



**AMENDED AGENDA
PLANNING AND LAND USE COMMITTEE
MEETING OF MAY 14, 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

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| 1. | Minutes from the Meeting held on April 30, 2015. | 5 - 17 |
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COMBINED DEVELOPMENT APPLICATION REPORTS

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| 2. | Rezoning Application No. 00469 for 1146 Caledonia Avenue and
Amendment to the Official Community Plan Deferred to the May 28,
2015 Meeting as per Applicant's request | 19 - 51 |
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--A. Meyer, Assistant Director - Development Services, Sustainable Planning and Community Development Department

A proposal to rezone the property to authorize a three storey, six-unit residential building. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: *To advance the application to a Public Hearing.*

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| 3. | Development Permit Application No. 000398 for 1146 Caledonia
Avenue Deferred to the May 28, 2015 Meeting as per Applicant's
request | 53 - 83 |
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--A. Meyer, Assistant Director - Development Services Division, Sustainable Planning and Community Development Department

A development application to authorize the construction of a three storey, six-unit strata apartment building

Staff Recommendation: Following the Public Hearing for the rezoning, that Council consider authorizing the development permit.

DEVELOPMENT APPLICATION REPORTS

4. Rezoning Application No. 00477 for 819 Yates Street 85 - 110
--A. Meyer, Assistant Director - Development Services, Sustainable Planning and Community Development Department

A proposal to rezone the property to remove the requirement for two supported-housing units as part of the list of amenities and replace it with a Covenant to ensure market-rental of the building for a minimum period of 10 years.

Staff Recommendation: To advance the application to a Public Hearing.
5. Development Permit Application No. 000415 for 521-557 Superior Street and 524-584 Michigan Street 111 - 246
--A. Meyer, Assistant Director - Development Services Division, Sustainable Planning and Community Development Division

A development application to authorize the construction of Phase One and Phase Two of the Capital Park development project in James Bay, which includes two five-storey office buildings fronting on Superior Street.

Staff Recommendation: That Council consider authorizing the permit subject to receipt of confirmation from the Ministry of Environment that the Contaminated Sites Regulations are satisfied.
LATE ITEM: Revised Letter from Applicant
LATE ITEM: Revised Plans
6. Heritage Designation Application No. 000145, 000146 and 000147 for 521, 539 and 545 Superior Street (The Jameson, John and Black Residences) 247 - 286
--A. Meyer, Assistant Director - Community Planning Division, Sustainable Planning and Community Development Department

A proposal to designate 521, 539 and 545 Superior Street to be relocated to 580, 588 and 584 Michigan Street, as Municipal Heritage Sites.

Staff Recommendation: That Council consider authorizing the designation.
7. Development Variance Permit Application No. 000151 for 821-827 Broughton Street 287 - 307
--A. Meyer, Assistant Director - Development Services Division, Sustainable Planning and Community Development Department

A development application to authorize the conversion 280m² of general office use to dental office use. A hearing is required prior to Council making a final

decision on the application.

Staff Recommendation: *That Council consider authorizing the permit.*

8. Heritage Designation Application No. 000144 for 624 Battery Street 309 - 325
--A. Hudson, Assistant Director - Community Planning Division, Sustainable Planning and Community Development Department

An owner request to designate the house located at 524 Battery Street in James Bay, as a Municipal Heritage Site

Staff Recommendation: *That Council consider authorizing the designation.*

NEW BUSINESS

9. Development Summit Action Items - Status and Next Steps 327 - 414
--A. Hudson, Assistant Director - Community Development Division, Sustainable Planning and Community Development Department

A report to provide Council with a summary of improvements that have been made and next steps, in response to feedback received at the Development Summit held in July 2014.

MOTION TO CLOSE THE MAY 14, 2015, PLANNING & LAND USE STANDING COMMITTEE MEETING TO THE PUBLIC

That the Planning & Land Use Committee convene a closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw, namely:

- Section 12(3)(a) - Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the City or another position appointed by the City.

CLOSED MEETING

10. Minutes from the Closed Meeting held on March 19, 2015.
11. Minutes from the Closed Meeting held on April 16, 2015.
12. Appointments - Advisory Design Panel
--R. Woodland, Director of Legislative and Regulatory Services

ADJOURNMENT

MINUTES OF THE
PLANNING & LAND USE COMMITTEE MEETING
HELD THURSDAY, APRIL 30, 2015, 9:00 A.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair); Councillors Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young

Absent: Councillor Alto

Staff Present: J. Johnson - City Manager; A. Hudson – Assistant Director, Community Planning Division; A. Meyer – Assistant Director, Development Services; L. Baryluk – Senior Process Planner; J. Handy – Senior Planner; S. Hutchison – Transportation Planner; M. Miller – Heritage Planner; L. Taylor – Planner; M. Wilson – Senior Planner; R. Woodland – Director, Legislative & Regulatory Services; T. Zworski – City Solicitor; J. Appleby - Recording Secretary.

Guests: N. Shearing, A. Dewji, D. Lee, K. Marler (Dockside Green)

2. APPROVAL OF THE AGENDA

The Chair canvassed Committee, who approved bringing forward the following items for approval:

Item # 1 Minutes from the meeting held on April 16, 2015

Item # 10 Development Permit Application No. 000418 for 254 Belleville Street

Action: It was moved by Mayor Helps, seconded by Councillor Coleman, that the Agenda of the April 30, 2015, Planning & Land Use Committee meeting be approved as amended.

CARRIED UNANIMOUSLY 15/PLUC109

3. CONSENT AGENDA

3.1 Minutes from the meeting held April 16, 2015

Action: It was moved by Mayor Helps, seconded by Councillor Coleman, that the Minutes from the Planning & Land Use Committee meeting held April 16, 2015, be adopted.

CARRIED UNANIMOUSLY 15/PLUC110

3.2 Development Permit Application No. 000418 for 254 Belleville Street

Committee received a report regarding a development permit application for 254 Belleville Street. The application proposes an addition to the existing Victoria Clipper Ferry Terminal and the siting of a food truck.

Action: It was moved by Mayor Helps, seconded by Councillor Coleman, that Committee recommends that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000418 for 254 Belleville Street, in accordance with:

1. Plans date stamped March 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. A Section 219 Covenant, in a form satisfactory to the City Solicitor, being registered on title requiring that the food truck be removed from the property after a period of not more than five years or upon completion and occupancy of a new terminal building, whichever occurs first, to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 15/PLUC111

4. DELEGATION

4.1 Dockside Green Annual Report

Committee received a report dated April 30, 2015, regarding Dockside Green's 2014 Annual Report. A part of the Master Development Agreement (MDA) for Dockside Green, the Developer, Dockside Green Ltd. is required to provide an annual report on the status of the development.

Committee discussed:

- The affordable housing component and the range of rents that will be charged.
- The LEED standard for the neighbourhood moving forward will be at a Platinum level and the commercial buildings will be LEED Gold.
- That the Neighbourhood Association will have a chance to view the proposals in June 2015.

Action: It was moved by Councillor Young, seconded by Councillor Isitt, that Committee recommends that Council receive the 2014 Dockside Green Developer's Annual Report for information.

CARRIED UNANIMOUSLY 15/PLUC112

5. COMBINED DEVELOPMENT APPLICATIONS

5.1 Rezoning Application No. 00471 for 324 Chester Avenue

Committee received a report regarding a rezoning application for 324 Chester Avenue. The proposal is to rezone the property to authorize a garden suite above an existing garage in the Fairfield-Gonzales neighbourhood.

- Action:** It was moved by Councillor Loveday, seconded by Councillor Isitt, that Committee recommends that Council:
1. Instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00471 for 324 Chester Avenue.
 2. That first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Committee discussed:

- Concern that the definition of a garden suite is being stretched by this application, as this is Council's first request to authorize one that is being constructed above a garage.
- The suite is a creative use of space and allows an increase in density.
- The importance of each garden suite proposal coming before Council and for the community and neighbours to have the opportunity for full consultation and input.

CARRIED UNANIMOUSLY 15/PLUC113

5.2 Development Permit with Variances Application No. 00471 for 324 Chester Avenue

Committee received a report regarding a development permit application for 324 Chester Avenue. The proposal is for a garden suite above an existing garage in the rear yard of the property. The application proposes variances to increase the height of the suite and the number of storeys.

- Action:** It was moved by Councillor Loveday, seconded by Councillor Isitt, that Committee recommends that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00471 for 324 Chester Avenue, in accordance with:

1. Plans date stamped March 27, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 1.113.4(a): Increase the height of a garden suite from 5.5m to 5.6m;
 - b. Part 1.113.4(b): Increase the number of storeys of a garden suite from 1.5 storeys to 2 storeys.

3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.”

CARRIED UNANIMOUSLY 15/PLUC114

5.3 Rezoning Application No. 00467 for 2822 and 2826 Cedar Hill Road

Committee received a report regarding a rezoning application for 2822 and 2826 Cedar Hill Road. The proposal is to rezone the property to authorize three small lots and construct one new small lot house.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends that Council:

1. Instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00467 for 2822 and 2826 Cedar Hill Road.
2. That first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council.

Committee discussed:

- The overall context of small lots for this area is one where densification is appropriate. It is convenient for public transportation and an appropriate location for this type of development.

CARRIED UNANIMOUSLY 15/PLUC114

5.4 Development Permit with Variances Application No. 00467 for 2822 and 2826 Cedar Hill Road

Committee received a report regarding a development permit application for 2822 and 2826 Cedar Hill Road. The proposal is for a small lot house and changing the exterior of an existing house. Variances are requested and relate to the front and side yard setbacks and the grade of the parking stall areas in Lots A and B.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00467 for 2822 and 2826 Cedar Hill Road, in accordance with:

1. Plans date stamped March 31, 2015,
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot A from 2.4m to 0.33m.
 - b. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot A from 2.4m to 1.77m.

- c. Part 1.23(8)(a): Reduce the front yard setback of proposed Lot B from 6m to 3.36m.
 - d. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot B from 2.4m to 1.5m.
 - e. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot B from 2.4m to 1.79m.
 - f. Part 1.23(8)(a): Reduce the front yard setback of proposed Lot C from 6m to 4.62m.
 - g. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot C from 2.4m to 1.5m.
 - h. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot C from 2.4m to 1.66m.
 - i. Schedule "C" Section 12(ii): Increase the maximum grade of a parking stall area on proposed Lot A from 8% to 13.5%.
 - j. Schedule "C" Section 12(ii): Increase the maximum grade of a parking stall area on proposed Lot B from 8% to 14.6%.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 15/PLUC116

5.5 Rezoning Application No. 00461 for 816 Government Street

Committee received a report regarding a rezoning application for 816 Government Street. The proposal is to authorize an increase in the density in exchange for heritage conservation measures to be applied to the heritage registered building on the western portion of the property. The application also proposes new uses including brewery, distillery and liquor retail store.

Councillor Isitt withdrew from the meeting at 10:15 a.m. and returned at 10:17 a.m.

- Action:** It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Committee recommends that Council:
1. Instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00461 for 816 Government Street.
 2. That first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council.
 3. A Public Hearing date be set once the following conditions are met:
 - a. Preparation of a Heritage Revitalization Agreement to secure the proposed rehabilitation of the heritage registered building.
 - b. Preparation of a Housing Agreement to ensure that a future strata council may not enact bylaws that restrict the rental of units to non-owners.
 - c. Registration of a Statutory Right-of-Way on title to secure public access over the sidewalk at the corner of Courtney and Wharf Streets to the satisfaction of the Director of Engineering and Public Works and the City Solicitor.

CARRIED UNANIMOUSLY 15/PLUC117

5.6 Heritage Designation Application No. 000150 for 816 Government Street / 811-813 Wharf Street (Customs House)

Committee received a report regarding an owner request to designate the heritage registered former Victoria Customs House as a Municipal Heritage Site.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Committee recommends that Council consider the following motions:

1. That Council consider referring the Heritage Designation Application No. 000150 for 816 Government Street/811-813 Wharf Street to the Heritage Advisory Panel and requesting specific feedback as to whether the extent of proposed change to the Heritage-Registered 1914 Customs House as depicted in the Revised Heritage Alteration Permit Application drawings, date stamped March 13, 2015, and the Heritage Building Proposed Interventions, date stamped April 7, 2015, would affect the property's eligibility for designation as a Municipal Heritage Site.
2. That Council consider the designation of the Heritage-Registered property located at 816 Government Street/811-813 Wharf Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site. This report fulfils the requirements of Section 968(5) of the Act.

CARRIED UNANIMOUSLY 15/PLUC118

5.7 Heritage Alteration Permit Application No. 00192 with Variance for 816 Government Street

Committee received a report regarding a heritage alteration permit for 816 Government Street. The proposal is to demolish the existing four-storey 1957 addition, alter the existing 1914 Customs House to allow for the construction of a multi-level underground parking structure, and adapt the 1914 Customs House for a mixed-use development that links into the construction of a seven-storey building on the same footprint as the existing 1957 addition. The application proposes variances to the height, setback and massing.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas,

1. That Council consider referring Heritage Alteration Permit Application No. 00192 for 816 Government Street to the Heritage Advisory Panel and Advisory Design Panel for the meetings of May 12, 2015 and May 27, 2015, respectively, for feedback on the following:
 - a. The appropriateness of the proposed height of the new addition in relation to the Heritage-Registered Customs House and Old Town.
 - b. The appropriateness of the set back of the proposed rooftop addition.
 - c. The historic masonry Condition Assessment.
 - d. The proposed exterior alterations and additions to the 1914 Customs House, having special regard to the scope of work anticipated by

rehabilitation in the *Standards and Guidelines for the Conservation of Historic Places in Canada*”.

- e. The design of the seven-storey building addition in relation to the existing Heritage-Registered building and to its wider context, including Old Town and the Inner Harbour.
 - f. The contribution that the proposed building makes as an appropriately scaled building enclosure around the Inner Harbour.
 - g. The appropriateness of the proposed height and massing in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*.
 - h. The appropriateness of the proposed finishing materials.
 - i. The size of the mechanical penthouse.
 - j. The proposed recessed building entrance to the office uses on Government Street.
 - k. The proposed design of the building entrance to the residential uses on Courtney Street.”
2. That Council consider instructing staff to work with the property owner to negotiate a Heritage Revitalization Agreement that protects the exterior façades of the 1914 Customs House and that the approved plans and specifications form part of the Heritage Revitalization Agreement to the satisfaction of the City Solicitor and the Assistant Director, Community Planning Division, prior to consideration at a Public Hearing.
 3. That Council consider giving first and second reading to the *Heritage Revitalization Agreement Bylaw (the “HRA Bylaw”)*.
 4. That Council consider referring the *HRA Bylaw* for consideration at a Public Hearing.
 5. Following consideration of the *Zoning Amendment Bylaw* and the *HRA Bylaw* pertaining to Rezoning Application No. 00461 for 816 Government Street that Council consider the following motion:

“That Council authorize the issuance of the Heritage Alteration Permit Application No. 00192 for 816 Government Street, subject to the completion of the following prior to the Public Hearing and in accordance with:

1. Plans titled “Revised Drawings”, date stamped March 13, 2015.
2. Additional set back of the upper two storeys to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.
3. Heritage Building Proposed Interventions, date stamped April 7, 2015.
4. Reinstatement of all existing stone ball finials following a condition assessment.
5. Provision of a temporary protection plan to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.
6. The provision of as-found elevation details and sections of all existing openings and surrounding stonework to be altered in accordance with guidance contained in *Recording, Documentation, and Information Management for the Conservation of Heritage Places*, to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department
7. Development meeting all *Zoning Regulation Bylaw* requirements, except for

a variance to the height permitted in the proposed new zone as recommended in Rezoning Application No. 00461 for 816 Government Street from 17.7m to 30.3m.

8. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department."

Committee discussed:

- Concerns that the height of the new building appears to be higher compared to the existing building across the street.
 - The top floor of new building is lower but includes mechanical equipment on the roof which will make it higher. The applicant has been asked to reduce the scale of mechanical penthouse.
- If the number of storeys is appropriate in Old Town.
 - The average height in Old Town is typically 1-5 storeys and this building would be higher, however, by setting back the upper levels it will make it feel more like a 5 storey building.
- If there is a way to ensure the heritage work in exchange for the bonus density is completed in a timely manner.
 - The applicant has provided a report including a breakdown with all proposed work.
- The importance of maintaining the character-defining elements of Old Town such as the height of the buildings and the need to have upper stories inconspicuous to pedestrians.

CARRIED UNANIMOUSLY 15/PLUC119

6. DEVELOPMENT APPLICATION REPORTS

6.1 Development Permit with Variance Application No. 000390 for 1555 Jubilee Avenue

Committee received a report regarding a development permit application for 1555 Jubilee Avenue. The proposal is to create five residential units by filling-in existing under-building parking. The application proposes variances to reduce the minimum dwelling size, siting of parking stalls, parcel coverage and open site reduction to accommodate a bike storage building.

Committee discussed:

- The appropriateness of converting underground parking into suites.
- Concerns regarding the change in grade and if there is enough definition between the parking lot and the entryways to the suites. The walkway, intended to provide pedestrian presence does not provide a barrier to vehicles.
- The entryway to the suites is set below the surface level and may be problematic if only raised planters are used as barriers to stop traffic.

Action: It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Committee recommends that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000390 for 1555 Jubilee Avenue, in accordance with:

1. Plans date stamped April 1, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce the minimum dwelling size from 33m² to 29.44m² for Unit 1, 20.26m² for Unit 2, 20.37m² for Unit 4 and 20.37m² for Unit 5.
 - b. Increase the maximum site coverage from 30% to 36.2%.
 - c. Decrease the minimum open space from 30% to 27.4%.
 - d. Decrease the off-street parking requirement from 34 to 16 parking stalls.
 - e. Decrease the distance required from a parking stall to a living unit from 6m to 0m.
 - f. Allow the accessory building to be located in the side yard.
 - g. Reduce the side yard setback requirement (north) for the accessory building from 0.6m to 0m.
 - h. Reduce the distance required between the accessory building and the main building from 2.4m to 1.2m, subject to the following:
 - i. Prior to the issuance of a building permit for any construction that the applicant provide a landscape plan with sufficient details regarding the stamped concrete path, lighting plan, landscape area in front of the proposed units, planters, plant material, trellises, garbage enclosure and bike rack, and these items be secured by a landscape bond.
 - ii. The final interior layout of the bike storage building be to satisfaction of the Director of Engineering and Public Works, and the construction of the bike storage facility be completed prior to the commencement of construction of the new units."

Committee discussed:

- There are many concerns: the reduction of parking stalls, the limited on-street parking, the marginal addressing of the issue of the access to the suites, the fact that the walkway is where cars are backing out and the need for physical protection so that cars cannot drive into the stair wells. The sidewalk is part of driveway and will be driven on.

CARRIED 15/PLUC120

For: Mayor Helps, Councillors Coleman, Isitt, Loveday, Madoff and Thornton-Joe
Against: Councillors Young and Lucas

Councillor Isitt excused himself from the meeting at 11:10 a.m. due to a pecuniary conflict of interest as his father lives a block away from the subject property.

6.2 Heritage Alteration Permit Application No. 00197 for 151 Oswego Street

Committee received a verbal update regarding a heritage alteration permit for 151 Oswego Street. Meetings have been held between City staff and the applicant and progress is being made in relation to the replacement of doors and windows that will reflect the originals that were removed.

Action: It was moved by Councillor Coleman, seconded by Councillor Lucas, that Committee recommends that Council consider the following motions:

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00197 for 151 Oswego Street in accordance with:

1. Plans date stamped February 11, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements."

"That Council instruct staff to amend the Heritage Revitalization Agreement for 151 Oswego Street subject to the owner providing a letter of consent and in accordance with:

1. Plans date stamped February 11, 2015.
2. Letters of engagement from the Registered Professionals, dated November 30, 2014, and January 5, 2015, respectively."

Committee discussed:

- In order to move forward the proposed motion is the best option other than prosecution. The original building cannot be put back.
- Concern that if the City does not uphold the HRA, what influence can be exerted in the future. A message should be sent that the City has the legislative authority and can consider a financial consequence to contraventions to the Agreement.

Amendment: It was moved by Councillor Madoff, seconded by Councillor Loveday, that Committee amend the motion as follows:

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00197 for 151 Oswego Street in accordance with:

1. Plans date stamped February 11, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements."

"That Council instruct staff to amend the Heritage Revitalization Agreement for 151 Oswego Street subject to the owner providing a letter of consent and in accordance with:

1. Plans date stamped February 11, 2015.
2. Letters of engagement from the Registered Professionals, dated November 30, 2014, and January 5, 2015, respectively."

1. **That Council instruct staff to look into the legislative authority the City has and to come forward with a recommendation of what might be appropriate in this instance taking into all of the considerations.**

Committee discussed:

- If there is a need to create a consequence for the demolition of the addition. The Heritage Revitalization Agreement was clear that the addition was to remain and the applicant breached that agreement.

On the amendment:
DEFEATED 15/PLUC121

For: Councillors Loveday, Madoff and Young
Against: Mayor Helps, Councillors Coleman, Lucas and Thornton-Joe

On main motion:
CARRIED 15/PLUC122

For: Mayor Helps, Councillors Coleman, Lucas, Thornton-Joe and Young
Against: Councillors Loveday and Madoff

7. PROPERTY MAINTENANCE BYLAW HEARING 10:30 A.M.

7.1 Illegal Use and Work Without Permit – 865 View Street

Committee received a report dated March 25, 2015, in respect to work that has been done without a permit at 865 View Street, 12th Floor. An inspection completed by City electrical, plumbing and building inspectors confirmed building code violations. The property owners completed an electrical safety survey as ordered by the Electrical Inspector, but failed to obtain other permits necessary to bring the 12th floor into compliance.

The Chair opened the hearing at 10:30 a.m.

The Chair explained the recommendation that was before Committee.

Recommendation: The Manager, Bylaw & Licensing Services (Building Inspector) recommends that the Planning and Land Use Committee direct the Corporate Administrator file a notice in the Land Title Office in relation to the property located at 865 View Street, legally described as Lot A Plan 31096 Victoria of Lots 294/295/296/297 indicating that a resolution relating to this property has been made under the authority delegated pursuant to Section 57(3) of the *Community Charter* and the provisions of the *Property Maintenance Delegation Bylaw*, and advise that further information regarding this resolution may be inspected at the Legislative & Regulatory Services Department in Victoria City Hall.

The Chair asked if the property owner was present.

R. Woodland (Corporate Administrator): The property owner has been notified of today's proceedings by letter. It is not uncommon for the owner to choose not to attend.

The Chair asked if Mr. Hayden was prepared to proceed with the hearing.

Mr. Hayden (Manager Bylaw & Licensing Services): This is a long standing matter which was initiated by a complaint being filed in 2012. An inspection was made at

that time and it was found that the 12th Floor recreation rooms had been made into a residential 4 bedroom suite. There has been some back and forth with the owner, but none of this has resulted in compliance. The matter was brought before this Committee in August 2014 and at that time written correspondence had been received from the owner requesting a time extension to have work done to the property. The officer recommended that Committee postpone consideration of the matter for 30 days for the owner to follow through. Since that time the officer has left the employment of the City and the matter has been assigned to another officer. The officer followed up on the file and notified the owner as a final reminder. There has been no indication that any remedy has been undertaken.

The Chair asked if Committee had any questions for Mr. Hayden:

Councillor Lucas: Could you clarify if placing a notice on title prevents the owner from continuing the illegal use?

Mr. Hayden (Manager Bylaw & Licensing): No, the City's building and fire officials did not determine any life or health safety issues that would require posting of a no-occupancy, so there has been no order to not occupy the space. They have not taken any action to remove the tenants.

Councillor Lucas: The report mentioned that there was an open sewer pipe?

Mr. Hayden (Manager Bylaw & Licensing): During the plumbing inspection it was not felt that there was sufficient cause to prevent occupancy for this reason.

Councillor Thornton-Joe: Usually this type of notice is placed on a home, what happens with this type of building?

Mr. Hayden (Manager Bylaw & Licensing): The building is all one title and should the owner wish to sell, there would be a notice on title alerting any potential purchaser that there is an outstanding issue with the building construction.

Councillor Thornton-Joe: Would someone renting know that there is an illegal use?

Mr. Hayden: No, they would not know.

Mayor Helps: Once a notice is placed on title, is there ongoing monitoring of the situation?

Mr. Hayden: Not unless complaints are received or something is brought to the City's attention. Should that happen, staff would do a re-inspection.

The Chair asked if there are members of public who wished to speak.

The Chair asked for staff to provide a closing statement.

Mr. Hayden: Despite ongoing communication between staff and the property owner and being granted more than adequate time within which to resolve this matter, the property owner has failed to take the action required to bring the property into compliance. As a result, it has been determined that the appropriate course of

action at this time is to proceed with filing a notice on title. Doing so will hopefully provide the owner incentive to bring the property into compliance with City Bylaws. Given the lack of cooperation and action by the owner, this is the logical next step to ensure future purchasers are aware of the issues.

The Chair closed the hearing at 11:38 a.m.

Action: It was moved by Councillor Young, seconded by Councillor Madoff, that Committee recommends that the Corporate Administrator file a notice in the Land Title Office in relation to the property located at 865 View Street, legally described as Lot A Plan 31096 Victoria of Lots 294/295/296/297 indicating that a resolution relating to this property has been made under the authority delegated pursuant to Section 57(3) of the *Community Charter* and the provisions of the *Property Maintenance Delegation Bylaw*, and advise that further information regarding this resolution may be inspected at the Legislative & Regulatory Services Department in Victoria City Hall.

CARRIED UNANIMOUSLY 15/PLUC123

8. ADJOURNMENT

Action: It was moved by Councillor Loveday, seconded by Councillor Coleman, that Committee adjourn the Planning & Land Use Committee meeting of April 30, 2015, at 11:39 a.m.

CARRIED UNANIMOUSLY 15/PLUC124

Mayor Helps, Chair



Planning and Land Use Committee Report

For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 30, 2015

From: Helen Cain, Senior Planner, Development Services Division

Subject: Rezoning Application No. 00469 for 1146 Caledonia Avenue and associated Amendment to the Official Community Plan

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council direct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 882 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00469 for 1146 Caledonia Avenue, and 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. Registration of an Easement in favour of the City to provide a public pathway from Cameron Street to Kings Park, to the satisfaction of staff.
2. Preparation of a Housing Agreement for no prohibition on the rental of strata units, to the satisfaction of staff.
3. Plan revisions to address the scale and footprint of the proposed building to the satisfaction of staff.
4. 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 a 200m radius of the subject property; 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.
5. That Council determine, pursuant to Section 879 (2)(a) of the *Local Government Act*, that having regard to the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation.

6. That Council consider consultation under Section 879(2)(b) 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 nature of the proposed amendments.
7. That Council give first reading to the Official Community Plan Amendment Bylaw.
8. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the *City of Victoria 2012-2016 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.
9. That Council give second reading to the Official Community Plan Amendment Bylaw.
10. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

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 Bylaw is subject to the same approval and other requirements as the power to adopt a new Official Community Plan Bylaw.

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, buildings and other structures, 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 the buildings and other structures.

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 an Official Community Plan Amendment Application and a Rezoning Application for the property located at 1146 Caledonia Avenue. The proposal is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to increase the density to 0.86:1 floor space ratio (FSR) and permit a six-unit multiple dwelling.

The following points were considered in assessing this Application:

- The applicant is seeking an Official Community Plan Amendment to change the Urban Place Designation of the property from Traditional Residential to Urban Residential.
- The proposed siting, size and dimensions of the building are inconsistent with Policy 2.1 in the *Fernwood Neighbourhood Plan (1994)* to encourage new housing that “maintains the integrity, look, and character of single family and duplex housing stock”.
- The proposal could be refined to reduce the building footprint, size and scale in relation to the surrounding 1100 block of Caledonia Avenue.

- The applicant is offering to provide an Easement in favour of the City along the north property line that would enable pedestrians to access Kings Park from Cameron Street. This proposed pathway to Kings Park is consistent with the OCP policy related to placemaking in and around parks.
- Surface parking would be located in the rear yard with a total of six stalls on site, which is less than the eight stalls that are required under the *Zoning Regulation Bylaw*. Based on recent parking studies on the level of use of the onsite parking stalls and staff knowledge of parking conditions in the area, this new development is not anticipated to have a significant onsite parking shortage.

Staff are recommending, for Council's consideration, that the Application advance to a Public Hearing, subject to plan revisions to address the siting, scale and footprint of the proposed building. The concurrent report on the Development Permit Application provides further analysis of these aspects of the new development.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the property from the R-2 Zone (Two Family Dwelling District) to a new zone to increase the density to 0.86:1 floor space ratio (FSR) and construct a six-unit multiple dwelling. Six surface parking stalls would be provided in the rear yard, which is less than the eight stalls required under the *Zoning Regulation Bylaw*. The applicant is also proposing an associated Official Community Plan Amendment to change the Urban Place Designation from Traditional Residential to Urban Residential.

The following changes from the R-2 Zone are being proposed and would be accommodated in the new zone:

- change in use from single family dwelling to multiple dwelling
- increased density to 0.86:1 FSR
- increased maximum height from 7.60m to 9.23m and from two storeys to 3.5 storeys
- reduction in side yard setbacks from 1.50m to 1.30m next to a single-family dwelling to the west and from 3.00m to 2.64m along the east property line abutting Kings Park
- reduction from Schedule "C" vehicle parking requirements from 1.4 stalls per dwelling unit to one stall per dwelling unit for a multiple dwelling under strata ownership.

Sustainability Features

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

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- one bicycle rack with two spaces in the front yard and
- one bicycle rack with four spaces in the rear yard.

Land Use Context

The area is characterized by single family dwellings, duplexes, apartment buildings and shops, services and community amenities in North Park Village. Kings Park is adjacent to the subject property to the east and Royal Athletic Park is one block to the west.

Existing Site Development and Development Potential

The site is presently a vacant lot. Under the current R-2 Zone (Two Family Dwelling District), the property could be developed as a duplex or as a single family dwelling.

Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing non-conforming conditions.

Zoning Criteria	Proposal	Zone Standard R-2 Zone
Site area (m ²) - minimum	603.30	555.00
Site area per unit (m ²) - minimum	100.55*	277.50
Density (Floor Space Ratio) - maximum	0.86:1*	0.50:1
Total floor area (m ²) - maximum	516.82*	380.00
Lot width (m) - minimum	14.02**	15.00
Height (m) - maximum	9.23*	7.60
Storeys - maximum	3.5*	2
Site coverage % - maximum	31.20	40.00
Open site space % - minimum	36.20	33.00
Setbacks (m) - minimum		
Front (Caledonia Avenue)	3.97 (building)* 1.98 (stairs)*	7.50 (building) 4.00 (stairs)
Rear (Cameron Street)	20.00 (building)	15.00 (building)
Side (east)	2.64*	3.00
Side (west)	1.30*	1.50
Parking - minimum	6*	8
Visitor parking (minimum) included in the overall units	1	1
Bicycle parking stalls (minimum)	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fernwood CALUC at a Community Meeting held on December 3, 2014. A letter dated February 13, 2015, is attached to this report. Because this Application involves an Official Community Plan Amendment Application, the owners and occupiers within 200m of the subject property were notified of the Community Meeting, which is in accordance with Council's CALUC procedures for a Rezoning Application with an associated OCP Amendment.

ANALYSIS

Official Community Plan

Urban Place Designation

The applicant is seeking an OCP Amendment to change the Urban Place Designation of the property from Traditional Residential to Urban Residential. Generally, the proposed land use and building form would be consistent with the place character of Traditional Residential where the OCP envisions "ground-oriented housing" with densities of up to 1.1 FSR. Technically, the proposed building height of 3.5 storeys is inconsistent with the OCP insofar as "ground-oriented housing" up to two storeys is envisioned in Traditional Residential areas. However, in this case the measured height (9.23m) of the proposed building would appear lower because the first level is partially below grade. Additionally, the houses to the immediate west are approximately the same height as the proposed building. The staff recommendation for Council's consideration is that the OCP Amendment Application is supportable in this location.

Official Community Plan Amendment Legislative Requirements

Should Council wish to advance this Application, Section 879(1) of the *Local Government Act* (LGA) requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. 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 notifying owners and occupiers of land within 200m of the subject property along with the posting a notice on the City's website would provide adequate opportunities for consultation with those affected.

Given the surrounding area is primarily residential and given that, through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 879(2)(a) of the LGA, is not recommended as necessary.

Should Council support the OCP Amendment, Council is required to consider consultation 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 government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider the OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal would have no impact on any of these plans.

Park Connection and Adjacent Land Uses

In the OCP, Section 8 "Placemaking" includes policies to encourage park use and animation through the location of "active land uses" adjacent to parks (Policy 8.64), and designing the perimeters of parks as "visually and physically penetrable to pedestrians" (Policy 8.65). The applicant's offer to provide an Easement in the City's favour along the north property line in order to connect Cameron Street to Kings Park is consistent with the relevant OCP policies. Issues and details related to maintenance of the pathway would be determined prior to a Public Hearing and the motion in this report, provided for Council's consideration, includes a requirement to register the necessary legal agreements.

Regulatory Considerations

OCP Policy 7.11 provides the overall direction to consider an array of parking management strategies including reduced parking requirements where appropriate. Based on recent parking studies in the area, which assessed the level of use of the onsite parking spaces for comparable projects, this new development is not anticipated to have a significant onsite parking shortage. The applicant has also provided observational data on street parking on Caledonia Avenue and Cameron Street for Council's consideration. Given staff knowledge of the existing parking conditions in the vicinity of the subject site, the proposal for two less stalls than required in the *Zoning Regulation Bylaw* is reasonable for this specific location.

Local Area Plans

The proposed size and dimensions of the multiple dwelling are inconsistent with Policy 2.1 in the *Fernwood Neighbourhood Plan (1994)* to encourage new housing that "maintains the integrity, look and character of single family and duplex housing stock". While the front elevation of the building would be similar to a duplex, the proposed form and massing could be refined to reduce the potentially overwhelming size, scale and footprint in relation to the context of the 1100 block of Caledonia Avenue. The report on the concurrent Development Permit Application provides further analysis of these details of the proposal and overall design.

CONCLUSIONS

The proposed multiple dwelling is consistent with the broad vision in the OCP for Traditional Residential areas but is inconsistent with the land use policy in the local area plan for new housing to relate to the single family dwelling and duplex character of Fernwood. Staff recommend that Council advance this Application to a Public Hearing, subject to plan revisions that address the building siting, scale and footprint relative to the 1100 block of Caledonia Avenue.

ALTERNATE MOTIONS

1. That Council decline Application No. 00469 for the property located at 1146 Caledonia Avenue.
2. That Council advance the Application as proposed to a Public Hearing, without requiring refinements to the proposal in relation to the building's scale and footprint. (This can be accomplished by removing condition "3" from the staff recommendation).

Respectfully submitted,

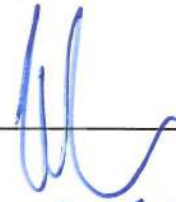


Helen Cain
Senior Planner
Development Services Division



Alison Meyer, Assistant Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

May 7, 2015

HC:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00469\REZ PLUC REPORT DRAFT2 APR 24.DOC

List of Attachments

- Zoning map
- Aerial map
- Letters from Garde Collins for Linhar Projects Ltd., stamped March 17, 2015, and December 19, 2014
- Plans for Rezoning Application No. 00469 and Development Permit Application No. 000398 stamped March 17, 2015
- Study on "Parking Availability on Cameron Street and Caledonia Avenue"
- Letter from Fernwood Community Association, stamped February 23, 2015.



The map displays a grid of property lots. A red rectangle highlights a lot located on the east side of Caledonia Avenue, south of Cameron Street. The lot is bounded by a red rectangle. The map includes various lot numbers, areas, and zoning designations such as R-1, R-2, and A-1. The highlighted lot is located on the east side of Caledonia Avenue, south of Cameron Street, and is bounded by a red rectangle.



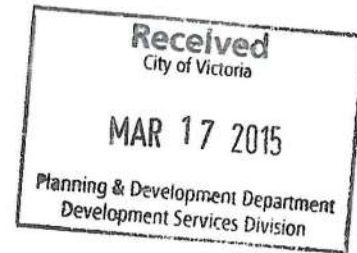
CITY OF
VICTORIA

Page 27 of 414



March 17, 2015

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



RE: 1146 Caledonia Avenue revised proposal for Official Community Plan Amendment, Rezoning and Development Permit Application.

In response to the Application Review Summary dated Wednesday, January 14, 2015, we are pleased to submit our revised proposal for the above noted development. The subject of this letter is to provide an itemized update and clarification of new information on the proposal and should be reviewed in conjunction with the revised, bubbled drawings.

Specifically, the conditions to be met prior to the Planning and Land Use Committee are:

1. *Please confirm whether the proposal includes a proposed walkway to King's Park.*

The proposal does include a proposed walkway to King's Park by a 2.0m proposed statutory right of way along the north property line.

2. *Please consider a reduction in total number of dwelling units.*

The number of dwelling units cannot be reduced in order to maintain affordability of the units.

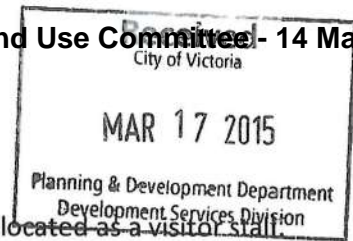
3. *Please reduce the building footprint, to achieve the following:*

- *Increased front yard setback that aligns with the pattern of setbacks along the east side of this block of Caledonia Avenue.*
- *Increased rear yard to provide more outdoor space for the rear apartments.*
- *Increased west setback to ensure privacy of the neighbours is protected.*
- *Increased east setback to provide more private outdoor space (patio/garden).*

The building location has been governed by the fixed dimension of proposed parking stalls in addition to the north statutory right of way. The west setback has been determined by the exiting at basement level by a minimal projection while the remainder of the building is set further back on all levels. The east setback allows for approximately 8'-0" + of private outdoor space.

4. *Please provide a separate Landscape Plan with labels for trees, plantings and hard materials.*

Drawing has been provided on A0.01.



5. Please provide at least one parking stall for visitors.

One of the originally proposed six residential parking stalls has been allocated as a visitor stall.

6. Please align the driveway to cross the property line at 90 degrees. A ratio of 1.5m laterally over 7m should be used as a maximum deflection when designing a functional driveway crossing. This may result in relocating the garbage/recycling area.

Driveway crossing has been revised as indicated above and reflected on A0.00.

7. Will the building have a fire alarm?

The building will not have a fire alarm; clarified on A0.00 under Building Code Data.
BCBC 2012: Section 9.10.18.2. Fire Alarm System Required

5) A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each suite has direct access to an exterior exit facility leading to ground level.

Additional comments have been made in the Application Review and are noted as follows:

- a) Bicycle parking revised, shown on A0.00 and clarified in the Project Information Table.
- b) West exiting clarified and BCBC section referenced on A2.01.
- c) Outlook comparison provided on A4.03.
- d) Additional revisions are bubbled and itemized in attached document 'Revisions to Rezoning Submission' dated March 6, 2015.

We trust that the above responses to the Application Review Summary further support the proposal for this sensitive, neighbourhood-scaled building. We welcome the opportunity to appear before the Planning and Land Use Committee and to continue our work with staff to realize this important project.

Sincerely,

Garde Colins
Linhar Projects Ltd.

December 19, 2014

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



RE: 1146 Caledonia Avenue proposal for Official Community Plan Amendment, Rezoning and Development Permit Application

Description of Proposal

The proposal seeks to rezone the existing R2 zoned site at 1146 Caledonia Avenue to a site specific zone to support the development of a three storey, six unit residential building. The proposal will densify the residential use along a local road, ½ block from North Park Village and adjacent to King's Playlot, providing market, affordable housing in the Fernwood Neighbourhood.

Government Policies

The site resides within DPA16, and is consistent with the place designation of Traditional Residential, although this block of Caledonia is not an arterial or secondary arterial road. Notwithstanding, the proposed development respects key aspects of the designation, including:

- "multi-unit buildings...including attached residential"
- "houses with front and rear yards, with variable setbacks, oriented to face the street"
- "total floor space ratios up to approximately 1:1".

With respect to Neighbourhood Directions for Fernwood in the OCP, the proposal is consistent with the vision in the citywide context and affords a housing typology that forms a "transition between the Urban Core and primarily ground-oriented Traditional Residential areas" to the east, as well as consistency with the strategic directions by accommodating "housing growth within walking distance of North Park Village" in a form sympathetic to "neighbourhood heritage character, buildings and streetscapes".

Further, with respect to the OCP, the land management and development policies, transportation and mobility policies, placemaking policies, and housing policies in the plan are reflected in the development proposal, specifically:

- "That...housing growth is shared across the city"
- "That...city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types";
- Place-based land use management by proposing a Traditional Residential building form which is "low-rise multi-unit...up to three storeys in height" with consistent density due to the proximity within 400 meters of North Park Village;
- Affords a consistent mobility prioritization in supporting pedestrian oriented lifestyles first, cyclists second, with proximate access to transit along adjacent arterials, while accommodating modest single family vehicle use;

- Providing “a comprehensive suite of permanent on-site alternative travel supports and active transportation infrastructure, including...short-term and long-term bicycle parking facilities”, in addition to providing six onsite vehicle parking stalls;
- “That new buildings and features contribute to the sense of place in development permit areas...through sensitive and innovative responses to existing form and character”;
- “That social vibrancy is fostered and strengthened through human scale design of buildings”;
- “That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community”;
- And offering “a diversity of housing types to create more home ownership options”.

Project Benefits and Amenities

The proposal offers a family-oriented housing typology adjacent to a City owned playlot, North Park Village and within proximity to various neighbourhood amenities including a community centre and schools. The proposed six, two bedroom units are intended to appeal to young families seeking to achieve affordable home ownership in an urban neighbourhood. It is anticipated that the adjacency of this type of housing and the proposed statutory right of way linking the playlot to Cameron Street will deter the nuisance behavior currently prevalent in this urban park. In addition, the project is configured to enable a statutory right of way along Caledonia Avenue.

Need and Demand

The proposal creates affordability in offering a compact, market housing format on a traditional two family lot. The demographic that this housing type will appeal to, will further support resident diversity in the neighbourhood, while offering transitional density of multi-unit residential between the commercial uses of North Park Village and those of the traditional single family density to the east. Appropriately located adjacent to the village, the housing leverages access to major transit routes, services and amenities, and offers a lively residential use adjacent to the playlot.

Neighbourhood

The proposed use, form and character of the development are consistent with the Traditional Residential typology, albeit located on a local road. The unique site, fronting on Caledonia Avenue with access directly off the terminus of Cameron Street to the north, fosters a strong street connection, while providing driveway access to six onsite parking stalls. Further, the proposed development introduces oversight and connectivity for the playlot, principles which are demonstrated to reduce nuisance behavior.

Impacts

The proposal is consistent with the use and general form and character of the neighbourhood. Immediate neighbours will experience less privacy than a single family home with reduced setbacks, but will enjoy the benefit of a quality, new development which will bring new homeowners to the neighbourhood, a vibrancy that will enhance security and social dynamics.

Design and Development Permit Guidelines

The proposal will conform to the referenced applicable guidelines for DPA 16 including the advisory design guidelines for buildings, signs and awnings and guidelines for fences, gates and shutters. Further, the proposal meets the Design Guidelines for Multi-Unit Residential, Commercial and Industrial as follows:

- “the architectural approach...provide[s] unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials”
- Offering a “building design that is sensitive and innovative in response to context”;
- “respect [for] the character of established areas and building variety through the form and massing of housing”;
- “residential use at street level [with] strong entry features and building design that encourages interaction with the street, [specifically,] individual entrances with direct connections to the public sidewalk”;
- “porches, steps...to make transitions from the public realm of the street and sidewalk, to the private realm of residences”;
- “surface parking...located at the rear of [the] building [with] landscape elements...provided...to visually break up and screen parking from public streets and adjacent properties.”

In addition, the project is consistent with the objectives of DPA 16, specifically:

- “to support...multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys”;
- “to integrate...multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood”;
- “to enhance the place character of established areas and their streetscapes through high quality of architecture...and urban design that responds to each distinctive setting through sensitive and innovative interventions”;
- “to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, [and] safety”

Safety and Security

The proposal embraces key CPTED principles. The massing and its orientation to the street and adjacent sites promotes natural surveillance. Walkways, fencing, lighting and signage promote movement to and from the building’s entrances, creating strong connections to the street, overlook and visibility. Public and private is clearly delineated through paving treatments, signage and building edge, reinforcing ownership/control thereby discouraging trespassing or nuisance behavior.

Transportation

The project does not meet the vehicle parking standards of Schedule C. The proposal reinforces the promotion of alternative travel by its proximity to urban amenities, bicycle storage provisions, while still providing one parking stall per residential unit.

The project meets the bicycle parking standards of Schedule C with provisions for residents and visitors.

Heritage

No heritage buildings will be impacted by the proposed development.

Green Building Features

The proposed development occurs on an existing developed site adjacent to a North Park Village, therefore the ecological footprint of the larger community is not expanded. Socially, the project reflects demand in the immediate community for affordable market housing in proximity to employment, amenities, transportation and services.

While no specific metric or green rating system will be pursued on the project, best practices with respect to durability, energy efficiency, water conservation, construction waste management, and the specification of quality, low toxicity materials will be applied.

Infrastructure

Preliminary review of engineering infrastructure confirms adequate capacity for sewer, storm and water for the proposed development. It is anticipated that a detailed design and review will confirm the necessary capacity.

Sincerely,



Garde Colins

Linhar Projects Ltd.

