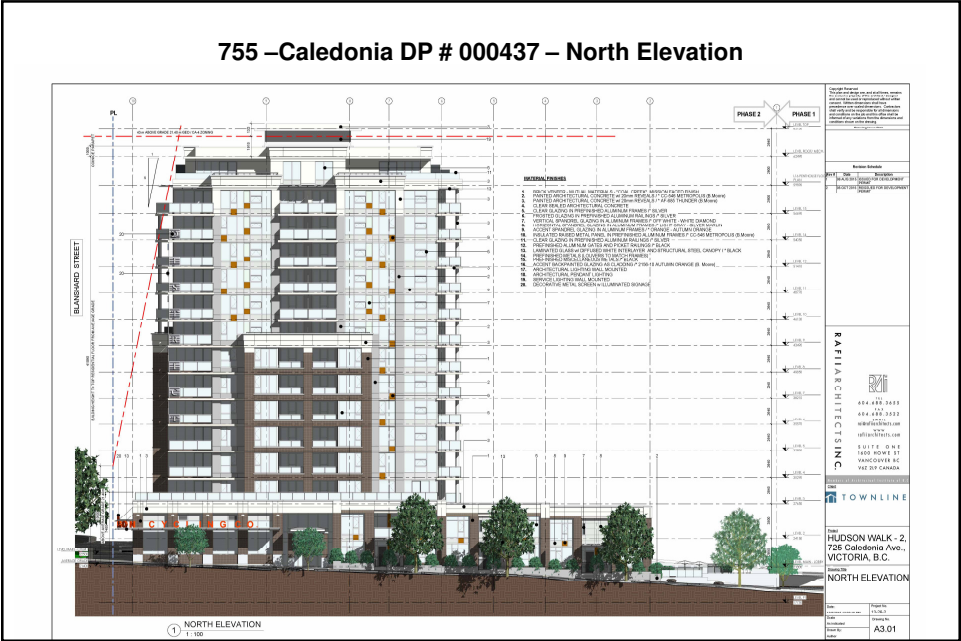
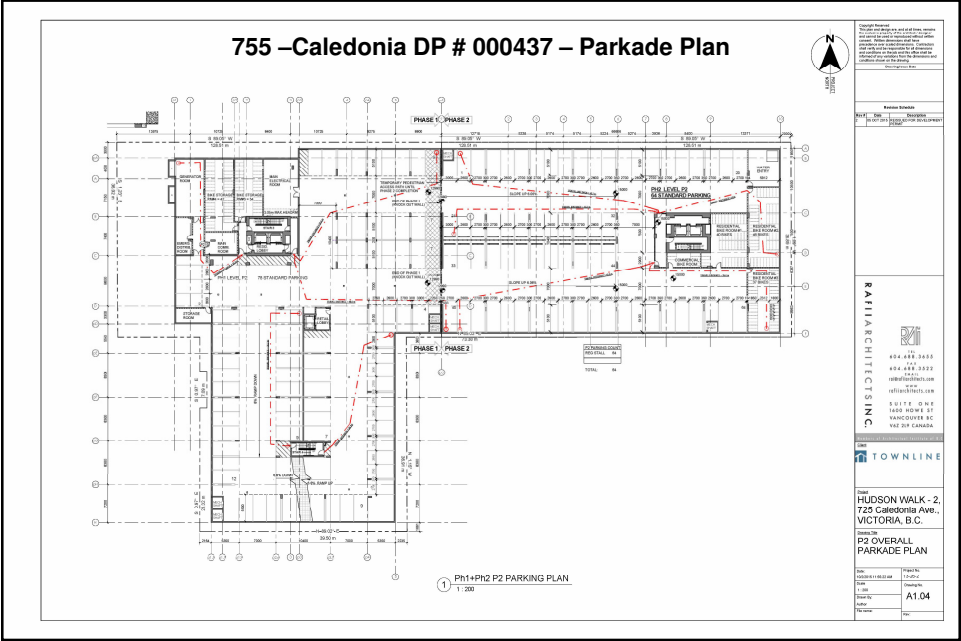