LEGAL DESCRIPTION: LOT 11, SUBURBAN LOT 17, VICTORIA CITY, 153



APPLICANT

SURVEYOR

CONTACT: BRAD CAMPBELL
brad@hickorycreek.org

APPLICABLE BUILDING CODE:

CONTRACT NO.
CONSTRUCTIBLE
FBIHQ/CRFD-100

IT SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTO

[illegible]

CHRISTINE
LINTOTT
ARCHITECT

Issue _____ Date _____
 Revision _____
 Employment Form 8
 O'Donoghue

Sequence	No	Description	Date
1.		Receiving Requisition In address staff comments	March 6, 1981

Consultant

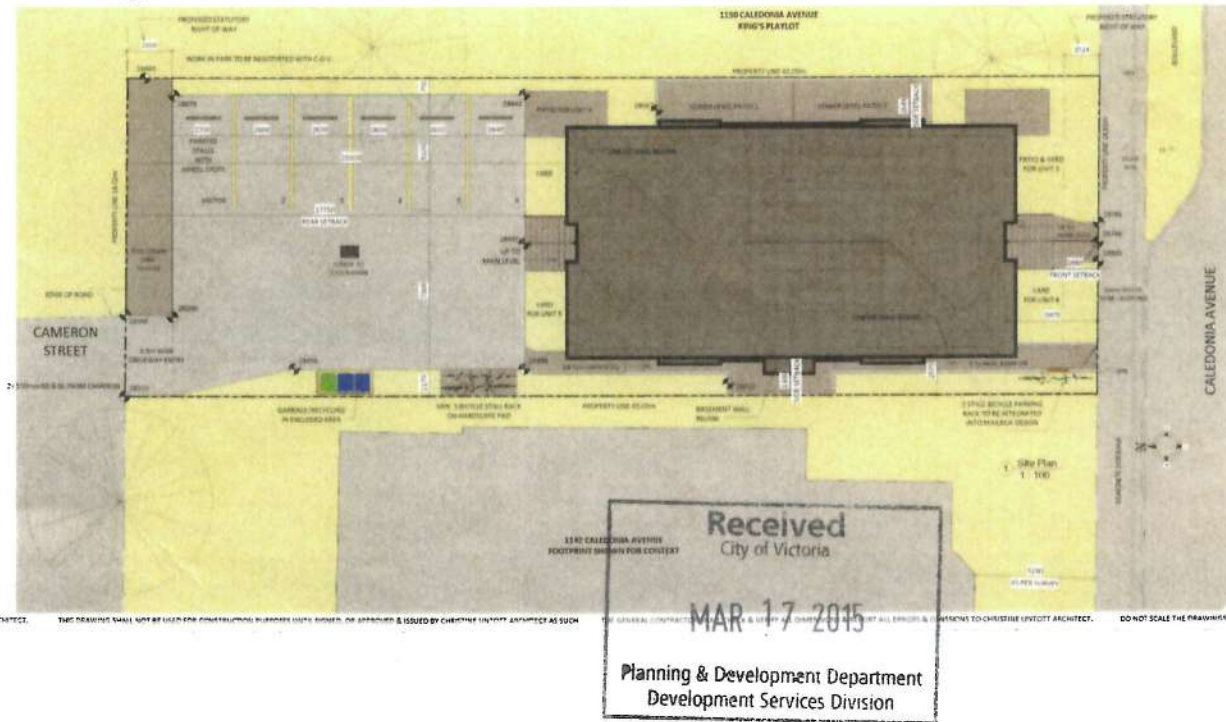
1146 Caledonia
Avenue
Victoria BC

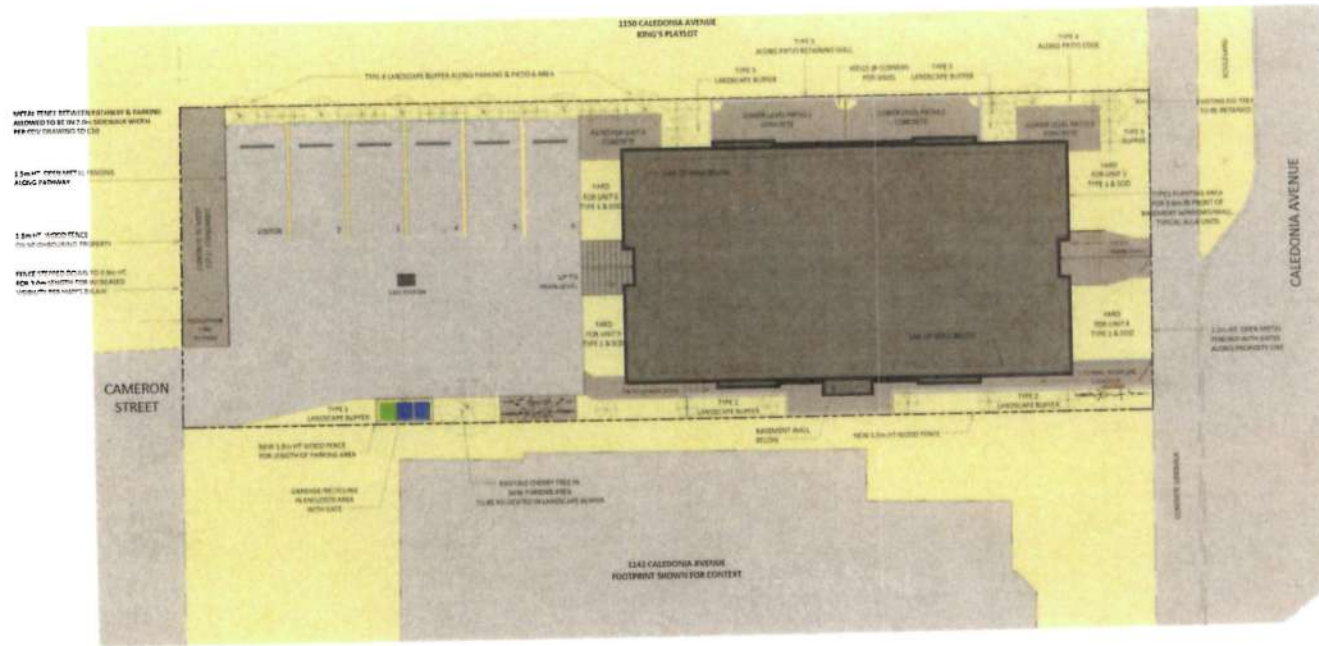
Cover Sheet

9/5/2015 4:05:0

A0.00

Planning and Land Use Committee - 14 May 2015





1. Landscape Plan
1:100

GROUND COVER LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)

GOLDEN YAC
GRACE WARD/ORELIA
HEATHER
JUNBERGASSES
LILAC
WESTERN CRIMSON FERN
HOSTA
FOX GLOVE
BLUE STAR
CAMPHOR
ORIENTAL POPPY
LUCIFER CHOCODIA
TORCH LILY
GERMAN IRIS

SHRUB LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)

ROSE
AZALEA
BURNING BUSH
LORNAIR
CELANOTHUS
FALSA ARDOWIA
FORSYTHIA
PIERIS AND AUCUBA
PHOTINIA/OTHER LAUREL TYPES
LAVENDER/ROSEMARY
SPINEXA
ULAC
MIRACLES
BLUEBERRY

VINE LIST

GRAPPE
CRAWLING ROSE
WISTERIA
PASSION FLOWER
CLEMATIS

TREE LIST

JAPANESE MAPLE
PURPLE SPINACH REACH
ATLAS BLUE
CELESTIAL
NORFOLK PINE
SWEET ANTHEM
LAPPA, CHERRY, PEACH, PEAR OR PLUM

TYPE 1 PLANTING AREA

CONTAIN: BULB, GROUND COVER PLANTS AND SMALL TREES

TYPE 2 PLANTING AREA

CONTAIN: GROUND COVER PLANTS, ALL SIZES OF SHRUBS, TREES, ROCK PLACINGS, NON-FRUIT TREES (FREE LOCATIONS ONLY WILL BE MARKED ON PLAN)

TYPE 3 PLANTING AREA (SOLID PRIVACY SCREEN)

CONTAIN: YUCCA OR CEDAR TREES PLANTED @ 6 METERS ON CENTER WITH TREES AND/OR OTHER COVER PLANTS TO ONE OR BOTH SIDES DEPENDENT ON AREA SIZE. TREE LOCATIONS ONLY WILL BE MARKED ON PLAN

TYPE 4 PLANTING AREA (SEMI-PRIVATE SCREEN)

PLANTED ON PROPERTY AT FENCE LINE TO THE PARK (EAST)

CONTAIN: FRUIT TREES IN ANTR @ 6 METERS ON CENTER WITH 3 CEDARS PLANTED IN BETWEEN ON 0.6 METER CENTERS. PLACE GROUND COVER PLANTS AT PATIO SIDE OF DECK/PAVING TREES

TYPE 5 PLANTING AREA

CONSTRUCT A 1.8 METER HIGH LATTICE FRAME ON TOP OF THE PATIO RETAINING WALL, EAST SIDE (FACING THE MAIN PLANT VINES (SEE LIST) IN CORNER WALLS LOCATED AT THE PATIO FLOOR WHERE SHOWN)

MARKED AREAS FOR SOIL WILL HAVE PATIO STONES (0.4 x 0.4 m) PLACED TO CREATE A PATH TO LIMIT PATIOS IF REQUIRED

ALL PATIO AND WALKWAY AREAS ARE FINISHED AND COVERED IN PLATE CONCRETE COMPACTED WITH EDGING, CUT LINES, FINISH FLOOR SURFACE AND CHANNEL TO DRAINS

THE EXISTING 1.8 METER CHAIN LINK FENCE ALONG THE EAST PROPERTY LINE WILL REMAIN HOWEVER ALL THE EXISTING PLASTIC SLATING WILL BE REMOVED

METAL FENCING DIVIDES THE PARK LOT AND PROPERTY AREA WILL BE 1.5 METER HIGH PRE-FABRICATED TUSCAN METAL PANELS. 1.2 METER HIGH TUSCAN METAL PANELS AND MATCHING GATES WILL BE USED ALONG THE CALEDONIA FRONTYARD AND FOR DELIMITING THE VARDOS OF THE FRONT UNITS

A NEW 1.5 METER HIGH PRE-FABRICATED CEDAR FENCE WILL BE INSTALLED FOR THE LENGTH OF THE WEST PROPERTY LINE BUT STOP FROM 1.5 TO 1.8 METER HIGH AT THE PROPERTY AREA ALONG THE WEST AND NORTH PROPERTY LINES. A NEW 1.8 METER CEDAR PROPERTY WALL WILL BE INSTALLED AT THE LOWER PATIO. STONEL MATERIAL WILL ALSO BE USED TO SCREEN THE GARAGE AND REVENUE AREA AND BE COMPLETE WITH CEDAR GATES



Issue Date
Planning Development Permit & OCP Amendment December 10, 2014

Revision No Description Type
1 Rezoning Amendment to address staff comments March 5, 2015

Planning

1146 Caledonia Avenue
Victoria, BC

Landscape Plan

Date 2/9/2015 4:06 PM

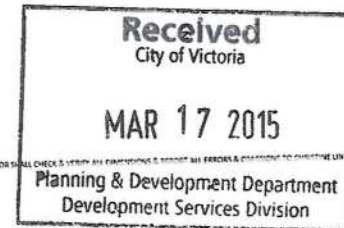
Drawn By
Checked By

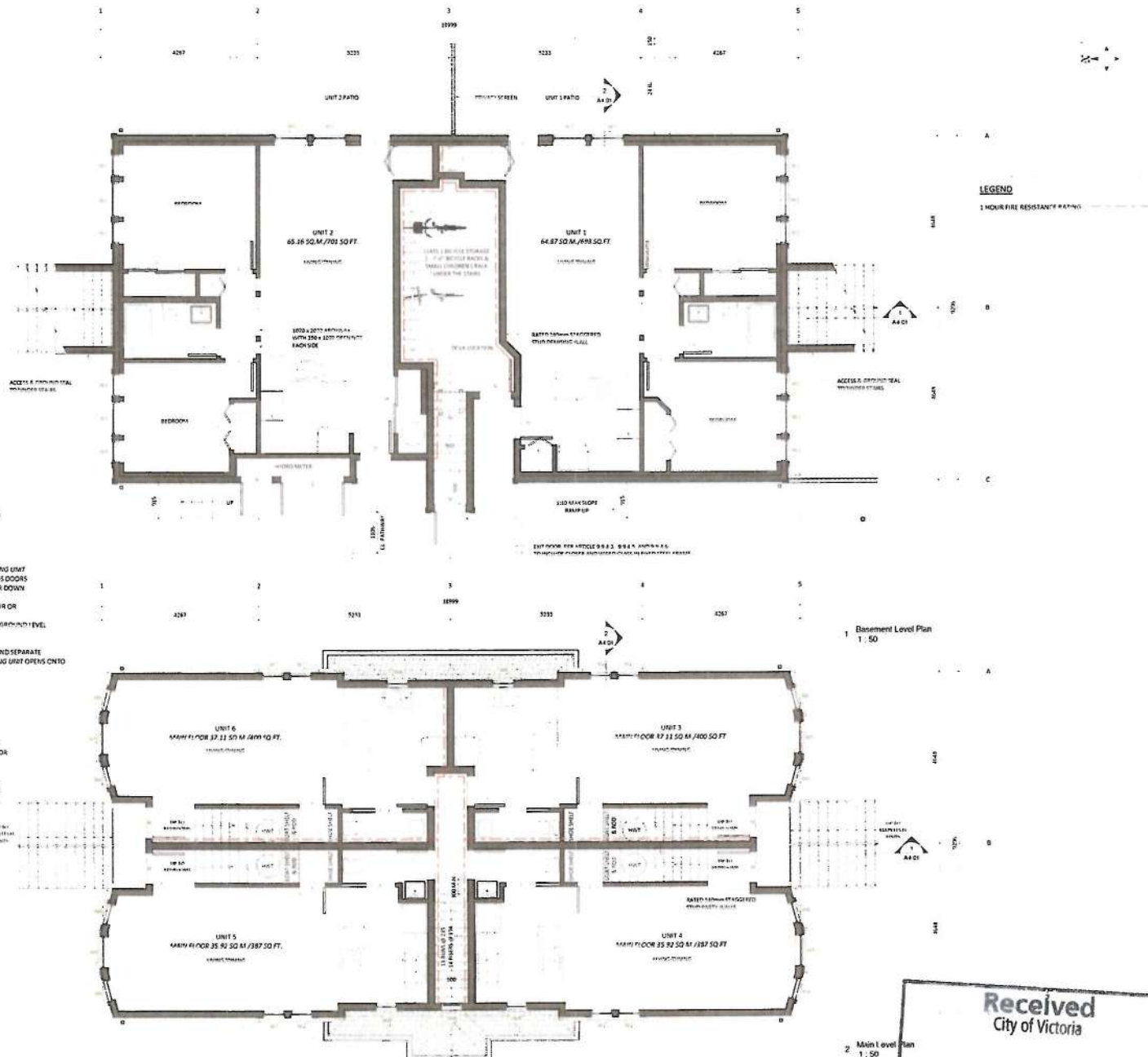
A0.01

SWN

DO NOT SCALE THE DRAWINGS

THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT.





CHRISTINE LINTOTT ARCHITECT

Issue: Rezoning
Description: Development Permit & CCP Amendment
Date: February 18, 2014

Revision: 1
Description: Revisions to address staff comments
Date: March 6, 2014

Consultant:

1146 Caledonia Avenue
Victoria, BC

Basement & Main Floor Plan

Date: 3/2/2015 4:05 PM
Drawn by: [Signature]
Checked by: [Signature]
Scale: A2.01

Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division

Planning and Land Use Committee - 14 May 2015



Planning & Development Department
Development Services Div., 11



CHRISTINE LINTOTT ARCHITECT

Revised: December 19, 2014
Description: Development Permit & OCP Amendment

Revised: March 6, 2015
Description: Rezoning Application to address staff comments



EXISTING PARTIAL BLOCK ELEVATION



PROPOSED PARTIAL BLOCK ELEVATION

1146 Caledonia Avenue
Victoria BC

Exterior Elevations & Context Street Elevations

Date: 3/5/2015 4:05:21 PM
Drawn By:
Checked By:

A3.01

Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division



CHRISTINE LINTOTT
ARCHITECT

Issue Date
Revising Description & OCP Amendment
Revising Description & OCP Amendment

Revising Description & OCP Amendment
Revising Description & OCP Amendment
Revising Description & OCP Amendment

Consultant

1146 Caledonia
Avenue
Victoria BC

Exterior Elevations

Date 3/5/2015 4:06 PM

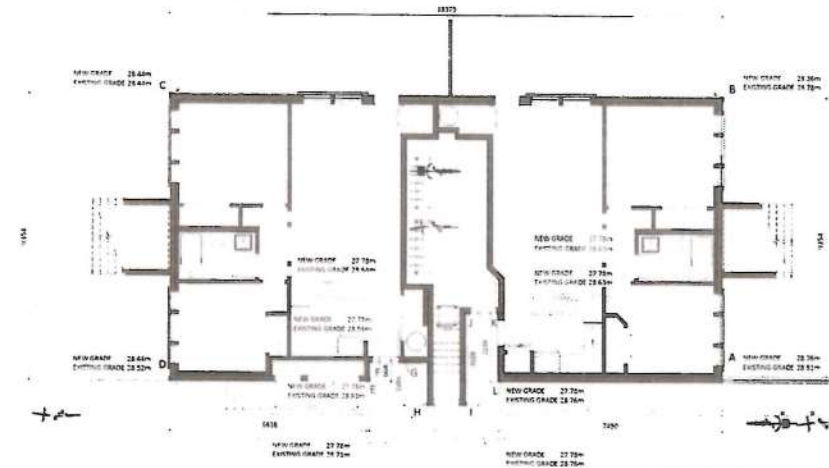
Drawn by

Checked by

A3.02

Scale





3 Site Plan - Grade Calculations
1:75

GRADE CALCULATION
(PER CALCULATED DIFFERENCES)

GRADE	GRADE	GRADE	GRADE
A & B	(28.26 + 27.76) / 2	+28.51	+28.51
B & C	(28.26 + 27.76) / 2	+28.51	+28.51
C & D	(28.26 + 27.76) / 2	+28.51	+28.51
D & E	(28.26 + 27.76) / 2	+28.51	+28.51
E & F	(28.26 + 27.76) / 2	+28.51	+28.51
F & G	(28.26 + 27.76) / 2	+28.51	+28.51
G & H	(28.26 + 27.76) / 2	+28.51	+28.51
H & I	(28.26 + 27.76) / 2	+28.51	+28.51
I & J	(28.26 + 27.76) / 2	+28.51	+28.51
J & K	(28.26 + 27.76) / 2	+28.51	+28.51
K & L	(28.26 + 27.76) / 2	+28.51	+28.51
L & A	(28.26 + 27.76) / 2	+28.51	+28.51

GRADE CALCULATION
(PER CALCULATED DIFFERENCES)

GRADE	GRADE	GRADE	GRADE
A & B	(28.26 + 27.76) / 2	+28.51	+28.51
B & C	(28.26 + 27.76) / 2	+28.51	+28.51
C & D	(28.26 + 27.76) / 2	+28.51	+28.51
D & E	(28.26 + 27.76) / 2	+28.51	+28.51
E & F	(28.26 + 27.76) / 2	+28.51	+28.51
F & G	(28.26 + 27.76) / 2	+28.51	+28.51
G & H	(28.26 + 27.76) / 2	+28.51	+28.51
H & I	(28.26 + 27.76) / 2	+28.51	+28.51
I & J	(28.26 + 27.76) / 2	+28.51	+28.51
J & K	(28.26 + 27.76) / 2	+28.51	+28.51
K & L	(28.26 + 27.76) / 2	+28.51	+28.51
L & A	(28.26 + 27.76) / 2	+28.51	+28.51

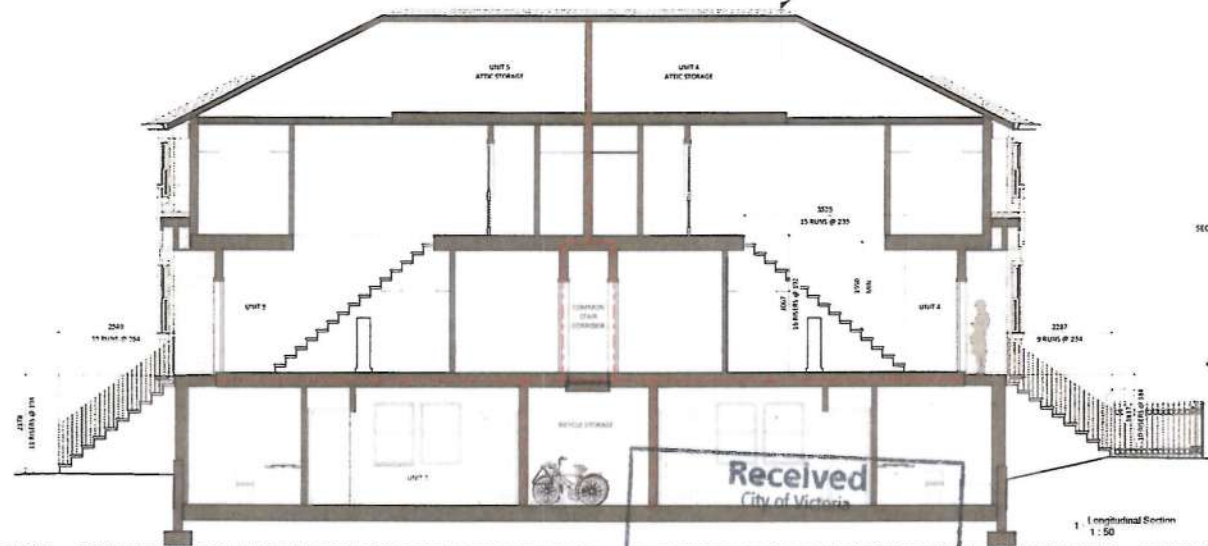
LEGEND

1 HOUR FIRE RESISTANCE RATING

3769.21 / 432 THE DIFFERENCE OF 8000 + 28.22m

Type Mark	Width	Height	Fire Rating	Comments	Count
A	721	2032	N	INTERIOR WALL	1
B	762	2032	N	INTERIOR WALL	1
C	762	2032	N	INTERIOR WALL	1
D	762	2032	N	INTERIOR WALL	1
E	762	2032	N	INTERIOR WALL	1
F	762	2032	N	INTERIOR WALL	1
G	762	2032	N	INTERIOR WALL	1
H	762	2032	N	INTERIOR WALL	1
I	762	2032	N	INTERIOR WALL	1
J	762	2032	N	INTERIOR WALL	1
K	762	2032	N	INTERIOR WALL	1
L	762	2032	N	INTERIOR WALL	1
M	762	2032	N	INTERIOR WALL	1
N	762	2032	N	INTERIOR WALL	1
O	762	2032	N	INTERIOR WALL	1

Type Mark	Width	Height	Fire Rating	Comments	Count
W1	915	1220	EXTERIOR	WALL	1
W2	915	1220	EXTERIOR	WALL	1
W3	915	1220	EXTERIOR	WALL	1
W4	915	1220	EXTERIOR	WALL	1
W5	915	1220	EXTERIOR	WALL	1
W6	915	1220	EXTERIOR	WALL	1
W7	915	1220	EXTERIOR	WALL	1
W8	915	1220	EXTERIOR	WALL	1
W9	915	1220	EXTERIOR	WALL	1
W10	915	1220	EXTERIOR	WALL	1
W11	915	1220	EXTERIOR	WALL	1
W12	915	1220	EXTERIOR	WALL	1
W13	915	1220	EXTERIOR	WALL	1



Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division

CHRISTINE LINTOTT
ARCHITECT

PEAK 33770
TOP PLATE 36266
SECOND FLOOR 33812
MAIN FLOOR 30745
BASEMENT 27930

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1146 Caledonia Avenue
Victoria BC

Building Sections, Schedules
Calculations

3/5/2015 4:06:35

A4.01

As Issued



Issue
Revising
Development Permit &
DCP Amendment

Date
November 15, 2014

Revising
No
Determination

Date
March 6, 2015

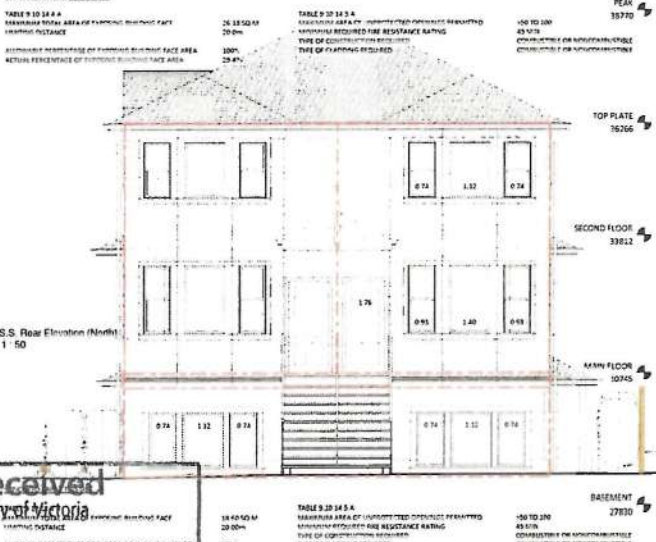
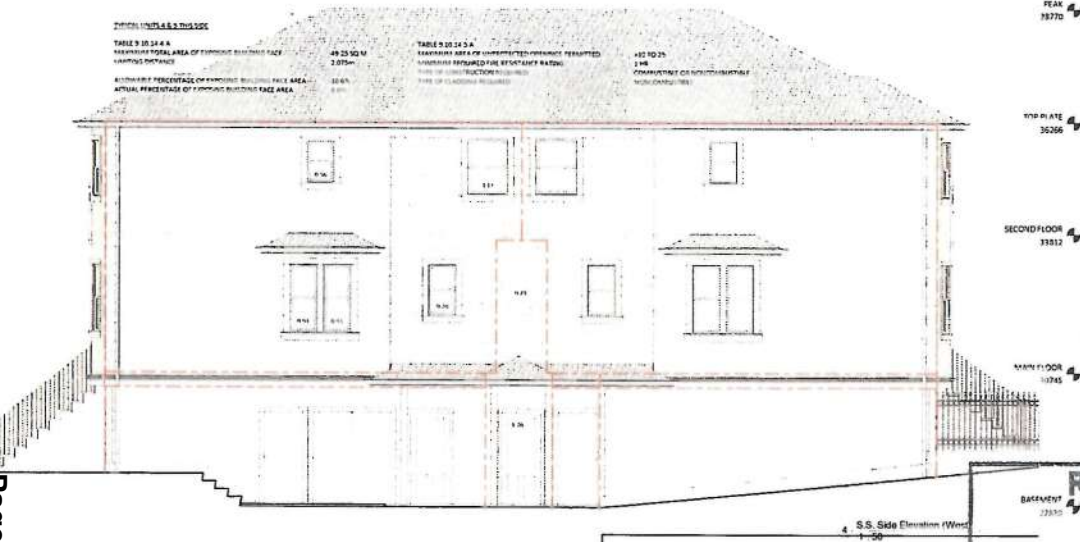
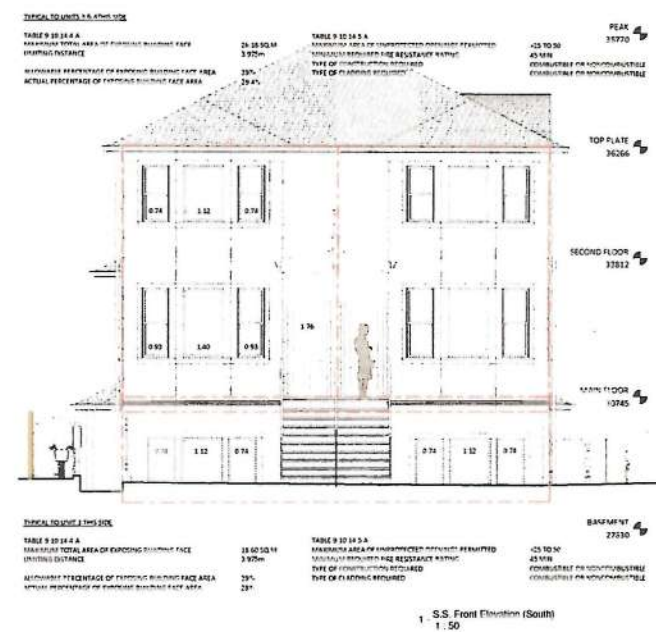
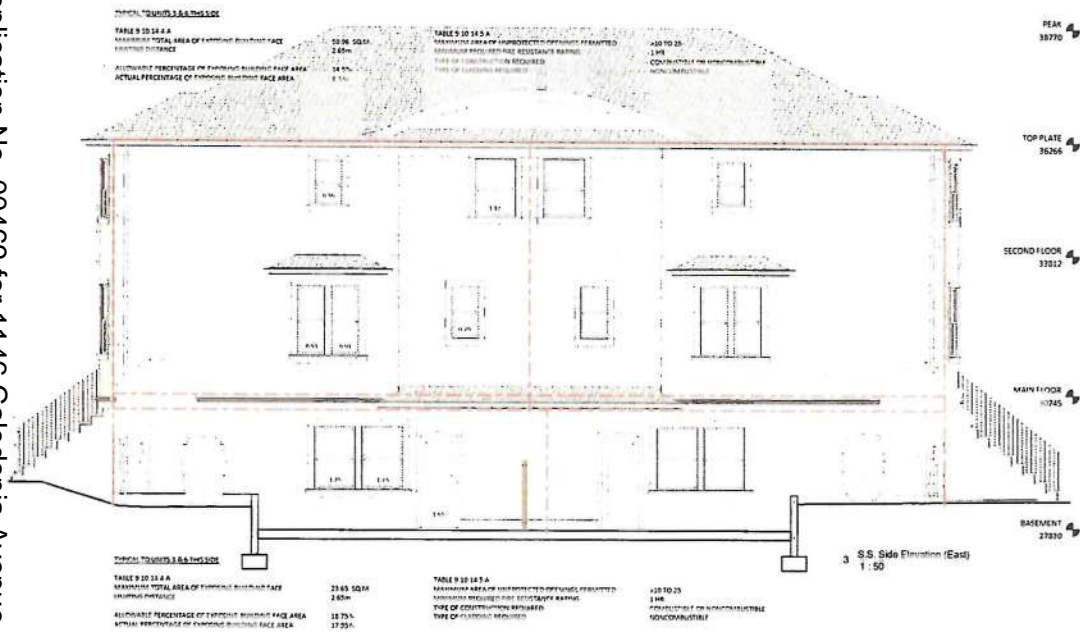
Consultant

1146 Caledonia
Avenue
Victoria, BC

Spatial Separation Calculation

3/5/2015 4:06:33

A4.02



Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division

PEAK
38770

TOP PLATE
36266

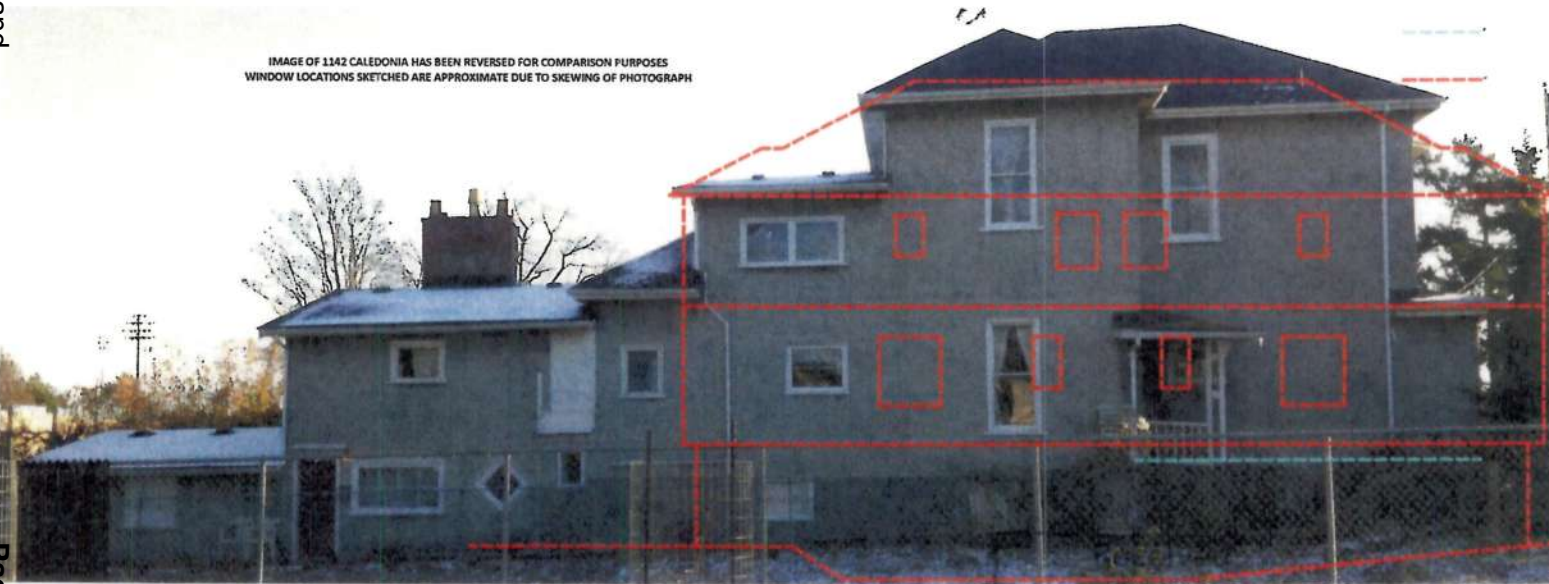
SECOND FLOOR
33812

MAIN FLOOR
30745

BASEMENT
27830

2 Side Elevation (West) - For Comparison
1:50

IMAGE OF 1142 CALEDONIA HAS BEEN REVERSED FOR COMPARISON PURPOSES
WINDOW LOCATIONS SKETCHED ARE APPROXIMATE DUE TO SKEWING OF PHOTOGRAPH



1142 CALEDONIA
PEAK @ 39.81m

1146 CALEDONIA
PEAK @ 38.77m

1146 CALEDONIA
SECOND FLOOR LEVEL
@ 33.812m

1146 CALEDONIA
MAIN FLOOR LEVEL
@ 30.745m

1142 CALEDONIA
MAIN FLOOR LEVEL
@ 30.39m

CALEDONIA AVENUE

CHRISTINE
LINTOTT
ARCHITECT

Issue:
Description:
Date: December 19, 2014

Revision:
No. Description:
Date:
1. Resubmission to address staff comments March 6, 2015

Consultant:

1146 Caledonia
Avenue
Victoria, BC

Outlook Comparison

Date: 3/5/2015 4:06:52
Drawn by:
Checked by:
Scale:

A4.03

MAR 17 2015

Planning & Development Department
Development Services Division

PARKING AVAILABILITY ON CAMERON STREET AND CALEDONIA AVENUE FOR DATES AND TIMES OF STUDY

Note:

- There are total of 18 parking spaces available on Cameron Street.
- Going east from 1134 Caledonia there are 16 parking spaces available (see map).

Date	Time	Location	Parking Spaces Occupied	Parking Spaces Available
Mar/2/2015	7:30 am	Caledonia	9	7
Mar/2/2015	7:30 am	Cameron	6	12
Mar/2/2015	1:30 pm	Caledonia	5	11
Mar/2/2015	1:30 pm	Cameron	10	8
Mar/2/2015	6:00 pm	Caledonia	10	6
Mar/2/2015	6:00 pm	Cameron	10	8
Mar/4/2015	7:30 am	Caledonia	10	6
Mar/4/2015	7:30 am	Cameron	12	6
Mar/4/2015	12:30 pm	Caledonia	8	8
Mar/4/2015	12:30 pm	Cameron	12	6
Mar/4/2015	6:30 pm	Caledonia	11	5
Mar/4/2015	6:30 pm	Cameron	6	12
Mar/6/2015	7:30 am	Caledonia	11	5
Mar/6/2015	7:30 am	Cameron	12	6
Mar/6/2015	12:30 pm	Caledonia	7	9
Mar/6/2015	12:30 pm	Cameron	10	8
Mar/6/2015	5:00 pm	Caledonia	9	7
Mar/6/2015	5:00 pm	Cameron	10	8
Mar/8/2015	7:30 am	Caledonia	10	6
Mar/8/2015	7:30 am	Cameron	8	10
Mar/8/2015	1:30 pm	Caledonia	10	6
Mar/8/2015	1:30 pm	Cameron	6	12
Mar/8/2015	7:00 pm	Caledonia	12	4
Mar/8/2015	7:00 pm	Cameron	7	11







Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west

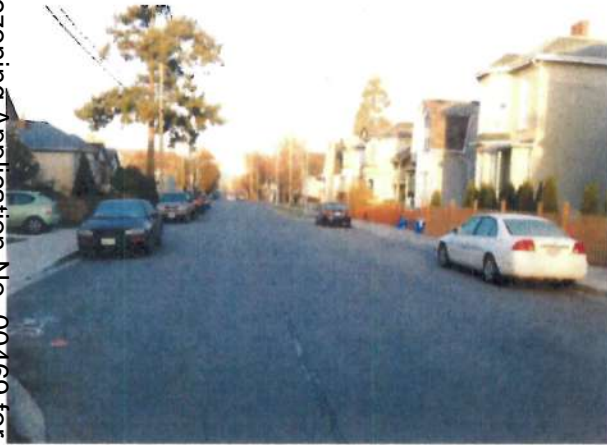


Caledonia facing east



Cameron facing north

All photos on this page taken March 4, 2015



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north

All photos on this page taken March 6, 2015



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



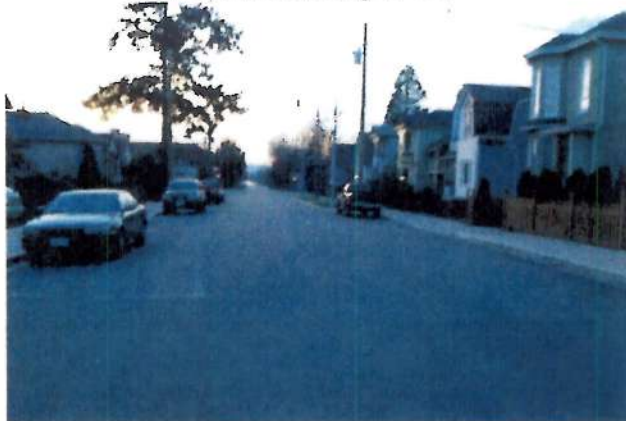
Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north

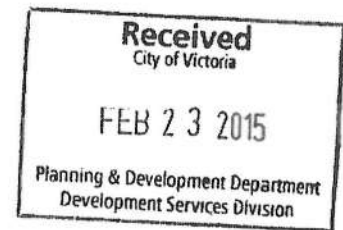


Parking signage for Island Health (VIHA) service centre (1947 Cook Street) is somewhat ambiguous in that the sign around the corner, on Pembroke Street, states that parking is 2 H. However, the signage on the west side of Cameron Street simply states "Parallel Parking Only" with no mention as to whether parking is restricted to 2 H or residents only or...? If Island Health staff are parking in this area (west side of the Cameron Street), their vehicles are adding to the total number of vehicles parked for extended periods on Cameron Street (Mon - Fri).

Fernwood Community Association
1923 Fernwood Road
Victoria BC V8T 2Y6

February 13, 2015

Sustainable Planning and Community Development Department
City of Victoria
Victoria, B.C. V8W 1P6



Re: 1146 Caledonia Street

The proposal to rezone 1146 Caledonia Avenue from R2-B to a Site-Specific zone was formally presented at the Fernwood Community Association Land Use Committee meeting December 3, 2014. A well attended preliminary community meeting was held on November 5, 2014. At both meetings the proponent discussed building a three storey six unit strata on the site.

No significant opposition to the proposed redevelopment of this lot was voiced at either meeting.

This proposal represents a departure from the Official Community Plan that has the majority of the 1100 block of Caledonia Avenue designated 'Traditional Residential'. The OCP's description of 'Traditional Residential' includes '...mixed-use buildings up to three stories in height located along arterial and secondary arterial roads'. In this case the OCP does not identify Caledonia Avenue as either an arterial or secondary arterial road.

This is a somewhat unique situation where a number of factors speak to the merits of this proposal, these are:

1. The lot fronts onto Caledonia Avenue and backs onto Cameron Street. This allows for access to parking from Cameron Street and preserves the look and feel of the streetscape on Caledonia Avenue;
2. The remainder of the houses to the West of this development are multi unit and of a comparable form and height;
3. This proposed development will compliment the unique character of the houses on the North side of the street;
4. One side of Cameron Street is home to a large health care facility and the area nearest to the parking for this development is at the back of that facility;
5. The fence proposed for the rear of the lot will improve the appearance of Cameron Street (one person from Cameron Street attended both meetings), and;
6. Two of the East facing units will face the park and provide needed "eyes on the park".

Sincerely,

A handwritten signature in black ink, appearing to read "David Maxwell". The signature is fluid and cursive, with a large, sweeping "D" and "M".

David Maxwell
Chair, Land Use Committee
Fernwood Community Association



Planning and Land Use Committee Report For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 30, 2015

From: Helen Cain, Senior Planner, Development Services Division

Subject: Development Permit Application No. 000398 for 1146 Caledonia Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application No. 00469, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000398 for 1146 Caledonia Avenue, subject to plan revisions that address the privacy impacts on the occupants of the adjacent house, to the satisfaction of the Assistant Director of Sustainable Planning and Community Development, and in accordance with:

1. Plans for Rezoning Application No. 00469 and Development Permit Application No. 000398 stamped March 17, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Sustainable Planning and Community Development.
4. 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 *Official 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), where the purpose of the designation is the establishment of objectives for the form and character of multi-unit residential development, 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 1146 Caledonia Avenue. The proposal is for a six-unit, three-and-a-half storey, ground-oriented multiple dwelling. As part of the urban design, the applicant is proposing a public path to Kings Park from Cameron Street.

Aspects of the proposal are consistent with the *Guidelines for Multi-Unit Residential, Commercial and Industrial Development, 2012*. However, plan revisions are necessary to address the guidelines for mitigating potential privacy impacts on the neighbours.

Plan revisions that provide wider side yard setbacks would help to mitigate the potential privacy impacts of the new building on the occupants of the adjacent house.

BACKGROUND

Description of Proposal

This Development Permit Application is to construct a six-unit, three-and-a-half storey, ground-oriented multiple dwelling. As part of the urban design, the applicant is proposing a public path to Kings Park from Cameron Street.

The proposed site plan, architecture and landscape design would include:

- a rectangular building sited slightly closer to the street than nearby houses
- private entrances to the ground level from each dwelling unit and large windows in the front and rear elevations
- exterior finishes in a mix of HardiePlank boards and wood shingle siding with wood window casements and a neutral colour palette in earth tones
- private patios for each dwelling unit and private yards for four of the six dwelling units
- plantings along property lines and landscaping strips around the surface parking area.

Sustainability Features

As indicated in the applicant's letter dated December 19, 2014, the Building Permit phase of the project would endeavour to follow best practices with respect to energy and water conservation, construction waste management and the use of high-quality, durable materials with low toxicity.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- one bicycle rack with two spaces in the front yard and
- one bicycle rack with four spaces in the rear yard.

Existing Site Development and Development Potential

The site is presently a vacant lot. Under the current R-2 Zone (Two Family Dwelling District), the property could be developed as a duplex or as a single family dwelling.

Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R-2 Zone
Site area (m ²) - minimum	603.30	555.00
Site area per unit (m ²) - minimum	100.55*	277.50
Density (Floor Space Ratio) - maximum	0.86:1*	0.50:1
Total floor area (m ²) - maximum	516.82*	380.00
Lot width (m) - minimum	14.02**	15.00
Height (m) - maximum	9.23*	7.60
Storeys - maximum	3.5*	2
Site coverage % - maximum	31.20	40.00
Open site space % - minimum	36.20	33.00
Setbacks (m) - minimum Front (Caledonia Avenue) Rear (Cameron Street) Side (east) Side (west)	3.97 (building)* 1.98 (stairs)* 20.00 (building) 17.75 (stairs) 2.64* 1.30*	7.50 (building) 4.00 (stairs) 15.00 (building) 15.00 (stairs) 3.00 1.50
Parking - minimum	6*	8
Visitor parking (minimum) included in the overall units	1	1
Bicycle parking stalls (minimum)	6	6

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within DPA 16, General Form and Character and the proposal is subject to review in relation to the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development, 2012*.

Some aspects of the proposed site plan, architecture and landscape design are consistent with the applicable guidelines, including:

- building height is similar to adjacent houses to the west.
- the entrances in the front façade are similar to a duplex
- exterior finishes are similar to, but distinguishable from, older homes on this street with durable materials that would weather well with time
- the building also has visual and physical connections to the street with the provision of large front windows, a recessed porch and front steps
- locating the building next to Kings Park and providing a path connection from Cameron Street to the Park will encourage an increase in park users and "eyes on the street/park".

However, the building footprint does not comply with Guideline 2.6: *"Buildings should be located to address privacy of adjacent residential uses and private open spaces"*. Staff are recommending, for Council's consideration, plan revisions to meet this Guideline through wider side yard setbacks, in order to mitigate potential privacy impacts of the multiple dwelling in relation to the neighbouring house.

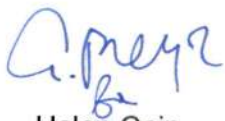
CONCLUSIONS

The general character of the proposed building is sensitive to the surrounding streetscape but the design does not fully comply with all relevant design guidelines. The staff recommendation for Council's consideration is to advance this Application, concurrent with the Rezoning Application, subject to plan revisions that address privacy impacts related to the adjacent house.

ALTERNATE MOTIONS

1. That Council decline Development Permit Application No. 000398 for 1146 Caledonia Avenue.
2. That Council advance the Development Permit Application as proposed through removal of the condition for design revisions related to privacy impacts.

Respectfully submitted,



Helen Cain
Senior Planner
Development Services Division



Alison Meyer, Assistant Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

May 6, 2015

HC:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000398\DP REPORT CALEDONA AVE 1146.DOC

List of Attachments

- Zoning map
- Aerial map
- Letters from Garde Collins for Linhar Projects Ltd., stamped March 17, 2015, and December 19, 2014
- Plans for Rezoning Application No. 00469 and Development Permit Application No. 000398, stamped March 17, 2015
- Study on "Parking Availability on Cameron Street and Caledonia Avenue"
- Letter from Fernwood Community Association, stamped February 23, 2015.



1146 Caledonia Avenue

Rezoning #00469

Bylaw #

March 17, 2015

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



RE: 1146 Caledonia Avenue revised proposal for Official Community Plan Amendment, Rezoning and Development Permit Application.