755 –Caledonia DP # 000437 - Apartment Floor Plans

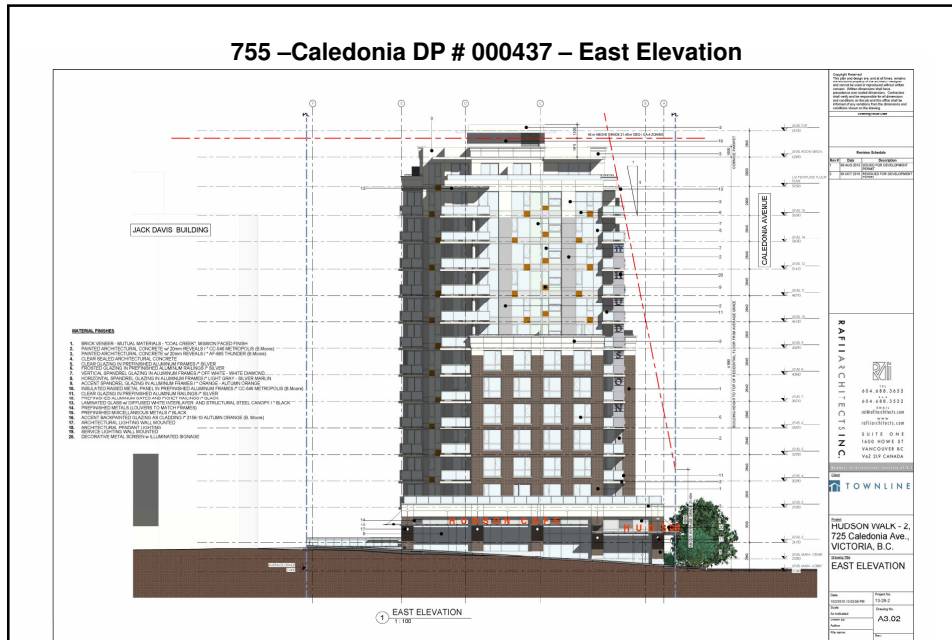


755 –Caledonia DP # 000437 – Townhouse Floor Plans

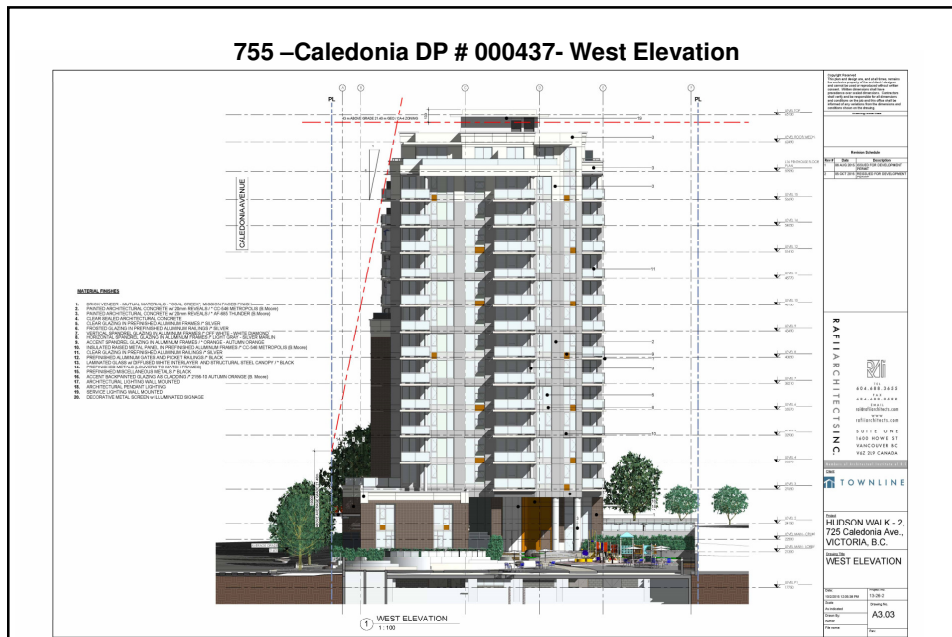




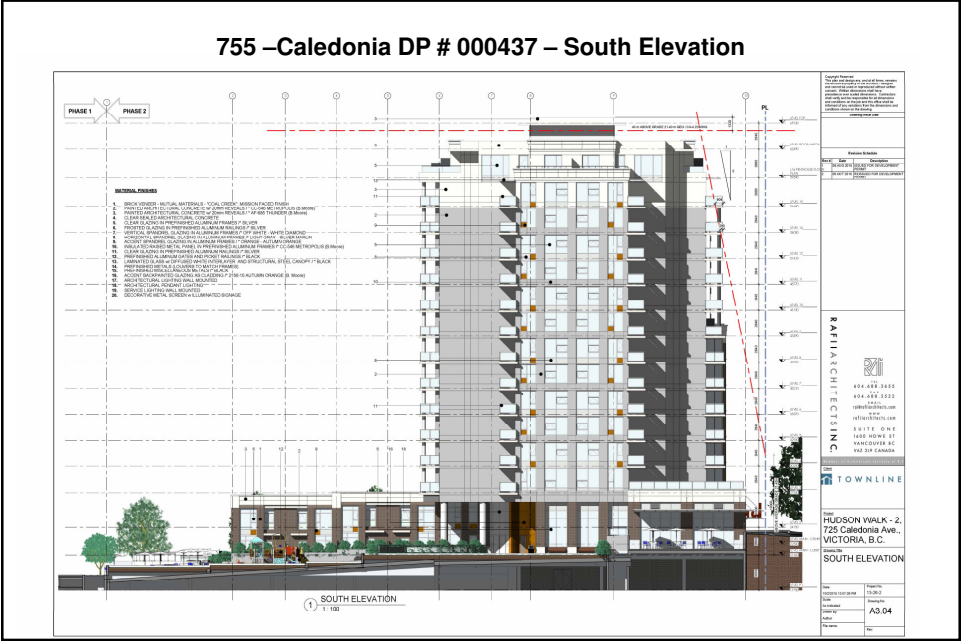
755 –Caledonia DP # 000437 – East Elevation



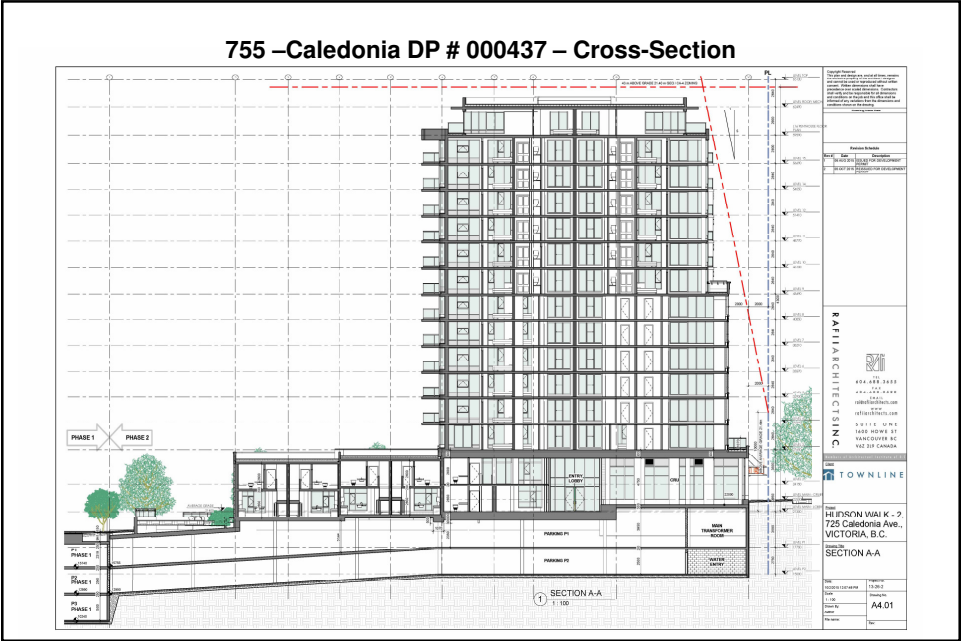
755 –Caledonia DP # 000437- West Elevation