In response to the Application Review Summary dated Wednesday, January 14, 2015, we are pleased to submit our revised proposal for the above noted development. The subject of this letter is to provide an itemized update and clarification of new information on the proposal and should be reviewed in conjunction with the revised, bubbled drawings.

Specifically, the conditions to be met prior to the Planning and Land Use Committee are:

1. Please confirm whether the proposal includes a proposed walkway to King's Park.

The proposal does include a proposed walkway to King's Park by a 2.0m proposed statutory right of way along the north property line.

2. Please consider a reduction in total number of dwelling units.

The number of dwelling units cannot be reduced in order to maintain affordability of the units.

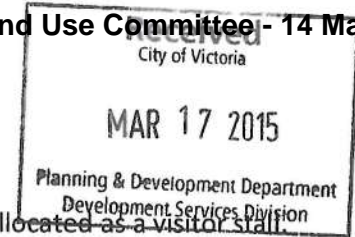
3. Please reduce the building footprint, to achieve the following:

- **Increased front yard setback that aligns with the pattern of setbacks along the east side of this block of Caledonia Avenue.**
- **Increased rear yard to provide more outdoor space for the rear apartments.**
- **Increased west setback to ensure privacy of the neighbours is protected.**
- **Increased east setback to provide more private outdoor space (patio/garden).**

The building location has been governed by the fixed dimension of proposed parking stalls in addition to the north statutory right of away. The west setback has been determined by the exiting at basement level by a minimal projection while the remainder of the building is set further back on all levels. The east setback allows for approximately 8'-0" + of private outdoor space.

4. Please provide a separate Landscape Plan with labels for trees, plantings and hard materials.

Drawing has been provided on A0.01.



5. Please provide at least one parking stall for visitors.

One of the originally proposed six residential parking stalls has been allocated as a visitor stall.

6. Please align the driveway to cross the property line at 90 degrees. A ratio of 1.5m laterally over 7m should be used as a maximum deflection when designing a functional driveway crossing. This may result in relocating the garbage/recycling area.

Driveway crossing has been revised as indicated above and reflected on A0.00.

7. Will the building have a fire alarm?

The building will not have a fire alarm; clarified on A0.00 under Building Code Data.
BCBC 2012: Section 9.10.18.2. Fire Alarm System Required

5) A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each suite has direct access to an exterior exit facility leading to ground level.

Additional comments have been made in the Application Review and are noted as follows:

- a) Bicycle parking revised, shown on A0.00 and clarified in the Project Information Table.
- b) West exiting clarified and BCBC section referenced on A2.01.
- c) Outlook comparison provided on A4.03.
- d) Additional revisions are bubbled and itemized in attached document 'Revisions to Rezoning Submission' dated March 6, 2015.

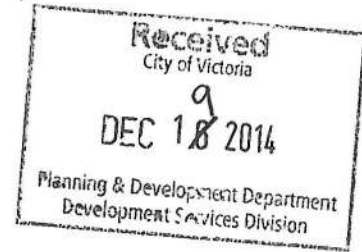
We trust that the above responses to the Application Review Summary further support the proposal for this sensitive, neighbourhood-scaled building. We welcome the opportunity to appear before the Planning and Land Use Committee and to continue our work with staff to realize this important project.

Sincerely,

Garde Colins
Linhar Projects Ltd.

December 19, 2014

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



RE: 1146 Caledonia Avenue proposal for Official Community Plan Amendment, Rezoning and Development Permit Application

Description of Proposal

The proposal seeks to rezone the existing R2 zoned site at 1146 Caledonia Avenue to a site specific zone to support the development of a three storey, six unit residential building. The proposal will densify the residential use along a local road, ½ block from North Park Village and adjacent to King's Playlot, providing market, affordable housing in the Fernwood Neighbourhood.

Government Policies

The site resides within DPA16, and is consistent with the place designation of Traditional Residential, although this block of Caledonia is not an arterial or secondary arterial road. Notwithstanding, the proposed development respects key aspects of the designation, including:

- "multi-unit buildings...including attached residential"
- "houses with front and rear yards, with variable setbacks, oriented to face the street"
- "total floor space ratios up to approximately 1:1".

With respect to Neighbourhood Directions for Fernwood in the OCP, the proposal is consistent with the vision in the citywide context and affords a housing typology that forms a "transition between the Urban Core and primarily ground-oriented Traditional Residential areas" to the east, as well as consistency with the strategic directions by accommodating "housing growth within walking distance of North Park Village" in a form sympathetic to "neighbourhood heritage character, buildings and streetscapes".

Further, with respect to the OCP, the land management and development policies, transportation and mobility policies, placemaking policies, and housing policies in the plan are reflected in the development proposal, specifically:

- "That...housing growth is shared across the city"
- "That...city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types";
- Place-based land use management by proposing a Traditional Residential building form which is "low-rise multi-unit...up to three storeys in height" with consistent density due to the proximity within 400 meters of North Park Village;
- Affords a consistent mobility prioritization in supporting pedestrian oriented lifestyles first, cyclists second, with proximate access to transit along adjacent arterials, while accommodating modest single family vehicle use;

- Providing “a comprehensive suite of permanent on-site alternative travel supports and active transportation infrastructure, including...short-term and long-term bicycle parking facilities”, in addition to providing six onsite vehicle parking stalls;
- “That new buildings and features contribute to the sense of place in development permit areas...through sensitive and innovative responses to existing form and character”;
- “That social vibrancy is fostered and strengthened through human scale design of buildings”;
- “That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community”;
- And offering “a diversity of housing types to create more home ownership options”.

Project Benefits and Amenities

The proposal offers a family-oriented housing typology adjacent to a City owned playlot, North Park Village and within proximity to various neighbourhood amenities including a community centre and schools. The proposed six, two bedroom units are intended to appeal to young families seeking to achieve affordable home ownership in an urban neighbourhood. It is anticipated that the adjacency of this type of housing and the proposed statutory right of way linking the playlot to Cameron Street will deter the nuisance behavior currently prevalent in this urban park. In addition, the project is configured to enable a statutory right of way along Caledonia Avenue.

Need and Demand

The proposal creates affordability in offering a compact, market housing format on a traditional two family lot. The demographic that this housing type will appeal to, will further support resident diversity in the neighbourhood, while offering transitional density of multi-unit residential between the commercial uses of North Park Village and those of the traditional single family density to the east. Appropriately located adjacent to the village, the housing leverages access to major transit routes, services and amenities, and offers a lively residential use adjacent to the playlot.

Neighbourhood

The proposed use, form and character of the development are consistent with the Traditional Residential typology, albeit located on a local road. The unique site, fronting on Caledonia Avenue with access directly off the terminus of Cameron Street to the north, fosters a strong street connection, while providing driveway access to six onsite parking stalls. Further, the proposed development introduces oversight and connectivity for the playlot, principles which are demonstrated to reduce nuisance behavior.

Impacts

The proposal is consistent with the use and general form and character of the neighbourhood. Immediate neighbours will experience less privacy than a single family home with reduced setbacks, but will enjoy the benefit of a quality, new development which will bring new homeowners to the neighbourhood, a vibrancy that will enhance security and social dynamics.

Design and Development Permit Guidelines

The proposal will conform to the referenced applicable guidelines for DPA 16 including the advisory design guidelines for buildings, signs and awnings and guidelines for fences, gates and shutters. Further, the proposal meets the Design Guidelines for Multi-Unit Residential, Commercial and Industrial as follows:

- “the architectural approach...provide[s] unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials”
- Offering a “building design that is sensitive and innovative in response to context”;
- “respect [for] the character of established areas and building variety through the form and massing of housing”;
- “residential use at street level [with] strong entry features and building design that encourages interaction with the street, [specifically,] individual entrances with direct connections to the public sidewalk”;
- “porches, steps...to make transitions from the public realm of the street and sidewalk, to the private realm of residences”;
- “surface parking...located at the rear of [the] building [with] landscape elements...provided...to visually break up and screen parking from public streets and adjacent properties.”

In addition, the project is consistent with the objectives of DPA 16, specifically:

- “to support...multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys”;
- “to integrate...multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood”;
- “to enhance the place character of established areas and their streetscapes through high quality of architecture...and urban design that responds to each distinctive setting through sensitive and innovative interventions”;
- “to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, [and] safety”

Safety and Security

The proposal embraces key CPTED principles. The massing and its orientation to the street and adjacent sites promotes natural surveillance. Walkways, fencing, lighting and signage promote movement to and from the building’s entrances, creating strong connections to the street, overlook and visibility. Public and private is clearly delineated through paving treatments, signage and building edge, reinforcing ownership/control thereby discouraging trespassing or nuisance behavior.

Transportation

The project does not meet the vehicle parking standards of Schedule C. The proposal reinforces the promotion of alternative travel by its proximity to urban amenities, bicycle storage provisions, while still providing one parking stall per residential unit.

The project meets the bicycle parking standards of Schedule C with provisions for residents and visitors.

Heritage

No heritage buildings will be impacted by the proposed development.

Green Building Features

The proposed development occurs on an existing developed site adjacent to a North Park Village, therefore the ecological footprint of the larger community is not expanded. Socially, the project reflects demand in the immediate community for affordable market housing in proximity to employment, amenities, transportation and services.

While no specific metric or green rating system will be pursued on the project, best practices with respect to durability, energy efficiency, water conservation, construction waste management, and the specification of quality, low toxicity materials will be applied.

Infrastructure

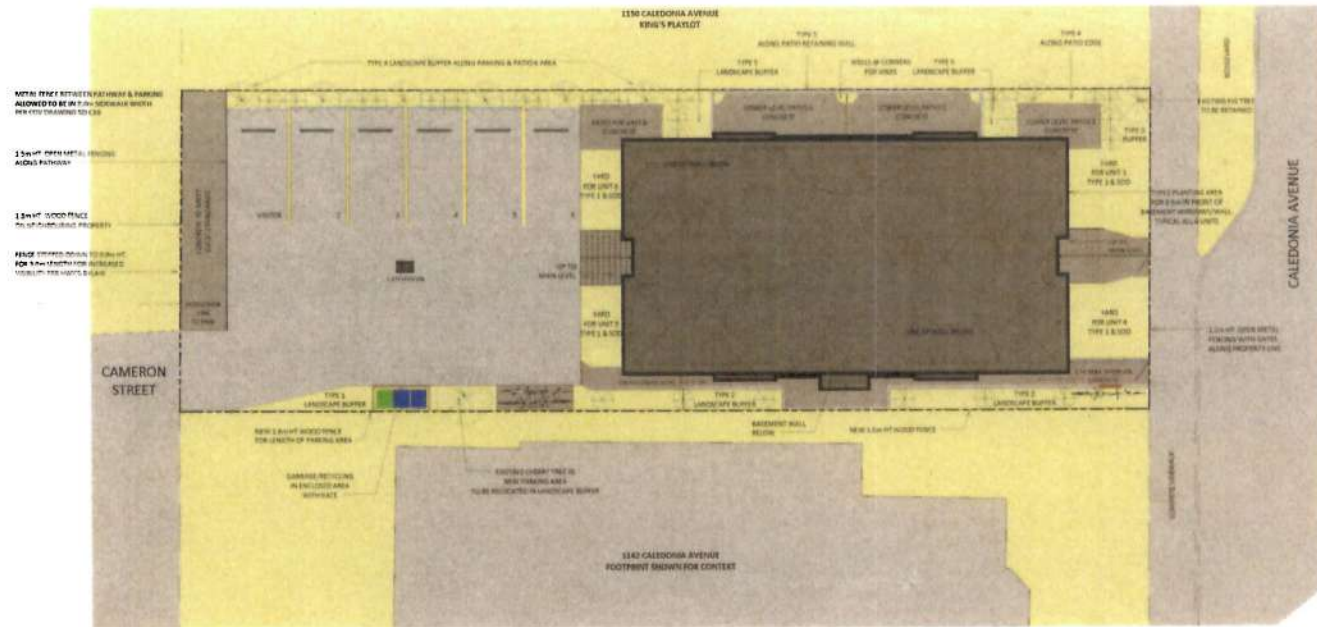
Preliminary review of engineering infrastructure confirms adequate capacity for sewer, storm and water for the proposed development. It is anticipated that a detailed design and review will confirm the necessary capacity.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Garde Colins

Linhart Projects Ltd.



Landscape Plan
1:100

GROUND COVER LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)

GOLDEN YAM
GRACE WEAVER CORNELIA
HEATHER
HYDRANGEAS
LYNCHIA
WESTERN CRIMSON FERN
HOSTA
FOX GLOVE
BLUE STAR HYDRANGEA
CAMPHOR
ORIENTAL HORN
LUCID CROCODYLIA
TORCH LILY
GERMAN IRIS

SHRUB LIST (DEPENDENT ON AVAILABILITY, QUALITY AND LOCATION OF PLANTING)

ROSE
AZALEA
BUTOMYDRA
HYDRANGEA
CELANOSTYLIS
VIBURNUM
PASTA JAPONICA
FORSYTHIA
PIETUS AND ALICIA JAPONICA
PHOTINIA/OTHER LAUREL TYPES
LAVENDER/CELANOSTYLIS
SHIMADA JAPONICA
USAC
WINTER BURN
BLUEBERRY/SPERDEY

VINE LIST

CRAB
FLORIDA ROSE
WESTERN
PASSION FLOWER
CLEMATIS

TREE LIST

JAPANESE MAPLE
PLUMER PAINTE BEACH
ATLAS BLUE CHERRY (SWEET)
CEDARS
YEW
HORN OAK
DWARF AND/OR CRIMSON FRUIT TREES
(APPLE, CHERRY, PEACH, PEAR OR PLUM)

TYPE 1 PLANTING AREA

CONTAINS: BULBS, GROUND COVER PLANTS AND SMALL SHRUBS

TYPE 2 PLANTING AREA

CONTAINS: GROUND COVER PLANTS, ALL SIZES OF SHRUBS, INDIVIDUAL ROCK PLANTINGS, NON-FRUIT TREES (TREE LOCATIONS ONLY WILL BE MARKED ON PLAN)

TYPE 3 PLANTING AREA (SOLID PRIVACY SCREEN)

CONTAINS: YEW OR CEDAR TREES PLANTED 0.6 METERS ON CENTER WITH CHERRY AND/OR GROUND COVER PLANTS TO ONE OR BOTH SIDES DEPENDING ON AREA SIZE. TREE LOCATIONS ONLY WILL BE MARKED ON PLAN

TYPE 4 PLANTING AREA (SEMI-PRIVATE SCREEN)

PLANTED ON PROPERTY AT FENCELINE TO THE PARK (EAST)

CONTAINS: FRUIT TREES PLANTED 3.6 METERS ON CENTER WITH 3 CEDARS PLANTED IN BETWEEN ON 0.6 METER CENTERS. PLACE GROUND COVER PLANTS AT OPEN SPACES BETWEEN FRUIT TREES

TYPE 5 PLANTING AREA

CONSTRUCT A 1.8 METER HIGH LATTICE FRAME ON TOP OF THE PATIO RETAINING WALL EAST SIDE (FACING THE MAIN PLANT VINES (SEE LIST) IN CORNER WELLS LOCATED AT THE PATIO FLOOR WHERE SHOWN)

MARKED AREAS FOR SOIL WILL HAVE PATIO STONES (0.4 x 0.4m) PLACED TO CREATE A PATH TO UNIT PATIOS IF REQUIRED.

ALL PATIO AND WALKWAY AREAS ARE FORMED AND FINISHED IN PLACE CONCRETE COMPLETE WITH EDGING, CUT LINES, BROOM FINISH SURFACE AND GRATING TO DRAIN.

THE EXISTING 1.8 METER CHAIN-LINK FENCE ALONG THE EAST PROPERTY LINE WILL REMAIN HOWEVER ALL THE EXISTING PLASTIC SLATINGS WILL BE REMOVED

METAL FENCING DIVING THE PARKING AND PATIO AREA WILL BE 1.5 METER HIGH PRE-FABRICATED 7 TUSCAN METAL PANELS. 1.2 METER HIGH TUSCAN METAL PANELS AND MATCHING GATES WILL BE USED ALONG THE CALEDONIA FRONTAGE AND FOR DELINEATING THE YARDS OF THE FRONT UNITS.

A NEW 1.5 METER HIGH PRE-FABRICATED CEDAR FENCE WILL BE INSTALLED FOR THE LENGTH OF THE WEST PROPERTY LINE BUT STEP FROM 1.5 TO 1.8 METER HIGH AT THE PARKING AREA ALONG THE WEST AND NORTH PROPERTY LINES. A 0.9M X 1.8 METER CEDAR POSTING WALL WILL BE INSTALLED AT THE LOWER PATIOS. SIMILAR MATERIAL WILL ALSO BE USED TO SCREEN THE PARKING AND RECYCLING AREA AND BE COMPLETE WITH CEDAR GATES



Issue Date
Revising Development Permit & OCP Amendment December 10, 2014

Revision No. Description Date
1 Revising Development Permit to address staff comments March 6, 2015

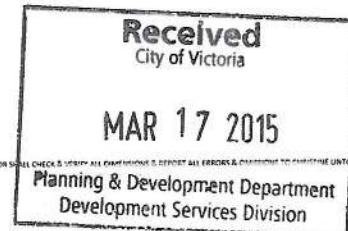
Consulting

1146 Caledonia Avenue
VICTORIA BC

Landscape Plan

Date 3/9/2015 4:06 PM
Drawn by
Checked by
A0.01

Scale



B. C. LAND SURVEYOR'S SITE PLAN OF:

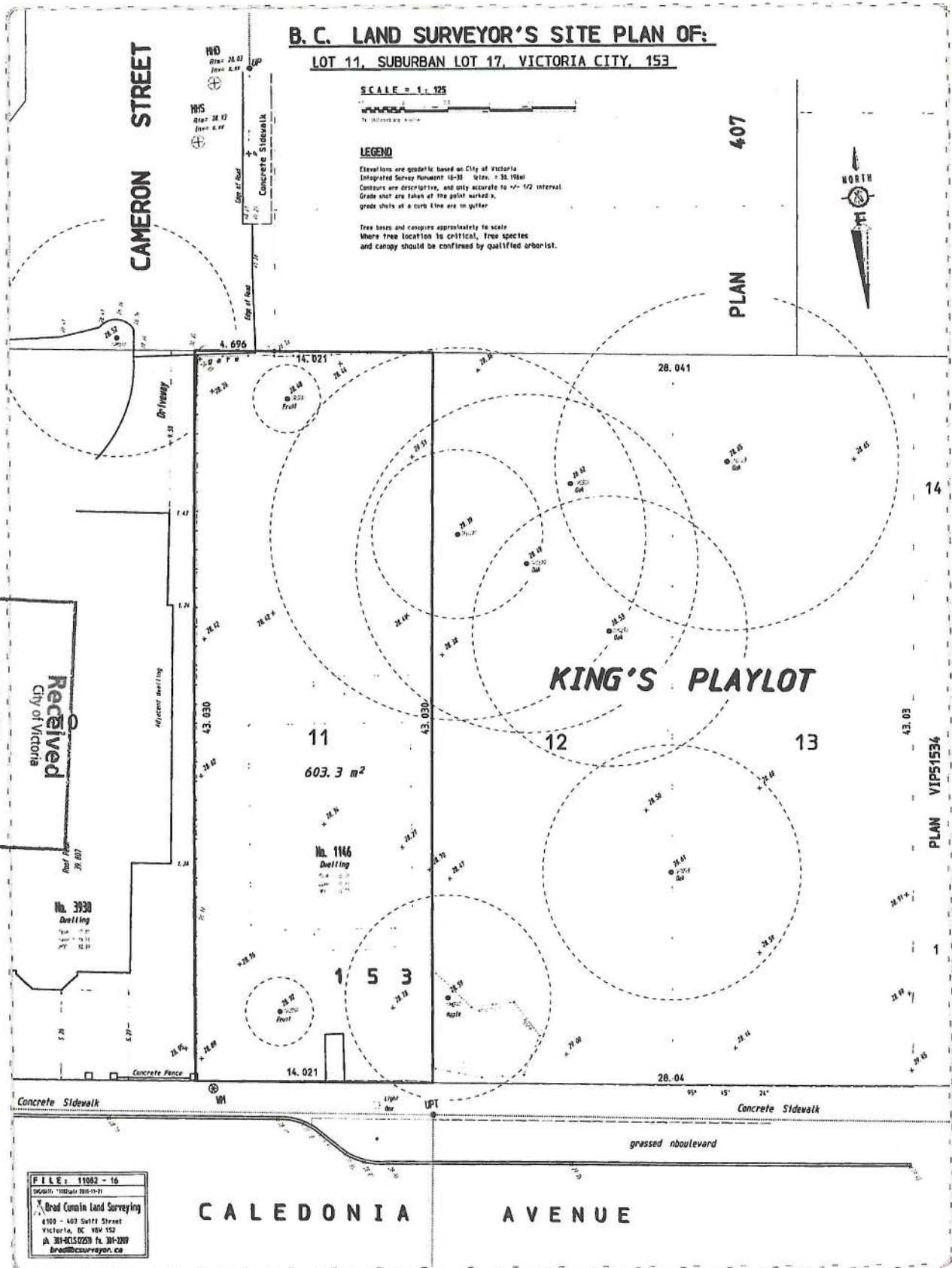
LOT 11, SUBURBAN LOT 17, VICTORIA CITY, 153

SCALE = 1:125

LEGEND

Elevations are spot heights based on City of Victoria
Integrated Survey Network 10-15 (1991 - 2014)
Contours are descriptive, and only accurate to +/- 1/2 interval.
Grade shot are taken at the point marked X,
grade shots at a curb line are in gutter.

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



FILE: 11082 - 16
Survey: 11082-16-01
Broad Countryside Land Surveying
4100 - 403 Swift Street
Victoria, BC V8W 1S2
ph: 250-455-0229 fx: 250-269
broad@broadcountryside.ca

CALEDONIA

AVENUE

1146 Caledonia
Avenue
Victoria, BC

Existing Survey

1146 Caledonia
Avenue
Victoria, BC

1146 Caledonia
Avenue
Victoria, BC

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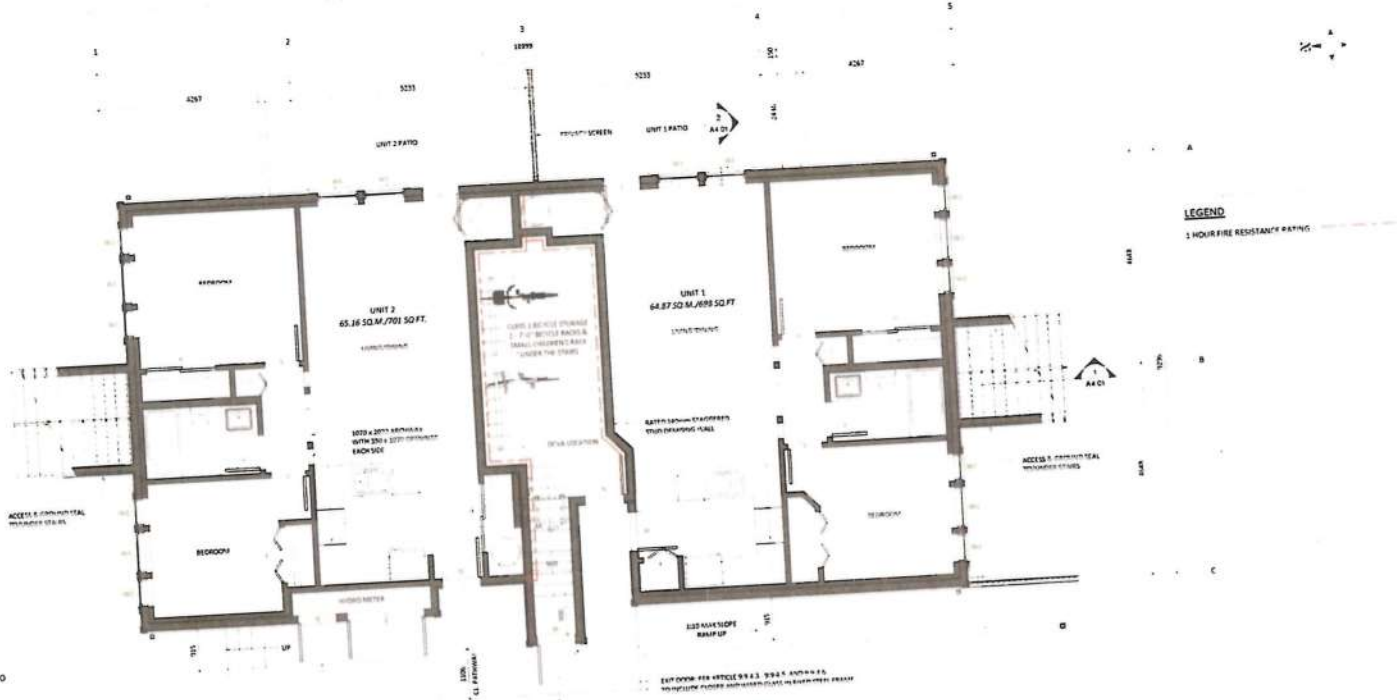
CHRISTINE
LINTOTT
ARCHITECT



ISSUE: Planning, Development Permit & CCP Amendment
 Date: December 16, 2014

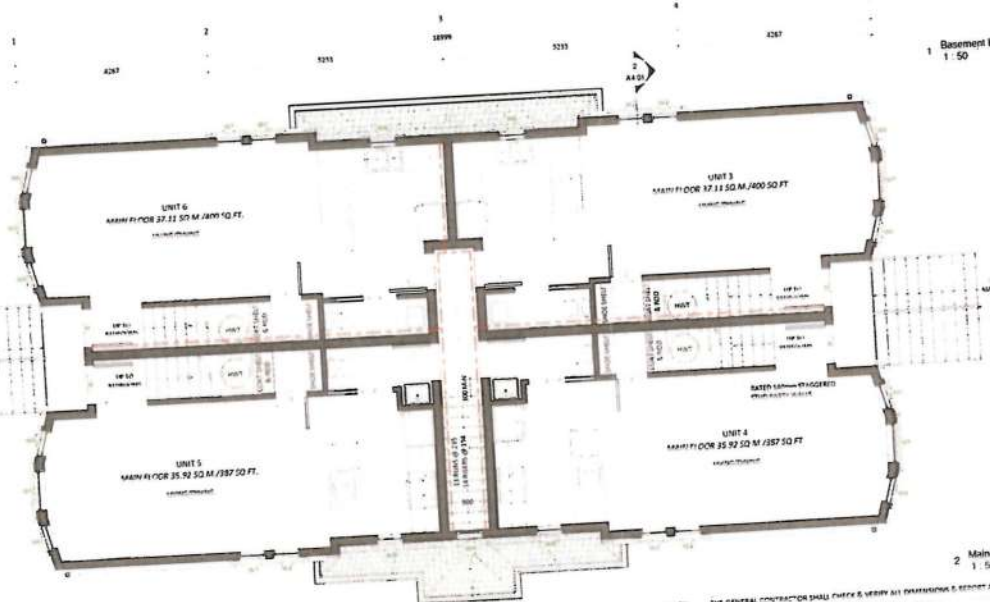
Revision No. Description Date
 1 Planning Re-submission to address staff comments March 6, 2015

LEGEND
 1 HOUR FIRE RESISTANCE RATING



NOTES:
 STAIRS, RAMP, PASSAGEWAYS AND SHARDS TO CONFORM IN ALL INSTANCES TO SECTION 9.8 OF THE BRITISH COLUMBIA BUILDING CODE 2012

- SECOND EXIT STAIR PROVIDED IN RESULT OF:
- 9.9.1. TRAVEL LIMIT TO EXITS OR EGRESS ROUTES
 1) EXCEPT AS PROVIDED IN SENTENCE (2) AND (3), EVERY DWELLING UNIT CONTAINING MORE THAN 1 STOREY SHALL HAVE EXITS OR EGRESS DOORS LOCATED SO THAT IT SHALL NOT BE NECESSARY TO TRAVEL UP OR DOWN MORE THAN 1 STOREY TO REACH A LEVEL SERVED BY
 a) AN EGRESS DOOR TO A PUBLIC PASSAGEWAY, ENCLOSED EXIT STAIR OR EXTERIOR PASSAGEWAY, OR
 b) AN EXIT DOORWAY NOT MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL
 - 9.9.2. SHARED EGRESS FACILITIES
 1) A DWELLING UNIT SHALL BE PROVIDED WITH A SECOND EXIT AND SEPARATE MEANS OF EGRESS WHERE AN EGRESS DOOR FROM THE DWELLING UNIT OPENS ONTO
 a) AN EXIT STAIRWAY SERVING MORE THAN ONE SUITE,
 b) A PUBLIC PASSAGEWAY
 c) SERVING MORE THAN ONE SUITE, AND
 d) SERVED BY A SINGLE EXIT.
 - 9.9.3. AN EXTERIOR PASSAGEWAY
 1) SERVING MORE THAN ONE SUITE,
 2) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 3) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL, OR
 - 9.9.4. A BALCONY
 1) SERVING MORE THAN ONE SUITE,
 2) SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, AND
 3) MORE THAN 1.5 m ABOVE ADJACENT GROUND LEVEL



1146 Caledonia Avenue
 Victoria BC

Basement & Main Floor Plan

Received
 City of Victoria
 MAR 17 2015
 Planning & Development Department
 Development Services Division

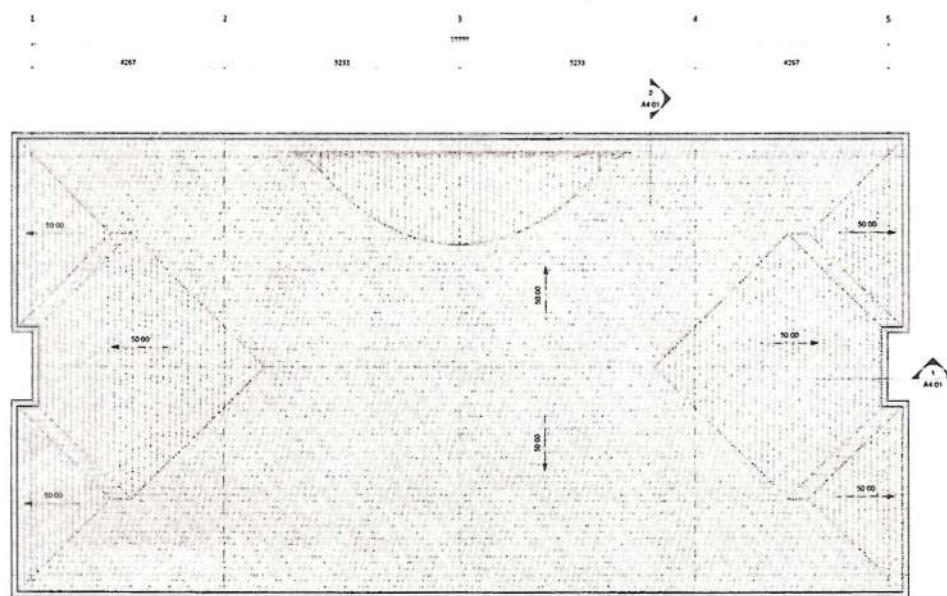
A2.01



Issue	Date
Reopening	December 10, 2018
Developmental Permit & OGD Amendment	

Decision	No	Description	Date
1.		Reopening Registration to address staff concerns	March 6, 2019

1 Second Floor Plan
1 : 50



2 Roof Plan
1-50

Consultants

1146 Caledonia
Avenue
Victoria, BC

Upper Floor & Roof Plan

Date 3/5/2015 4:06 PM
Drawn by
Checked by

A2.02

Sale	1	5
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Received
City of Victoria

MAR 17 2015

Planning & Development Department
Development Services Div., 2



CHRISTINE LINTOTT ARCHITECT

Issue: Revising Development Permit & OCP Amendment
Date: December 19, 2014

Revision: 1
Description: Revising Description to address staff comments
Date: March 6, 2015

Consultant

1146 Caledonia Avenue
Victoria, BC

Exterior Elevations & Context Street Elevations

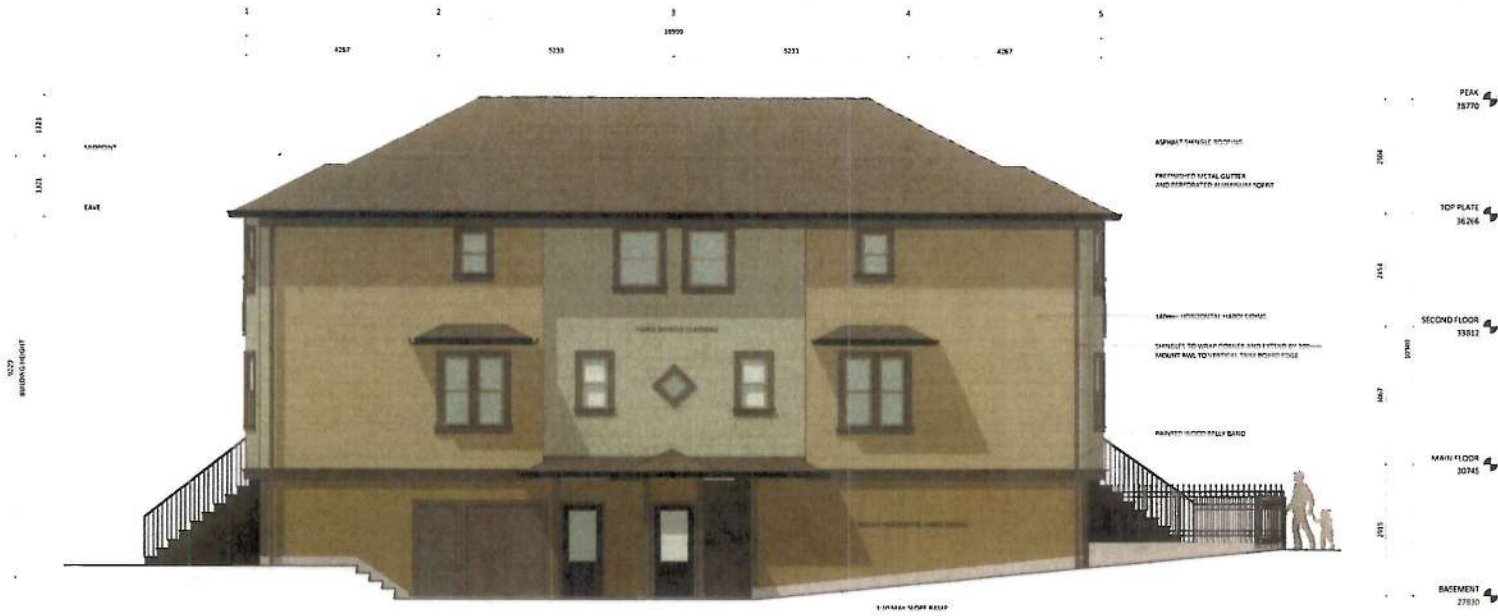
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Drawn by: [Signature]
Checked by: [Signature]

A3.01

Scale



Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division



2 - Side Elevation (West)
1 : 50



1 - Side Elevation (East)
1 : 50

CHRISTINE LINTOTT ARCHITECT

Issue Date
Revision Description Date
1. Revison Resubmission to address staff comments March 6, 2015

Revision No. Description Date

1. Revison Resubmission to address staff comments March 6, 2015

Consultant

1146 Caledonia Avenue
Victoria, BC

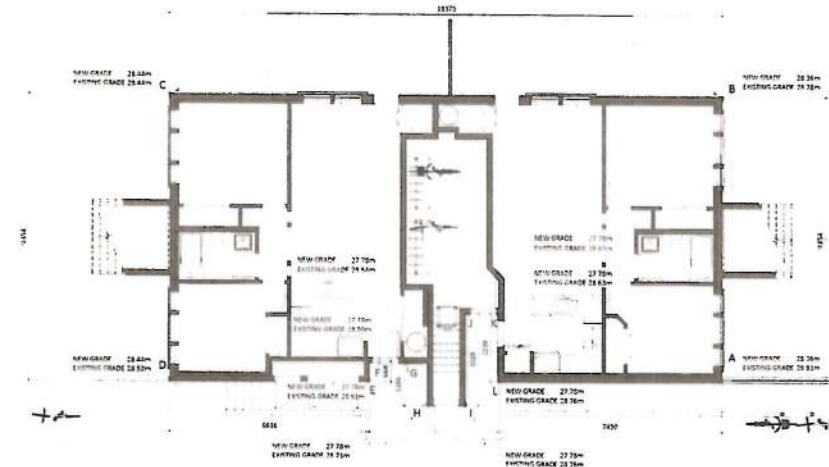
Exterior Elevations

Date 3/5/2015 4:06:31 PM
Drawn by
Checked by

A3.02

Date

Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division



3 Site Plan - Grade Calculation
1:75

GRADE CALCULATION (PER SCHEDULE 4 DIFFERENTIAL)			
A & B	(128.36 + 28.76) / 2	= 128.56	-128.56
B & C	(128.36 + 28.44) / 2	= 128.40	-128.40
C & D	(128.44 + 28.44) / 2	= 128.44	-128.44
D & E	(128.44 + 27.76) / 2	= 128.10	-128.10
E & F	(127.76 + 27.76) / 2	= 127.76	-127.76
F & G	(127.76 + 27.76) / 2	= 127.76	-127.76
G & H	(127.76 + 27.76) / 2	= 127.76	-127.76
H & I	(127.76 + 27.76) / 2	= 127.76	-127.76
I & J	(127.76 + 27.76) / 2	= 127.76	-127.76
J & K	(127.76 + 27.76) / 2	= 127.76	-127.76
K & L	(127.76 + 27.76) / 2	= 127.76	-127.76
L & A	(127.76 + 28.76) / 2	= 128.26	-128.26
LOWEST AVERAGE LEVEL OF FINISHED GRADE AT EXTERIOR WALL - GRADE OF 127.76			

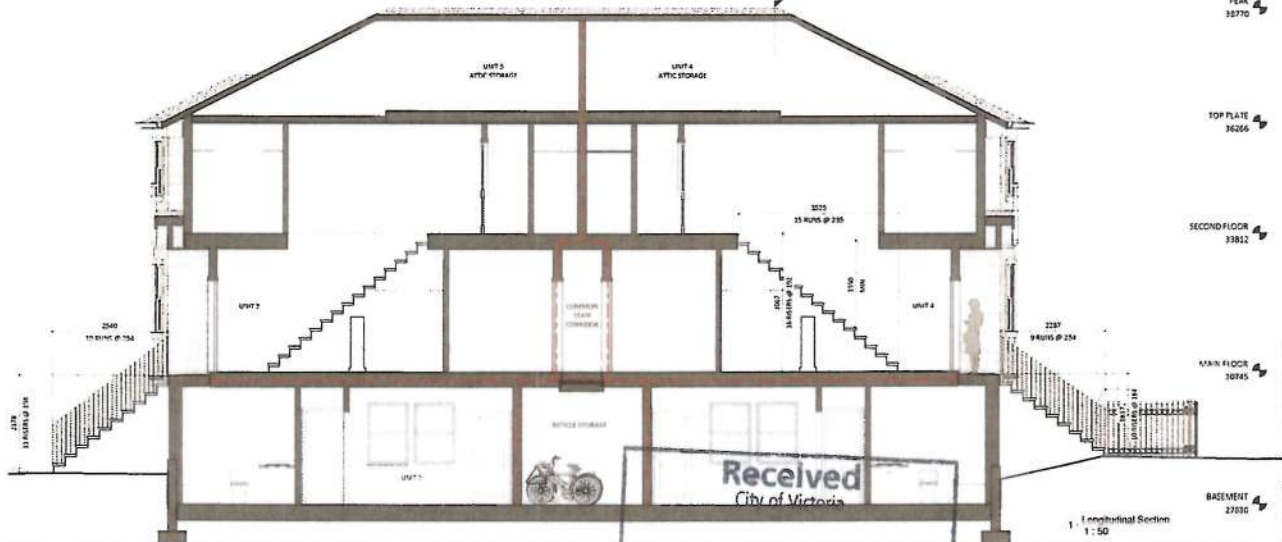
LEGEND

1 HOUR FIRE RESISTANCE RATING

Type Mark	Width	Height	Fire Rating	Comments	Count
A	731	2332	N	INTERIOR TRUSS	2
B	762	2332	N	INTERIOR TRUSS	18
C	833	2332	N	INTERIOR TRUSS	2
D	833	2332	N	INTERIOR TRUSS	2
E	762	2332	N	INTERIOR TRUSS	9
F	834	2332	N	INTERIOR TRUSS	8
G	1219	2332	N	INTERIOR TRUSS	2
H	1925	2332	N	INTERIOR TRUSS	3
I	731	2332	N	INTERIOR TRUSS	2
J	762	2332	N	INTERIOR TRUSS	2
K	833	2332	N	INTERIOR TRUSS	2
L	833	2332	N	INTERIOR TRUSS	2
M	834	2332	N	INTERIOR TRUSS	2
N	834	2332	N	INTERIOR TRUSS	2
O	1727	2332	N	INTERIOR TRUSS	1

Type Mark	Width	Height	Comments	Count
W1	915	1220	BASEMENT	2
W2	610	1220	BASEMENT	8
W3	915	1220	BASEMENT	2
W4	915	1220	BASEMENT	2
W5	610	1220	BASEMENT	2
W6	610	1220	BASEMENT	2
W7	610	1220	BASEMENT	2
W8	610	1220	BASEMENT	2
W9	700	700	TRANSITION COMMON STAIR	1
W10	914	1220	UPPER	2
W11	610	1220	UPPER	2
W12	610	915	UPPER	2
W13	915	1220	UPPER	2

THIS DRAWING IS A DEVELOPMENT PERMIT APPLICATION AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE OF THE ARCHITECT.



Received
City of Victoria
MAR 17 2015
Planning & Development Department
Development Services Division

CHRISTINE LINTOTT
ARCHITECT

Issue: Retaining Development Permit & OCP Amendment
Date: November 16, 2014

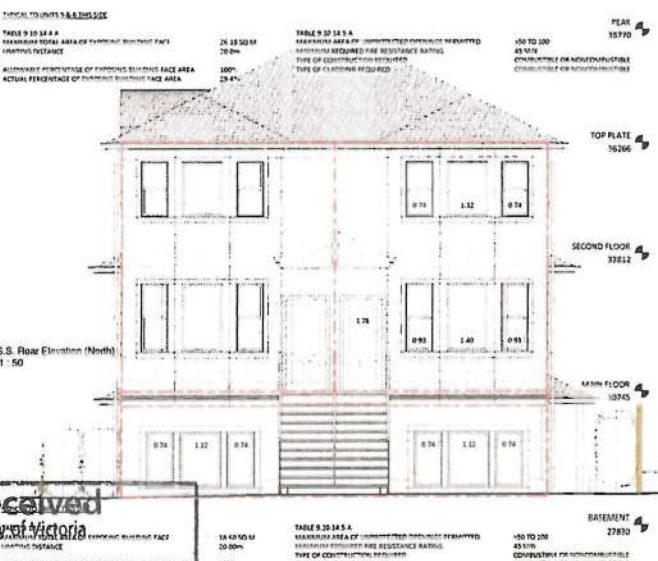
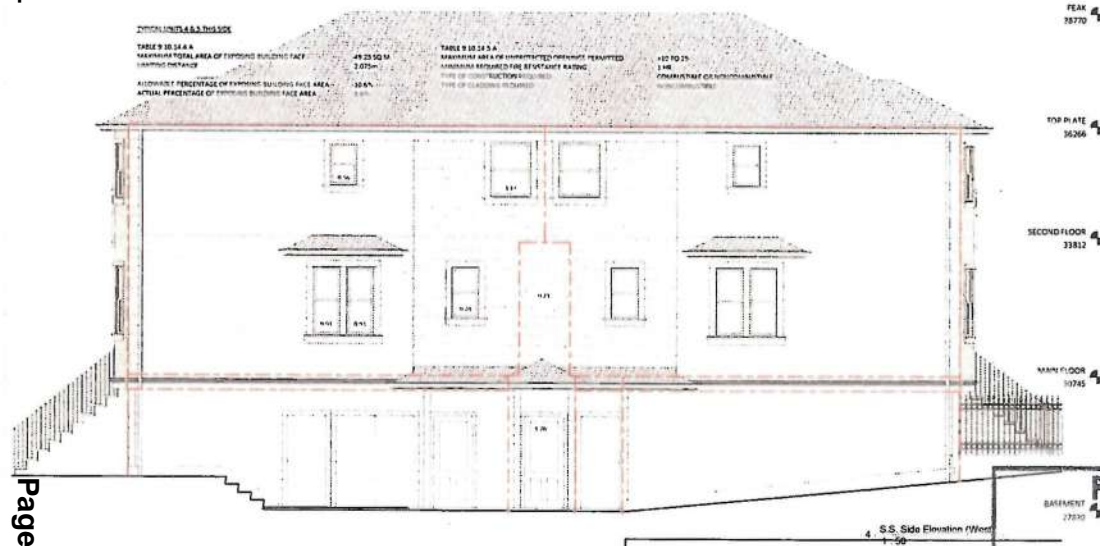
Revising: Revising Revisions to address staff comments
Date: March 6, 2015

Consultant

1146 Caledonia Avenue
Victoria, BC

Building Sections, Schedules & Calculations

Date: 3/5/2015 4:06:39 PM
Drawn by: [Name]
Checked by: [Name]
Scale: A4.01



Sequence No	Description	Date
1.	Resubmission to address staff comments	March 6, 2019

1146 Caledonia Avenue
Victoria, BC

Spatial Separation Calculations

3/5/2015 4:06 PM
A4.02

Planning and Land Use Committee - 14 May 2015

Received
City of Victoria

DATE/TIME
27930

PROPERTY ADDRESS AND PERMITTING BUILDING PAGE
STREET ADDRESS
STREET DISTANCE

NUMBER OF PERMITS OF THIS BUILDING PAGE AREA
ACTUAL PERCENTAGE OF PERMITTING BUILDING PAGE AREA
THE CITY OF VICTORIA

MAR 17 2015

Planning & Development Department
Development Services Division

PEAK
38770

TOP PLATE
36266

SECOND FLOOR
33812

MAIN FLOOR
30943

BASEMENT
27830

2 Side Elevation (West) - For Comparison
1:50

IMAGE OF 1142 CALEDONIA HAS BEEN REVERSED FOR COMPARISON PURPOSES
WINDOW LOCATIONS SKETCHED ARE APPROXIMATE DUE TO SKEWING OF PHOTOGRAPH

1142 CALEDONIA
PEAK @ 39.81m

1146 CALEDONIA
PEAK @ 38.77m

1146 CALEDONIA
SECOND FLOOR LEVEL
@ 33.812m

1146 CALEDONIA
MAIN FLOOR LEVEL
@ 30.745m

1142 CALEDONIA
MAIN FLOOR LEVEL
@ 30.39m

CALEDONIA AVENUE

CHRISTINE
LINTOTT
ARCHITECT

Issue Date
Revising Description Revisions & Date
OCP Amendment December 19, 2014

Revision No. Description Date

1 Revising Re-submission to address staff comments March 6, 2015

Consultant

1146 Caledonia
Avenue
Victoria, BC

Outlook Comparison

Date 3/5/2015 4:06:52 PM
Drawn By
Checked By

A4.03

Scale

MAR 17 2015

Planning & Development Department
Development Services Division

PARKING AVAILABILITY ON CAMERON STREET AND CALEDONIA AVENUE FOR DATES AND TIMES OF STUDY

Note:

- There are total of 18 parking spaces available on Cameron Street.
- Going east from 1134 Caledonia there are 16 parking spaces available (see map).

Date	Time	Location	Parking Spaces Occupied	Parking Spaces Available
Mar/2/2015	7:30 am	Caledonia	9	7
Mar/2/2015	7:30 am	Cameron	6	12
Mar/2/2015	1:30 pm	Caledonia	5	11
Mar/2/2015	1:30 pm	Cameron	10	8
Mar/2/2015	6:00 pm	Caledonia	10	6
Mar/2/2015	6:00 pm	Cameron	10	8
Mar/4/2015	7:30 am	Caledonia	10	6
Mar/4/2015	7:30 am	Cameron	12	6
Mar/4/2015	12:30 pm	Caledonia	8	8
Mar/4/2015	12:30 pm	Cameron	12	6
Mar/4/2015	6:30 pm	Caledonia	11	5
Mar/4/2015	6:30 pm	Cameron	6	12
Mar/6/2015	7:30 am	Caledonia	11	5
Mar/6/2015	7:30 am	Cameron	12	6
Mar/6/2015	12:30 pm	Caledonia	7	9
Mar/6/2015	12:30 pm	Cameron	10	8
Mar/6/2015	5:00 pm	Caledonia	9	7
Mar/6/2015	5:00 pm	Cameron	10	8
Mar/8/2015	7:30 am	Caledonia	10	6
Mar/8/2015	7:30 am	Cameron	8	10
Mar/8/2015	1:30 pm	Caledonia	10	6
Mar/8/2015	1:30 pm	Cameron	6	12
Mar/8/2015	7:00 pm	Caledonia	12	4
Mar/8/2015	7:00 pm	Cameron	7	11







Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west

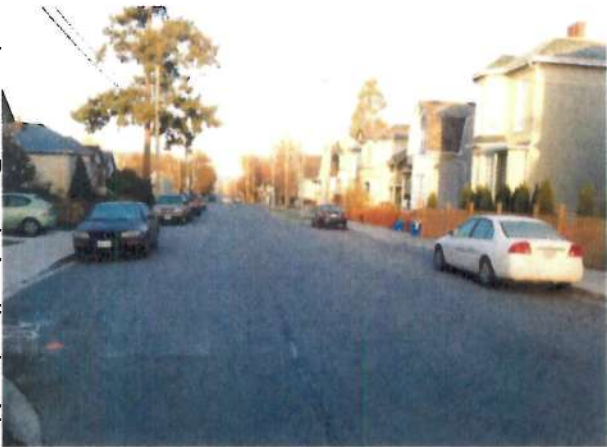


Caledonia facing east



Cameron facing north

All photos on this page taken March 4, 2015



Caledonia facing west



Caledonia facing east



Cameron facing north



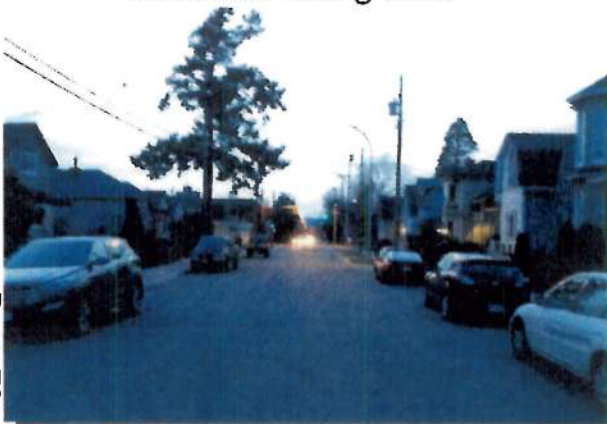
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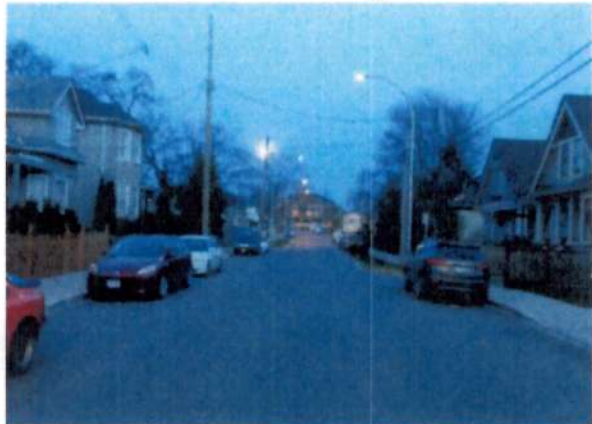
Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north

All photos on this page taken March 6, 2015



Caledonia facing west



Caledonia facing east



Cameron facing north



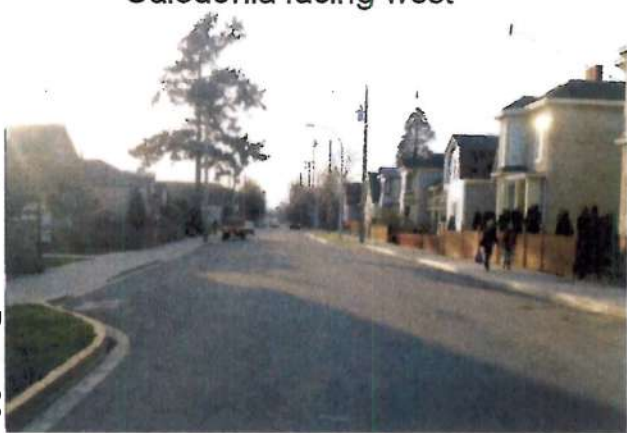
Caledonia facing west



Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north

All photos on this page taken March 8, 2015



Caledonia facing west



Caledonia facing east



Cameron facing north



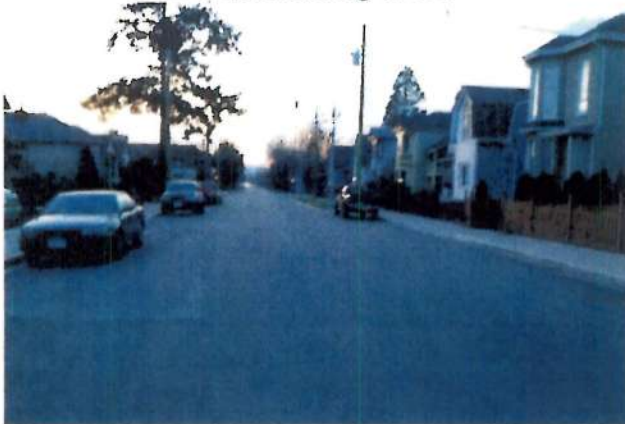
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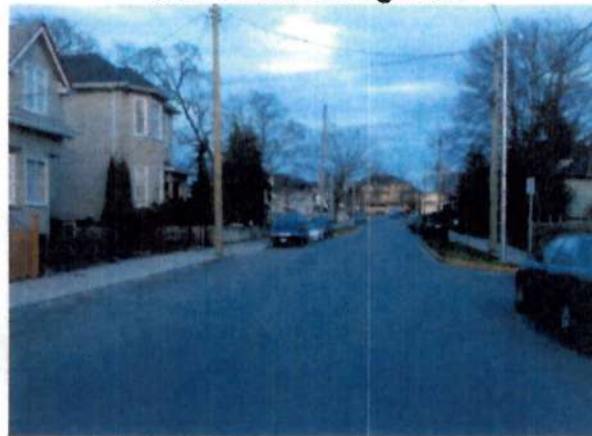
Caledonia facing east



Cameron facing north



Caledonia facing west



Caledonia facing east



Cameron facing north

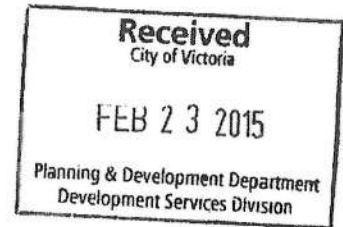


Parking signage for Island Health (VIHA) service centre (1947 Cook Street) is somewhat ambiguous in that the sign around the corner, on Pembroke Street, states that parking is 2 H. However, the signage on the west side of Cameron Street simply states "Parallel Parking Only" with no mention as to whether parking is restricted to 2 H or residents only or...? If Island Health staff are parking in this area (west side of the Cameron Street), their vehicles are adding to the total number of vehicles parked for extended periods on Cameron Street (Mon - Fri).

Fernwood Community Association
1923 Fernwood Road
Victoria BC V8T 2Y6

February 13, 2015

Sustainable Planning and Community Development Department
City of Victoria
Victoria, B.C. V8W 1P6



Re: 1146 Caledonia Street

The proposal to rezone 1146 Caledonia Avenue from R2-B to a Site-Specific zone was formally presented at the Fernwood Community Association Land Use Committee meeting December 3, 2014. A well attended preliminary community meeting was held on November 5, 2014. At both meetings the proponent discussed building a three storey six unit strata on the site.

No significant opposition to the proposed redevelopment of this lot was voiced at either meeting.

This proposal represents a departure from the Official Community Plan that has the majority of the 1100 block of Caledonia Avenue designated 'Traditional Residential'. The OCP's description of 'Traditional Residential' includes '...mixed-use buildings up to three stories in height located along arterial and secondary arterial roads'. In this case the OCP does not identify Caledonia Avenue as either an arterial or secondary arterial road.

This is a somewhat unique situation where a number of factors speak to the merits of this proposal, these are:

1. The lot fronts onto Caledonia Avenue and backs onto Cameron Street. This allows for access to parking from Cameron Street and preserves the look and feel of the streetscape on Caledonia Avenue;
2. The remainder of the houses to the West of this development are multi unit and of a comparable form and height;
3. This proposed development will compliment the unique character of the houses on the North side of the street;
4. One side of Cameron Street is home to a large health care facility and the area nearest to the parking for this development is at the back of that facility;
5. The fence proposed for the rear of the lot will improve the appearance of Cameron Street (one person from Cameron Street attended both meetings), and;
6. Two of the East facing units will face the park and provide needed "eyes on the park".

Sincerely,

A handwritten signature in black ink, appearing to read "David Maxwell". The signature is fluid and cursive, with a large loop at the end.

David Maxwell
Chair, Land Use Committee
Fernwood Community Association



Planning and Land Use Committee Report For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 30, 2015
From: Charlotte Wain, Senior Planner – Urban Design
Subject: Rezoning Application No. 00477 for 819 Yates 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. 00477 for 819 Yates 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. Registration of legal agreements to the satisfaction of staff to ensure that the building remains as a market-rental building for a minimum of ten years and that \$100,000 of the public art contribution is reallocated to affordable housing.

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, 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 Regulation 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 819 Yates Street. The proposal is to amend the existing CA-62 Zone, Central Area (Yates-View) District, in order to remove the requirement for two supported-housing units as part of the list of amenities and instead include a Covenant to ensure market-rental of the building for a minimum period of 10 years.

A technical revision to the Zone is also proposed, which would remove the secure bike parking on the ground-floor from the Floor Space Ratio (FSR) calculations.

The following points were considered in assessing this Application:

- Although the proposal is not consistent with the OCP goals of supporting affordable housing, it will contribute to the provision of a range of housing types and tenures in the City through market-rental housing, which is another goal contained within the OCP.
- The proposal requires amendments to the Master Development Agreement (MDA), specifically the Housing Agreement and allocation of amenity contributions.
- A technical amendment to the Zone is proposed which would exclude 170m² of secure bike parking on the ground floor from FSR calculations, which would result in a more practical design solution for cyclists by eliminating the need for steps.

BACKGROUND

Description of Proposal

This Rezoning Application is to amend the existing CA-62 Zone, Central Area (Yates-View) District, in order to remove the requirement for two supported-housing units as part of the list of amenities. The applicant proposes to replace the two supported-housing units with a Covenant to ensure the market-rental of the building for a minimum of 10 years, as well as reallocating a portion of the amenity funds (50% which is equivalent to \$100,000) from public art to affordable housing.

A technical revision to the Zone is also proposed which would remove the secure bike parking on the ground floor from the Floor Space Ratio (FSR) calculations.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal. However, in a previously approved Development Permit (that is not proposed to change) the following features were identified:

- bicycle storage for all 209 residential units
- provision of two bicycle storage facilities for the commercial units
- fresh air ventilation.

Land Use Context

The site is in an area of predominantly commercial and residential uses. Immediately adjacent uses are:

- North (across Yates Street) – commercial and office commercial (The Atrium)
- East – St. Vincent de Paul Thrift store and residential
- South (across View Street) – retail commercial and residential
- West – Empire Theatre.

Existing Site Development and Development Potential

The site is presently a surface parking lot.

Under the current CA-62 Zone, Central Area (Yates-View) District, the property could be developed for a variety of uses including residential, office, retail and restaurants at a density of up to 5.83:1 Floor Space Ratio (FSR) when the following amenities are provided:

- at least 80% of the floor area is provided exclusively for residential-use
- a 3m wide public walkway secured by a Statutory Right-of-Way along the east side of the property, in this Zone, linking Yates Street and View Street
- public art with a value of at least \$200,000.00
- a Housing Agreement pursuant to Section 905 of the *Local Government Act* providing for two supported-housing units, a minimum of 10% of adaptable-housing units and requiring that all housing units must be capable of being rented to tenants. This agreement is already in place.

Relevant History

The property was rezoned in 2008 to a site-specific CA-62 Zone, Central Area (Yates-View) District. As part of the increase in density associated with the new zone, the provision of amenities, as described in the previous section, were secured through a Master Development Agreement (MDA). It should be noted that the majority of density bonus granted at the time of rezoning was attributed to the provision of residential use within the proposal, since this was a use that was lacking in the Downtown at the time and was, therefore, strongly encouraged. The provision for the supported-housing units was voluntarily offered by the developer as an "additional feature" and was not in direct response to the policy requirements set out in the former *Downtown Plan (1990)*. The policy at the time did, however, consider density bonus for projects that resulted in "provisions for housing" or "facilities that have a significant benefit to the community".

Council approved a Development Permit on November 6, 2014, to permit a 16-storey, mixed-use building with ground-floor commercial uses and 209 residential units with associated underground parking. The Developer has indicated that this Development Permit does not need to be revised and accommodates the proposed development.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Downtown Residents Association CALUC at a Community Meeting held on February 4, 2015. A letter dated March 16, 2015, is attached to this report.

ANALYSIS

Official Community Plan (2012)

The subject property is designated within the Core Business Urban Place designation of the *Official Community Plan (OCP)*, which supports commercial and retail with complimentary uses such as residential.

The OCP contains policy direction on housing and homelessness. Of the 20,000 new residents predicted to locate to the City within the next 30 years, 50% of those are expected to be accommodated within the Urban Core. One of the policy directions for the Urban Core is to accommodate and foster a greater range of housing options across the housing spectrum, including non-market housing. Other goals related to housing include access to appropriate, secure and affordable housing as well as the provision of a wide-range of housing types, tenures and prices. The OCP acknowledges the high cost of rental housing within the City along with the lack of purpose-built rental housing. It also recognizes that the need for supportive and subsidized non-market rental units for families, seniors and people with disabilities exceeds the supply in Victoria.

There are a number of broad OCP objectives relevant to this proposal, which are:

- housing development responds to future demands
- housing affordability is enabled for housing types across the housing spectrum, particularly those in core housing need
- that a wide range of housing choices are available within neighbourhoods to support a diverse, inclusive and multigenerational community
- that partnerships enable stable housing with appropriate support service.

The OCP also contains a number of policies related to supported and non-market rental housing, with an emphasis on establishing units directed towards specific groups in core need. New transitional and supported-housing units are encouraged in the Policy.

Market-rental housing is also addressed in the OCP with the promotion of Housing Agreements and Covenants that ensure the opportunity for use of all units as rental units within strata bylaws.

Master Development Agreement

The MDA was secured at the time of the original rezoning in 2007. Along with a number of other requirements, the MDA provides the details of the supported-housing units that were listed as part of the amenity package for increased density. As it currently stands, the two supported-housing units are required to be rented to and occupied only by those having an income of \$25,500 or less or as recognised by provincial or federal government housing agencies as the "core need income threshold" for Greater Victoria. The MDA also notes that the supported units will be managed by the Capital Regional District Housing Secretariat, including the selection of tenants.

The MDA also includes the provision to ensure that there are no restrictions on the rental of residential units by non-owners.

Although the MDA and the Housing Agreement contemplate supported-housing units to be managed by the CRD Housing Secretariat, amendment of the Agreements does not require CRD's consent and the City and the property owner may modify the agreement to reflect new circumstances. However, staff has sought CRD's comments on the proposal and the response from the CRD is included with this report.

An agreement between the CRD and the developer at the time of the original rezoning (separate from the MDA) provides further details regarding the target tenants, which was intended to be for older single women, aged 45 to 60, who have successfully completed transition from emergency and second stage housing and are prepared to enter a new life of independence but require access to affordable housing. The tenant selection would be undertaken by the Victoria Women's Transition House Society.

The MDA contains provisions addressing the requirement for public art, with a value of no less than \$200,000. Details of the public art proposal, along with a security deposit, must be submitted to the City prior to the issuance of a Building Permit. The applicant has indicated that they would be willing to provide public art that meets the requirements in the MDA but has a lower value and that the remaining \$100,000 could be reallocated to affordable housing. Staff recommend for Council's consideration that this reallocation of funds be supported. The recommendation includes wording to this effect.

Economic Analysis

The applicant volunteered to undertake an independent third party economic analysis (attached) to review the implications for the removal of the two supported-housing units as required under the current Zone and instead allow the entire building (consisting of 209 units) to be used for market-uses. The primary objective was to understand whether the increased value to the Developer from the change in use of the two supported units is commensurate with the change in value resulting from a Covenant to maintain the building as rental housing for 10 years. The analysis also considered the hypothetical scenarios of including a Housing Agreement to maintain the building as rental for 20 and 30 years.

The analysis concluded that in all of the scenarios, the land value for the building being used entirely for market rentals does not exceed the land value for the building being marketed as strata condominiums with two supportive-housing units (as previously proposed). As such, there is no economic evidence that there should be any amenity contribution from the change in tenure.

Zoning Regulation Bylaw

The proposal includes revisions to the CA-62 Zone, Central Area (Yates-View) District, to remove the 170m² of secure bike parking on the ground floor from FSR calculations. Under the current *Zoning Regulation Bylaw*, all floor area at-grade is included in the FSR calculation. The previously approved Development Permit Application was proposed at 5.81:1 FSR. Including the bike parking on the ground floor, the FSR calculations would have exceeded the maximum density allowed under the current zoning (5.83:1). To avoid this, the design response was to lower the bike parking below grade, which results in a series of steps to access the bike rooms. Excluding the bike parking from the FSR calculations would enable the bike parking room to be located at-grade, which would result in a more practical design solution to encourage alternative modes of travel. Staff, therefore, recommend that Council support this change to the Zone.

CONCLUSIONS

While the proposal would remove two supported-housing units that were included as part of the overall amenity package in 2008, these were not the primary consideration for the approval of the density bonus at the time. The key factor that provided the rationale for the increase in density in 2008 related to the provision of residential-use within the proposal.

To conclude, in the absence of any policy direction ranking the need for affordable housing above market-rental housing and, given that the proposal will result in an additional 209 rental units for 10 years, staff recommend for Council's consideration that Council approve the Application with certain conditions as set out in this report.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00477 for the property located at 819 Yates Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

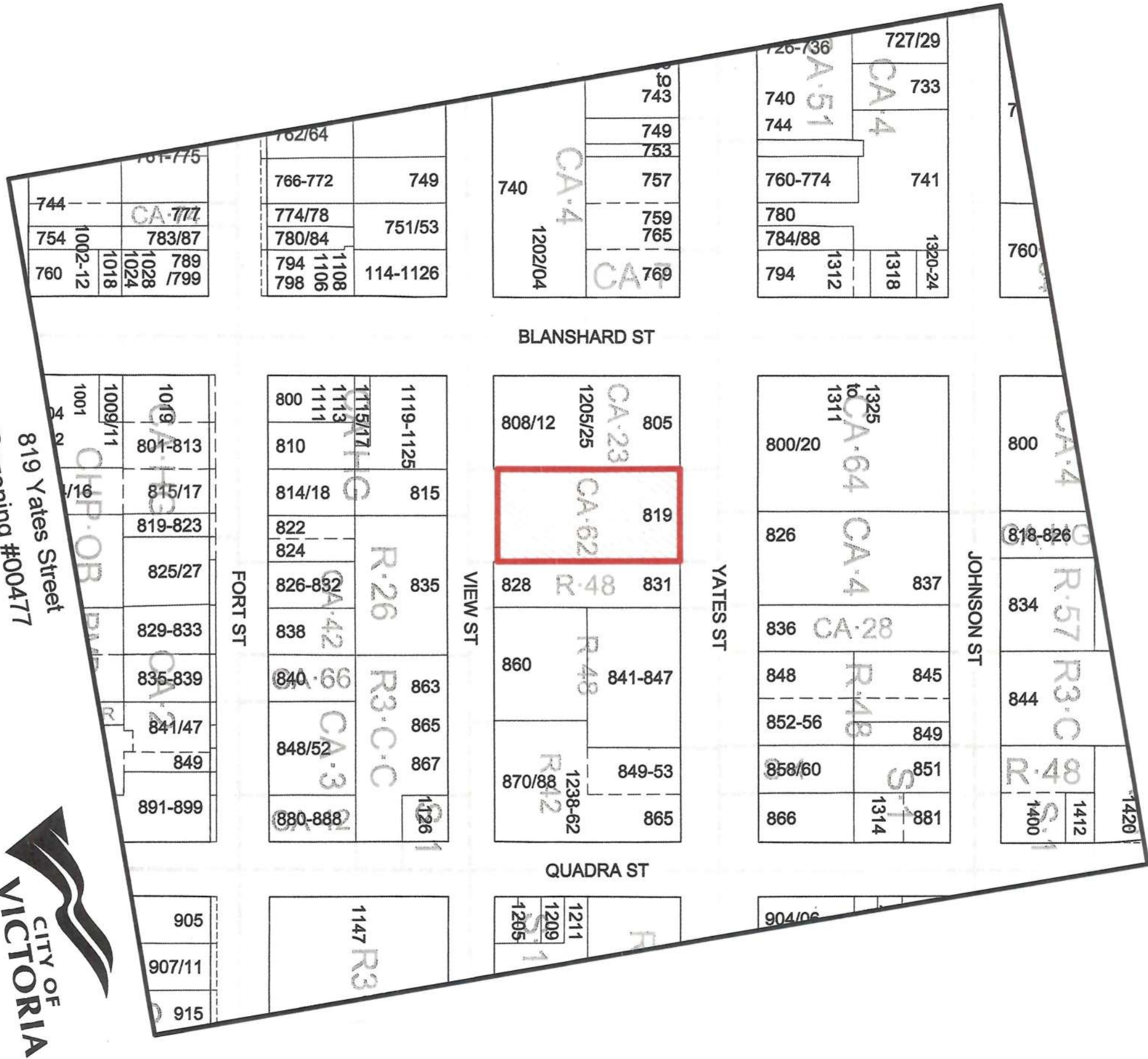
May 6, 2015

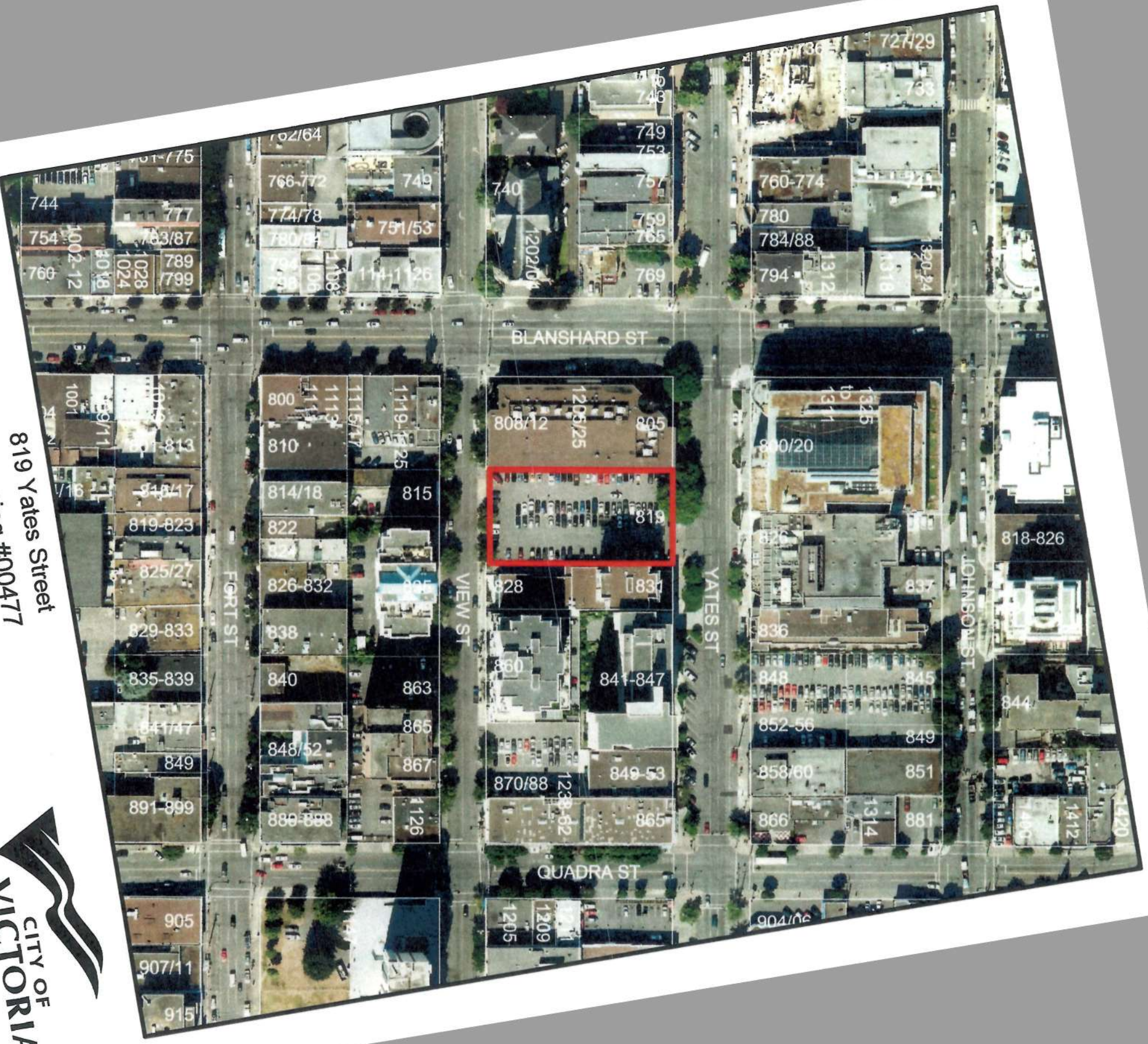
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List of Attachments

- Zoning map
- Aerial map
- Letter from developer dated February 17, 2015
- Letter from Downtown Residents Association, dated March 16, 2015
- Email from CRD, dated May 1, 2015
- Land Lift Analysis (G.P. Rollo & Associates Ltd) dated April 17, 2015.





CHARD

February 17, 2015

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor & Council

**RE: Text Amendment to Zoning Bylaw CA-62, 819 Yates St. Victoria
To facilitate the development of a purpose built residential rental building**

819 Yates Limited Partnership (819) is seeking Council's approval for a text amendment to the existing CA-62 Zone for 819 Yates Street to remove a requirement to provide two supportive housing units. This requirement was predicated at time of approval on the residential suites being developed as a market condominium project. If Council approves the proposed text amendment, 819 will be able to proceed with the long awaited redevelopment of the property from a surface parking lot into a 15 storey mixed-use rental residential building. The project will include underground parking facilities, 6,600 sq.ft. of retail area at grade and 209 purpose-built market rental units as recently approved by Council under development permit #000381.

These additional market rental housing units will provide economic benefits to the City of Victoria, assist in addressing the lack of supply of secure market rental housing, provide much needed housing options and add vitality to Victoria's downtown core.

Site History

For the last 45 years, the surface parking lot at 819 Yates Street has satisfied Downtown Victoria's parking needs. During that time, with Council's guidance, the City has evolved considerably into the walkable and vibrant urban community that we know today.

In 2007 the property was granted its current zoning, which supported high-density high-rise residential uses at an FSR of 5.83:1 and a height of up to 17 storeys. The intent of this zoning was to provide a location for market condominium housing within the downtown core. However, since 2007, the economic conditions have not been sufficient to develop this property as originally envisioned by the previous owner and currently by 819.

In October 2011, 819 acquired 819 Yates from the previous developer. At that time it was clear that the demand for condominium residential was insufficient for a condominium project of this magnitude to proceed in the foreseeable future. After careful consideration 819 has determined the most viable development solution for the site, given current economic conditions is as a purpose built rental building. This would not have been a viable option only a few years back but given the current low interest

CHARD DEVELOPMENT LTD

THIRD FLOOR 4 WEST 7TH AVENUE, VANCOUVER, BC CANADA V6Y 1L4
WWW.CHARDDEVELOPMENT.COM tel 604 682 6046 fax 604 682 1160

environment and interest by pension funds to invest in multifamily rental residential, the opportunity now exists to see this property developed.

Victoria's Rental Housing Market

Victoria's affordable rental housing is impacted by many factors. Primarily these factors translate into a constrained supply and a strong demand for housing. In part this is due to population growth and the persistent gap between home ownership and cost of renting. As a result...

"...the average increase in apartment rents in the Victoria CMA between October 2013 and October 2014 was 1.9 per cent" (p.3 CMHC's Rental Market Report – Victoria CMA – Fall 2014)

The majority of the City's market rental units can be found in purpose-built rental buildings. Most of this stock was constructed between the 1950s and 1960s when senior government programs facilitated rental housing development via tax incentives. Today these units continue to be the primary source of rental housing in the City and offer some of the most affordable market rents in the City. However, with many of these buildings are now well over 50 years of age, the maintenance, retention, and continual replacement of these units will be critical to the City's supply of rental housing for the foreseeable future.

Without a new supply of purpose built rental housing, affordable rental housing will become increasingly challenged. While a few new purpose-built rental units have been completed in recent years, they have been insufficient to address the growing demand. In fact during the last year, 359 new rental units (primarily the Q and Hudson Mews) were added to the rental market, yet...

"...according to the Rental Market Survey conducted CMHC in October 2014, the rental apartment vacancy rate in the Victoria CMA declined to 1.5 % as rental demand outpaced the increase in the supply of rental units." (p.2 CMHC's Rental Market Report – Victoria CMA – Fall 2014)

Over the last decade the growth in rental units in the secondary rental market has helped to diversify the City's market rental stock. The secondary rental market consists of secondary suites, condominium apartments, and other dwelling units being rented out by owner/investors. However, while more City residents are now renting from the secondary rental market these types of units are not secure rental housing resources. Additionally, the supply of secondary rental market housing has also not been able to keep pace with Victoria's demand.

To effectively address affordable rental housing for the broader population, a significant new supply of purpose built rental is required. Thus, by adding new purpose built rental stock, overall supply will be increased to address existing and future demand. While it is recognized that new rental projects deliver higher cost rental housing, it should be noted that this new housing stock reduces demand for the remaining stock. Thus, rental rates for the existing older stock may be reduced in response to market conditions.

Purpose Built Rental Purchase Agreement

The development challenges associated with building new purpose-built rental residential buildings are formidable. As a result only a few projects have been completed over the last few years and even fewer were completed during the last several decades. Many market rental projects in Vancouver and Victoria have been approved yet few are delivered due to the low financial yield opposite the considerable development risks. To effectively move forward with a purpose-built rental project, one must have an excellent location, an efficient building form and to carefully manage the development risks prudently and professionally.

For 819, an essential part of the economic risk equation was to secure a sale of the completed building prior to commencing construction (a forward sale). We are pleased to advise that we have achieved this milestone and have secured a conditional agreement with a well established Canadian owner/operator of market rental housing.

However, this Purchase and Sale Agreement is subject to 819 securing the requested Text Amendment to remove from the zoning the requirement to provide two supportive housing units at 819 Yates. While we have attempted to alleviate concerns about these two units for the purchaser, they have been clear on this matter from the outset and they will not waiver on their position that this requirement must be removed from the zoning at the time of completing the transaction for the sale to move forward.

As the purchaser's primary business is rental housing, they are willing to place a 10 year rental covenant on the lands. This would give the City of Victoria the legal comfort that a rental building will be developed at 819 Yates if the requested Text Amendment to the rezoning is enacted.

Benefits of Purpose-Built Rental Housing

High quality rental housing that offers close proximity to amenities and transit, security of tenure, professional management and condominium level finishes are highly desired by young professionals, empty nesters and long time renters that live and work within the downtown area.

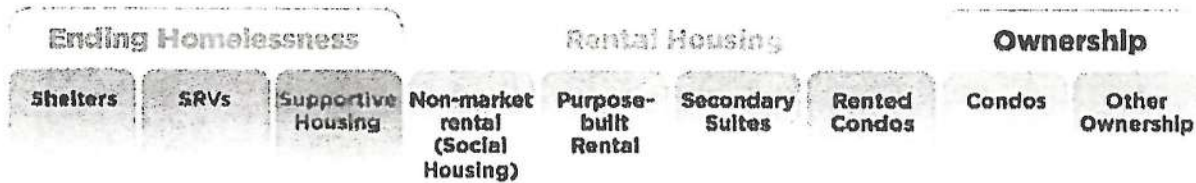
Similarly, employers benefit from having high quality market rental housing within the Downtown Core as it is an effective tool to attract employees to the Victoria area. This is particularly true in the high tech sector and office sectors where talent is often being pursued from lower cost housing markets in Canada and the USA.

By developing 819 Yates Street as a purpose-built rental residential building there will be additional vitality to the retail, restaurants and amenities within the downtown core. Furthermore, a significant amount of rental units will be provided next to the central business district providing a more affordable housing option (compared to condominium ownership) for young professionals and others who may be seeking housing alternatives.

Housing Continuum

The lack of housing impacts all aspects of the housing continuum. This can take the form of high condominium prices all the way through to an inadequate supply of shelter beds. Over the last four

decades, the private sector has primarily focused on the Ownership end of the Continuum (see below), while the service and public sector has focused on the Ending Homelessness end of the Continuum.



However, to effectively address affordable housing, the central part of the Continuum must also be addressed.

To that end, rather than retaining the existing surface parking lot and at some point in the future, building a 207 unit condominium project with 2 supportive housing units, 819 is proposing to address the middle of the housing continuum and create 209 purpose built rental units.

The approval of the proposed Text Amendment, without any further tax incentives or subsidy by the City of Victoria or Capital Regional District, the private sector can assist in addressing a broader range of the housing continuum than the inclusion of the two supportive housing units.

Summary

By granting the requested Text Amendment, the long awaited development of 819 Yates will be able to proceed as a purpose-built residential rental building. The completed building will provide rental housing within close proximity to jobs, transit and amenities. It will also contribute to downtown core's urban fabric as well as its economic vitality.

The addition of 209 market rental units to the downtown area will provide a high quality rental accommodation that is both secure and professionally managed thereby providing additional housing options to residents of Victoria who wish to live downtown without the responsibilities and costs associated with home ownership.

The end purchaser of the 819 Yates market rental building will consent to a 10-year rental covenant being placed on the lands. This covenant provides legal security to the City of Victoria that the building at 819 Yates will remain as market rental housing for this period of time.

In order to move this project forward we respectfully request Councils support on this Text Amendment for 819 Yates Street.

Yours truly,
819 YATES LIMITED PARTNERSHIP

David Chard



1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

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

March 16, 2015

Re: 819 Yates Street – Text Amendment to Zoning Bylaw CA-62

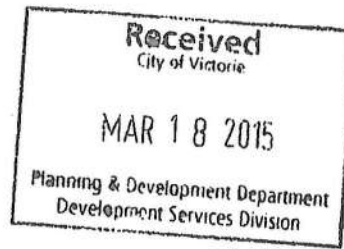
Dear Mayor Helps and Council,

The DRA LUC has reviewed the documents and drawings for the above-mentioned application. Additionally, the DRA LUC hosted a CALUC meeting on February 4, 2015 with Dave Chard presenting. Nineteen people from the community registered their attendance at the door.

Based on the information presented by the applicant, we understand that the purpose of the text amendment is to remove a requirement to provide two supportive housing units to facilitate the development of a residential rental building. Apart from this change, we understand that there have been no other material changes to the proposal as originally presented to the DRA LUC as part of the Development Permit Review. (Our letter of response to that presentation, dated September 12, 2014, is attached.)

There were several questions and comments from those who attended, but most were not relevant to this application. Relevant comments and concerns raised at the CALUC meeting by the public are as follows;

- One person asked for clarification of the meaning of "supportive housing";
- An attendee enquired if the text amendment did not pass, and the Purchase and Sale Agreement failed, whether the project would fold;
- One person enquired whether there was an option to amend the wording of the requirement for two supportive housing units such that those two units could be managed by the owner and not the CRD; and,
- Following the previous question, one person asked whether the potential buyer would have an appetite to independently manage two supportive housing units within the proposed rental residential building.



There were significantly more questions and comments offered that are not relevant to this application referring largely to matters of built form, mix of unit size, projected rental prices, location of commercial frontage, parking, en suite amenities, sightlines, and timelines.

While it was encouraging to see supportive housing units included in the previously approved condominium project on this site, the requirement for the supportive units may pose an obstacle for the project to proceed as a purpose-built rental residential building. While the DRA regrets the loss of two supported housing units, on balance we think the project should go ahead with amended zoning as the benefits of 209 new rental units would greatly improve an undersupplied housing sector and add vitality to the downtown precinct. We also strongly support the proposed 10-year rental covenant being placed on the lands to ensure that the building remains market rental housing for that timeframe.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

Charlotte Wain

From: Henry Kamphof <hkamphof@crd.bc.ca>
Sent: Friday, May 1, 2015 9:49 AM
To: Charlotte Wain
Subject: 819 Yates Development Proposal

Good morning Charlotte,

In follow-up to your request confirming the present position on the Preliminary Partnership Considerations Agreement of November 29, 2006 between the Capital Region Housing Corporation and Peerless Properties Ltd.;

These affordable housing considerations were secured at the request of the City of Victoria Planning Department in an effort to secure some element of affordable housing within this large condominium proposal. It has never been clarified formally the status of these "considerations" and their application to the development of this proposal.

The 819 Yates proposal is now to be a rental project and therefore the November 29, 2006 agreement considerations be retracted as a condition of development.

Therefore it is hoped that the City of Victoria could encourage some form of affordable rental housing within this proposal or to have the developer provide an appropriate financial contribution to the City of Victoria Affordable Housing Fund.

Henry Kamphof
**Senior Manager
Housing Secretariat
625 Fisgard St Victoria BC V8W 2S6
telephone 250-360-3081
fax 250-361-4970
hkamphof@crd.bc.ca**



Making a difference...together

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April 17, 2015

Charlotte Wain
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

Re: 819 Yates Street Economic Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete an Economic Analysis for the rezoning of 819 Yates Street (hereafter referred to as 'the Site') in order to determine an estimate of the value to Chard Developments (the Developer) from the removal of the requirement under the Master Development Agreement (MDA) to provide 2 units of supportive housing to the Capital Regional District (CRD) Housing Secretariat and instead allow the entire building (consisting of 209 units) to be used for market uses.

As well, GPRA is to estimate the value of the development with a covenant to maintain the building as market rental housing for a minimum of ten years versus the value of the development as a market strata project. The City also requested that GPRA provide analysis of the project with an agreement to maintain the building as rental for 20 and 30 years as well. Ultimately the City wishes to understand whether the increased value to the Developer from the change in use of the 2 units is commensurate with the change in value resulting from a covenant to maintain the building as rental housing for ten years.

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 if developed under the existing MDA as well as the land value supported by the proposed change in tenure. 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 the MDA and the proposed new zoning.

METHODOLOGY & ASSUMPTIONS

The Site is 2,628 square metres in area and can be developed under the MDA at a density up to 5.83 FSR with a mix of ground floor commercial amounting to 613 square metres with 14,660 square metres of residential above. The MDA requires that 2 residential units be sold to the CRD for supportive housing, with an indicated value of \$150,000 per unit in 2007 dollars. The only change being requested by the rezoning is the removal of the requirement to sell the 2 units to the CRD for supportive housing. No changes to the FSR or GBA allotted to general uses have been requested, and the developer will still maintain the public walkway and the \$200,000 contribution for public art required as part of the MDA.



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

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the MDA analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total project costs (calculated as a representative portion of overall project costs for the proposed development). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project that would be primarily a strata condominium building.

It is often the case that a developer cannot achieve a profit on the sale of a rental project immediately after completion and instead takes a long term perspective looking at value as an ongoing income stream with a potential disposition at some point in the future. This is true for this project. As such, for the residual value of the building entirely utilized for market rentals GPRA has instead looked at the developer achieving an acceptable return on their investment measured as an Internal Rate of Return (IRR) and the maximum supported land value to would allow a developer to achieve a target IRR.

The two units required to be sold to the CRD in the MDA were originally to be sold for \$150,000 per unit in the housing agreement between the CRD and the previous owner of the Site. However, GPRA has adjusted the value of the units to reflect inflation since 2007 when the agreement was written. GPRA has indexed the \$150,000 at 3% inflation compounded for 8 years, resulting in a 2015 value for the each of the units at \$190,000, or \$380,000 for both units.

The residual land values determined from this analysis of the property as a rental building is then compared to the value of the Site under the MDA to establish a 'lift' in value that arises from the change in uses. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning and not from development under current planning would impact the lift and would need to be identified, priced, and included in a revised analysis.

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. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

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, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Rental rates were derived from a similar search within 10 km of the Site, as were commercial rents. 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. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

GPRA identifies the lift (the lift being defined as the difference in supported land value for the property as a strata with the 2 supportive housing units and the supported land value for the property as a full market rental building) on the 819 Yates Street Site from rezoning as being roughly -\$2.9 million with the building being used for market rentals for a minimum 10 years. The loss drops to -\$1.6 million with the rentals being maintained for 20 years, and to -\$1.15 million when rented for 30 years. The reduction in loss with each increment of ten years in holding the property is due to the amount of debt remaining based on a 25 year mortgage being taken out once the building has been completed. After ten years there is still 15 years' worth of mortgage payments to be retired which reduces the funds received from a disposition. After 20 years of holding the property, there is only 5 years of mortgage payments, and after 30 years the mortgage has been retired. However, in none of the scenarios does the land value for the building being used for all market rentals exceed the land value for the building being marketed as strata condominiums with 2 supportive housing units to be sold to the CRD for a total of \$380,000. As such, there is no economic evidence that there should be any amenity contribution from the change in use.

I trust that our work will be of use in the City's decision on the rezoning 819 Yates Street. I am available to discuss this further at your convenience.

Gerry Mulholland |Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com





YATES STREET

SUBJECT SITE



YATES STREET

CONTEXT



VIEW STREET

CONTEXT

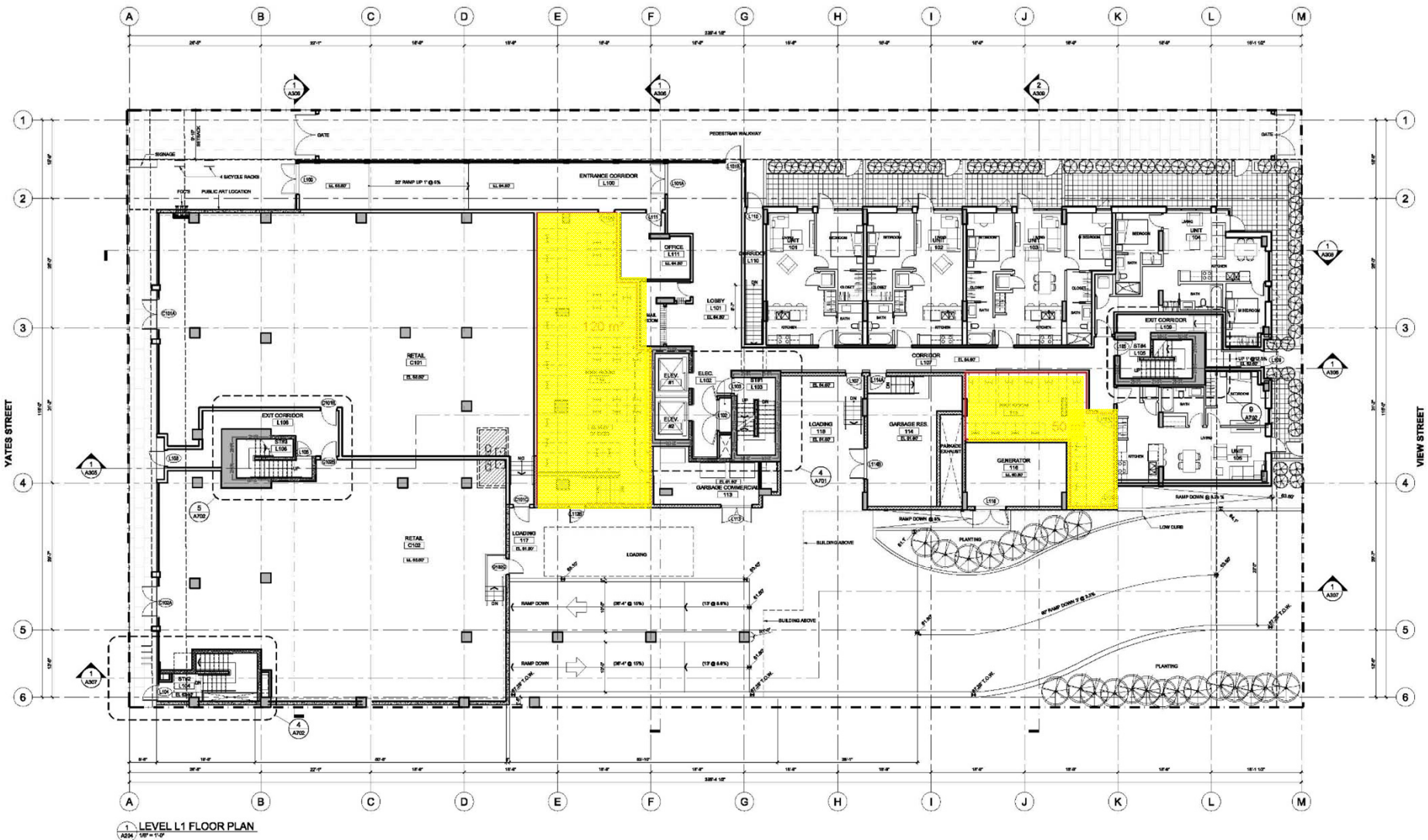


2014 Development Permit

- At least 80% of the floor area being provided exclusively for residential use
- A 3 m wide public walkway linking Yates Street and View Street
- Public art with a value of at least \$200,000
- A housing agreement providing for two supported housing units, a minimum of 10% of adaptable housing units, and requiring that all housing units must be capable of being rented to tenants.