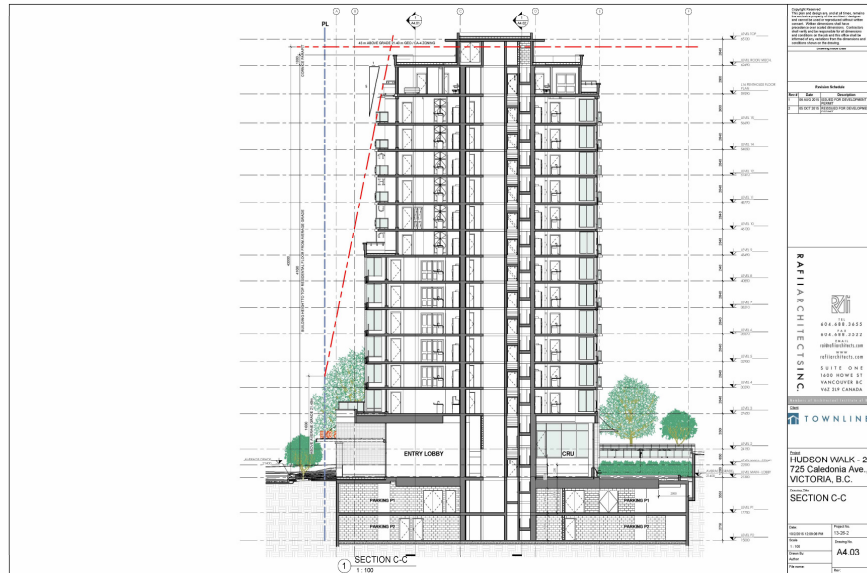
755 –Caledonia DP # 000437 – South Elevation



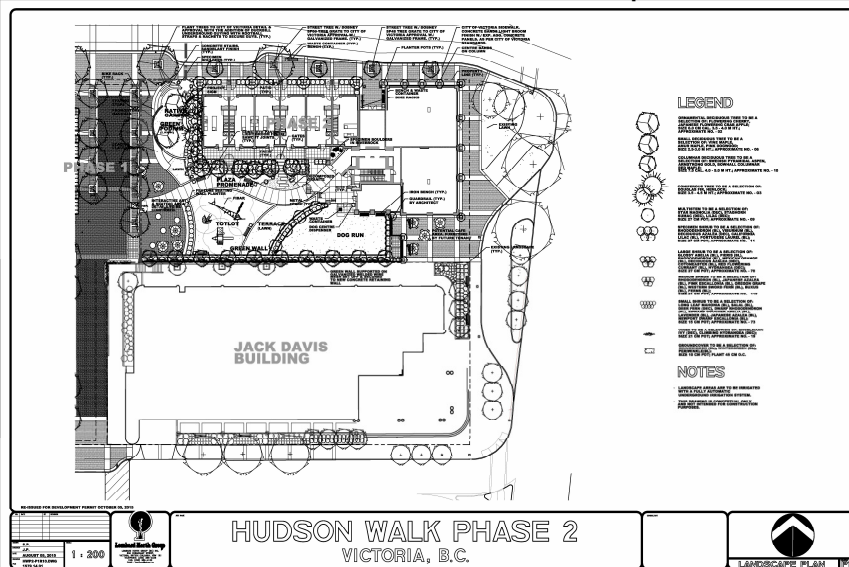
755 –Caledonia DP # 000437 – Cross-Section



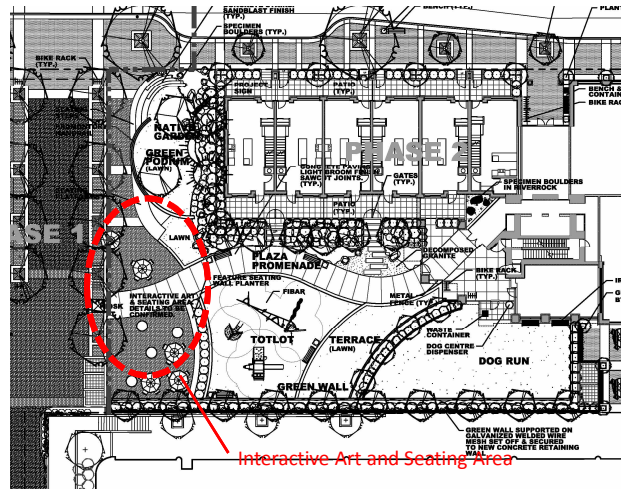
755 –Caledonia DP # 000437 – Cross-Section



755 –Caledonia DP # 000437 - Landscape Plan



755 –Caledonia DP # 000437 – Landscape Plan



755 –Caledonia DP # 000437 – Landscaping Precedent Images



Precedent Images of Amenity Area (interactive art – info kiosk – grassy areas – seating areas – prominent building entrance)

755 –Caledonia DP # 000437 – Renderings



755 –Caledonia DP # 000437 – Renderings



DAY AND NIGHT VIEW FROM CORNER OF BLANSHARD ST. AT CALEDONIA AVE.

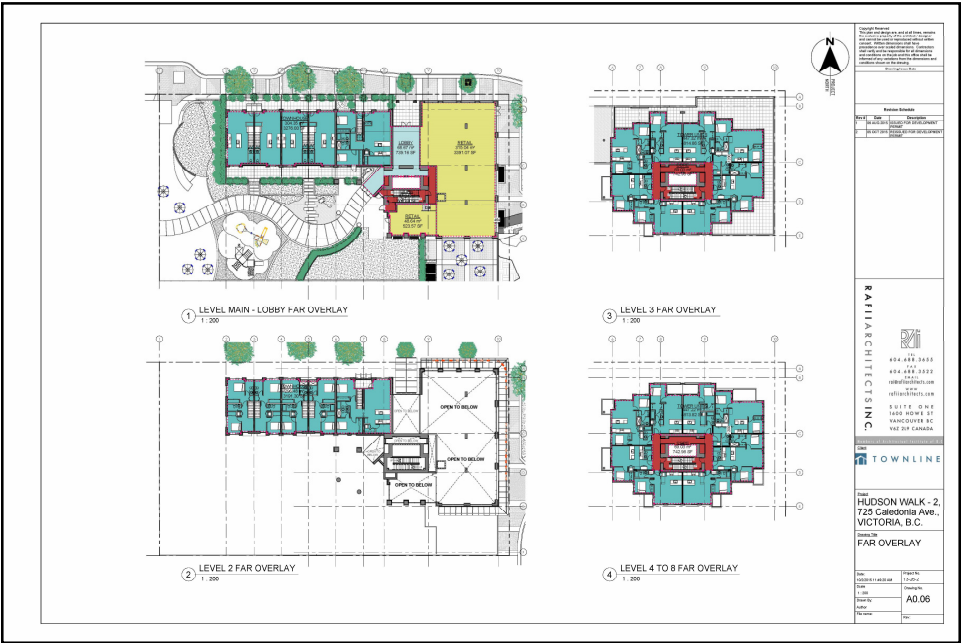


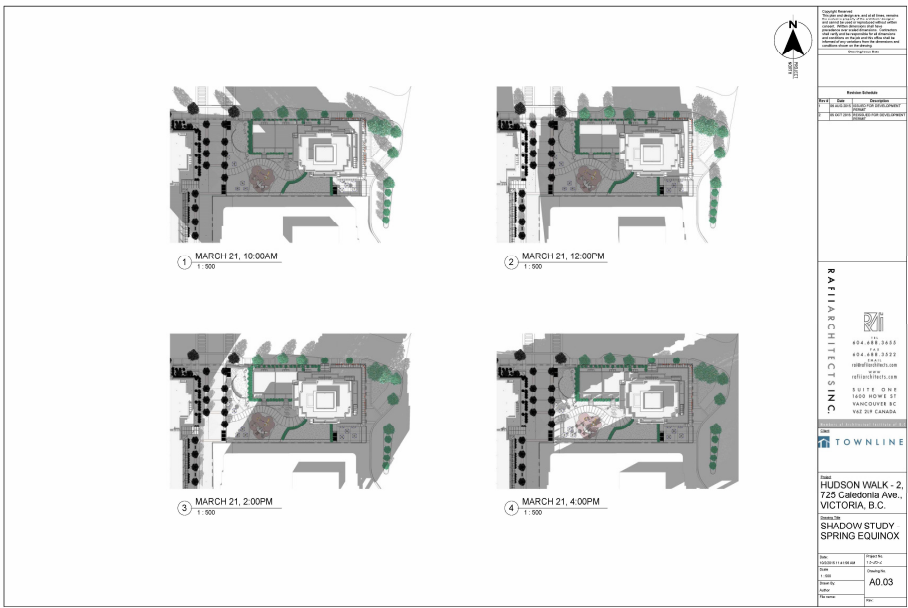
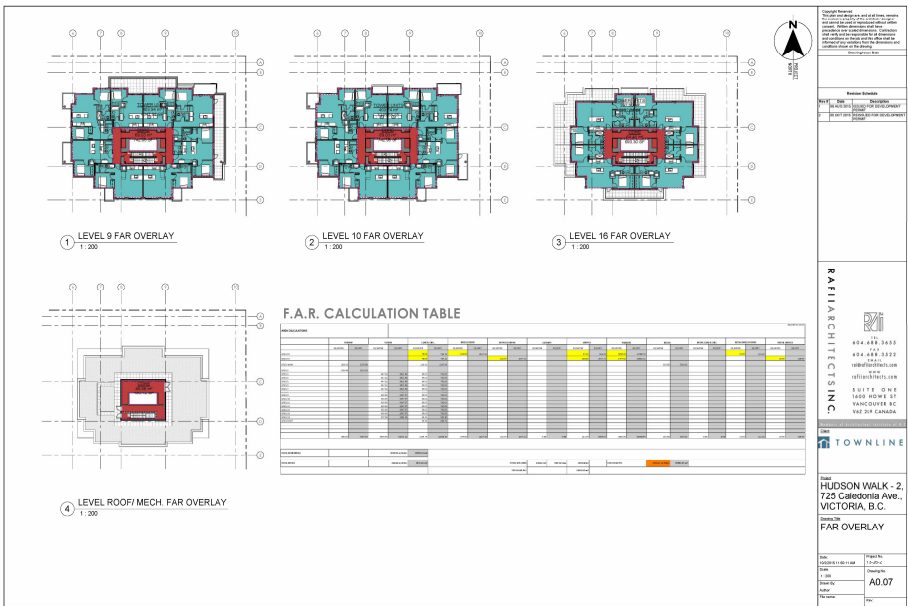
PROJECT DATA