Types of Housing	Non-Market Housing				Market Housing	
	Emergency Shelters	Transitional Housing	Supported Housing	Non-Market Rental Housing	Market Rental Housing	Home Ownership
Examples	<ul style="list-style-type: none"> > overnight shelter > crash beds/ safe beds > short-term stay shelter 	<ul style="list-style-type: none"> > low barrier housing > supportive housing > transition house 	<ul style="list-style-type: none"> > group homes > long-term residential care (public and non-profit) > assisted living (public and non-profit) > supported housing 	<ul style="list-style-type: none"> > social housing > co-operatives > rent geared to income 	<ul style="list-style-type: none"> > market rental > boarding houses > assisted living (private) > long-term residential care (private) 	<ul style="list-style-type: none"> > strata > fee simple > co-housing

OCP POLICY



MAIN FLOOR

BICYCLE PARKING



Planning and Land Use Committee Report For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 27, 2015
From: Brian Sikstrom, Senior Planner
Subject: Development Permit Application No. 000415 for 521-557 Superior Street and 524-584 Michigan Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000415 for 521-557 Superior Street and 524-584 Michigan Avenue subject to receipt of confirmation from the Ministry of Environment that the Contaminated Sites Legislation has been satisfied, in accordance with:

1. Plans date stamped March 12, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department.
4. The Development Permit lapsing four 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 *Official 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 regarding a Development Permit Application for the property located at 521-557 Superior Street and 524-584 Michigan Avenue. The proposal is to construct Phase One and Phase Two of the Capital Park development project. These Phases are comprised of two five-storey office buildings fronting on Superior Street, a central plaza and plaza pavilion building bracketed by office buildings and a four-storey mixed-use building fronting on Menzies Street with ground-floor commercial space and 53 residential units on the upper-floors. The proposal includes underground parking and extensive landscaping with pathways, courtyards and water features.

The following points were considered in assessing this Application:

- the Application directly follows and is based on the Zoning Regulation Bylaw Amendment and Official Community Plan Amendment approved by City Council following a Public Hearing on March 12, 2015
- no variances are requested
- the proposal is consistent with the *Official Community Plan, 2012*
- the proposal is consistent with the *Capital Park Urban Design Guidelines, 2015* with design features which include:
 - form, massing and height of buildings that preserve and enhance sight lines towards the Parliament Buildings
 - pedestrian-friendly street frontages
 - high quality materials for buildings and landscaping
 - streetscape treatments with a cycle track on Superior Street
 - sustainability features such as LEED Platinum certification of office buildings
 - active transportation facilities for bike storage, showers and lockers
- the proposal is consistent with the Master Development Agreement with amenities, which include:
 - a fitness centre with public access
 - potential for a Greater Victoria Public Library (GVPL) branch
 - provision of a high quality central public plaza
 - a public art installation in the central public plaza
 - a community amenity contribution of \$118,000.00
- the applicant has requested a longer-term Development Permit which staff recommend to Council as being appropriate based on the phasing of construction proposed in the Application.

Given the consistency of the Development Permit plans with the design guidelines as well as the plans submitted for the Rezoning Application, which were reviewed by the Advisory Design Panel (ADP), it is recommended by staff that a further review by the Panel is not required.

BACKGROUND

Description of Proposal

The proposal is to construct Phase One and Phase Two of the Capital Park development project. These Phases are comprised of two five-storey office buildings fronting on Superior Street, a central plaza and plaza pavilion building bracketed by the office buildings and a four-storey, mixed-use building fronting on Menzies Street with ground-floor commercial space and

53 residential units on the upper floors. The proposal includes underground parking and extensive landscaping with pathways, courtyards and water features. Proposed amenities include a fitness centre with public access, the provision of space for a potential Greater Victoria Public Library (GVPL) branch, a high-quality central public plaza with the provision of a public art installation.

Specific details include:

- form, massing and height of buildings that preserve and enhance sight lines towards the Parliament Buildings
- pedestrian-friendly street frontages on Superior Street and Menzies Street with buildings and their windows close to the sidewalks with canopies
- interior block pathways, courtyards and plazas providing public access and integration with the surrounding blocks
- high-quality materials for the office buildings including stone and terracotta clad columns, wood details and glazed canopies
- a two-storey, contemporary façade treatment for the mixed-use building at the prominent Menzies Street and Superior Street corner, which transitions to a four-storey height along Menzies Street with a variety of façade treatments and materials including horizontal siding and brick metal roofing
- the retail pavilion in the central plaza off Superior Street defines the plaza's south side and has a large glazed and transparent façade facing the plaza to the north
- a pedestrian-accessible sloped green roof integrates the retail pavilion with the landscaping to the south and provides a viewpoint over the plaza
- the high-quality central plaza includes outdoor seating areas, an interactive water feature, a public art installation and infrastructure for the provision of events and performances
- materials for the central plaza, interior courtyards and walkways include berms, seating decks, water features, a variety of paved surfaces (e.g. unit concrete and cast in place paving, decorative natural stone, composite wood decking) as well as site furnishings (e.g. bollards, bike racks, benches, guardrails, grates)
- landscaping in the courtyards includes knolls, embankments and sloping paths with a variety of trees and shrubs, including berry producing shrubs, herbs and greens with harvesting potential for the community as well as ground cover, perennials and ornamental grasses that contrast with the formal siting and modern architectural elements of the buildings
- streetscape improvements on Superior Street include a cycle track, raised mid-block pedestrian crossing, landscaped boulevard and on Menzies Street the improvements include inset parking with boulevards and rain gardens. Note: the streetscape treatments shown in the applicant's plans are conceptual only and subject to further changes and refinements (e.g. further design work with staff review and input may result in reduced rain gardens to ensure underground and active transportation infrastructure can also be accommodated)
- access to the underground parking is from two entry ramps
- a service and loading bay area for the development is located off a lane on the east side of the property.

Sustainability Features

As stated in the applicant's letter dated March 12, 2015, the following sustainability features are associated with this Application:

- LEED Platinum certification for office buildings
- high-performance building envelope systems
- solar shading strategies
- landscaping that is adaptive and native to the area
- water-efficient plumbing fixtures
- bicycle storage and end of trip facilities
- electric vehicle charging
- low VOC interior finishes
- rain gardens for stormwater management.

The applicant has appended a draft LEED scorecard to the letter describing the Application.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- bike storage at 10% above the City's Schedule "C" standards
- showers and lockers
- a bicycle track on Superior Street
- a pedestrian circulation network through the site
- vehicle parking at market rates.

Existing Site Development and Development Potential

Phase One and Phase two of the proposed development are covered by Development Areas LP-2A and LP-2B in the CD-2 Zone, Legislative Precinct District. The site is currently occupied by a number of parking lots, buildings accommodating Provincial Government offices and three Heritage Register houses which are to be relocated to Michigan Street on the south east side of the development site.

Data Table

The following data table compares the proposal with the existing CD-2 Zone, Legislative Comprehensive District:

Zoning Criteria	Proposal LP-2A	Zone Standard CD-2	Proposal LP-2B	Zone Standard CD-2
Site area (m ²) - minimum	13412.76	N/A	2793.76	N/A
Total floor area (m ²) – maximum	22052.13	22060	4654.50	4660
- Commercial	22052.13		1460.70	
- Residential	Nil		3193.80	

Zoning Criteria	Proposal LP-2A	Zone Standard CD-2	Proposal LP-2B	Zone Standard CD-2
Density (Floor Space Ratio) - maximum	1.64:1	N/A	1.67:1	N/A
Number of units - maximum	N/A	N/A	53	N/A
Height (m) – maximum	19.96 (Office A1) 18.57 (Office A2) 5.25 (Pavilion)	21	15.87	17
Zoning Criteria	Proposal LP-2A	Zone Standard CD-2	Proposal LP-2B	Zone Standard CD-2
Storeys – maximum	5 (Office A1) 5 (Office A2) 1(Pavilion)	N/A	4	N/A
Site coverage % - maximum	37.20	40	52	52
Open site space % - minimum	55	53	40	40
Setbacks (Menzies St.)	N/A	N/A	2.40	2.4
- Build to Line	2.50	2.44	N/A	N/A
- Side (Superior St.)	N/A	N/A	3.00	2.44
- Side (Michigan St.)	N/A	N/A	4.50	4.5
Parking – minimum	218	195 office 14 retail	95	92 53 residential 39 commercial
Visitor Parking – minimum	N/A	N/A	5	5
Bicycle parking stalls (minimum)	90 Class 1 43 Class 2	29 29	64 Class 1 12 Class 2	57 9

Relevant History

At its meeting and following a Public Hearing on March 12, 2015, City Council approved the Zoning Regulation Bylaw Amendment permitting an increase in the total floor area as well as changes to permitted floor areas within amended Development Area boundaries in the CD-2 Zone, Legislature Comprehensive District.

In addition, Council also approved amendments to the *Official Community Plan, 2012* to reference the *Capital Park Urban Design Guidelines, 2015* in the Legislative Precinct Development Permit Area and to exempt subdivision applications that are consistent with the design guidelines from the requirement for a Development Permit.

Along with these approvals, amendments to the Master Development Agreement were finalized securing off-site works, housing of various types, transportation demand management measures and amenities including potential for a library, provision of a high-quality central public plaza, a public art installation and community amenity contribution.

An extensive public consultation program was undertaken by the applicant in addition to the CALUC consultation process leading up to Council's approval of the Zoning Regulation Bylaw amendment and Official Community Plan Amendment. Also leading up to Council's approval, the *Capital Park Urban Design Guidelines* were referred to the Advisory Design Panel (ADP). Approval of the Zoning Regulation Bylaw Amendment and OCP Amendment were recommended by the Panel.

Community Consultation

The Application does not propose any variances and, therefore, it has not formally been referred to the James Bay Neighbourhood Land Use Committee. This is consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Applications*. However, due to the large size of the proposal, the Application was forwarded to the Neighbourhood Association for information.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) #12, Legislative Precinct with the objectives to enhance the area through high-quality architecture, landscape and urban design. The DPA enables Council to review and approve the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

The Development Permit plans closely match those submitted for the Rezoning Application and OCP Application approvals given by Council and the *Capital Park Urban Design Guidelines, 2015*. The further building design and landscaping details provided in the Development Permit plans are consistent with the text and precedent images. A number of the key architectural and landscaping design guidelines addressed in the plans are identified in an Appendix to this report.

The applicant has requested a term of four years rather than two years for the Development Permit. This is necessary because of the size of the project and will assist in the transition from Phase One to Phase Two of the construction.

Local Area Plans

The proposal is consistent with the "Core Inner Harbour/Legislative" place designation in the *Official Community Plan* (OCP), 2012 complying with built form, place character features, uses and density.

Master Development Agreement

The proposed development is consistent with the Master Development Agreement (MDA) covering the site, which includes the requirements for streets, subdivision, amenities, housing types, transportation demand management measures and heritage houses. Also, consistent with the MDA, is the applicant's offer (attached) for the lease of space for the Greater Victoria Public Library. Should Council approve the Development Permit, the receipt of this offer will allow the Development Permit's issuance and enable staff to coordinate the necessary meetings and discussions for a Council decision on the offer.

Other Policy

The proposed sidewalk and boulevard, as well as bicycle track on Superior Street, are consistent with the *Greenways Plan, 2003* and *Bicycle Master Plan, 1995*.

Other Considerations

The applicant submitted Heritage Conservation plans and Heritage Alteration Permit Applications for the five Heritage-Registered houses on the development site. Council approved these Applications on September 11, 2014, with conditions to be met by the applicant. The conditions include the submission of relocation plans for the houses and their Heritage Designation following relocation.

Resource Impacts

The resource impacts associated with this Application are financial with respect to the possible inclusion of a GVPL branch and the final streetscape design and resulting maintenance costs on both Superior Street and Menzies Street. The scope of the street improvements are related to the rain garden maintenance and boulevard treatments, which will be identified when the design is finalized.

CONCLUSIONS

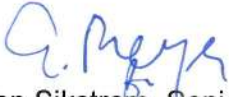
The Application is based on and directly follows upon the Zoning Regulation Bylaw Amendment and Official Community Plan Amendment approved by City Council on March 12, 2015. The details of building design and landscaping are consistent with the *Capital Park Urban Design Guidelines, 2015*. The proposed development includes sustainability features (e.g. LEED platinum certification of office buildings) as well as active transportation features (e.g. bike storage, showers, lockers and bicycle track on Superior Street). It also includes amenities required in the Master Development Agreement (e.g. provision of a high quality central public plaza). The request for a longer term Development Permit is reasonable based on the phasing of construction outlined in the Application.

Given the consistency of the Development Permit plans with the design guidelines as well as the plans submitted for the rezoning, which were reviewed by the Advisory Design Panel, staff recommend, for Council's consideration, that this Development Permit Application be approved.

ALTERNATE MOTION

That Council decline Development Permit Application No.000415 for the property located at 521-557 Superior Street and 524-584 Michigan Avenue.

Respectfully submitted,




Brian Sikstrom, Senior Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

May 6, 2015

BMS:af

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List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated March 12, 2015
- Letter from the applicant dated April 27, 2015 with an offer to lease space for the GVPL.
- Plans dated March 12, 2015 (separate document).

APPENDIX

Key Capital Park Urban Design Guidelines Addressed in the Phase One and Phase Two Development Permit Plans

3.0 General Guidelines for all Development Areas

3.5 Safety and Security/CPTED Principles

Encourage active retail uses at strategic street-level frontages to promote and encourage natural surveillance, as well as positive and desirable activity on Superior Street, Menzies Street and in the Central Public Plaza.

3.6 Sustainability and Green Building Design

By embracing green building principles, it is envisioned that the Project will become a showcase project for environmentally responsive office and residential building design.

3.7 Architectural Expression

The architectural expression of the buildings should be informed by subtle, rather than literal, references to neighbouring traditional and/or historical architecture.

3.8 Roofscape

Roof elements such as chimneys, mechanical vents and equipment, stair and elevator service and access points should be screened or enclosed and integrated with the design of the roofscape where possible, and located to minimize impacts on views from the street level and surrounding buildings.

3.9 Materials and Exterior Finishes

Materials should be selected to suit the inherent use and scale of the building and to provide thematic continuity with generic low and medium rise commercial, residential and public building types in the area.

Cladding materials will vary by building type and scale. Residential building materials should be consistent with the neighbouring residential and mixed-use buildings, whereas office building materials may be more strongly derived in response to contemporary office design requirements as well as to the surrounding context.

Window placement and detailing should be carefully considered so that the façade of each building may achieve a sense of rhythm and proportion that is appropriate to its urban and historical context, while at the same time optimizing considerations of views, daylighting, privacy, overlook, the visual and spatial connection between interior and exterior spaces.

3.10 Colour

Natural colours are preferred and should be derived from the inherent characteristics and qualities of the materials used for the primary surfaces of the buildings. Colour continuity with historical and contemporary precedents in the area should also be taken into account.

3.11 Lighting

Building light should be provided to create a subdued night-lit landscape that, in combination with lighting for security within all publicly accessible areas, contributes to a safe and pleasant character for the site.

3.12 Building Signage

Signage should contribute to the development of a distinct identity for the site and give direction to individual buildings, public areas and amenities.

4.0 Open Space/Landscape Guidelines

4.2 Streets

To establish a contextually appropriate yet distinctive set of characteristics for the Project's street frontages, including the creation of an integrated palette of surface materials which define and give character to the Project and define its special places within the context of the James Bay neighbourhood.

4.2.1 Superior Street

Superior Street should be reconfigured to contain a widened sidewalk and interactive zone that accommodates potential retail along the office building frontages, a boulevard zone designed to accommodate planters or rain gardens, street trees and seating alcoves, and reconfiguration of the street to allow for a dedicated and potentially segregated cycle track.

4.2.2 Menzies Street

A segmental planted boulevard interspersed with seating should be introduced to enhance outdoor spaces for pedestrian activity.

4.3 Pedestrian Pathways and 4.4 Plazas and 4.5 Courtyards

Pathways should be constructed of stone, concrete pavers, scored concrete, synthetic timber or wood to convey a high-quality ground plane expression.

Designated places for seating must be integrated into the plaza design which allow for a range of seating options, including the ability to accommodate larger groupings of people and events. The potential to design seating as customized sculptural elements should be considered.

The Superior Street Plaza should have a landscape vocabulary which includes timber-seating terraces, lawn berms, and water features to create a plaza that merges both formal and informal elements.

There should be a visual interest within each courtyard such as garden structures, play elements, planting, furnishings, water features, etc. which should be visible from the pedestrian pathways.

The knoll of the East Courtyard should provide a publicly accessible amenity such as an edible landscape which could be comprised of an assortment of food producing vegetation that provides year round appeal.

4.6 Hard Landscape

4.6.1 Site Furnishings

To provide an integrated system of site furnishings throughout the Precinct, with a contemporary palette of materials and finishes that complements the character of the Legislature Precinct and the James Bay Neighbourhood.

4.7 Soft Landscape

Appropriately placed street trees should be provided along the Superior Street and Menzies Street frontages of the project.

Plant materials should contribute to the visual interest through variety in scale, texture, colour and form.

4.8 Artwork

When placed outdoors, artwork should be positioned in such a way as to be either within publically accessible areas or be visible from publically accessible areas.

5.0 Development Area Specific Guidelines

Office Buildings A1 and A2

Each office building should provide a prominent entry and entrance lobby oriented towards Superior Street and the Legislature, flanking the east and west sides of the plaza.

Vertical interruptions in the continuous four-storey street wall along Superior Street are encouraged to relieve the long expanse and modulate the scale of the buildings' frontage.

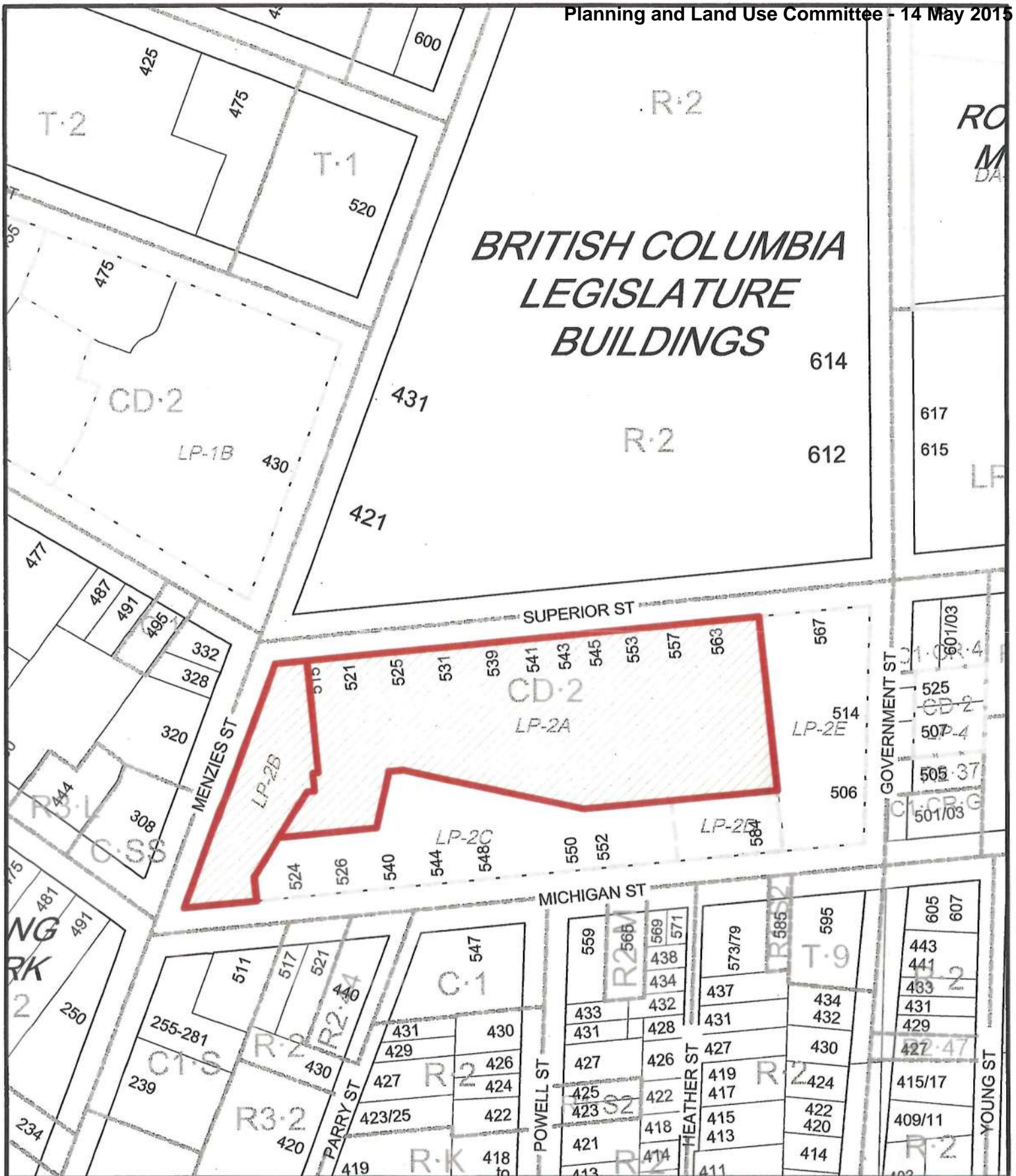
A rhythm of continuous, predominately transparent frontage, together with weather protection canopies should be provided at the street level, so as to be suitable for office or potentially retail uses.

Plaza Retail Pavilion

The Pavilion form should be integrated with the central landscaped courtyard to the south to provide a transition zone and deal with privacy/overlook issues between the commercial and residential zones of the Site.

Building B (Menzies Street)

The massing of the building should be articulated to modulate the scale of the long street frontage in a manner similar to smaller buildings that have been constructed incrementally over a period of time.



521-557 Superior Street
Development Permit #000415

Development Permit Application No. 000415 for 521-557 Superi...



521-557 Superior Street
Development Permit #000415

Development Permit Application No. 000415 for 521-557 Superi...



Jawl Development Corporation

CONC=RT™
REAL ESTATE CORPORATION

March 12, 2015

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

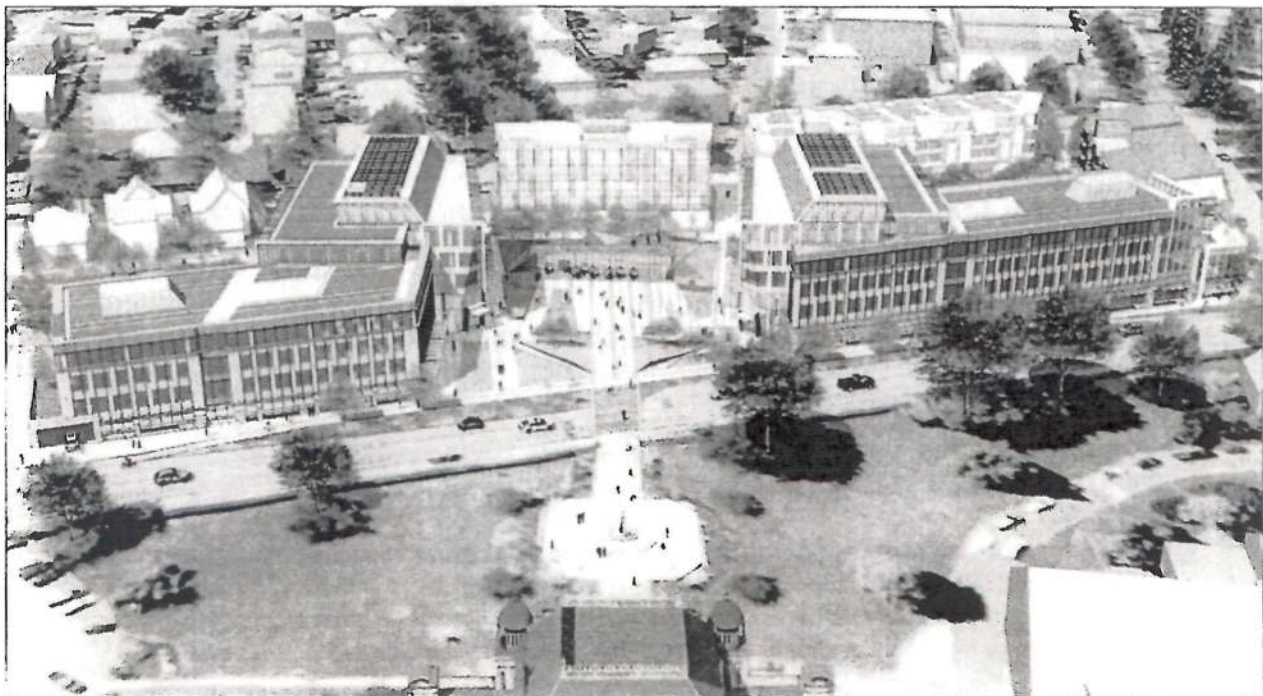


Attention: Mayor and Council

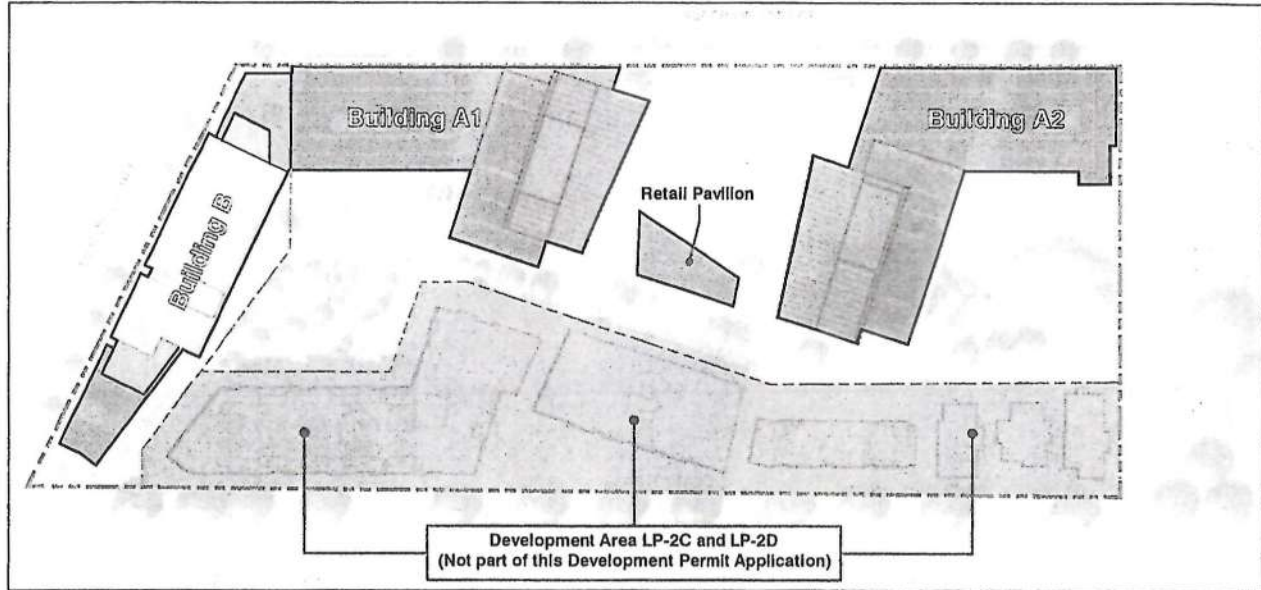
Re: Development Permit Application for Development Areas LP-2A and LP-2B, Legislature Comprehensive District – Capital Park, Victoria, BC.

Introduction

Jawl Precinct Lands Corp and South Block (Concert) Ltd (collectively the "Applicant") are pleased to submit this letter and the enclosed documents in support of a Development Permit application for the first phases of the Capital Park mixed use development on a portion of the lands municipally described as 521, 525, 531, 537, 539, 541, 543, 553, and 557 Superior Street and 524, 526, 540, 544, 548, 550, 552, and 584 Michigan Street, Victoria, BC and legally described as Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872 (the "Site"). Located in the James Bay neighbourhood, the Site totals 23,044 square meters (248,044 square feet) and is bordered by Superior Street, Menzies Street and Michigan Street. At its eastern edge, the Site is bordered by a land parcel owned by the Province of British Columbia (the "Province") on which is located the Queen's Printer and two heritage homes. The Site currently accommodates a number of surface parking lots, four commercial buildings accommodating Provincial Government offices and five unoccupied heritage houses.



	Development Area LP-2B			Development Area LP-2A	
	Building A1	Building A2	Retail Pavilion	Building B	Parking
Office	10,806.7 m ² (116,326 sq ft)	11,037.9 m ² (118,815 sq ft)			206
Retail			208.1 m ² (2,240 sq ft)	1,460.7 m ² (15,723 sq ft)	45
Residential				3,193.8 m ² (34,379 sq ft)	58
Total	22,052.7 m ² (237,374 sq ft)			4,654.5 m ² (50,102 sq ft)	309



Design and Development Permit Guidelines

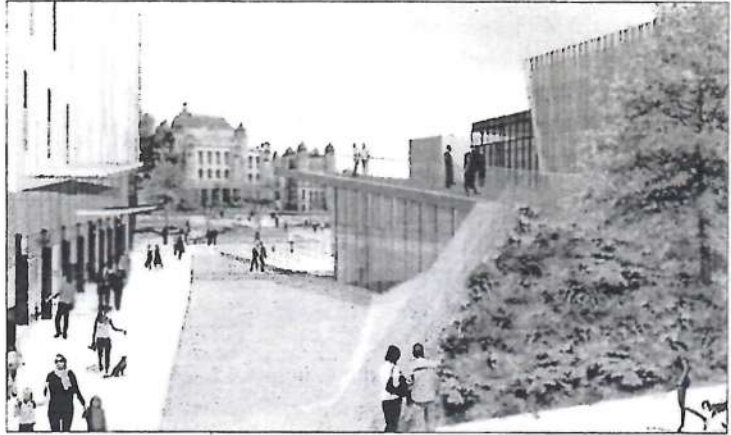
In connection with the Rezoning application submitted in July of 2014, the overall design and development parameters for the Capital Park Site were established. The July 2014 application also incorporated an OCP amendment application to allow for the adoption of the Capital Park Urban Design Guidelines ("CPUDG") prepared by the Applicant's design team. This Development Permit application builds on the design directions set forth in the updated zone and in the CPUDG in a more detailed manner for the buildings and Site open spaces located in Development Areas LP-2A and LP-2B.

Foundational to the CPUDG were a number of guiding principles intended to serve as overarching themes which speak to the aspirations of the project and which informed the detailed urban design responses outlined in the document. These guiding principles for Capital Park are:

1. The project should respond in a sensitive and complementary way to the Site's unique context proximate to the Legislature and the James Bay neighborhood.
2. The project should facilitate an enhanced public realm that prioritizes public accessibility and permeability to and through the Site via an integrated network of welcoming and well-appointed plazas, courtyards and walkways.
3. The project should respect and enhance street level sight lines towards the Legislature from various approach angles and create new publicly accessible areas to enjoy this vista.
4. The project should prioritize forward thinking approaches to environmental and operational building performance.
5. The project's office space should be designed to market leading quality standards and meet the Province's long term needs.
6. The project's residential units should be designed to accommodate a range of unit types and resident profiles to ensure a healthy diversity of unit options in an attractive and highly livable setting.
7. The project's retail units should contribute to a dynamic street interface, particularly on Menzies Street, and contribute to an expanded array of retail offerings in the James Bay neighbourhood.

Having recently completed the CPUDG, the Applicant and its design team have been diligent in maintaining consistency with the principles noted above as well as its specific design directions in the formulation of the plans which form the basis of this Development Permit application.

roof of the Plaza Retail Pavilion is designed to merge with the overall folded landscape vocabulary of the Site and is intended to be accessible so as to provide a dramatic vantage point for views towards the Legislature. Perhaps more importantly, the Plaza Retail Pavilion also plays a role in animating and defining the south edge of the Central Plaza. To that end, the north face of the Retail Pavilion is largely glazed and transparent, and subject to future tenancy requirements, is intended to accommodate multiple access points between the retail pavilion interior and the associated outdoor seating areas which will front the Central Plaza.



Building B

To achieve the scale and texture of a traditional "village" streetscape, compatible with the existing and emerging characteristics of Menzies Street, this mixed use building has been designed to appear more as an assemblage of four distinct yet related building frontages, rather than one continuous building.

The two storey volume retail space at the corner of Superior and Menzies Streets is strongly expressed in a contemporary manner with a large, glazed frontage and weather protection canopy, befitting its prominent location. The materiality and expression of this corner element is designed to relate in colour and texture to the adjacent Office Building A1 to the east, as well as to the 4 storey residential / retail components of Building B to the south along Menzies Street.

The two, 4 storey midblock building frontages utilize consistent and somewhat more traditional materials that include horizontal siding, brick, and standing seam metal roofing, but will be differentiated from each other by complimentary colour palettes. Street level retail spaces are designed to be flexible and able to accommodate a range of potential tenants of varying sizes, with large storefront windows and a varied vocabulary of weather protection canopies, integrated signage and lighting.



Courtyards

The West courtyard is contoured with a feature knoll, designed to conceal the parking access ramp off of Menzies Street while serving as a natural visual buffer between the residential and commercial buildings. A resilient surfaced sloping pathway unlocks the play potential of the mound, featuring timber embankments with climbing elements, and a promontory play sculpture. Seamlessly integrated with the south side of the Retail Pavilion, a bermed landscape feature characterizes the central courtyard and offers a grassy slope for reclining or enjoying dramatic views to the Legislature to the north. The East Courtyard features a second knoll which creates a natural buffer between the residential heritage homes and the commercial office buildings. The knoll features an edible landscape comprised of robust assortment of berry producing shrubs, herbs, and hearty greens that provide year round interest and harvest potential for the community. A sloping path traverses the knoll, gently winding its way to the top where a seating deck is situated adjacent to a sculptural element.



West Courtyard



East Courtyard

Plazas

The Superior Street Public Plaza serves as the front door to Capital Park, and becomes a community focused destination for social gathering, performances and public life for the both the Legislature precinct and James Bay. The plaza's subtle grade change is characterized with an interactive water feature and sculptural folded seating decks that add life and animation to the space. The southwest plaza at the corner of Menzies and Michigan Streets serves as an informal, neighbourhood scale meeting point and a spill out space for a café patio and casual outdoor seating. The plaza becomes an invitational gesture for public access into and through the west courtyard.

Streets

The transitions between Capital Park and the surrounding community is fundamentally expressed within the streetscape environment. Each of the street frontages is unique its design response, with careful consideration given to complimenting the facing side of the street, retaining existing street trees, considering sustainable storm water management practices, and creating a pedestrian environment that responds to the uses, texture and scale of adjacent buildings. Superior Street integrates a cycle track with extensively landscaped boulevard with rain gardens. Menzies Street is characterized by a planted boulevard with rain gardens interspersed with paving sections between boulevard planting provides access points for parallel parking and loading.

Pedestrian Permeability

Achieving a permeable pedestrian circulation network is a fundamental aspect of achieving a publicly accessible open space network through the interior of the site. A greenway serves as the primary east-west linkage, connecting the southwest corner of the site and the Menzies Street commercial retail environment through to the established north-south lane defining the eastern site boundary. The walkways running from the foot of Powell and Parry Street at Michigan through the Site to Superior Street enable strong pedestrian permeability and visibility in the north south direction.

Green Building Features

The Applicant and the design team are committed to incorporating leading green building principles into the project's design and long term operations. The Project will be registered with the Canadian Green Building Council's LEED program and is targeting a designation of Platinum for Office Buildings A1 and A2 and Gold for Building B. The buildings which are the subject of this Development Permit application are envisioned to become showcase projects for environmentally responsive building design and construction through the utilization of:

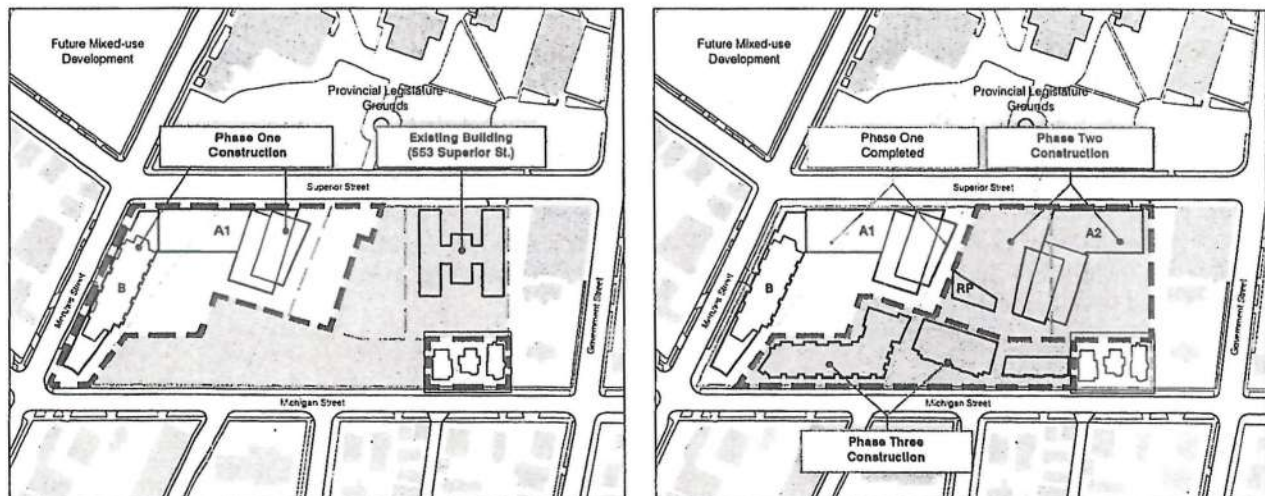
- High performance building envelope systems.
- Energy efficient lighting and electrical systems and controls.
- Solar shading strategies which limit undesirable solar heat gains during the summer and support desirable heat gains in the winter, thereby improving the application of passive heating and cooling measures.
- Extensive green spaces including selected vegetated roof areas and street fronting rain gardens to address the heat island effect and manage storm water run-off.
- Specifically selected landscape materials that are adaptive and native to the area which require less intensive landscape maintenance.
- Water efficient plumbing fixtures.
- Bicycle storage and end of trip facilities for building occupants.
- Electric vehicle charging infrastructure.
- Low VOC interior finishes.
- Increased ventilation capacity to increase the amount of fresh air delivered to building occupants.
- Priority parking stalls for ride-share vehicles.

More detailed information pertaining to the project's green building attributes is provided in the form of the draft LEED scorecard included with this application.

Project Phasing

To accommodate interim use requirements for a portion of the Provincial Government occupancies currently existing on the Site, a phased approach to the construction of Capital Park is necessary. The first phase of construction is anticipated to include the selected demolition of a number of the existing 2 storey office blocks and the relocation of the existing heritage houses to make way for construction of Building B and Office Building A1. Demolition of the balance of the existing buildings on the Site and the subsequent construction of Office Building A2 and the Retail Pavilion will commence as soon as Office Building A1 is complete and occupied.

In view of this phased construction requirement imposed by the interim use parameters of the Provincial Government, the Applicant is requesting that the Development Permits applied for under this application remain in effect for four years from the date of issuance instead of the typical two so as to permit the second phase of work (Office Building A2 and the Retail Pavilion) to proceed in accordance with the schedule noted above.



Project Benefits and Amenities

The overall benefits and amenities presented by the Capital Park mixed use development were comprehensively described in connection with the July 2014 Rezoning application for the Site. The first phases of work which are the subject of this Development Permit application present the first opportunity for these community benefits to be realized. The build out of Development Areas LP-2A and LP-2B will see the addition of sustainably designed high quality office, retail and residential premises as well as the supporting and complementary open space network associated with these areas. At completion, these components of the Capital Park project will accommodate Provincial Government offices home to approximately 1,400 occupants, offer 53 housing units home to approximately 80 residents, and add animating retail amenities on the Menzies Street frontage as well as on the borders of the Superior Street Public Plaza. In addition to these benefits, the following amenities are provided for in the build out of Development Areas LP-2A and LP-2B:

- A 700 m2 retail premises in Building B suitable for library use
- A fitness facility on the main level of Office Building A1
- 39 affordable housing units and 6 housing units suitable for families in Building B
- A well appointed large scale Public Plaza off of Superior Street with public access secured through a statutory right of way
- A \$150,000 public artwork included in the Superior Street Public Plaza
- A \$118,000 cash contribution to the City of Victoria
- A series of lanes, walkways, courtyards and plazas accessible to the public and designed to link the Site with the surrounding community
- Extensive sustainability infrastructure including extensive considerations supportive of alternative transport methods
- A high quality urban and architectural design which will contribute positively to the built environment of the James Bay community

Conclusion

The Applicant and the design team are pleased to present this Development Permit application which would enable the first phase of the Capital Park project to begin. We are excited to commence work on this dynamic mixed use community and begin to realize the benefits to the James Bay community and the City of Victoria that it affords. We have proceeded thoughtfully in the development of the site and building designs for Development Areas LP-2A and LP-2B so as to ensure a high quality response which respects the principles of the zone, the Capital Park Urban Design Guidelines and proceeds in accordance with the Master Development Agreement. We hope to be able to commence construction of this first phase of work in the summer of 2015. This is a critical date for the project team so as to ensure we are able to meet the Provincial Government's target occupancy date of the Office Building A1 of March 2017.


We sincerely appreciate the time and effort put forth thus far by members of staff at the City of Victoria in assisting with a collaborative and expedited approach to this application as well as the July 2014 Rezoning application. We look forward to working with City staff and Council in connection with this application in the months ahead and are available as necessary to answer any questions or furnish additional information as required.