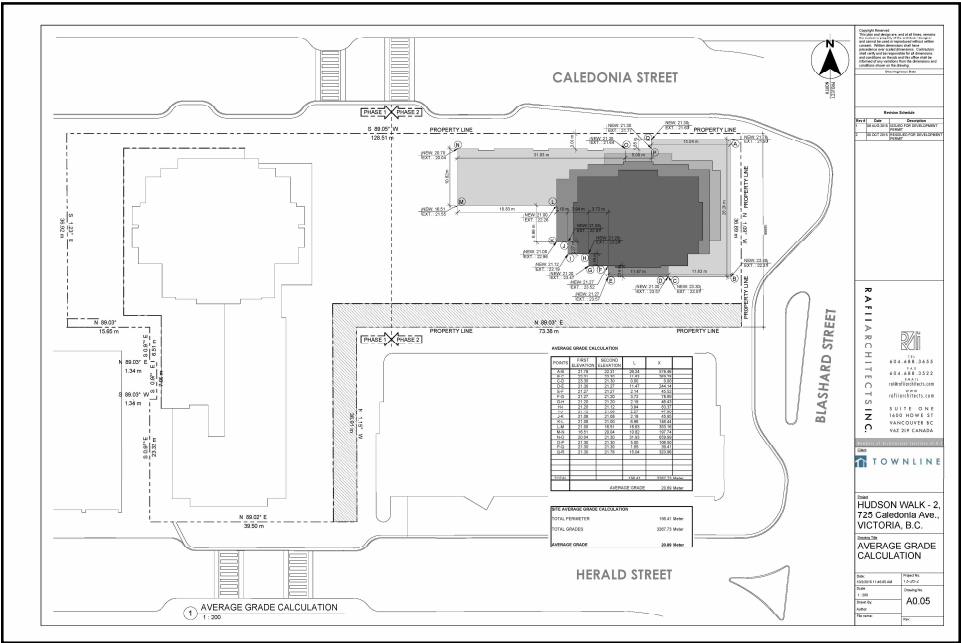
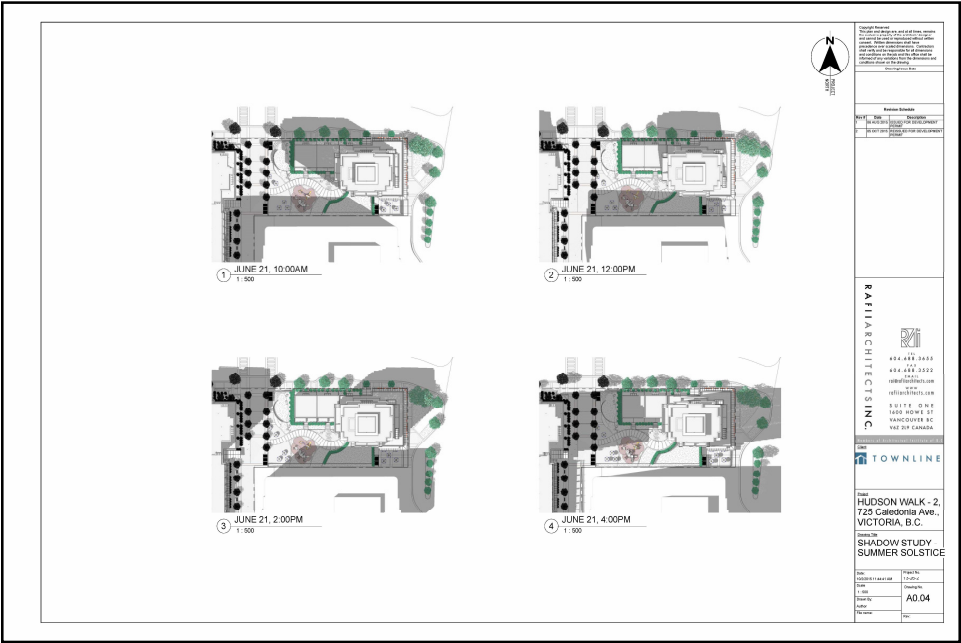
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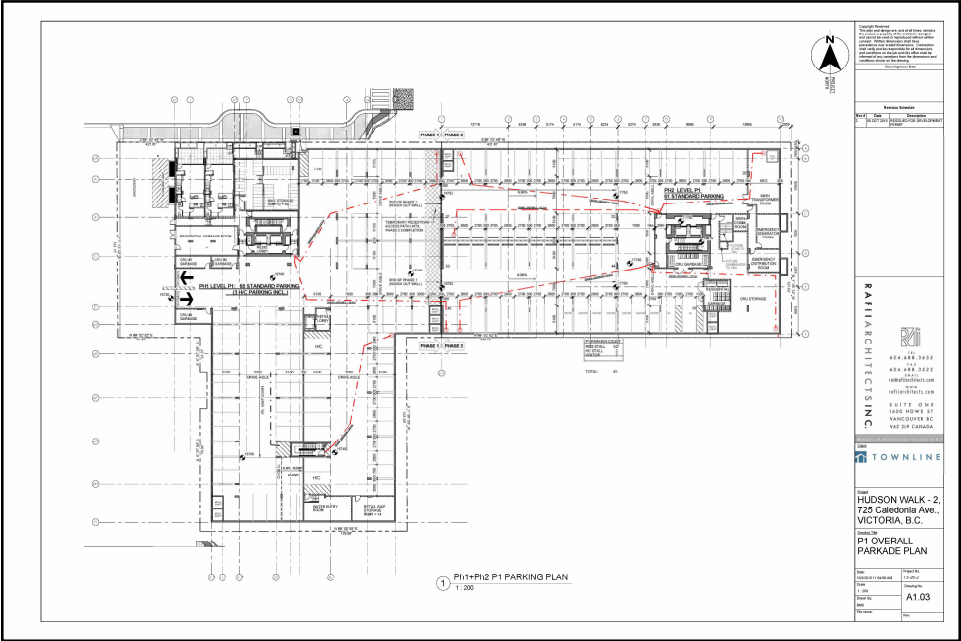
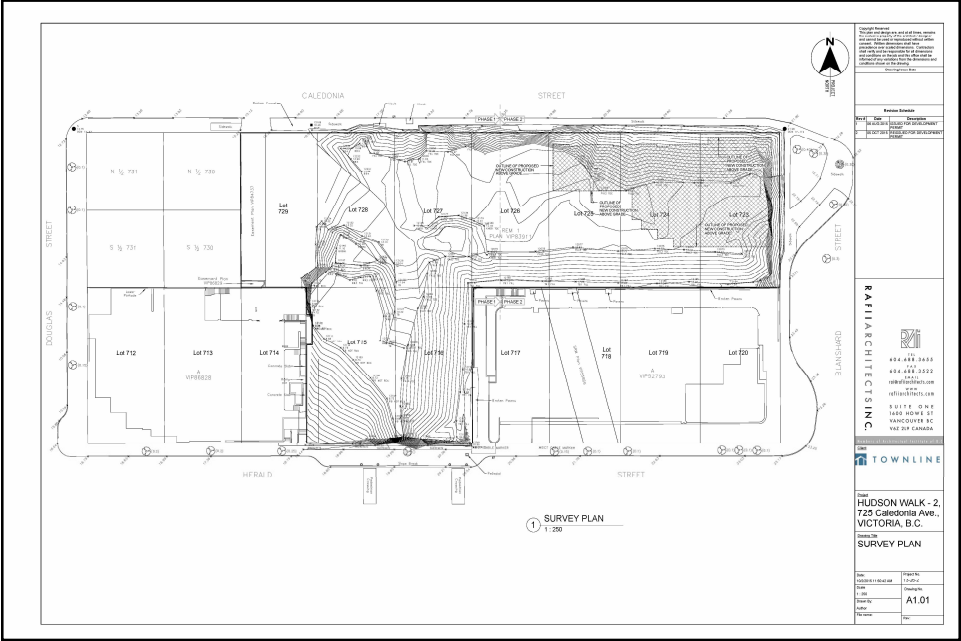
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<div>Revision Schedule</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>2007-01-01</td><td>FOR THE PRELIMINARY DESIGN</td></tr></table>		No.	Date	Description	1	2007-01-01	FOR THE PRELIMINARY DESIGN
No.	Date	Description					
1	2007-01-01	FOR THE PRELIMINARY DESIGN					
<div>RAFI ARCHITECTS INC.</div> <div><div> TEL: 416.488.5853 FAX: 416.488.5854 info@rafiarchitects.com rafiarchitects.com</div><div>2011E UNION ST. SUITE 100 VANCOUVER, B.C. V6Z 2P1 CANADA</div></div>							
<div> TOWNLINE</div> <div>HIJINSON WAI K. 725 Caledonia Ave. VICTORIA, B.C. PROJECT DATA</div> <table><tr><td>DATE: 2008-01-10 10:00 AM</td><td>PROJECT NO: 13-06-2</td></tr><tr><td>1 - 1</td><td>A0.01</td></tr><tr><td>DATE: 2008-01-10</td><td></td></tr></table>		DATE: 2008-01-10 10:00 AM	PROJECT NO: 13-06-2	1 - 1	A0.01	DATE: 2008-01-10	
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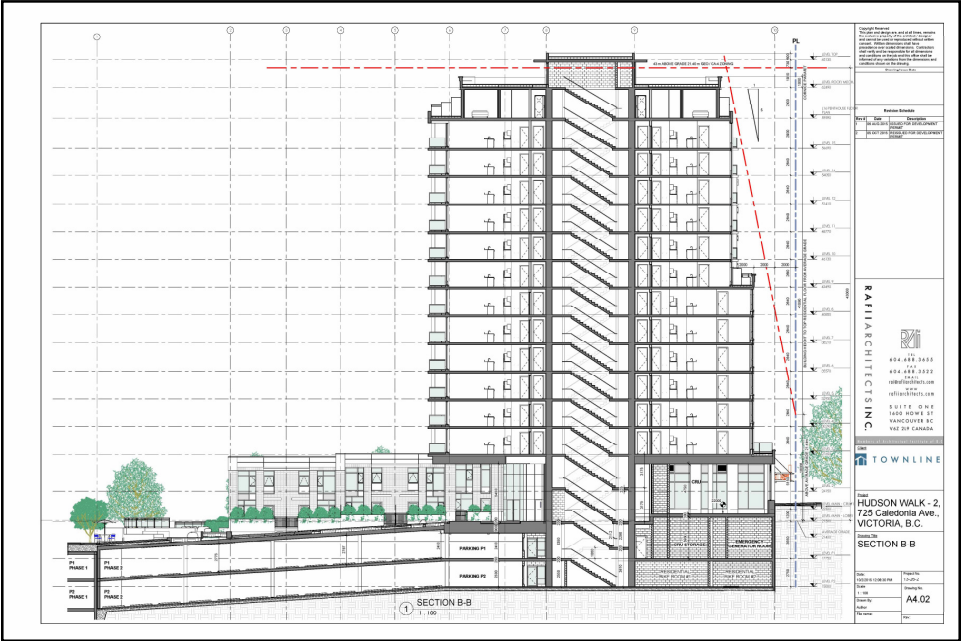
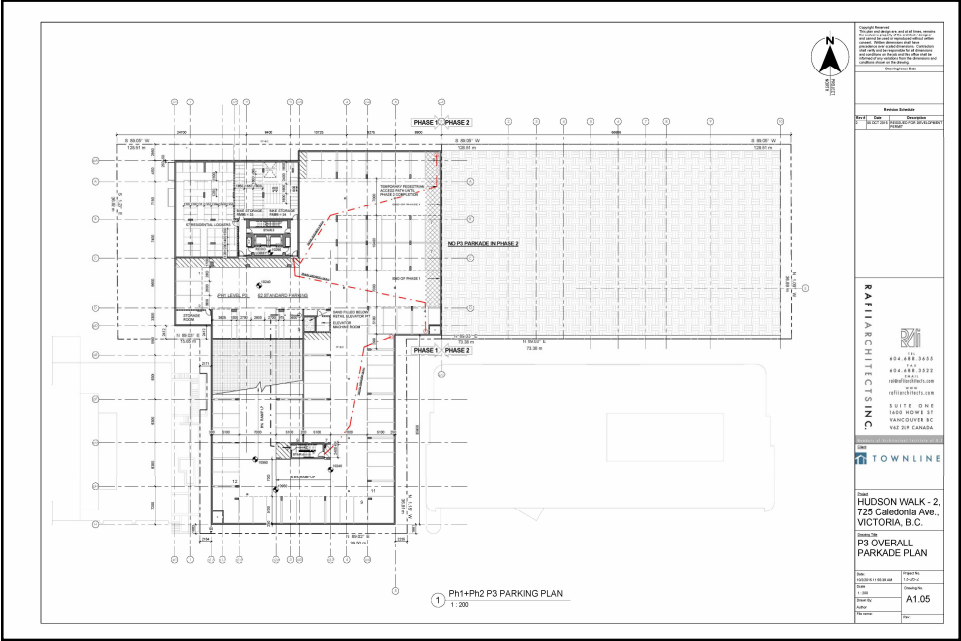
755 –Caledonia DP # 000437



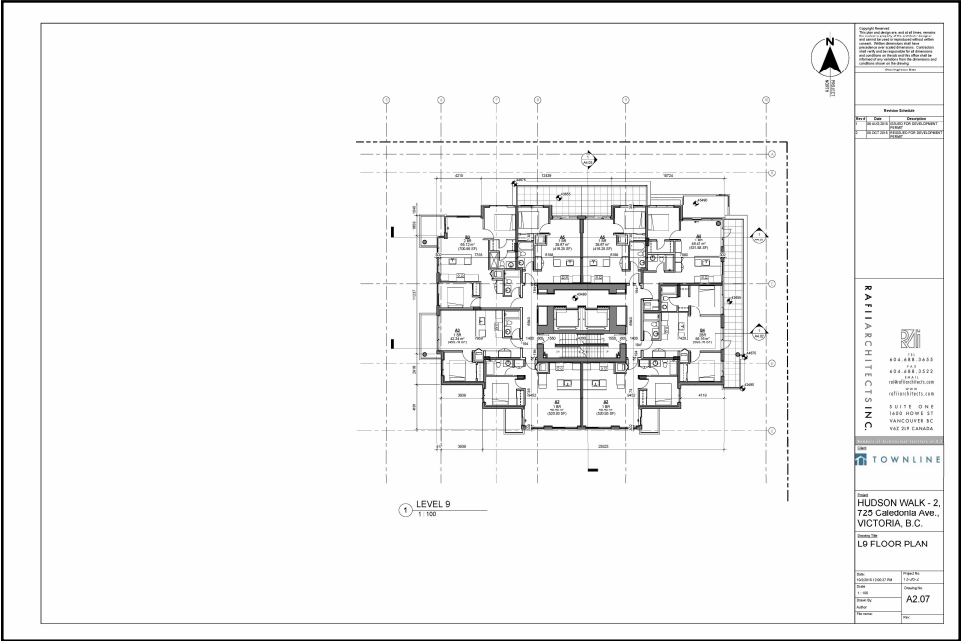
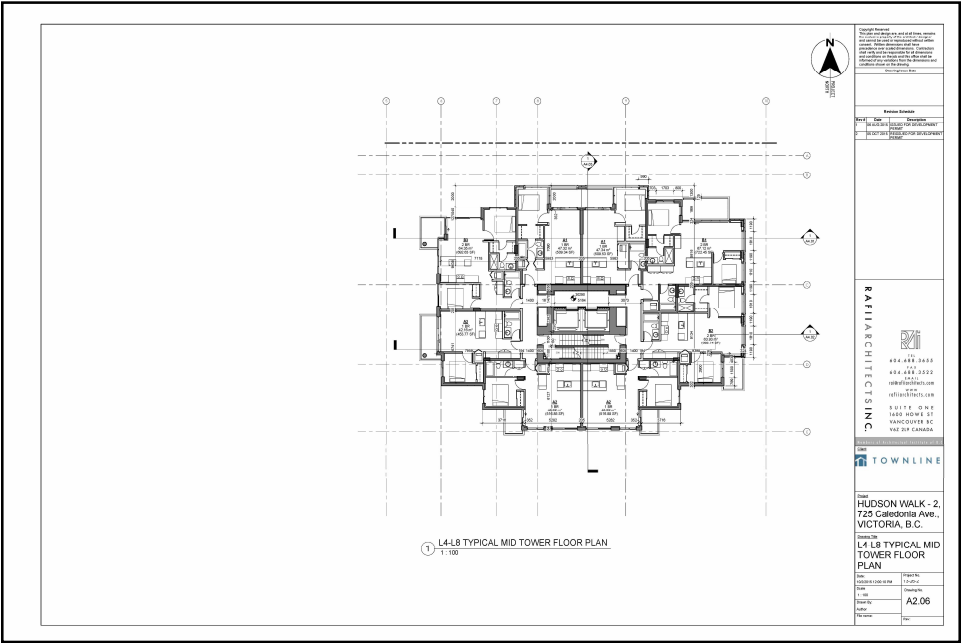