Sincerely,

JAWL DEVELOPMENT CORPORATION

Per: 
Robert Jawl

CONCERT REAL ESTATE CORPORATION

Per: 
Brian McCauley



Capital Park- Buildings LEED 2009
Checklists

Received
City of Victoria

MAR 12 2015

Planning & Development Department
Development Services Division

INTEGRAL

Campus Credits for Office A1 and A2			Office A1 Core and Shell CaGBC Registration #/date:					Res B (Retail) New Construction CaGBC Registration #/date:					Office A2 Core and Shell CaGBC Registration #/date:					Res C (Market) New Construction CaGBC Registration #/date:					Res D (Market) New Construction CaGBC Registration #/date:				
			Phase A					Phase A					Phase B					Phase C					Phase C				
			Confirmed	Targeted	Possible	Low Potential	No	Confirmed	Targeted	Possible	Low Potential	No	Confirmed	Targeted	Possible	Low Potential	No	Confirmed	Targeted	Possible	Low Potential	No	Confirmed	Targeted	Possible	Low Potential	No
			63	16	2	1	10	63	28	19			63	16	2	1	10	63	28	19			63	28	19		
Project Totals (pre-certification estimate) 110 Points																											
Project 1: Construction Activity Pollution Prevention Req: 10			Responsible Discipline: CONTRACTOR (support Civil)																								
Cr001	Site Selection	-	1					1					1					1					1				
Cr002	Development Density and Community Connectivity	3-1	6					6					6					6					6				
Cr003	Brownfield Redevelopment	-			1					1					1					1					1		
Cr004	Alternative Transportation Public Transportation Access	1E	6					6					6					6					6				
Cr005	Alternative Transportation Bicycle Storage & Changing Rooms	NC-1, 2E-2	2					1					2					1					1				
Cr006	Alternative Transportation Low-Emitting and Fuel-Efficient Vehicles	1	3					3					3					3					3				
Cr007	Alternative Transportation Parking Capacity	2	2					2		2			2					2					2				
Cr008	Site Development Protect or Restore Habitat	-	1					1					1					1					1				
Cr009	Site Development Maximize Open Space	-	1					1					1					1					1				
Cr010	Stormwater Design Quantity Control	-	1					1					1					1					1				
Cr011	Stormwater Design Quality Control	-	1					1					1					1					1				
Cr012	Heat Island Effect Non-Roof	-	1					1					1					1					1				
Cr013	Heat Island Effect Roof	-	1					1					1					1					1				
Cr014	Light Pollution Reduction	-	1					1		1			1					1					1				
Cr015	Tenant Design and Construction Guidelines	OS-1	1					1					1					1					1				
Water & Energy 10 Points			Responsible Discipline: MECHANICAL																								
Cr016	Water Use Reduction: 20%	Req: 10																									
Cr017	Water Efficient Landscaping Reduce by 50%-100%	2-4	2	2				2	2				2	2				2	2				2	2			
Cr018	Innovative Wastewater Technologies: 50% reduce demand or treat on site	1			2					2					2					2					2		
Cr019	Water Use Reduction	2-4	4					4					4					4					4				
Energy Performance 24 Points			Responsible Discipline: COMMISSIONING AUTHORITY																								
Cr020	Fundamental Building Systems Commissioning	Req: 10																									
Cr021	Minimum Energy Performance	Req: 10																									
Cr022	Fundamental Refrigerant Management	Req: 10																									
Cr023	Optimize Energy Performance	NC-1, 10B, 2E-1, 2E-2	12	6	1	2		4	16				12	6	1	2		4	16				12	6	1	2	
Cr024	On-site Renewable Energy	NC-1, 7, 2E-3, 2E-4	2	2						1	6		2	2						1	6		2	2			
Cr025	Enhanced Commissioning	2						2					2					2					2				
Cr026	Enhanced Refrigerant Management	2						2					2					2					2				
Cr027	Measurement & Verification	2						3					3					3					3				
Cr028	Measurement and Verification - Tenant Submetering	OS-1						3					3					3					3				
Cr029	Green Power	2								2					2					2					2		
Materials & Resources 6 Points			Responsible Discipline: ARCHITECT																								
Cr030	Storage & Collection of Recyclables	Req: 10																									
Cr031	Building Phase, Maintain Existing Walls, Floors, & Roof	NC-10, 10B, 10C																									
Cr032	Building Phase, Interior Non-Structural Elements	NC-10																									
Cr033	Construction Waste Management	10B-2	2					2					2					2					2				
Cr034	Waste-to-Energy	NC-10B, 10C-1								2					2					2					2		
Cr035	Recycled Content	10B-2	2					2					2					2					2				
Cr036	Regional Materials	10B-2	1	1				1	1				1	1				1	1				1	1			
Cr037	Rapidly Renewable Materials	NC-10								1					1					1					1		
Cr038	Certified Wood 50%	-	1					1					1					1					1				

			Responsible Discipline		10	2	11	4	10	2	11	4	11	4
Prereq 1	Minimum IAQ Performance	Required	MECHANICAL											
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	OWNER											
Detail 1	Outdoor Air Delivery Monitoring	1	MECHANICAL		1									
Detail 2	Increased Ventilation	1	MECHANICAL		1									
Detail 3	Construction IAQ Management Plan, During Construction	1	CONTRACTOR		1									
Detail 3.2	Construction IAQ Management Plan, Before Occupancy	NC-1	CONTRACTOR											
Detail 4.1	Low-Emitting Materials, Adhesives & Sealants	1	CONTRACTOR		1									
Detail 4.2	Low-Emitting Materials, Paints & Coatings	1	CONTRACTOR		1									
Detail 4.3	Low-Emitting Materials, Flooring Systems	1	CONTRACTOR		1									
Detail 4.4	Low-Emitting Materials, Composite Wood & Agglomerate	1	CONTRACTOR		1									
Detail 5	Indoor Chemical & Pollutant Source Control	1	ARCHITECT		1									
Detail 6	Controllability of Systems, Lighting	NC-1	ELECTRICAL											
Detail 6.1	Controllability of Systems, Thermal Comfort	1	MECHANICAL			1								
Detail 6.2	Thermal Comfort, Design	1	MECHANICAL		1									
Detail 6.3	Thermal Comfort, Verification	NC-1	MECHANICAL											
Detail 7.1	Daylight & Views, Daylight	1	ARCHITECT			1								
Detail 7.2	Daylight & Views, Views	1	ARCHITECT		1									
			Responsible Discipline		6		6		6		6		6	
Detail 1.1	Innovation in Design: Green Education	*	OWNER		1									
Detail 1.2	Innovation in Design: Green Cleaning	*	OWNER		1									
Detail 1.3	Innovation in Design: Exemplary Performance-SSc4.1	1	LEED PM		1									
Detail 1.4	Innovation in Design: Exemplary Performance-SSc7.1 - 100% UG stalls	1	ARCHITECT		1									
Detail 1.5	Innovation in Design: Low Mercury Lighting	*	INTERIORS		1									
Detail 2	LEED™ Accredited Professional	1	LEED PM		1									
			Responsible Discipline		4		4		4		4		4	
Detail 1	Durable Building	*	BUILDING ENVELOPE		1									
Detail 2	Regional Priority Credit - BC urban only: SSc2 - Development Density and Community Connectivity	*	LEED PM		1									
Detail 3	Regional Priority Credit - BC urban only: WEc3 - Water Use Reduction (35%)	*	LEED PM		1									
Detail 4	Regional Priority Credit - BC urban only: MRc2 - Construction Waste Management (75%)	*	LEED PM		1									

PLEASE NOTE: Also to note the deadline to complete LEED 2009 certifications is June 2021

Jawl Development Corporation



April 27, 2015

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

Attention: Mayor and Council

Re: Option to Lease Library Premises in Development Area 2B of Capital Park

Jawl Precinct Lands Corp. and South Block (Concert) Ltd. (collectively the "Transferor") and the Corporation of the City of Victoria (the "City" or the "Transferee") are parties to a Master Development Agreement registered on February 27, 2015 (the "MDA") which prescribes certain terms and conditions which must be fulfilled by the Transferor in connection with the development of the mixed-use project known as Capital Park. Paragraph 8.1 of the MDA requires that in Development Area 2B of the project, the Transferor must provide approximately 700 square meters of rentable floor space constructed so as to be physically suitable to accommodate library use (the "Option Premises"). The MDA requires that prior to the issuance of a development permit applicable to Development Area 2B, the Transferor must offer to lease the Option Premises to the City for use by the Greater Victoria Public Library (the "Initial Option"). Accordingly, please accept this letter as formal presentation of the Option Premises by the Transferor for consideration by the City.

Paragraph 8.1(a) of the MDA specifies that the City shall have 12 months from the date of issuance of a development permit applicable to Development Area 2B to accept the offer. Failing acceptance of the Initial Option within this timeline, the Initial Option shall be deemed waived and the Transferor shall have the right to lease the Option Premises to one or more third party tenants in the Transferor's sole discretion. Nonetheless, if the City does not accept the Initial Option, paragraphs 8.1(a) and 8.1(b) of the MDA provide ongoing options and rights for the benefit of the City to consider leasing commercial / retail premises in Development Area 2B of Capital Park in the future. In the MDA, these options and rights are referred to as the Future Option and the Ongoing ROFO.

The Transferor and its design team have worked hard over the past year to devise a design solution for the Option Premises which reflects a high architectural standard, incorporates innovative green building features and offers a variety of space planning options to best optimize the premises for a potential community branch of the Greater Victoria Public Library. The Option Premises features a high profile corner location at Menzies and Superior Street, opportunities for multiple entry points, high ceilings, abundant natural light, highly visible opportunities for interior and exterior signage, and direct access at the rear of the premises to a landscaped courtyard. A rendered image of the exterior of the Option Premises is attached hereto as Schedule A. The Option Premises has also been designed to accommodate the structural floor loading requirements necessary for library use. Should the City be interested in exploring its consideration of the Option Premises in more detail, we would be pleased to facilitate a dialogue between the design team, the Greater Victoria Public Library, and the City so as to further discuss the design opportunities afforded by the Option Premises in view of the contemplated use.

For the purposes of the City's consideration of the Initial Option, the Transferor proposes the following lease terms applicable to the Option Premises:

Premises Location: A portion of the retail premises contained in the mixed-use building in Development Area 2B with frontage onto Menzies Street as further described in the space plans attached hereto as Schedule B.

Premises Size: The Option Premises is comprised of 665 gross square meters (7,158 square feet) of floor area on the main level of the building and also includes the option to construct an additional 110 gross square meters (1,184 square feet) of floor area on a mezzanine level. These respective

components of the Option Premises are further described in the space plans attached hereto as Schedule B.

Lease Term: 15 Years from the lease commencement date.

Renewal Options: 2 lease renewal options of 5 years each.

Annual Base Rent: \$25.00 per rentable square foot (years 1-5 of the lease), \$27.50 per rentable square foot (years 6-10 of the lease), and \$30.00 per rentable square foot (years 11-15 of the lease) in all cases applicable only to the rentable area on the main floor portion of the premises. To the extent that the City constructs all or a portion of the potential mezzanine premises as part of their leasehold improvements, such premises will not be subject to annual base rent.

Operating Expense and Real Estate Tax Reimbursements: Estimated to be \$13.00 per rentable square foot in year 1 of the lease.

Premises Build Out Process: The Transferor shall deliver the Option Premises to the City with the base building work complete on or around July 1, 2017 (the "Fixturing Date") so as to enable the City to perform its leasehold improvements to the Option Premises to ready it for use as a library.

Lease Commencement Date: the lease shall commence on the date that is 5 months following the Fixturing Date.

Leasehold Improvement Allowance: The Transferor shall grant the City a leasehold improvement allowance of \$50.00 per rentable square foot of the premises.

We believe that these lease terms are consistent with currently prevailing market levels for similar premises in the James Bay community and further are reflective of our desire to offer a compelling economic structure to the City so as to ensure the economic viability of the Initial Option. We believe that the incorporation of a branch of the Greater Victoria Public Library in the Menzies Street retail component of the Capital Park project offers a significant opportunity for the City to facilitate a valuable community asset and lend animation and vitality to the area for the benefit of all James Bay citizens.

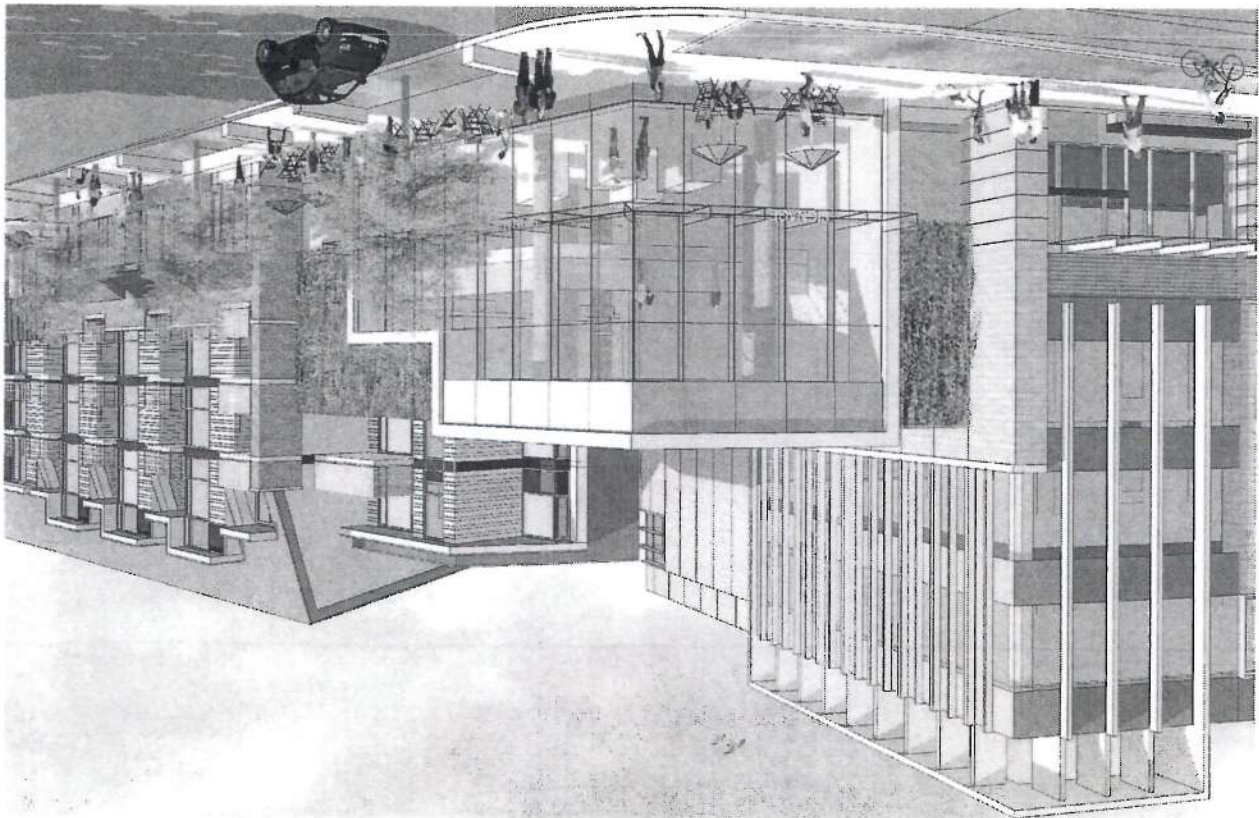
We look forward to working with the City over the year ahead to further discuss the terms of the Initial Option. It is our sincere hope that such efforts result in a mutually agreeable basis on which to move ahead and make this compelling community resource a reality.

Sincerely,

JAWL DEVELOPMENT CORPORATION

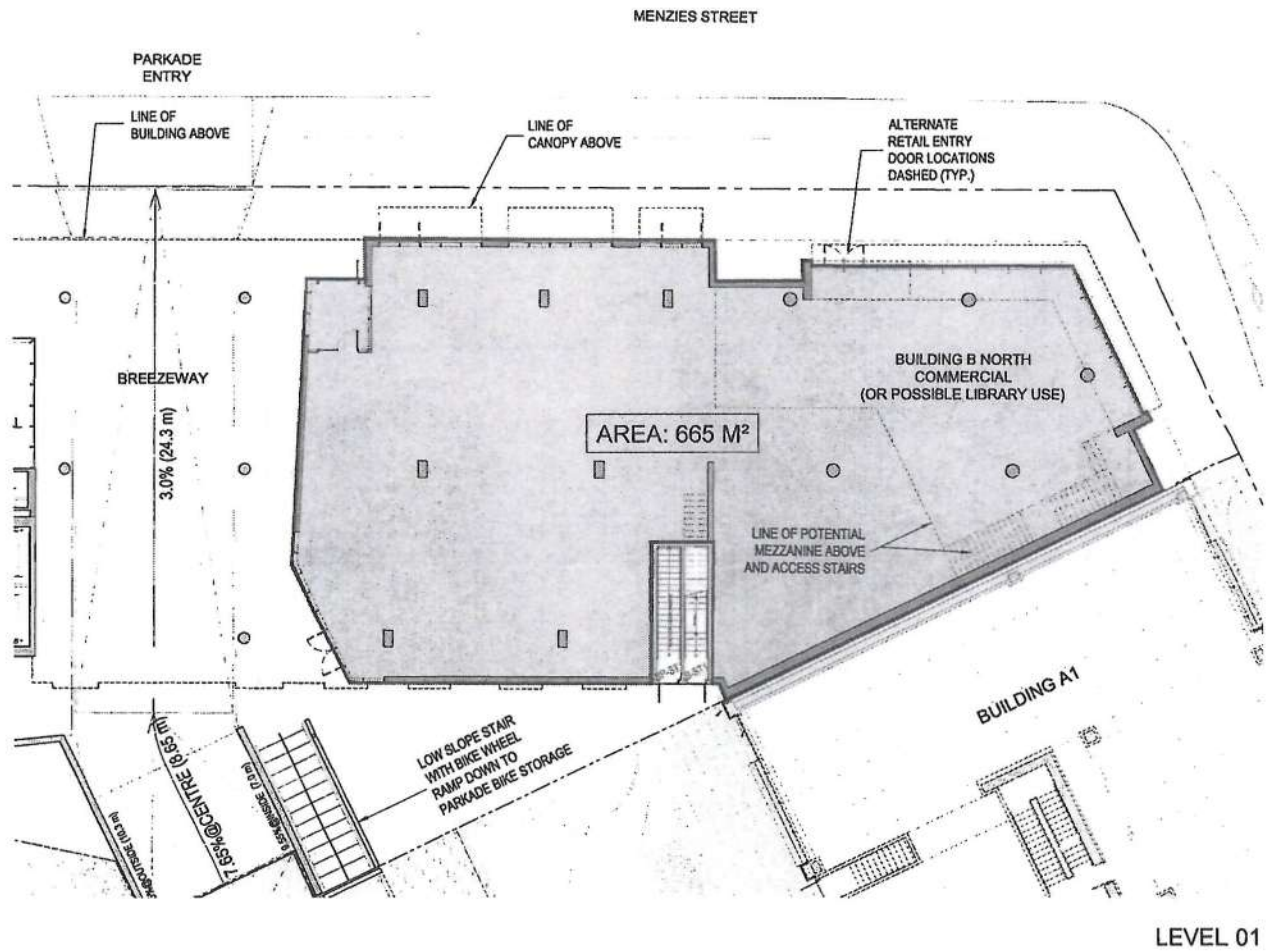
A handwritten signature in black ink, appearing to read 'RJawl', is written over a horizontal line.

Robert Jawl

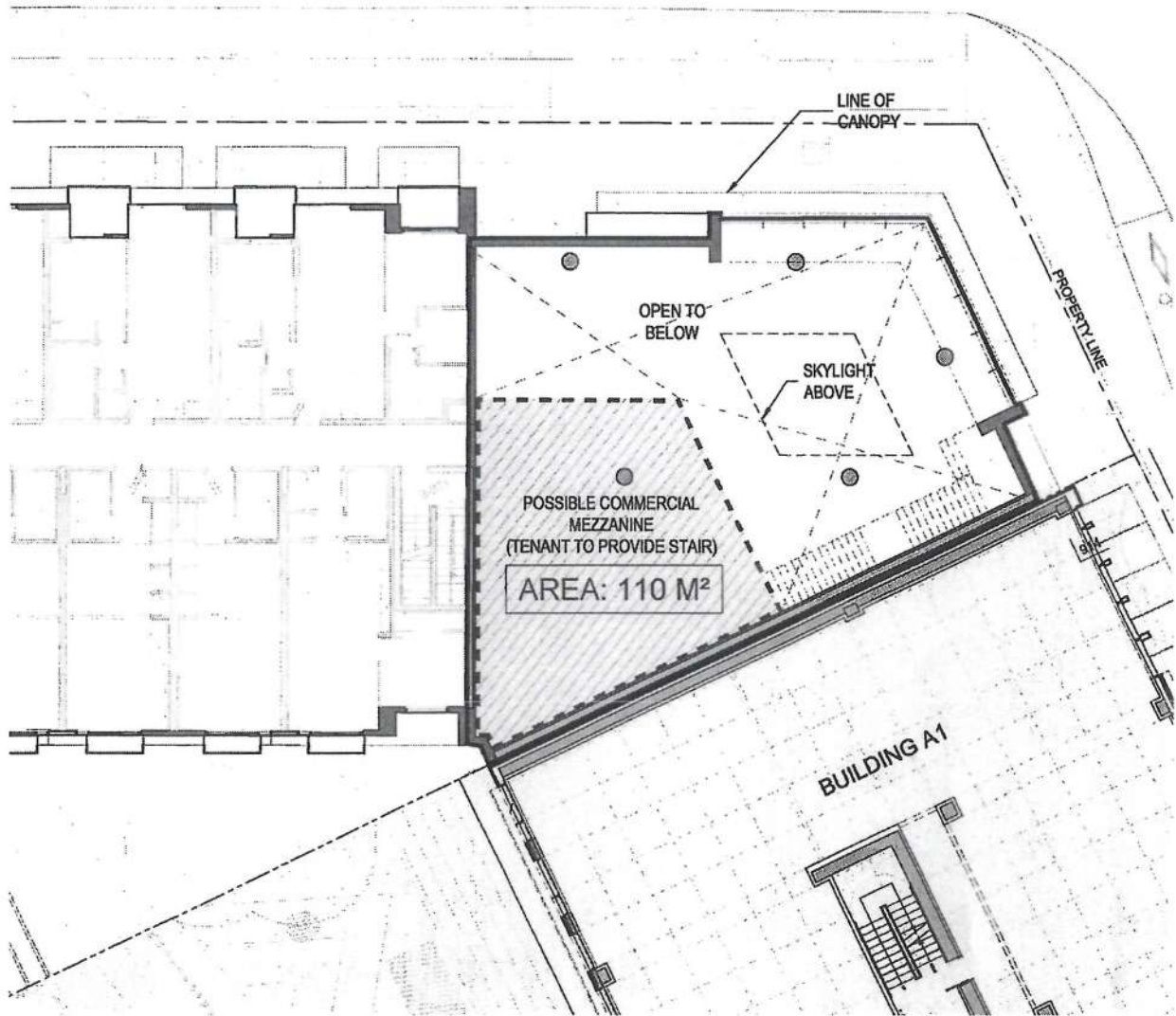


Schedule A

Schedule B



MENZIES STREET



LEVEL 02

PROJECT LOCATION



LEGAL ADDRESS

LOT 2 OF LOTS 1720-1443 INCLUSIVE,
VICTORIA CITY, PLAN EPP38874

PROJECT TEAM

OWNERS

JAWI DEVELOPMENT CORPORATION
3350 Douglas St, Victoria, BC V8Z 3L1
Contact: Robert Jawi
250.414.4173
rj@jawiproperties.com

CONCERT PROPERTIES LTD.
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Contact: Kim Rogers
604.688.0460
krogers@concertproperties.com

ARCHITECTS

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Tahiri Azeemani
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tazeemani@endall-elliott.com

CEI ARCHITECTURE
Suite 202-653 Tyee Rd, Victoria, BC V9A 6X5
Contact: Jim Adders
604.687.1898
jadders@ceiarchitecture.com

LANDSCAPE ARCHITECT

PWL PARTNERSHIP
201 W Pender St, Vancouver, BC V6E 2V2
Contact: Derek Lee
604.688.6111
dlee@pwlpartnership.com
Grant Brumpton
604.688.6111
gbrumpton@pwlpartnership.com

GEOTECHNICAL ENGINEER

RYZUK GEOTECHNICAL
28 Create Avenue, Victoria, B.C. V8Z 1S3
Contact: Lane Campbell

STRUCTURAL ENGINEER

RJC CONSULTING ENGINEERS
Suite 220 - 618 Tyee Road, Victoria, BC V9A 6X5
Contact: Bruce Johnson

MECHANICAL ENGINEER

INTEGRAL GROUP
200 Granville St #180, Vancouver, BC V6C 1S4
Contact: Goran Ostojic

ELECTRICAL ENGINEER

AES LTD.
1815 Blanshard St, Victoria, BC V8T 5A4
Contact: Sunny Chaturvedi
Jay Singh

CIVIL ENGINEER

WSP GROUP
401 Gairbair Rd #400, Victoria, BC V8T 2W1
Contact: Stephen Childs

CODE CONSULTANT

GHL CONSULTANTS
409 Granville St #950, Vancouver, BC V6C 1T2
Contact: David Gratium

TRAFFIC ENGINEER

BUNT & ASSOCIATES ENGINEERING
1050 W Pender St #1550, Vancouver, BC V6E 4T3
Contact: Jason Potter

LEED CONSULTANT

INTEGRAL GROUP
200 Granville St #180, Vancouver, BC V6C 1S4
Contact: Goran Ostojic

LAND SURVEYOR

POWELL & ASSOCIATES
250 - 2950 Douglas Street, Victoria, BC V8T 4N4
Contact: James Woron

DRAWING LIST

ARCHITECTURAL

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A0.01 CONTEXT / LOCATION PLAN
A0.02 EXISTING SITE PLAN WITH SURVEY UNDERLAY
A0.03 EXISTING STREETScape IMAGES
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LDP2.06 PLANTING PLAN - PPR LEVEL 1
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LDP2.12 PLANTING PLAN - OS MENZIES ST
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LDP3.01 TREE MANAGEMENT PLAN

CIVIL

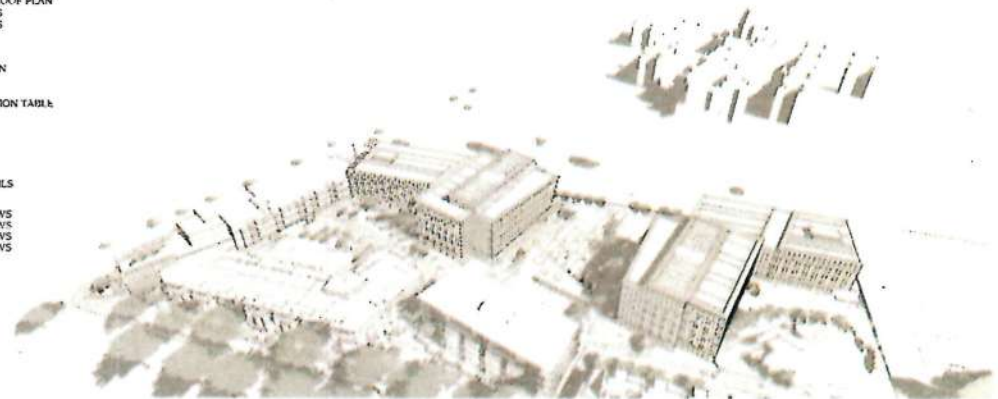
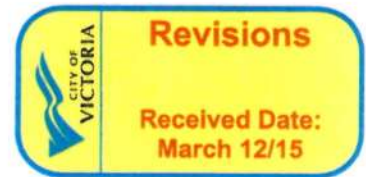
C.DP1 PROPOSED CURB ALIGNMENTS & LANE MARKINGS
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APPENDIX

APP1 EXISTING SITE SURVEY
APP2.01 BUILDING A1 & A2 - MATERIALS / COLOUR
APP2.02 BUILDING B - MATERIALS / COLOUR
APP2.03 LANDSCAPE - MATERIALS / COLOUR
APP2.04 CPTED - SAFETY & SECURITY PROVISIONS
APP2.05 SITE LIGHTING CONCEPT PLAN
APP2.06 BUILDING SIGNAGE & CANOPES
APP2.07 WAYFINDING CONCEPT PLAN
APP2.08 CENTRAL PLAZA PUBLIC ART

NOTES

RIGHT-OF-WAY IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO FURTHER CHANGES AND REFINEMENTS, WHICH MAY RESULT IN REDUCED RAIN GARDENS.



CAPITAL PARK MIXED USE DEVELOPMENT

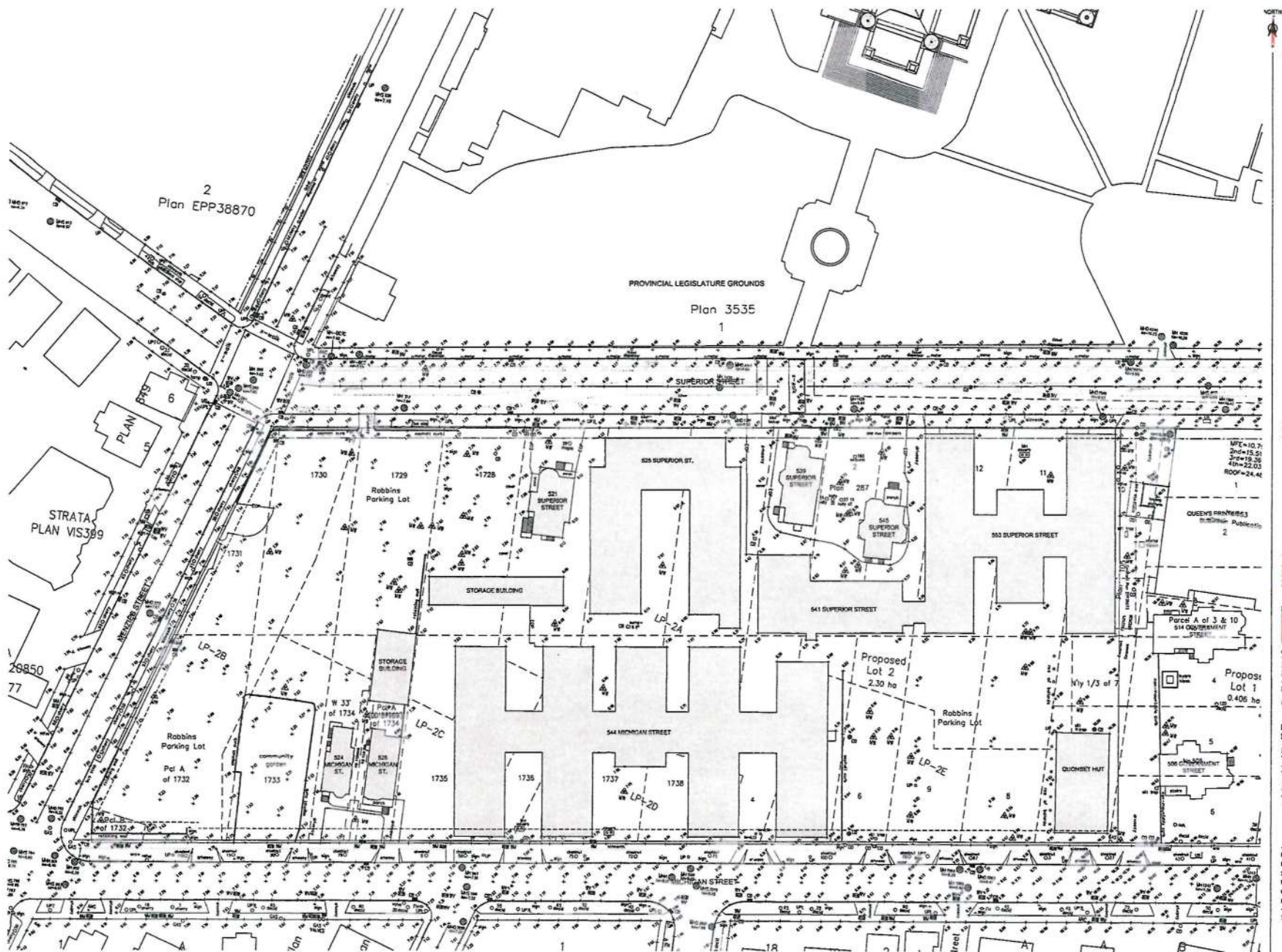
Jawi Development Corporation

CONCERT
REAL ESTATE CORPORATION

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01	REVENUE APPLICATION	2014 07 21
02	SUBSEQUENT PERIOD APPLICATION	2015 03 12
No.	ISSUED FOR	DATE

SEAL



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CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE:
**EXISTING SITE PLAN
WITH SURVEY UNDERLAY**

PROJECT No.	3214/G
DATE	9 March 2015
SCALE	1:400
DRAWN BY	-
CHECKED BY	-
REV No.	-

A0.02



MENZIES STREET - EAST SIDE ①
N.T.S.



SUPERIOR STREET - SOUTH SIDE ②
N.T.S.



MICHIGAN STREET - NORTH SIDE ③
N.T.S.

01	EXISTING SITE SKETCH	2014/07/21
02	EXISTING SITE SKETCH (REVISED)	2015/04/17
03	EXISTING SITE SKETCH (REVISED)	2015/04/17
04	EXISTING SITE SKETCH (REVISED)	2015/04/17

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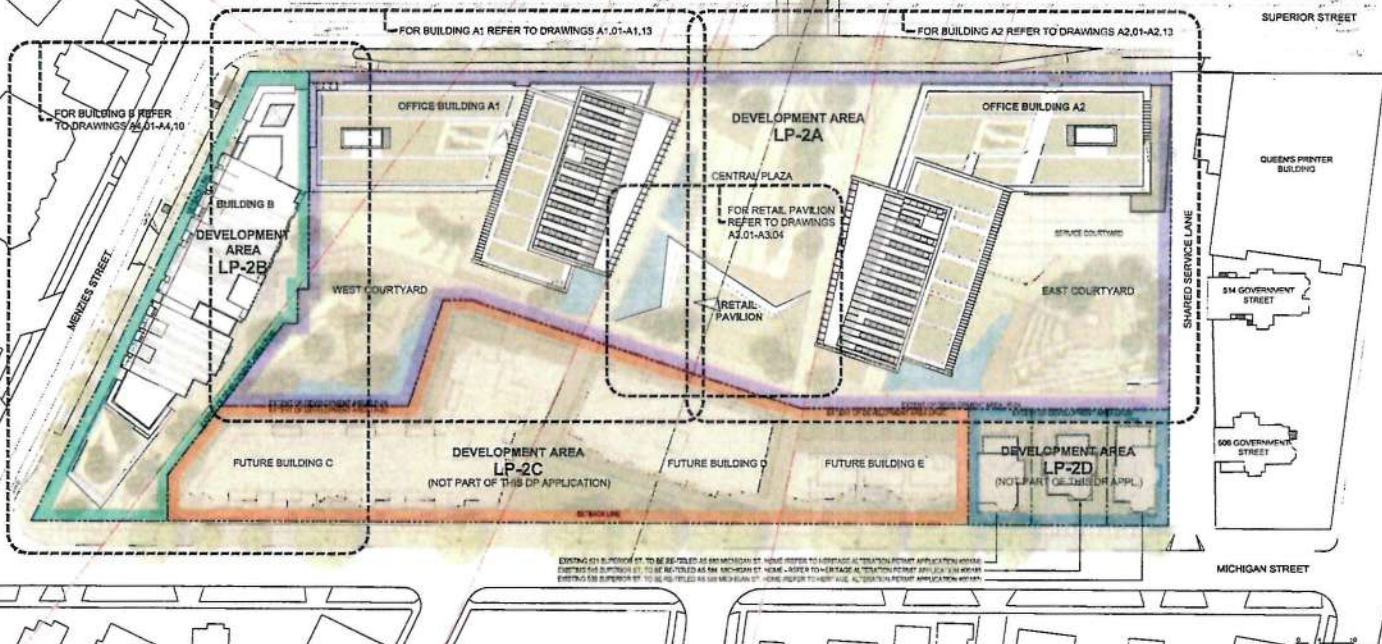
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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.
TITLE
**EXISTING SITE -
STREETSCAPE/CONTEXT
IMAGES**

PROJECT No: 02446
DATE: 10/04/2015
SCALE: 1:150
DRAWN BY: -
CHECKED BY: -
REV. No: -

SHEET No: **A0.03**

PROJECT INFORMATION TABLE				
ZONING	DEVELOPMENT AREA LP-2A			DEVELOPMENT AREA LP-2B
	BUILD A1	BUILD A2	RETAIL PAVILION	
ZONING REGULATION (B.C. ZONING BY-LAW NO. 1278)				
DEVELOPMENT AREA (m ²)	13,412.78 m ²			2,793.76 m ²
TOTAL FLOOR AREA (m ²)	22,052.13 m ²			4,654.5 m ²
RESIDENTIAL FLOOR AREA (m ²)	22,052.13 m ²			1,460.7 m ²
FLOOR SPACE RATIO	1.64	1		1.67
SITE COVERAGE %	40%			52 %
OPEN SPACE %	53%			46 %
AVERAGE BUILDING GRADE	7.93 m	9.32 m	8.18 m	7.37 m
HEIGHT OF BUILDING (m)	19.96 m	18.57 m	5.25 m	15.87 m
NUMBER OF STOREYS	5	5	1	4
TOTAL PARKING SPACES				95
BICYCLE STALLS (SEALY RELEASE D.)			90 / 43	64 / 12
BUILDING SETBACKS (m)				
SUPERIOR STREET FRONT (NORTH)	2.51 m	2.51 m	N/A	3.0 m
REAR YARD (SOUTH PROPERTY LINE)	6.38 m	7.92 m	14.78 m	4.5 m
WEST YARD (WEST PROPERTY LINE)	0 m	N/A	N/A	3.4 m
WEST YARD (EAST PROPERTY LINE)	N/A	0 m	N/A	N/A
RESIDENTIAL USE DETAILS				
TOTAL NUMBER OF UNITS				53
UNIT TYPE				MULTIPLE DWELLING OVER COMMERCIAL
GROUND-ORIENTED UNITS				NEL
MINIMUM UNIT FLOOR AREA (m ²)				40 m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)				3,193.8 m ²



01	REVISIONS	2014.03.21
02	DEVELOPMENT PERMIT APPLICATION	2014.03.21
03	DEVELOPMENT PERMIT APPLICATION	2014.03.21
04	DEVELOPMENT PERMIT APPLICATION	2014.03.21

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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE
**OVERALL SITE PLAN &
PROJECT INFORMATION
TABLE**

PROJECT NO.: 3244 B
DATE: 8 May 2015
SCALE: 1:500
DRAWN BY:
CHECKED BY:
REV. NO.

SHEET NO.: **A0.04**

GENERAL NOTES:

- REFER TO SHEET 000415 FOR TYPICAL PARKING PLANS

GENERAL BIKE PARKING NOTES:

- REQUIREMENT FOR BIKE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA'S BICYCLE PARKING BY-LAW.
- REQUIREMENT FOR BIKE PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA'S BICYCLE PARKING BY-LAW.

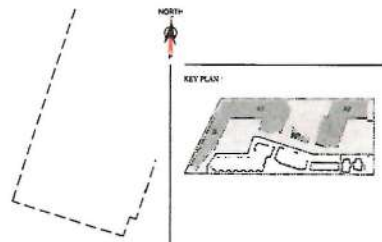
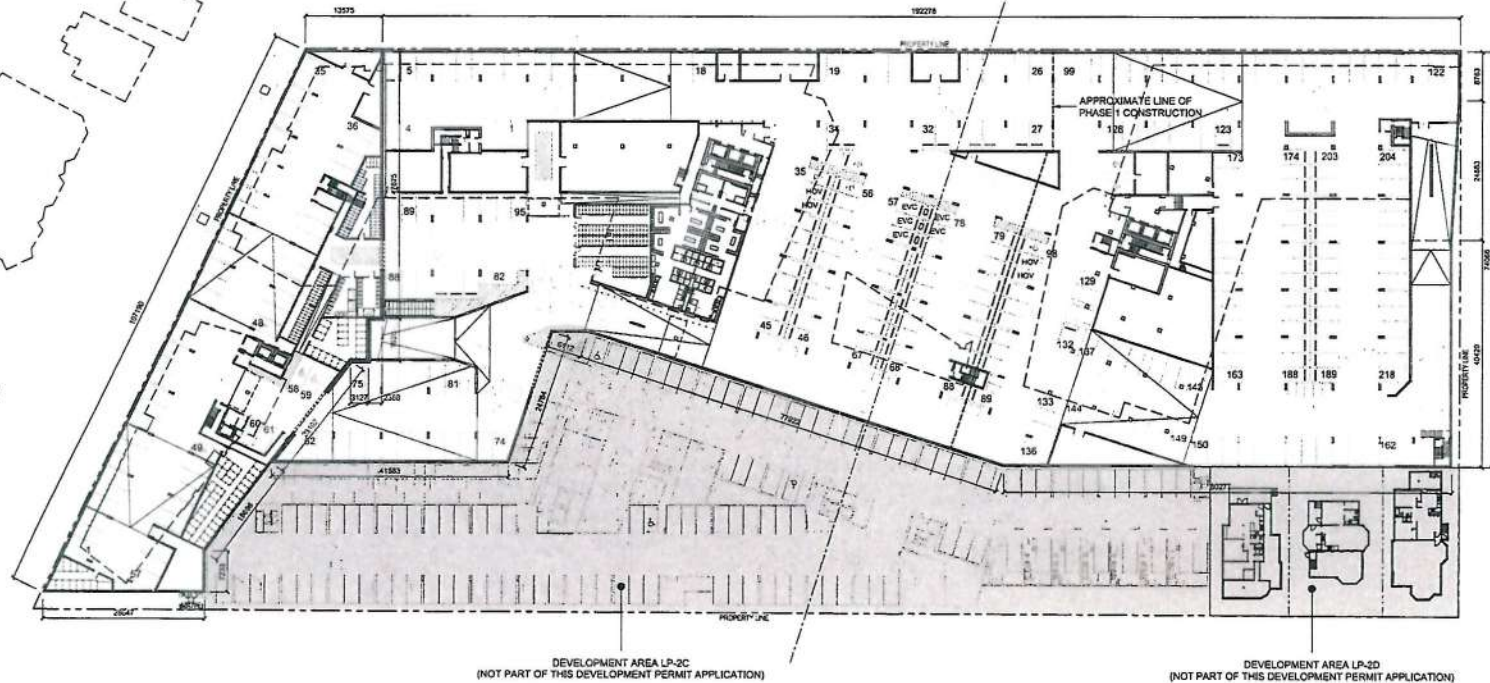
GENERAL PARKING NOTES:

- ALL PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF VICTORIA'S PARKING BY-LAW.
- THE DESIGN OF ALL PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA'S PARKING BY-LAW.

Diagram showing typical dimensions for various parking types: Standard, Accessible, and Electric Vehicle.

PARKING INFORMATION TABLE	DEVELOPMENT AREA LP-2A			DEVELOPMENT AREA LP-2B	
	PHASE 1	PHASE 2	TOTAL	BLDG 1	BLDG 2
STANDARD PARKING SPACES	78	125	197	92	
ACCESSIBLE PARKING SPACES	3	3	6	3	
ELECTRIC VEHICLE CHARGING SPACES	5	NIL	5	NIL	
PRIORITY HOV PARKING SPACES	2	2	4	NIL	
TOTAL PARKING SPACES	88	130	212	95	

NOTES:
 1. PARKING PROVIDED AS PER ZONING REGULATION BY-LAW, AMENDMENT BY-LAWING, 2016 SCHEDULE 1, PARTS 12.1.1, 12.1.2, 12.1.3 & PART 12.1.4.
 2. IF STALLS IN LP-2A PARKING SHALL BE MADE AVAILABLE TO RESIDENTS OF NEIGHBOURING HISTORIC HOMES ON LOT LP-2D TO SATISFY PARKING REQUIREMENTS OF DEVELOPMENT LOT LP-2B.



01	REVISION APPLICATION	2014/01/21
02	DEVELOPMENT PERMIT APPLICATION	2014/01/21
03	DP APPLICATION REVIEW RESPONSE	2014/01/21
04	DATE	

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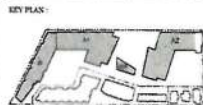
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PROJECT
CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.

TITLE
**OVERALL
 P1 PARKING LEVEL &
 PARKING INFORMATION
 TABLE**

PROJECT No: 3244 0
 DATE: 6 May 2015
 SCALE: 1:400
 DRAWN BY:
 CHECKED BY:
 REV No:

A0.05



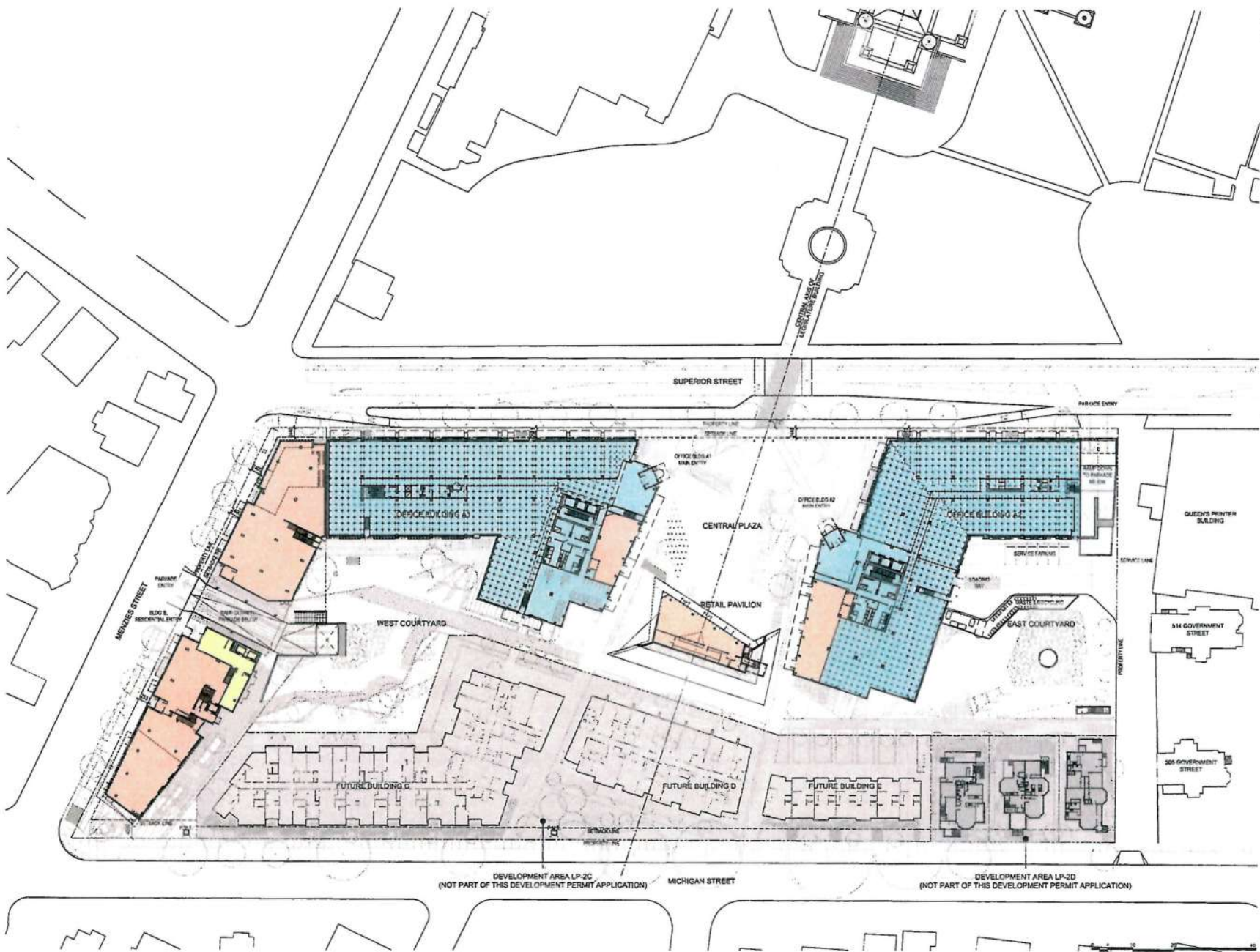
01	REVISIONS	2014.02.21
02	DEVELOPMENT PERMIT APPLICATION	2014.04.17
03	DATE	DATE

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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**OVERALL
LEVEL 1 PLAN**

PROJECT NO.	3244-0
DATE	10 March 2015
SCALE	1:600
DRAWN BY	-
CHECKED BY	-
REV. NO.	-

SHEET NO. **A0.06**





01 REVISION: 1454 10/10/14 2014 07 21
02 NORTH ARROW BY SUPERIOR STREET CROSSING 2015 05 12
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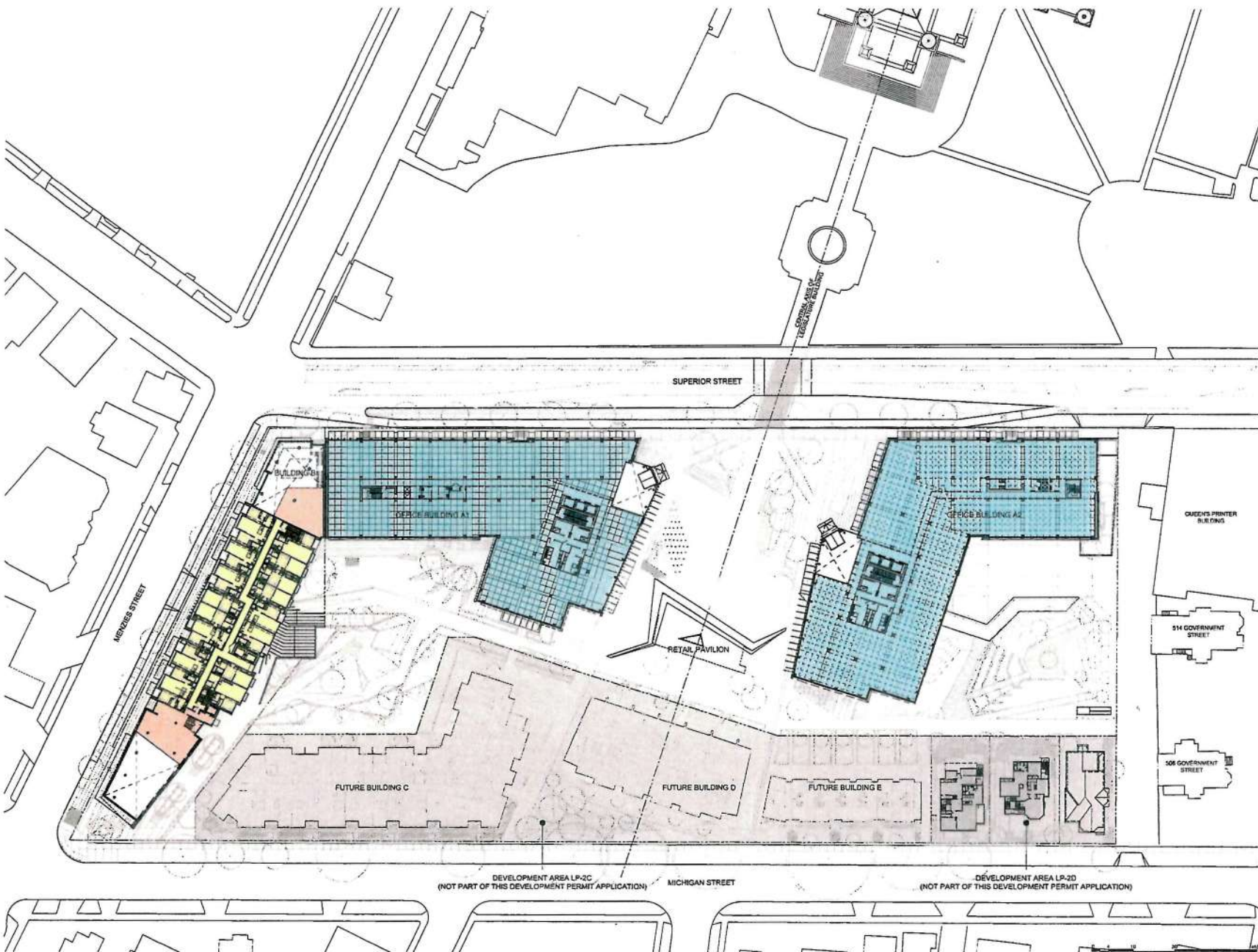
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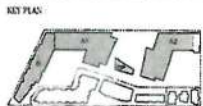
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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**OVERALL
LEVEL 2 PLAN**

PROJECT No. 3244 0
DATE 10 May 14 2014
SCALE 1:400
DRAWN BY: -
CHECKED BY: -
REV. 50
SHEET No.