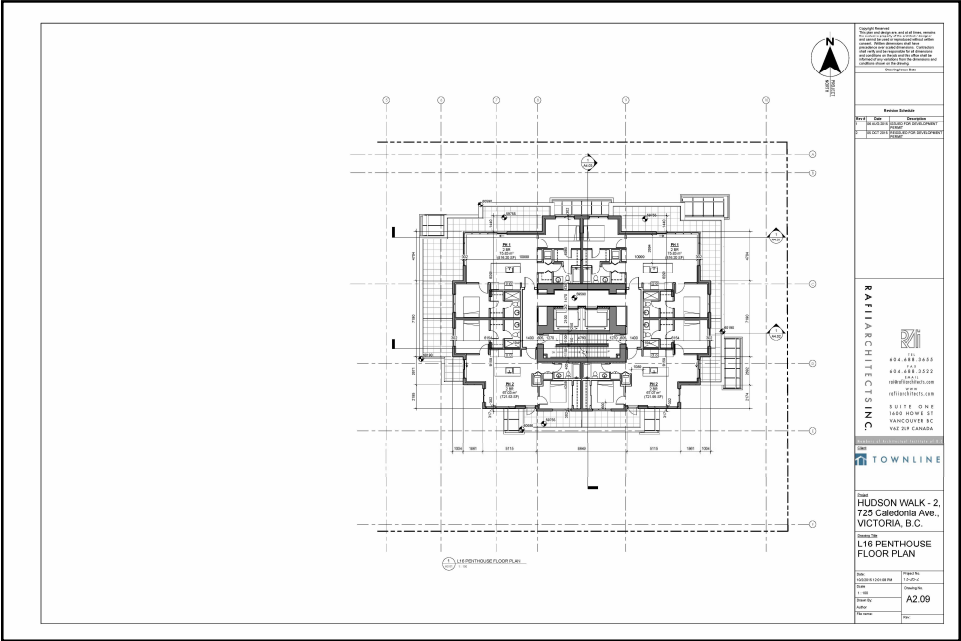
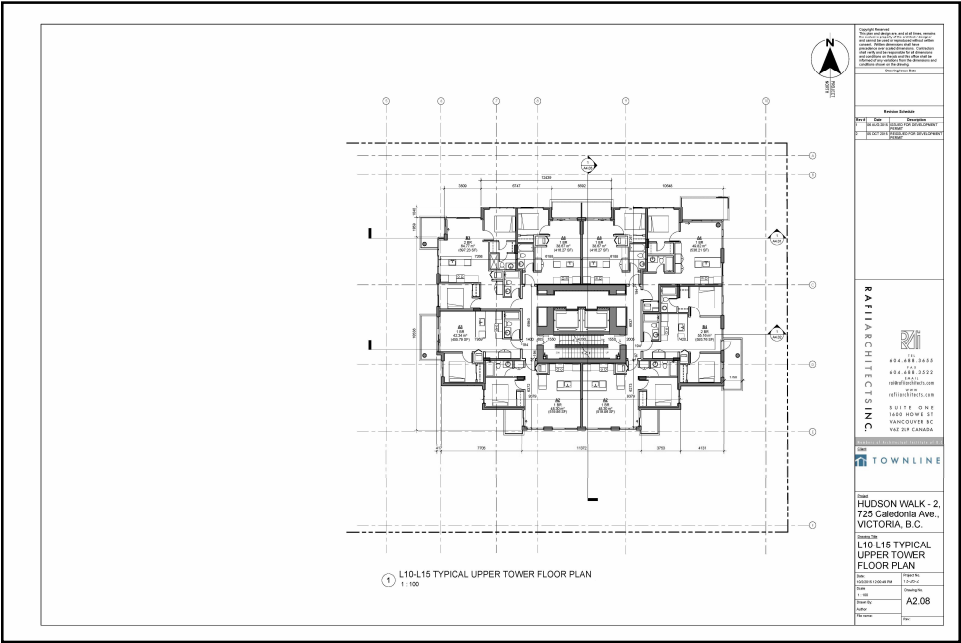