A0.07





01	REVISIONS	2014.07.21
02	DEVELOPMENT PERMIT APPLICATION	2014.07.21
03	REVISED PLAN	2015.03.17

SCALE

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PROJECT
CAPITAL PARK

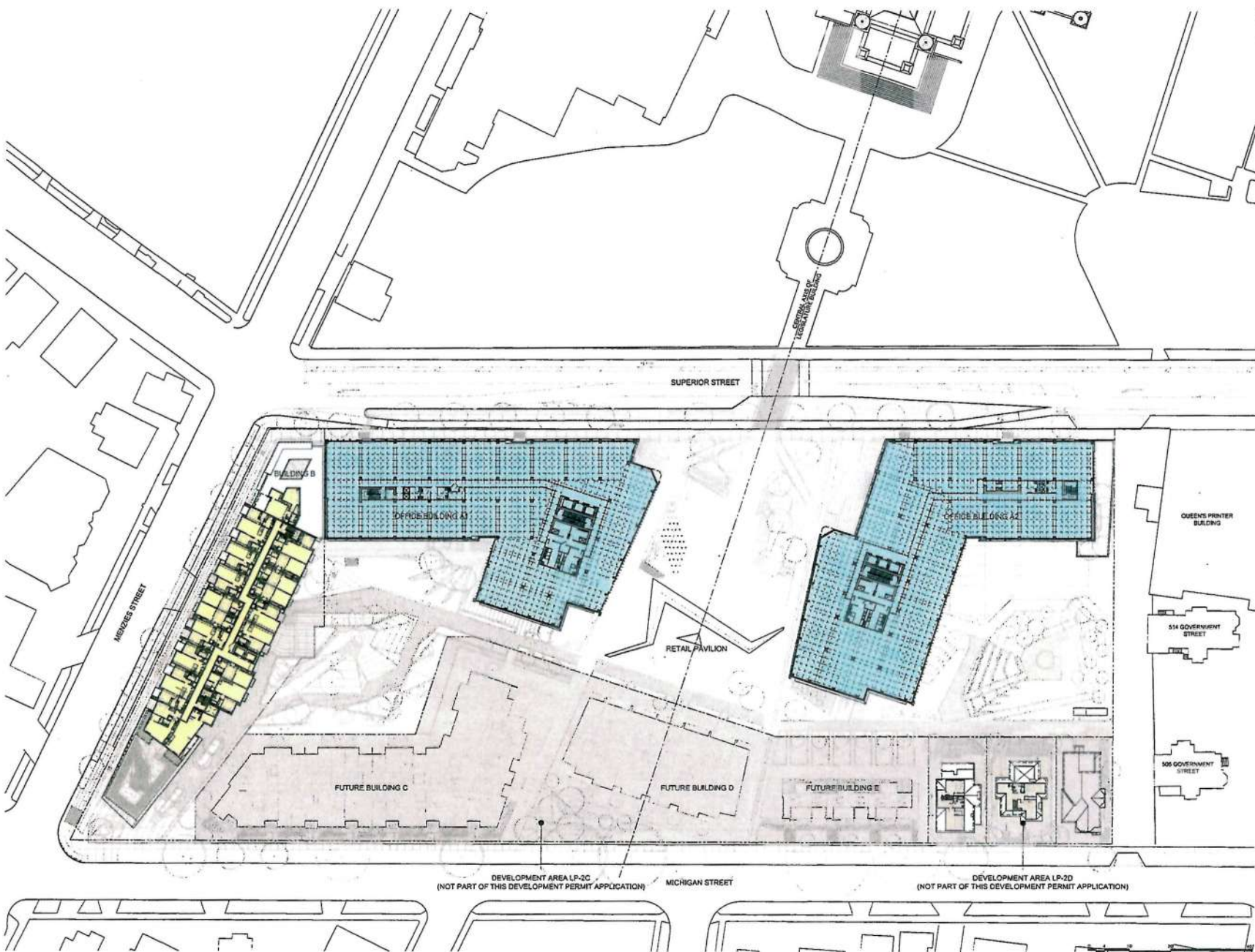
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE
**OVERALL
LEVEL 3 PLAN**

PROJECT NO.: 3244 G
DATE: 10 March 2015
SCALE: 1/4" = 1'-0"
DRAWN BY: -
CHECKED BY: -
REV: 304

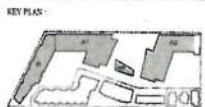
SHEET NO:

A0.08



DEVELOPMENT AREA LP-2C
(NOT PART OF THIS DEVELOPMENT PERMIT APPLICATION)

DEVELOPMENT AREA LP-2D
(NOT PART OF THIS DEVELOPMENT PERMIT APPLICATION)



01 REDLINE APPROVAL 2014 07 21
02 DEVELOPMENT PERMIT APPLICATION 2015 01 14
03 2015 01 14
SCALE:

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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**OVERALL
LEVEL 4 PLAN**

PROJECT NO. 3244 G
DATE: 10 March 2015
SCALE: 1:400
DRAWN BY: -
CHECKED BY: -
REV. No: -
SHEET No:

A0.09





61	REVISION: APP VALUATION	2014 07 21
62	DEVELOPMENT PERMIT APPLICATION	2015 03 17
63	NO	2015 03 17

REAL

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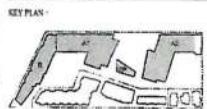
PROJECT:
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE:
**OVERALL
LEVEL 5 PLAN**

PROJECT No: 34446
DATE: 14 MAY 2015
SCALE: 1:400
DRAWN BY: -
CHECKED BY: -
REV. BY: -
SHEET No:

A0.10





BY	ENDALL ELLIOT ASSOCIATES	2014 07 21
BY	CEI ARCHITECTURE	2014 08 14
BY	CEI ARCHITECTURE	DATE

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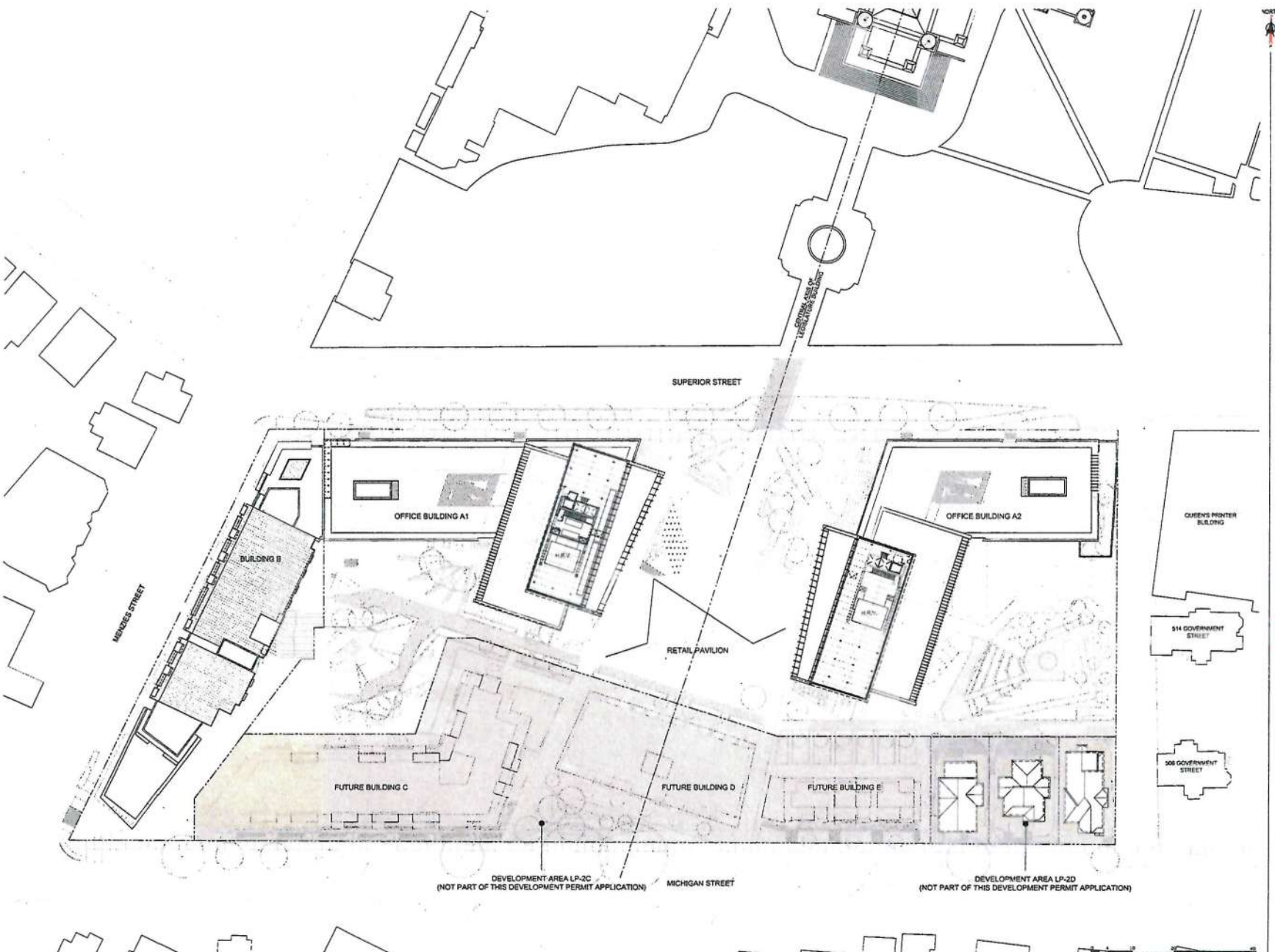
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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE
**OVERALL
PENTHOUSE LEVEL PLAN**

PROJECT NO. 3744-1
DATE 30 March 2015
SCALE 1:400
DRAWN BY -
CHECKED BY -
REV 3A -
SHEET No

A0.11





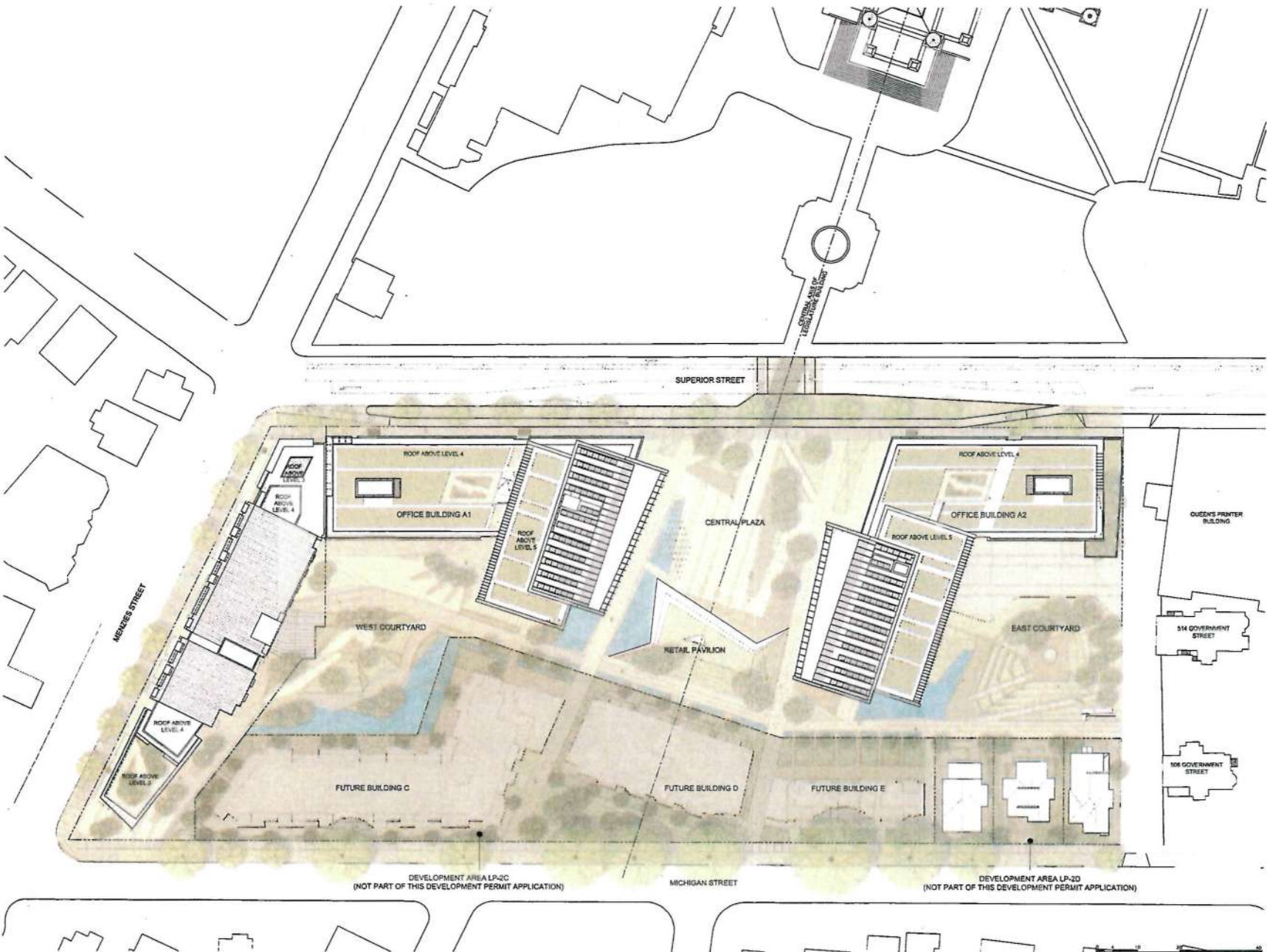
BY	ENDALL ELLIOT ARCHITECTURE	2014 02 21
BY	ENDALL ELLIOT ARCHITECTURE	2014 02 21
BY	ENDALL ELLIOT ARCHITECTURE	2014 02 21
SEAL		

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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**OVERALL
ROOF PLAN**

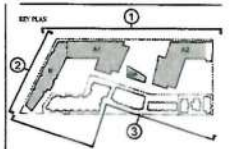
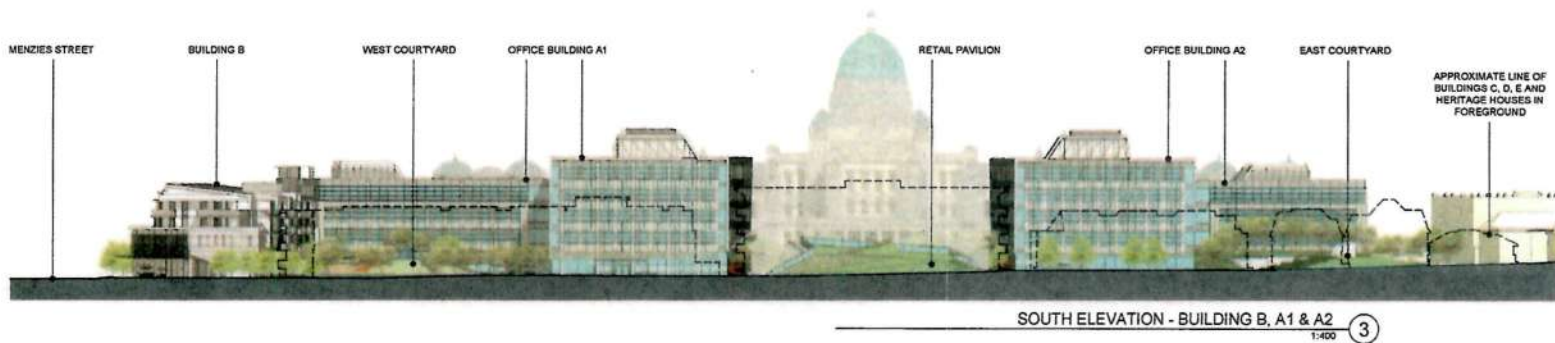
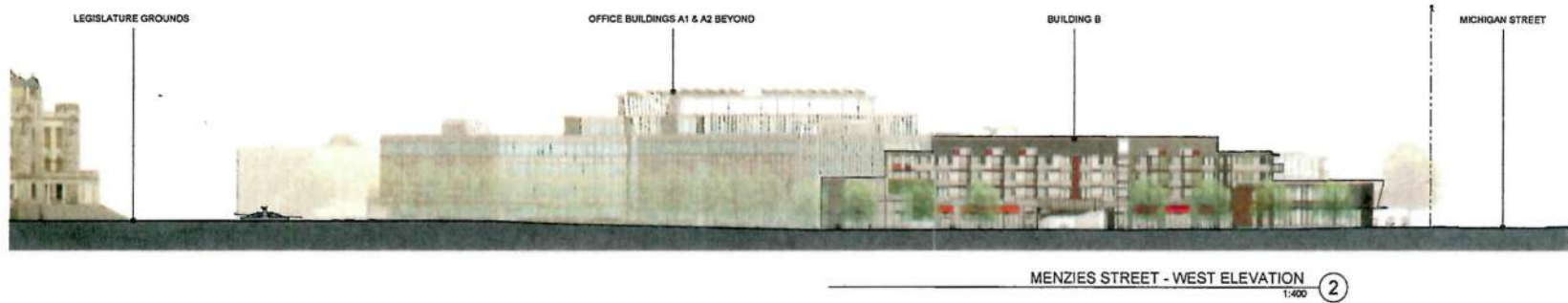
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DATE: 14 March 2015
SCALE: 1:400
DRAWN BY: -
CHECKED BY: -
REV: 04
SHEET No.:

A0.12



DEVELOPMENT AREA LP-2C
(NOT PART OF THIS DEVELOPMENT PERMIT APPLICATION)

DEVELOPMENT AREA LP-2D
(NOT PART OF THIS DEVELOPMENT PERMIT APPLICATION)



01	ARCHITECTURAL APPLICATION	2014-07-21
02	DEVELOPMENT PERMIT APPLICATION	2015-03-12
03	DEVELOPMENT PERMIT APPLICATION	2015-03-12
04	DEVELOPMENT PERMIT APPLICATION	2015-03-12

SEAL

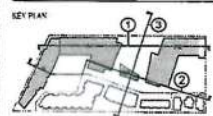
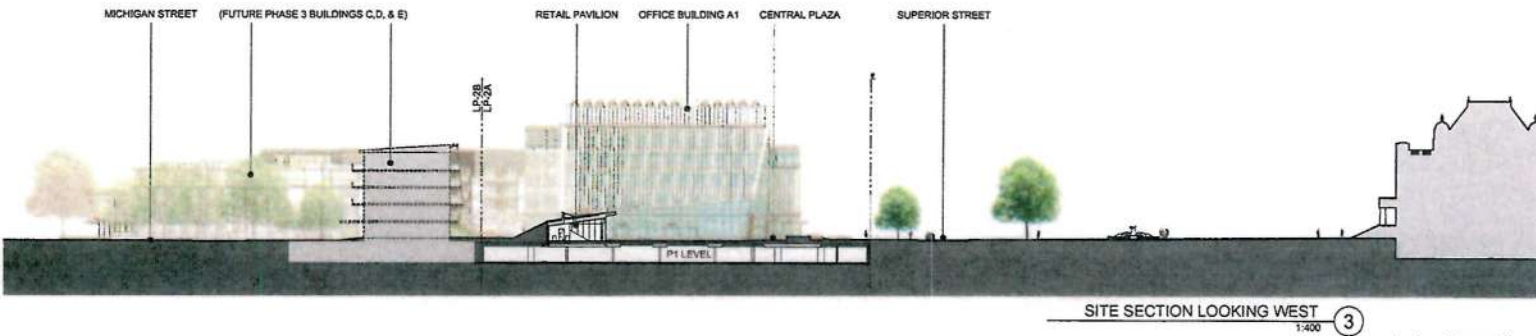
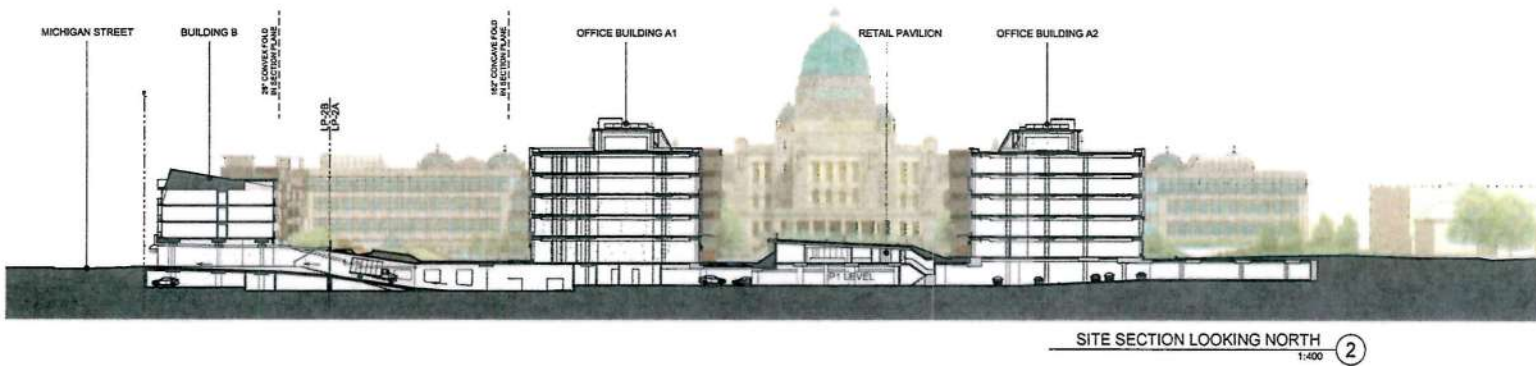
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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
SITE ELEVATIONS

PROJECT No: 12446
DATE: 9 May 2015
SCALE: 1:500
DRAWN BY: -
CHECKED BY: -
REV. No: -
CREATION

A0.13



01	REVISIONS	2014 07 21
02	DEVELOPMENT PERMIT APPLICATION	2015 05 12
03	REVISIONS	2015 05 12

endall elliot
associates
architectural urban design

In collaboration with
CEI Architecture

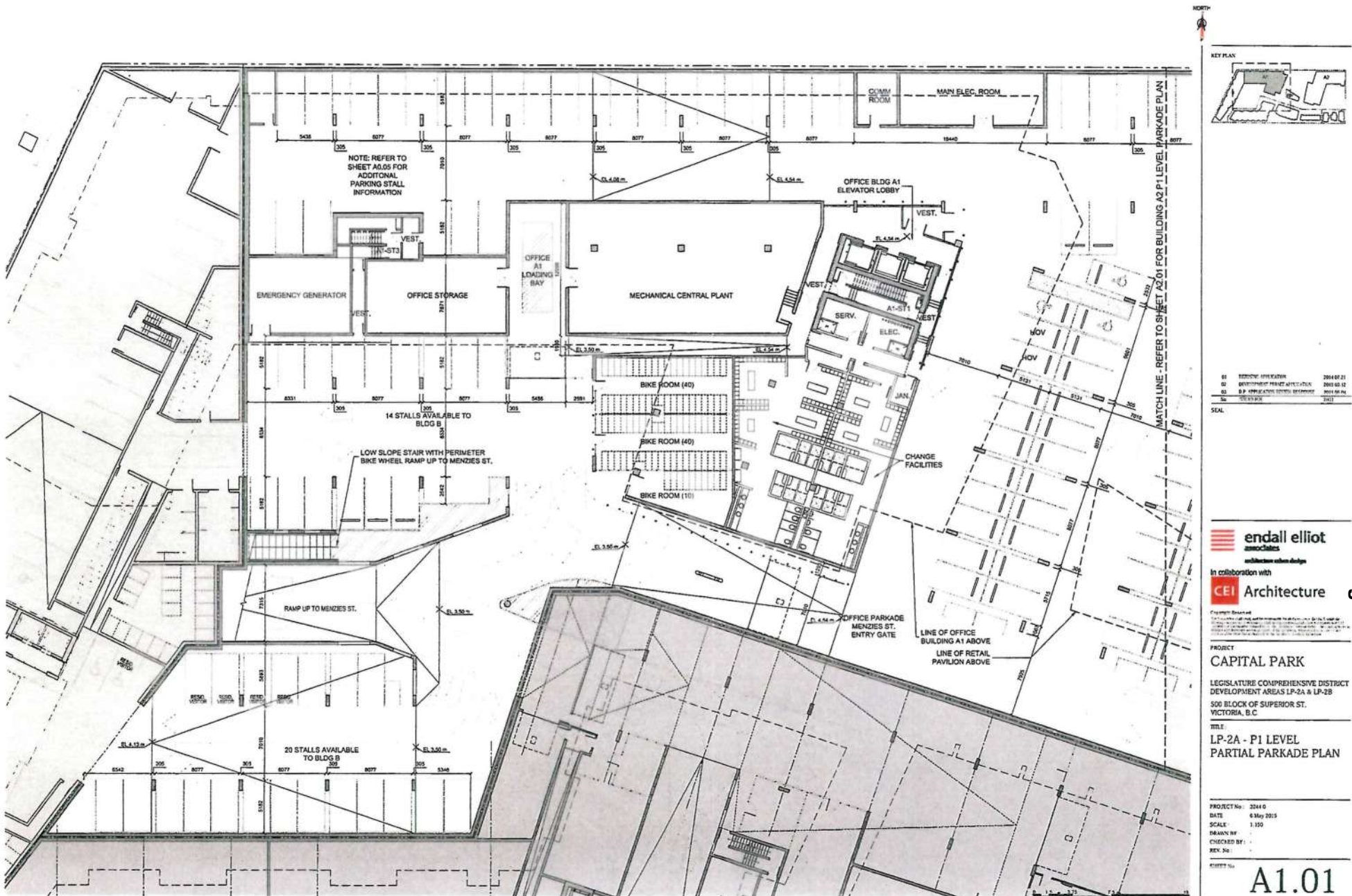
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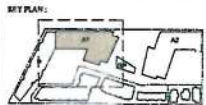
PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
SITE SECTIONS

PROJECT No	3244 A
DATE	10 March 2015
SCALE	1:200
DRAWN BY	-
CHECKED BY	-
REV No	-

0 3 6 9 12

A0.14





NO.	REVISION	DATE
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02	REVISION	01/01/15
03	REVISION	01/01/15
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CEI Architecture

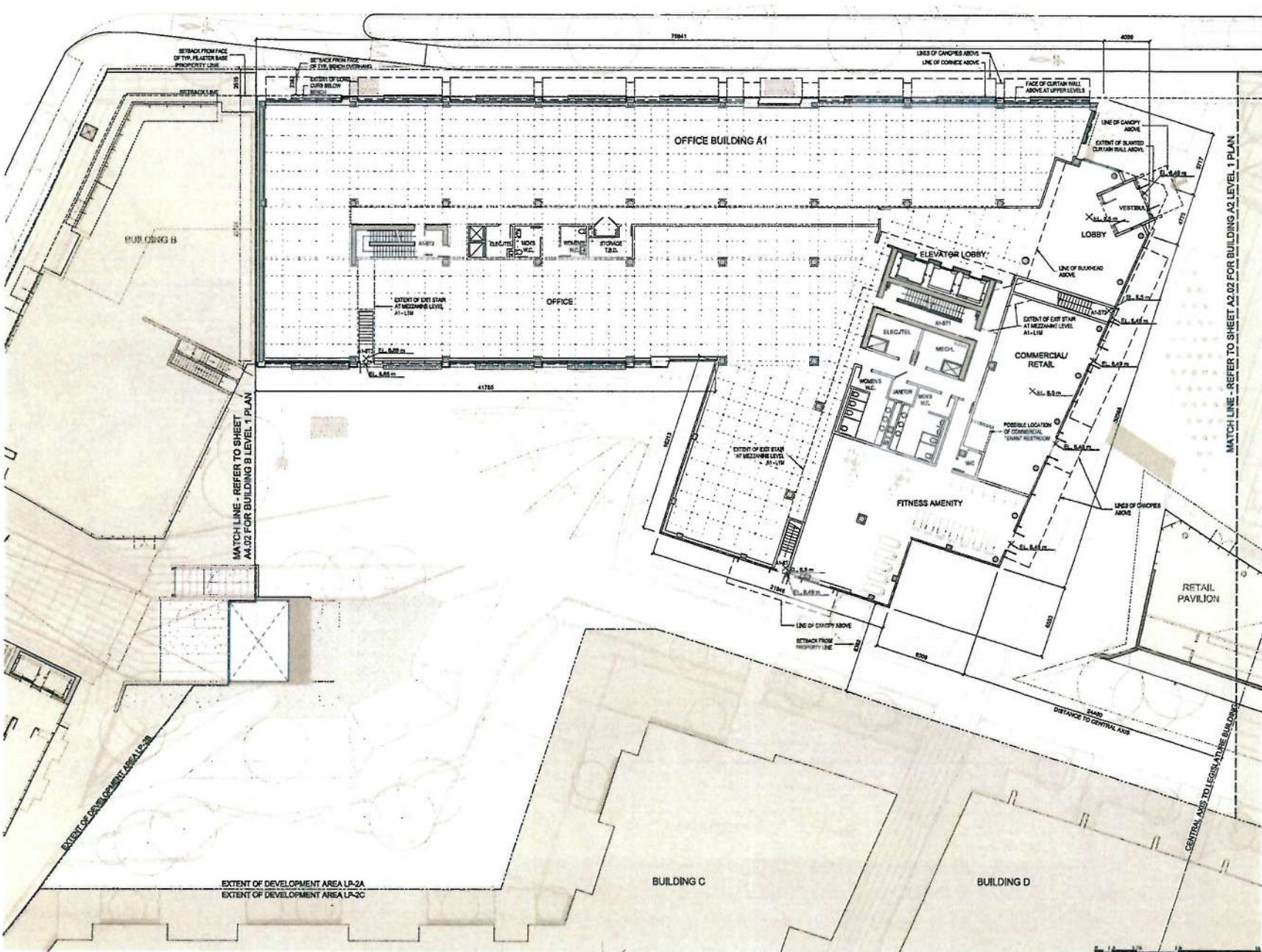
CAPITAL PARK

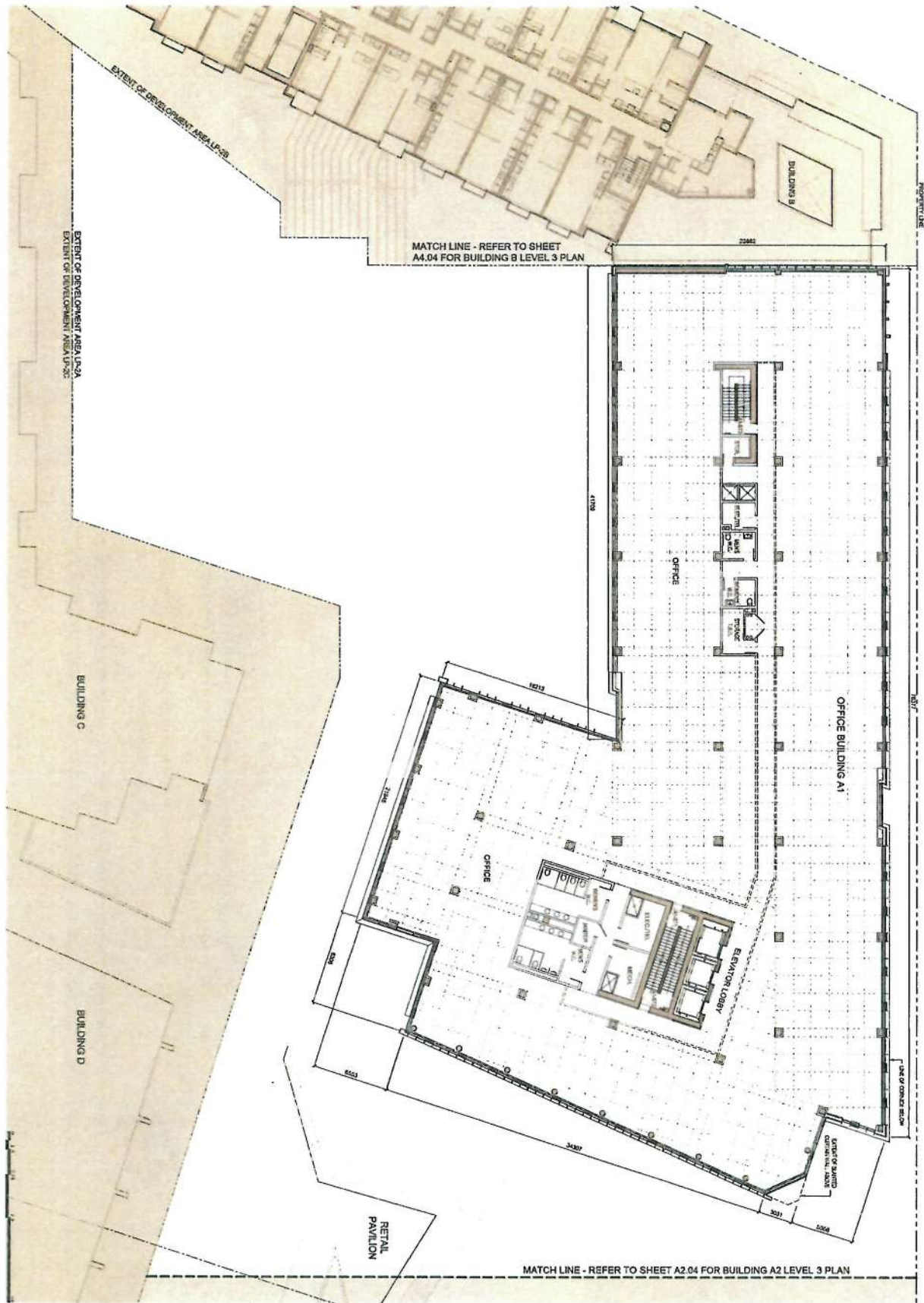
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE:
LP-2A - OFFICE
BUILDING A1
LEVEL 1 PLAN

PROJECT No.: 35440
DATE: 10 March 2015
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
REV. No.:
SHEET No.:

A1.02





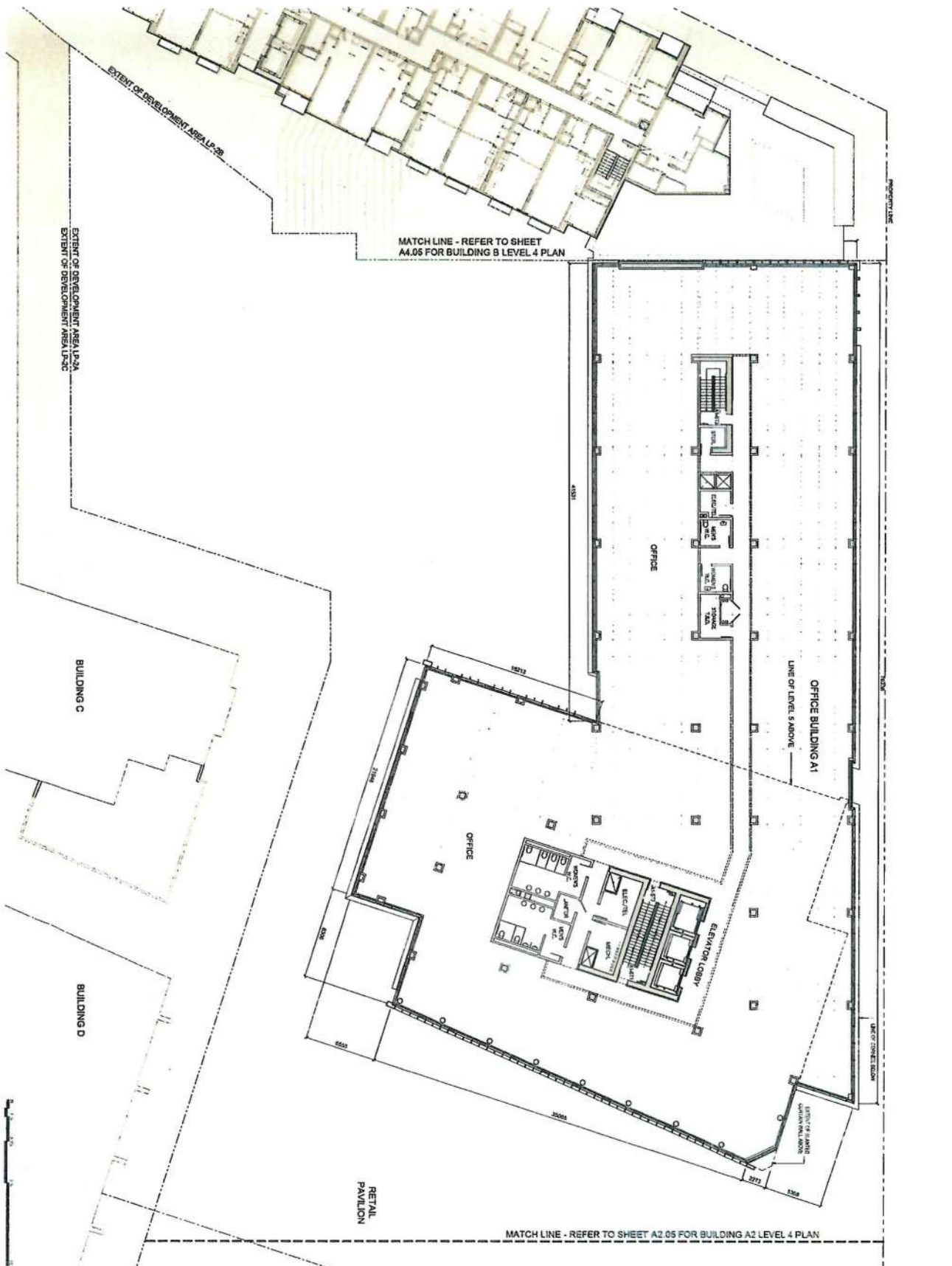
endall elliot
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CEI Architecture

CAPITAL PARK
ULSANTREE CAMPUS/RENTAL CENTER
RENTAL CENTER/RENTAL AREA A1.04
540 BUCKLEUP SUPERIOR ST.
WICHITA, KS

**LP-2A - OFFICE BUILDING A1
LEVEL 3 PLAN**

PROJECT NO. 10110
DATE: 10/10/14
BY: J.E.
CHECKED: J.E.
DATE: 10/10/14
BY: J.E.

A1.04



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ARCHITECTS & PLANNERS

CEI Architecture
IN COLLABORATION WITH

CAPITAL PARK
LEGISLATIVE CAMPUS/INNOVATION DISTRICT
DEVELOPMENT SITES LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
WILSON, IL.