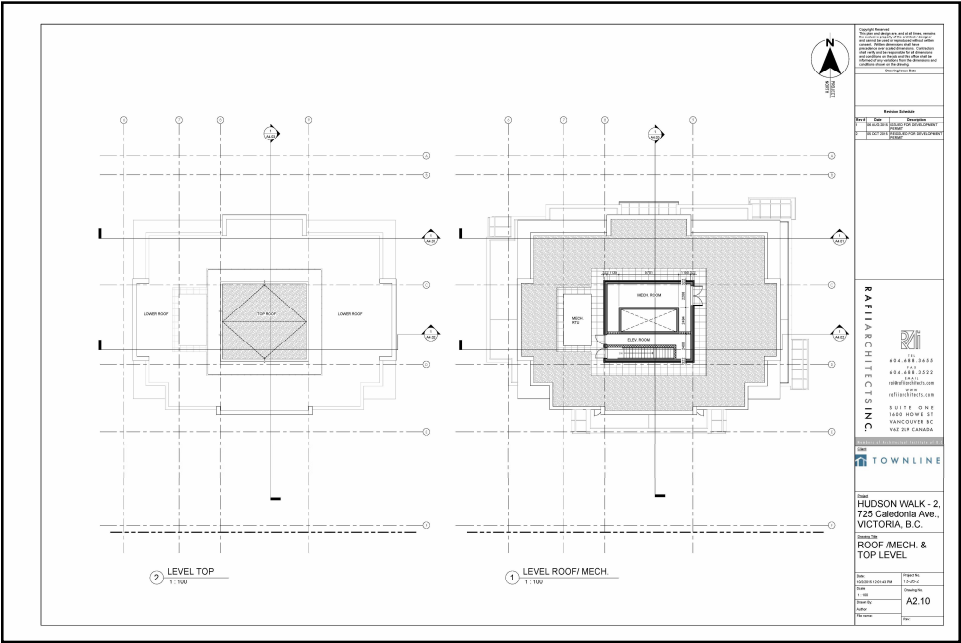


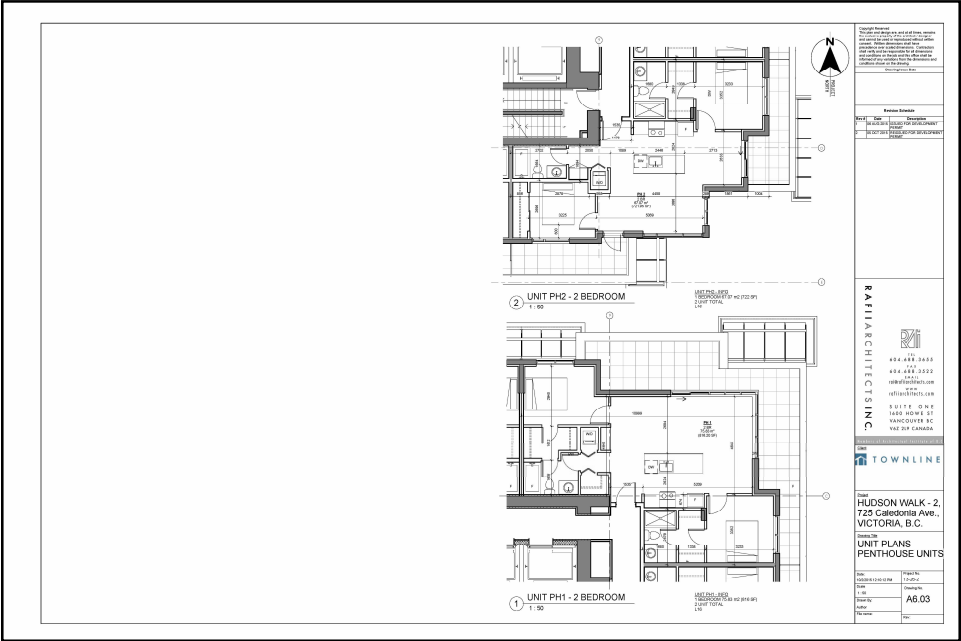














For the Planning and Land Use Committee Meeting of October 29, 2015

Date: October 27, 2015

From: The Governance and Priorities Committee

Subject: The Mayor's Task Force on Housing Affordability Recommendations

At its Special Meeting of October 26, 2015, the Governance and Priorities Committee postponed the following motions to the October 29, 2015 Planning and Land Use Committee:

25. Direct City staff to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the city in the context of work currently being undertaken on community amenity contributions.

Postponed at the Special Governance and Priorities Committee meeting of October 23, 2015:

That staff be directed to examine opportunities to use the Housing Reserve for Secondary Suites and Garden Suites



Council Member Motion
For the Planning and Land Use Committee Meeting of October 29, 2015

To: Planning and Land Use Committee **Date:** October 26, 2015
From: Councillors Alto and Thornton-Joe
Subject: Affordable Housing

Background:

In the City's Planning and Land Use reports staff identify sustainability aspects that the proponent may be bringing forward. Creating affordable housing is a priority for Council, is mentioned in the City's Strategic Plan and was identified as a priority in the Victoria Foundation Vital Signs report.

Motion:

BE IT RESOLVED that all land use planning reports include a standing section that considers and comments on any affordability aspects of the application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Alto'.

Councillor Marianne Alto

A handwritten signature in black ink, appearing to read 'Charlayne Thornton-Joe'.

Councillor Charlayne Thornton-Joe