LP-2A - OFFICE
BUILDING A1
LEVEL 4 PLAN

PROJECT No. 000415
DATE: 05/04/15
SCALE: 1/8" = 1'-0"

SHEET No. **A1.05**

0" 10' 20'

LEGEND

EXISTING BUILDING

EXISTING PAVILION

EXISTING DRIVE

EXISTING PARKING

EXISTING LANDSCAPE

EXISTING UTILITIES

EXISTING STRUCTURES

EXISTING FENCES

EXISTING SIGNAGE

EXISTING LIGHTING

EXISTING TREES

EXISTING PLANTS

EXISTING GRASS

EXISTING SOIL

EXISTING WATER

EXISTING AIR

EXISTING EARTH

EXISTING SKY

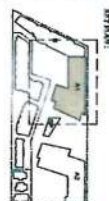
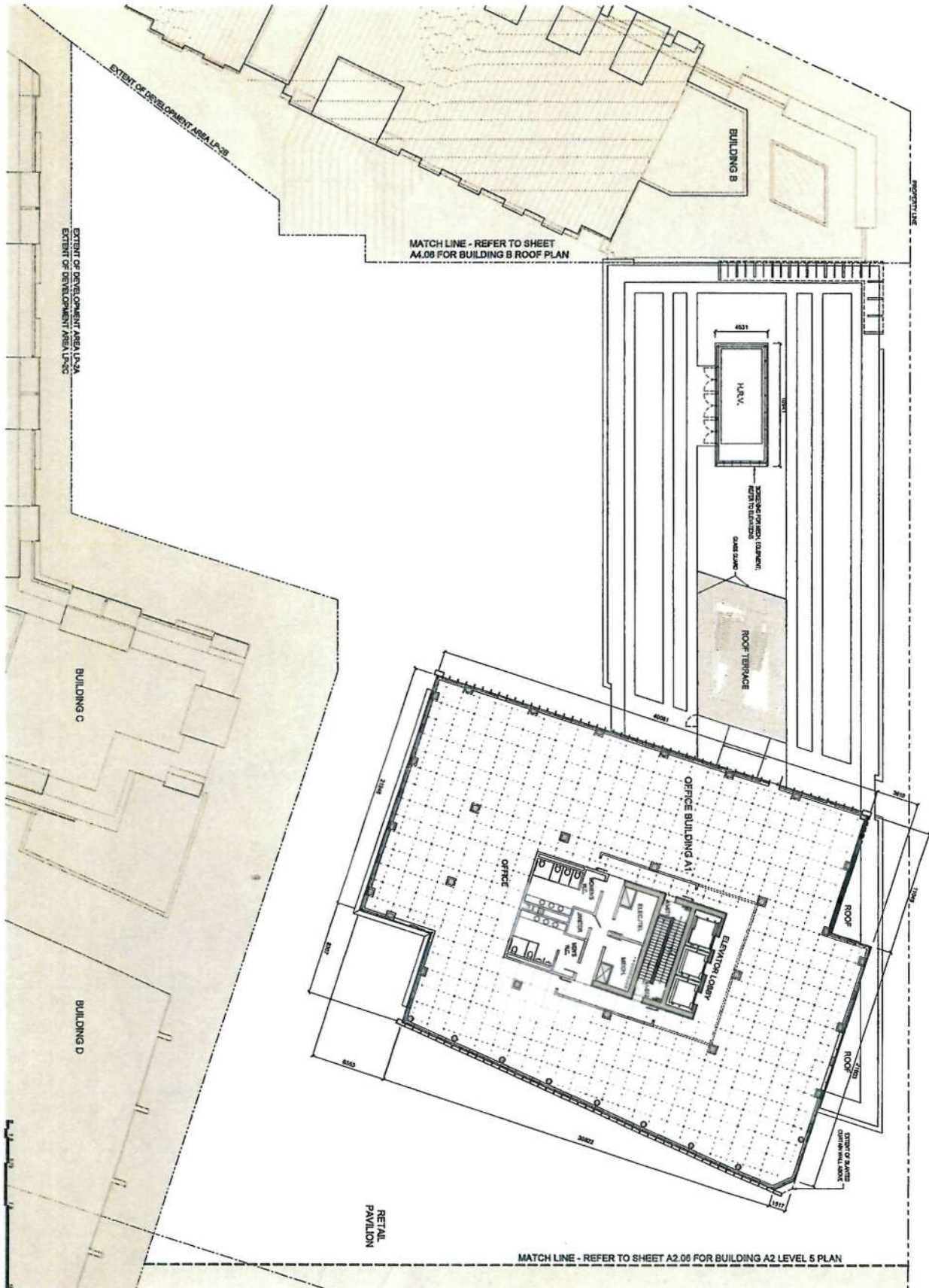
EXISTING SUN

EXISTING MOON

EXISTING STARS

EXISTING GALAXIES

EXISTING UNIVERSE



DATE	2014.05.15
BY	ENDALL ELLIOT
PROJECT	521-557 SUPERIOR
SCALE	1/8" = 1'-0"

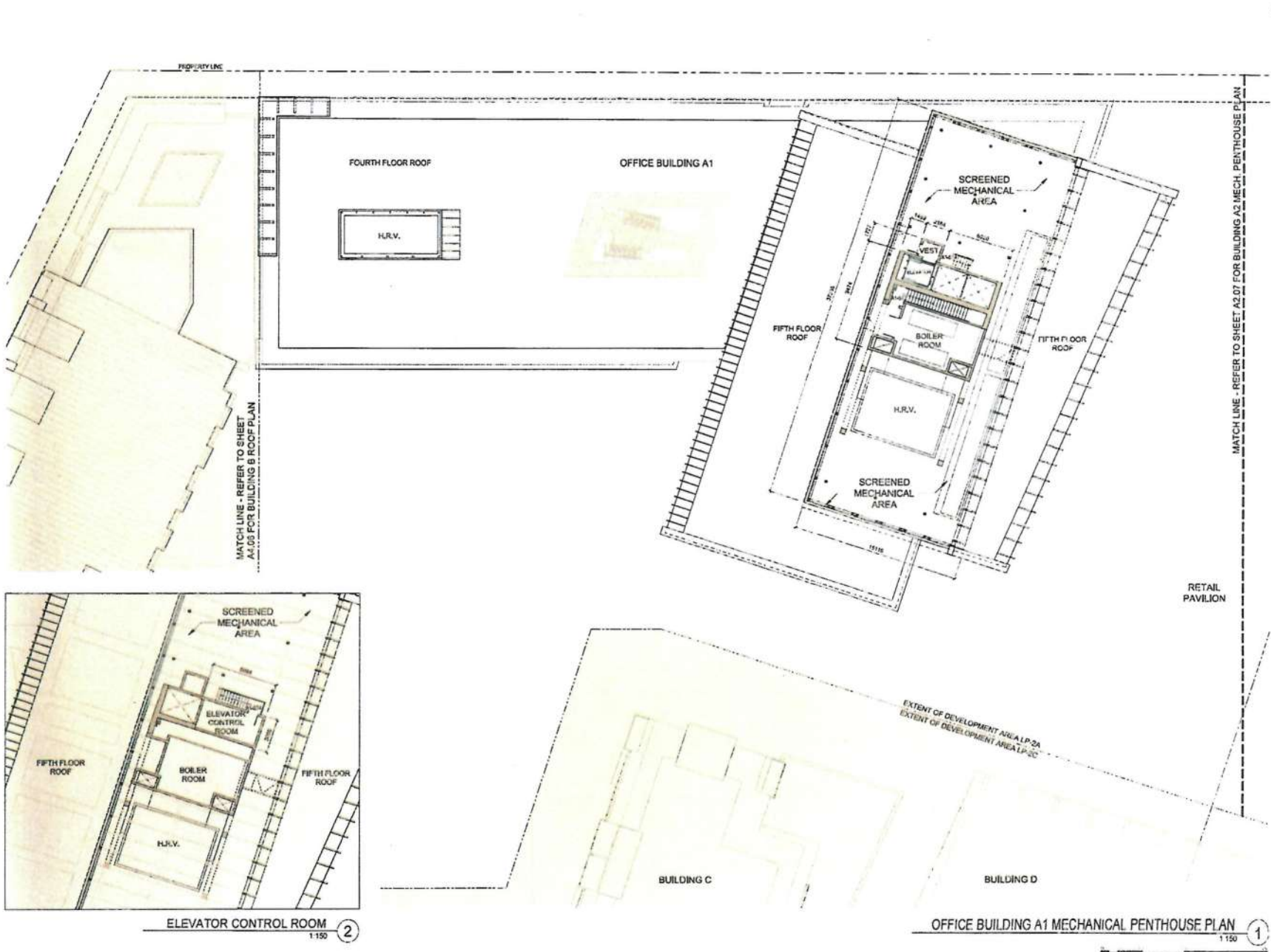
endall elliot
ARCHITECTS

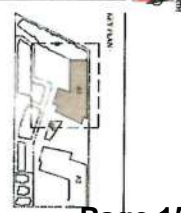
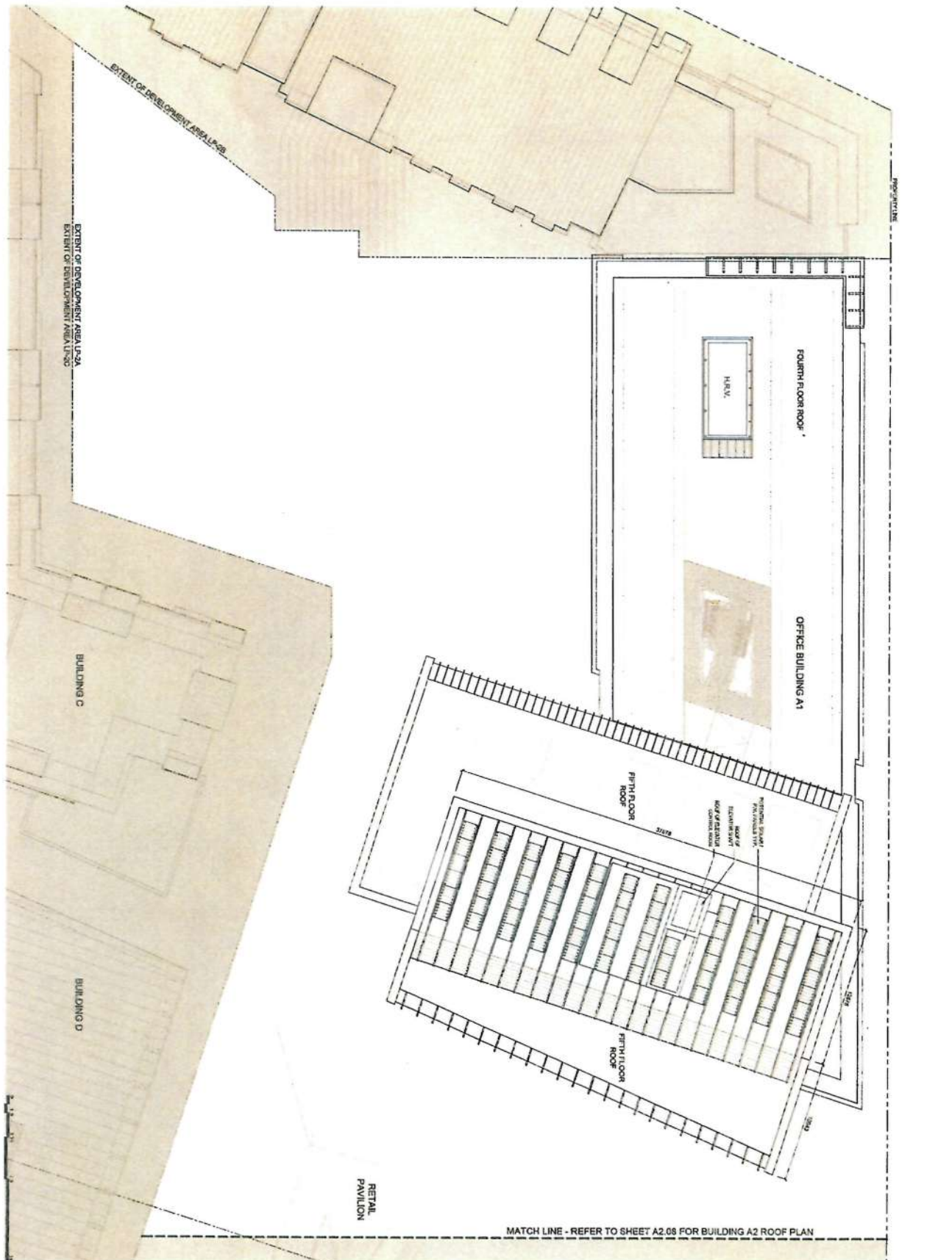
CEI Architecture
IN CONJUNCTION WITH

CAPITAL PARK
LEGISLATIVE COMPREHENSIVE UNIT-2
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
WILSON, N.C.

PROJECT No. 2014.05
DATE: 05/15/2014
SCALE: 1/8" = 1'-0"
PROJECT: 521-557 SUPERIOR
AREA: 1.00
AREA: 1.00

A1.06





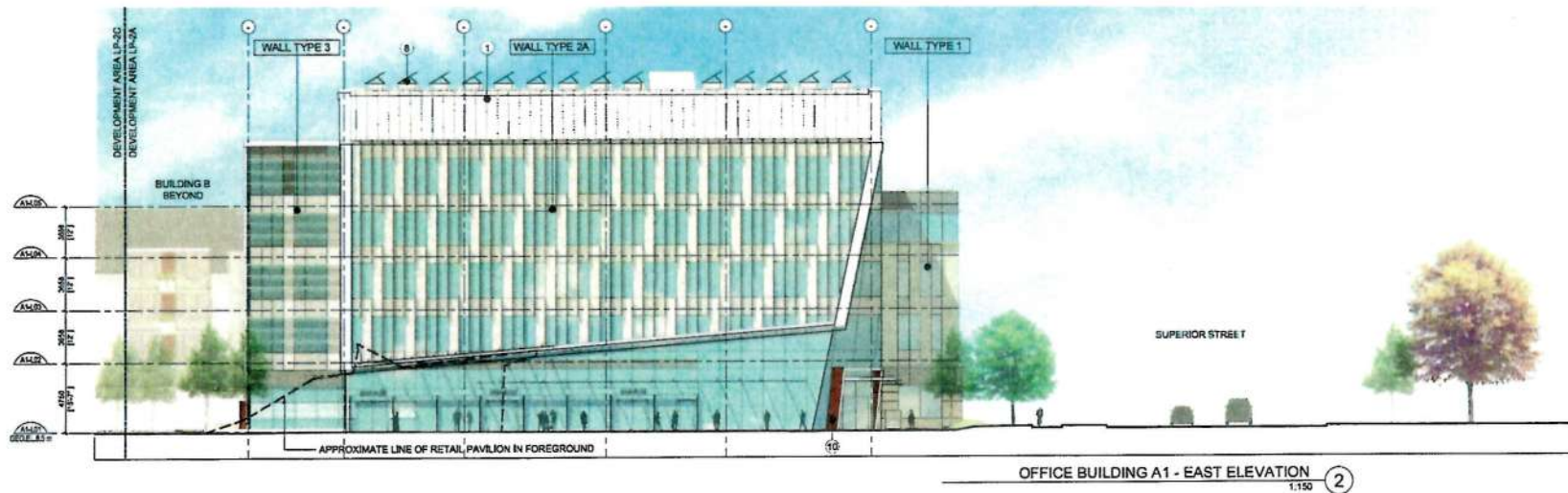
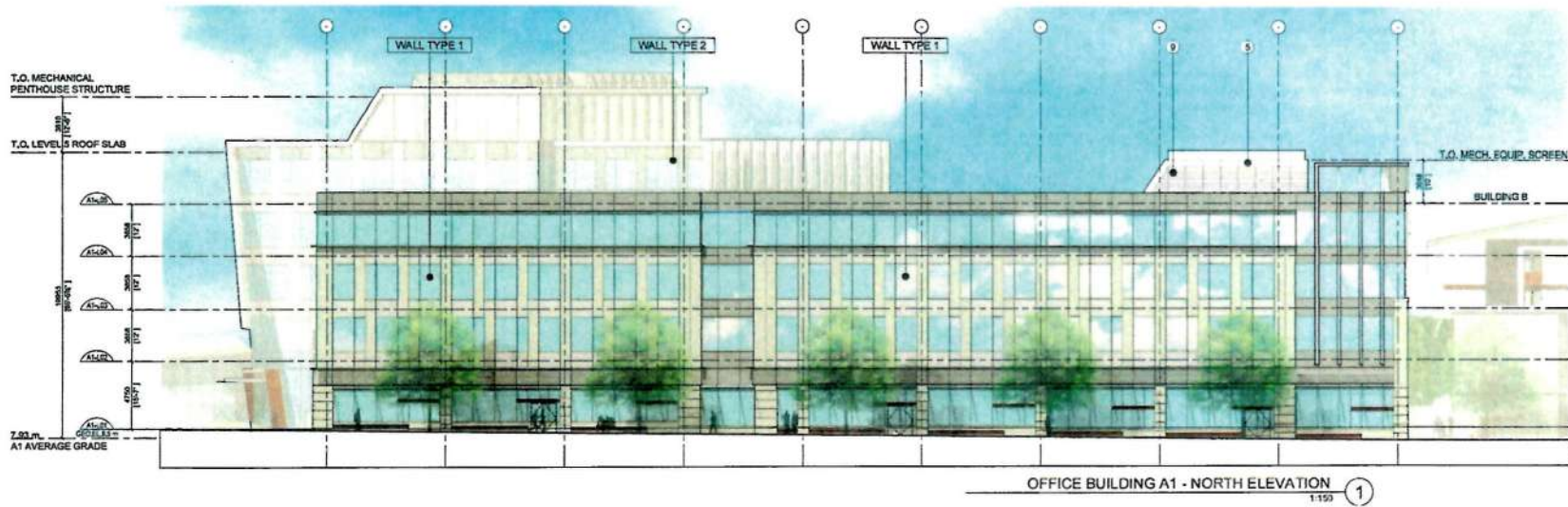
REVISIONS
NO. DATE BY
1 10/10/14 J.E./J.L./J.S.
2 10/10/14 J.E./J.L./J.S.
3 10/10/14 J.E./J.L./J.S.

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ARCHITECTS
1000 K Street, N.E.
Washington, D.C. 20002
202.462.1100
www.endall-elliott.com

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202.462.1100
www.cei-architecture.com

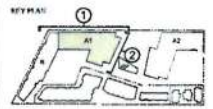
CAPITAL PARK
UPPER MIDDLE CLASS RESIDENTIAL DEVELOPMENT
200 BLOCK K OF SUPERIOR ST.
WASHINGTON, D.C.
PROJECT: LP-2A - OFFICE BUILDING A1
ROOF PLAN

A1.08



MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

- | | | |
|---|---|--|
| 1 PREFINISHED STANDING SEAM METAL ROOFING | 9 PREFINISHED ALUMINUM COMPOSITE PANEL | 4 POTENTIAL SOLAR / P.V. PANELS (UNDER EVALUATION) |
| 2 CAST IN PLACE CONCRETE | 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. | 9 PREFINISHED ALUMINUM LOUVRES |
| 3 TERRACOTTA PANELS | 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. | 10 PREFINISHED WOOD COMPOSITE PANEL |
| 4 INSULATED SPANDREL GLASS (SOLID COLOUR) | 7 1" LINED HORIZONTAL FRIT @ 2" O.C. | |



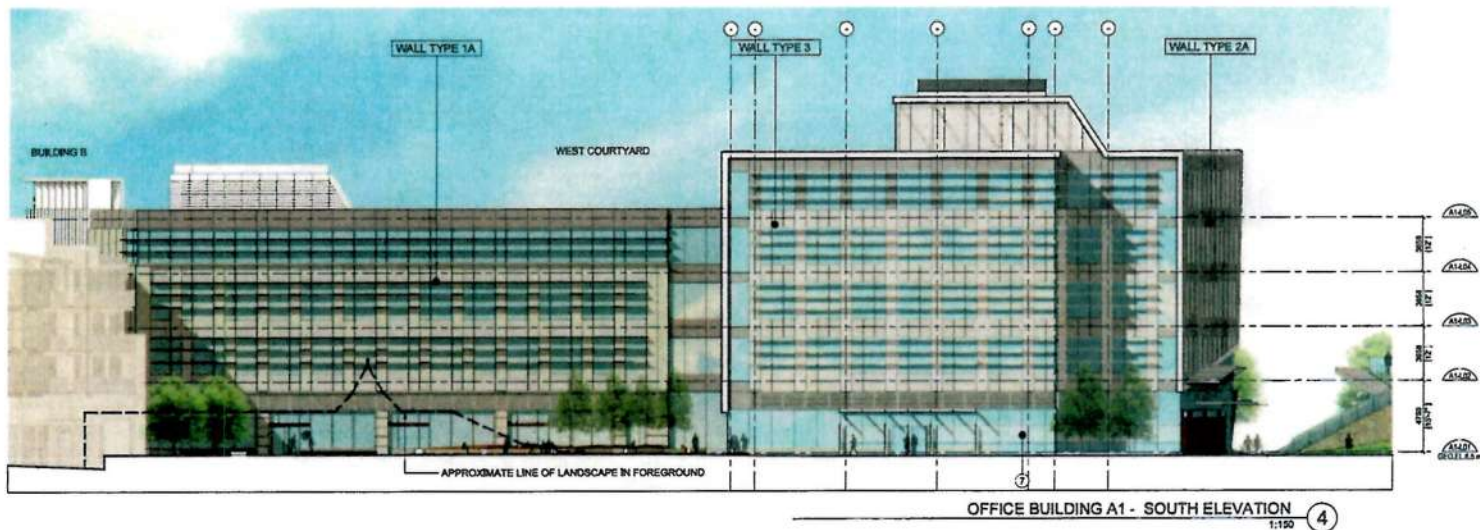
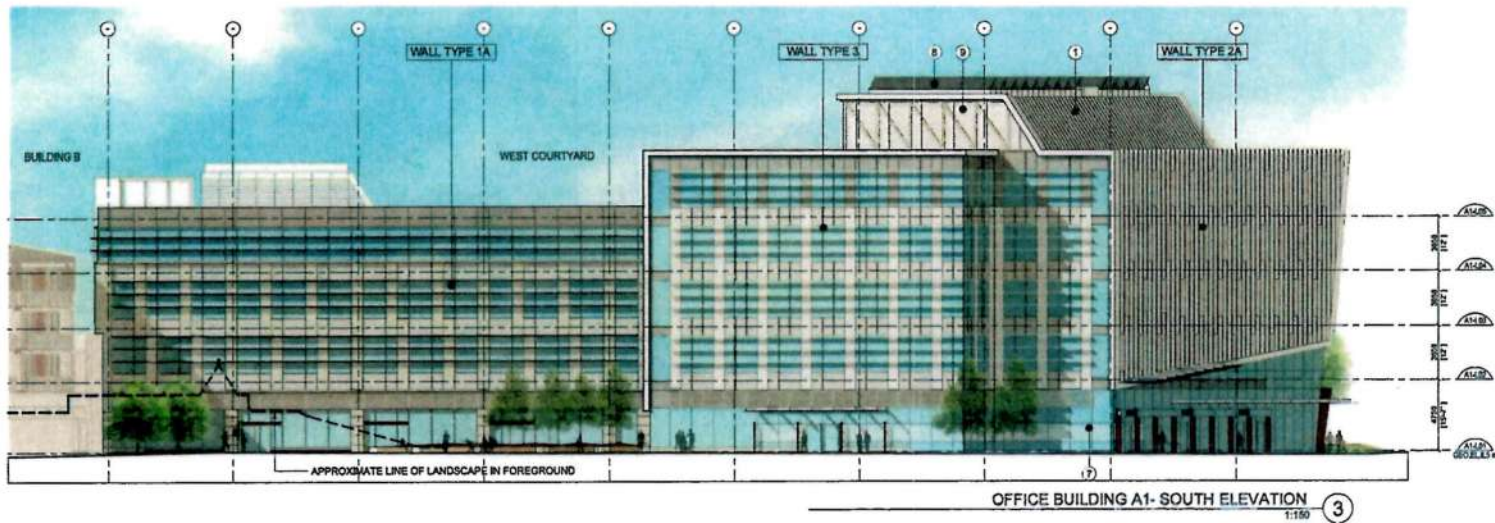
NO.	REVISION / DATE	BY	DATE
1	ISSUED FOR PERMIT APPLICATION	CEI	2015.05.14

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multidisciplinary design
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CEI Architecture

CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP 2A & LP 2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
LP 2A - OFFICE
BUILDING A1 - NORTH
AND EAST ELEVATIONS

PROJECT No. 10045
DATE: 14 May 2015
SCALE: 1:150
SHEET No. 1
REV. No.

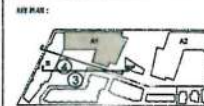
A1.09



MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

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|---|---|--|
| 1 PREFINISHED STANDING SEAM METAL ROOFING | 5 PREFINISHED ALUMINUM COMPOSITE PANEL | 8 POTENTIAL SOLAR / P.V. PANELS (UNDER EVALUATION) |
| 2 CAST IN PLACE CONCRETE | 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. | 9 PREFINISHED ALUMINUM LOUVRES |
| 3 TERRACOTTA PANELS | 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. | 10 PREFINISHED WOOD COMPOSITE PANEL |
| 4 INSULATED SPANDREL GLASS (SOLID COLOUR) | 7 1" LINED HORIZONTAL FRIT @ 2" O.C. | |

0m 2m 4m 6m 8m 10m



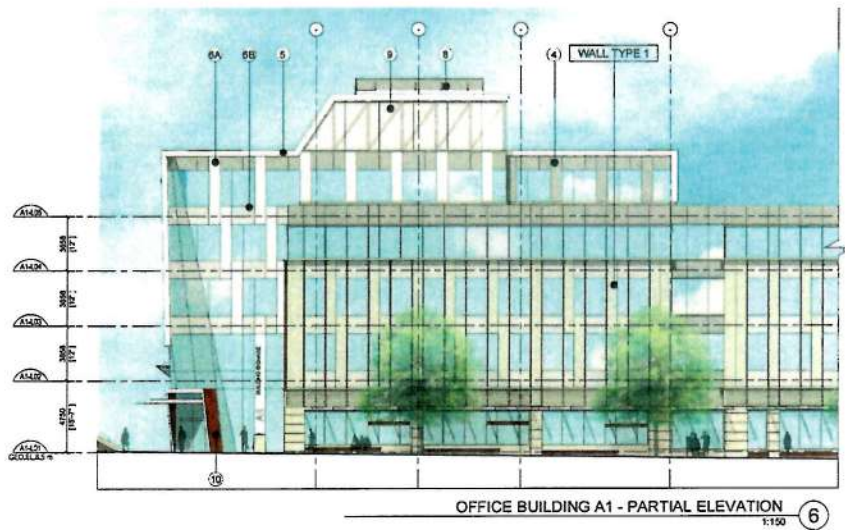
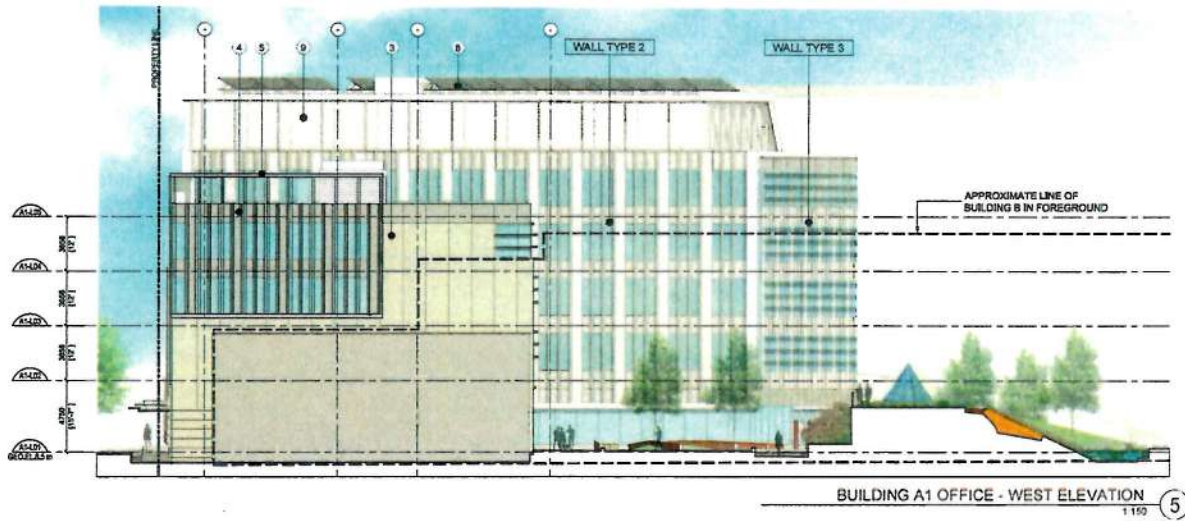
RE: DEVELOPMENT PERMIT APPLICATION
 DATE: 10/11/2014
 SCALE: 1:150

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 in collaboration with
CEI Architecture

CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
BUILDING A1 - SOUTH ELEVATIONS

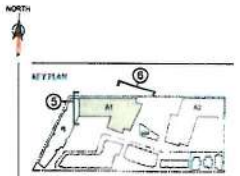
PROJECT No: 2014-01
 DATE: 9 March 2015
 SCALE: 1:150
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

A1.10



MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

- | | | |
|---|---|--|
| 1 PREFINISHED STANDING SEAM METAL ROOFING | 5 PREFINISHED ALUMINUM COMPOSITE PANEL | 8 POTENTIAL SOLAR / P.V. PANELS (UNDER EVALUATION) |
| 2 CAST IN PLACE CONCRETE | 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. | 9 PREFINISHED ALUMINUM LOUVRES |
| 3 TERRACOTTA PANELS | 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. | 10 PREFINISHED WOOD COMPOSITE PANEL |
| 4 INSULATED SPANDREL GLASS (SOLID COLOUR) | 7 1" LINED HORIZONTAL FRIT @ 2" O.C. | |



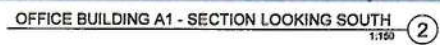
REVISION	DATE	BY	DESCRIPTION
1	10/10/14	CEI	ISSUED FOR PERMIT

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architects
in collaboration with
CEI Architecture

CAPITAL PARK
LEGISLATURE COMPREHENSIVE URBAN
DEVELOPMENT AREAS LP-2A & LP-2B
800 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
2014
LP-2A - OFFICE
BUILDING A1 - WEST
AND PARTIAL ELEVATION

PROJECT No. 10849
DATE: 10/10/14
SCALE: 1/8" = 1'-0"
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN

SHEET No. 1
A1.11

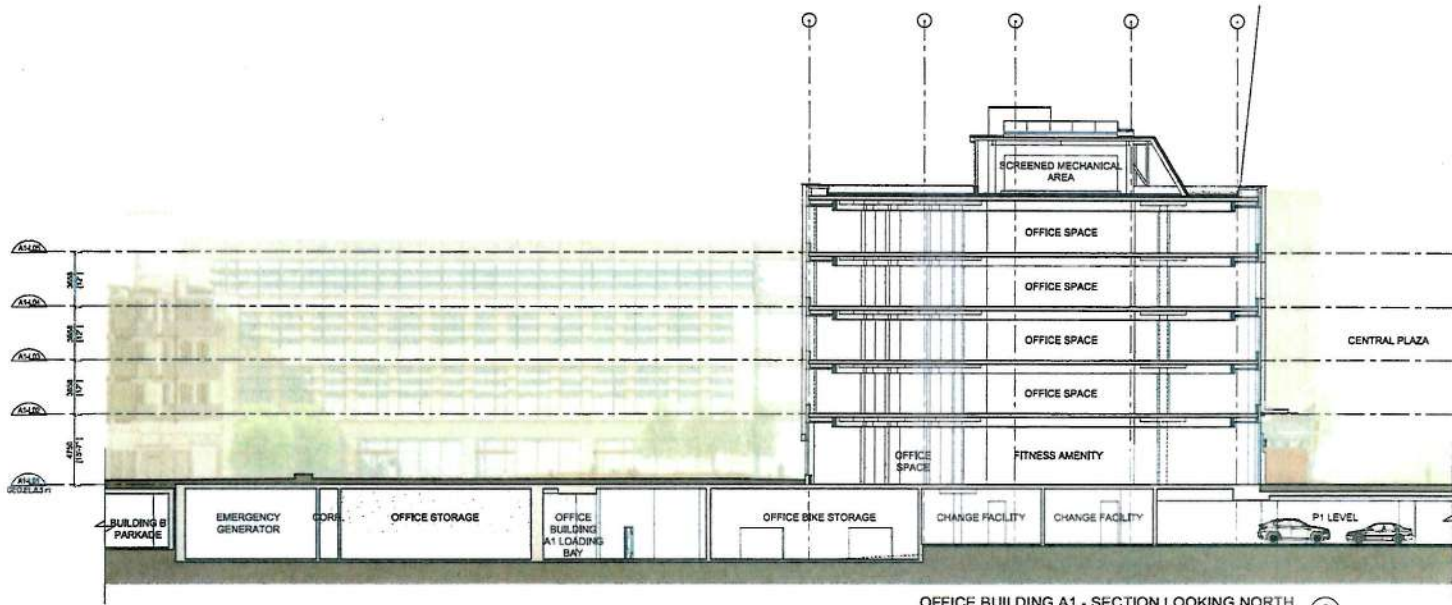


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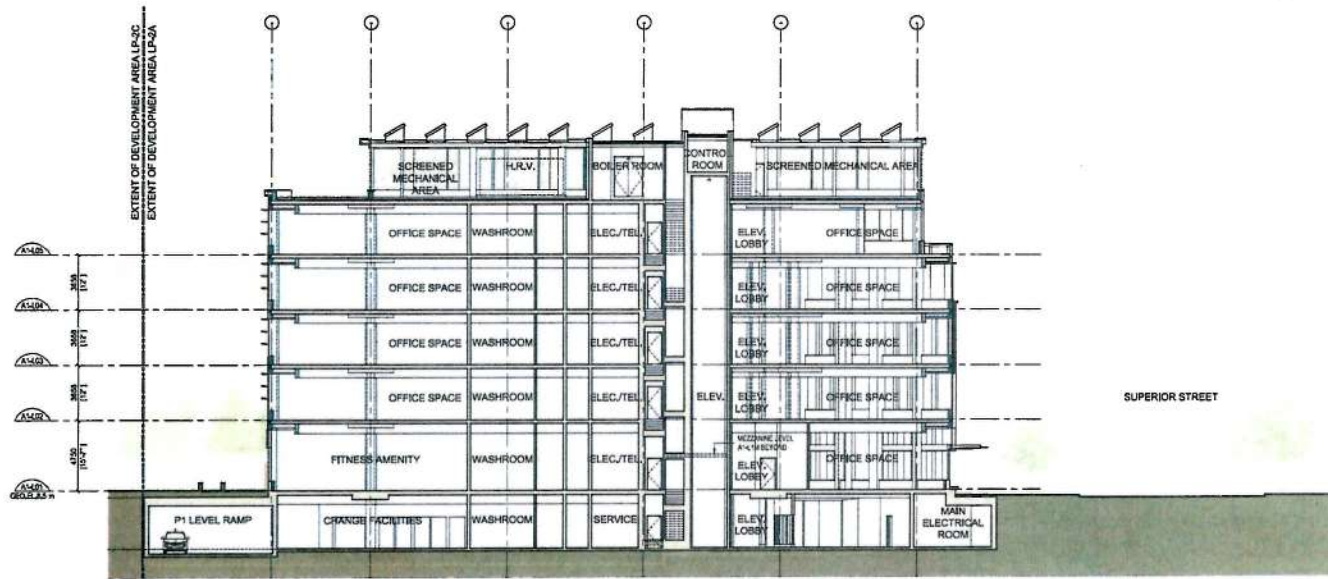
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DATE: 10 March 2019
SCALE: 1:100
DRAWN BY:
CHECKED BY: -
REV. No: 7

SECRET No : **A1.12**

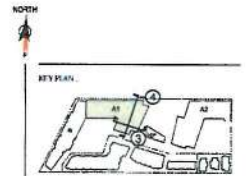
Planning and Land Use Committee - 14 May 2015



OFFICE BUILDING A1 - SECTION LOOKING NORTH ③
1:150



OFFICE BUILDING A1 - SECTION LOOKING WEST ④
1:150



REVISIONS
BY: [Signature]
DATE: 17/03/15
BY: [Signature]
DATE: 17/03/15

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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP 2A & LP 2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.

TITLE:
**LP 2A - OFFICE
BUILDING A1 - SECTIONS
LOOKING NORTH AND
WEST**

PROJECT No: 10446
DATE: 20 March 2015
SCALE:
DRAWN BY:
REV No:

SHEET No:

A1.13

NORTH



PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

WILE
LP-2A - P1 LEVEL
PARTIAL PARKADE PLAN

PROJECT No: 70140
DATE: 5 May 2015
SCALE: 1/120
DRAWN BY:
CHECKED BY:
REV No:
SHEET No:

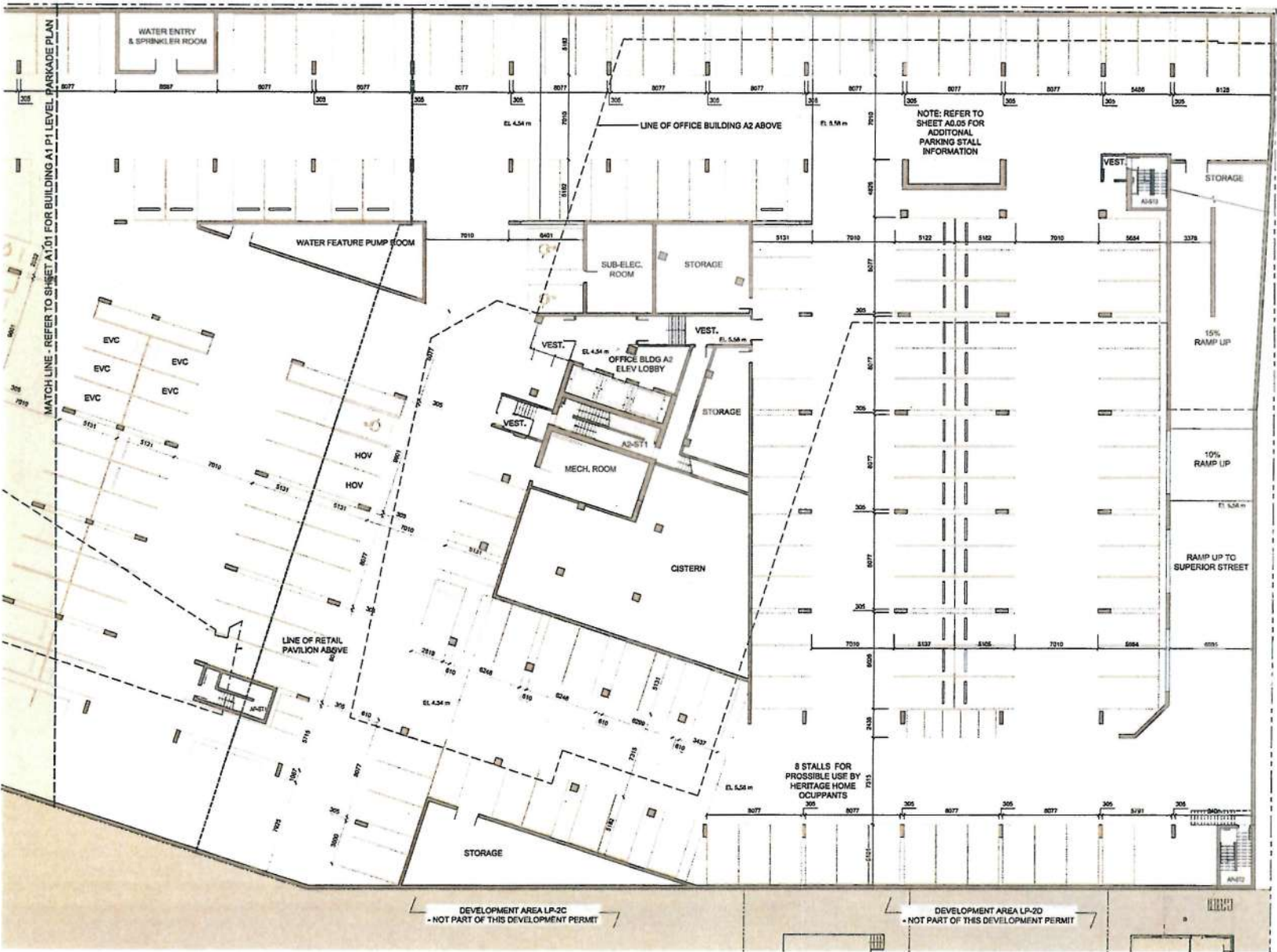
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associates
architectural urban design

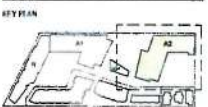
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REVISIONS

NO	REVISION	DATE
01	REVISION OF PERMIT APPLICATION	2015-05-12
02	2D APPROPRIATE REVISIONS	2015-05-08
03	2D APPROPRIATE	2015-05-08

A2.01





91	REVISIONS	DATE
92	REVISIONS	DATE
93	REVISIONS	DATE
94	REVISIONS	DATE
95	REVISIONS	DATE

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CEI Architecture

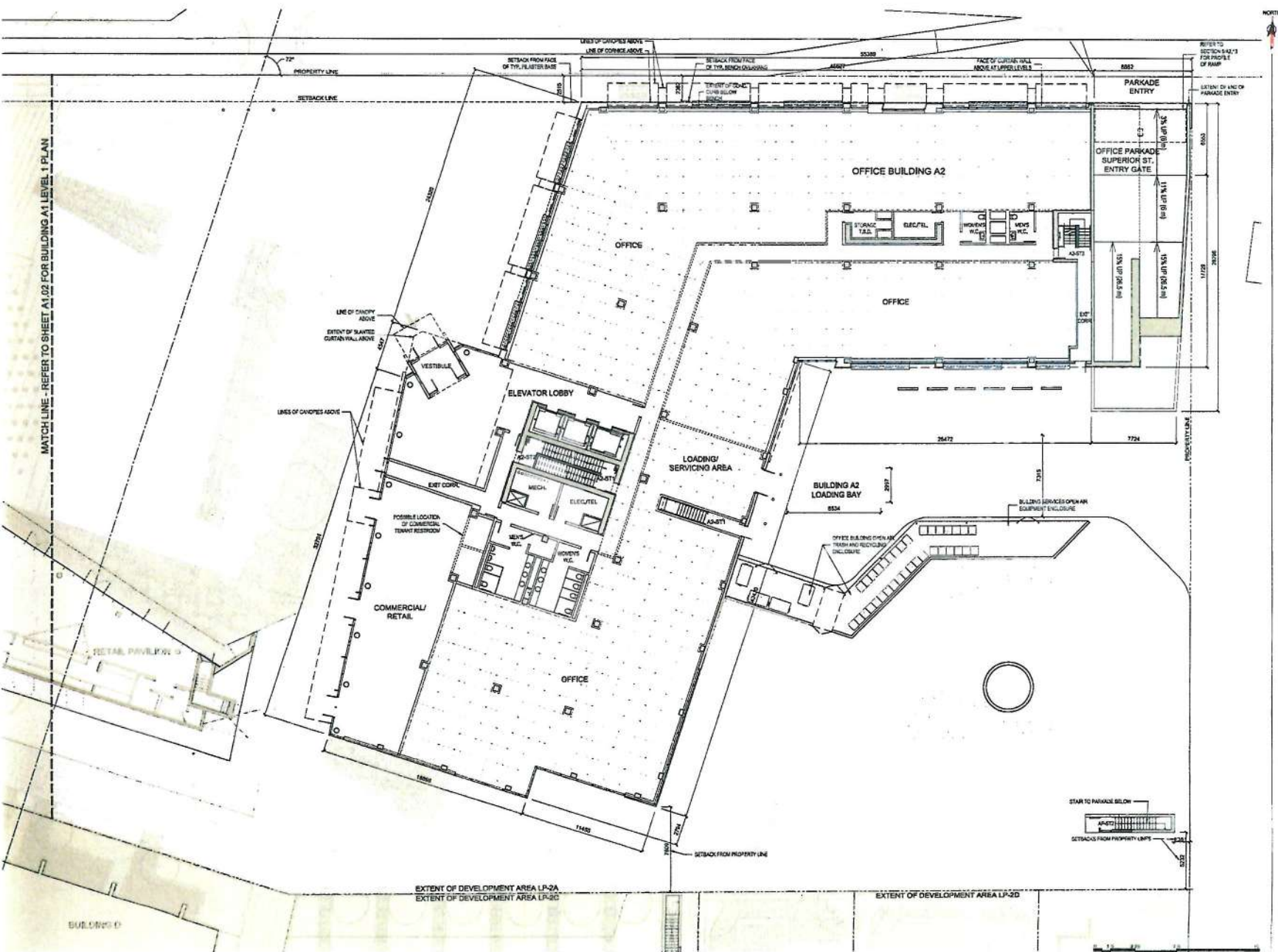
CAPITAL PARK

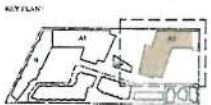
LEGISLATURE COMPREHENSIVE URBAN
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

**LP-2A - OFFICE
BUILDING A2
LEVEL 1 PLAN**

PROJECT No. 10441
DATE: 10 March 2015
SCALE: 1/8" = 1'-0"
DRAWN BY: J. B. B. B.
CHECKED BY: J. B. B. B.

SHEET No. **A2.02**





30 00' 00" 1:1000 2015-07-21
 10' 00" 1:1000 2015-07-21
 10' 00" 1:1000 2015-07-21

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 associates
 architectural design
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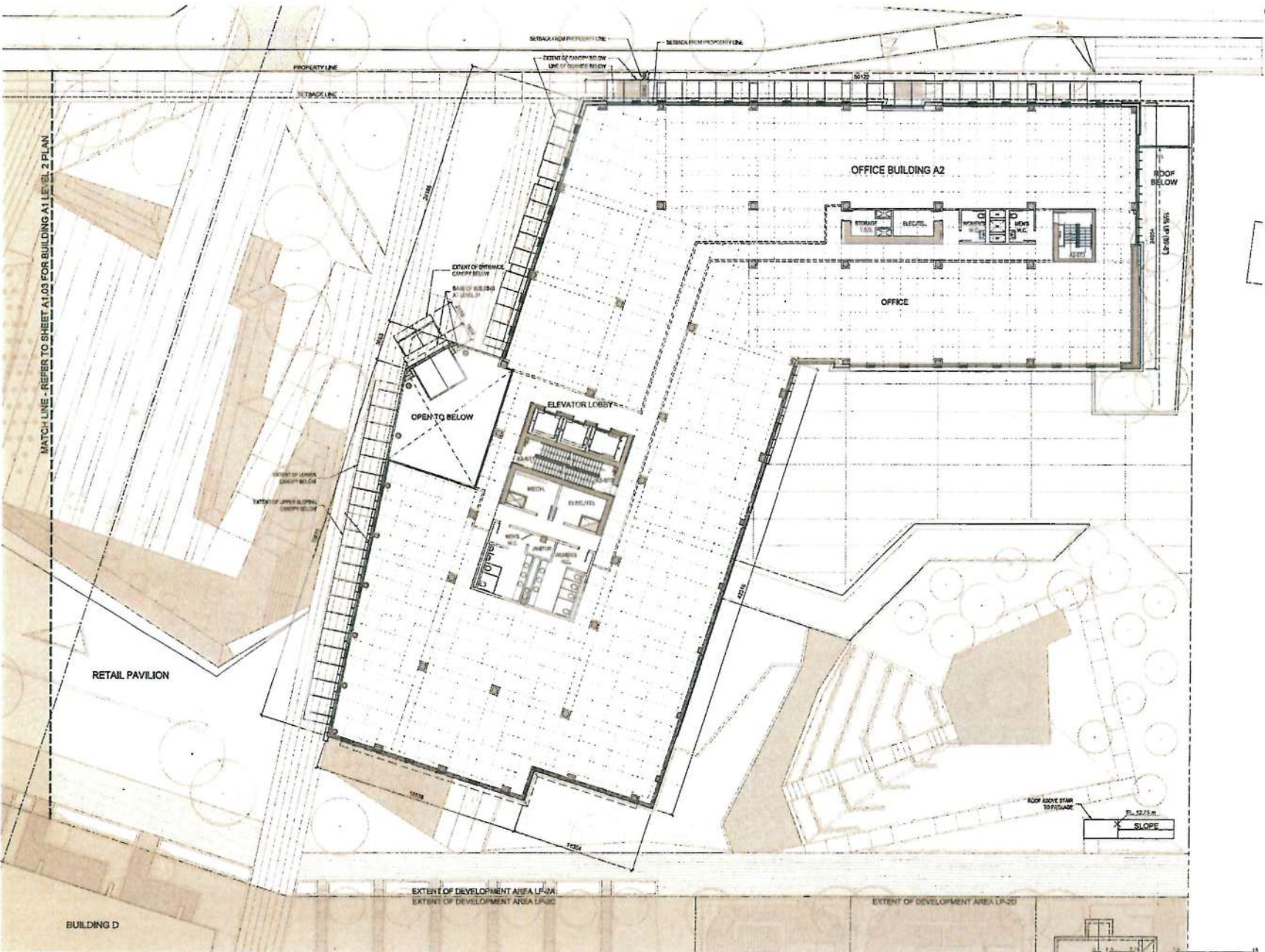
PROJECT
CAPITAL PARK

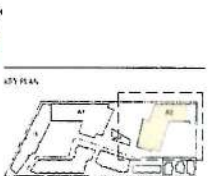
LEGISLATURE COMPREHENSIVE EASTERN
 DEVELOPMENT AREAS LP-2A & LP-2D
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.

TITLE
 LP-2A - OFFICE
 BUILDING A2
 LEVEL 2 PLAN

PROJECT No. JLV-00
 DATE 12/10/2015
 BY ALG
 DRAWN BY
 CHECKED BY
 REVISED BY

A2.03





NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT APPLICATION	2014.04.17	ENDALL ELLIOT
2	REVISED	2014.04.17	ENDALL ELLIOT

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PROJECT NO. 14-0001
14-0001-001

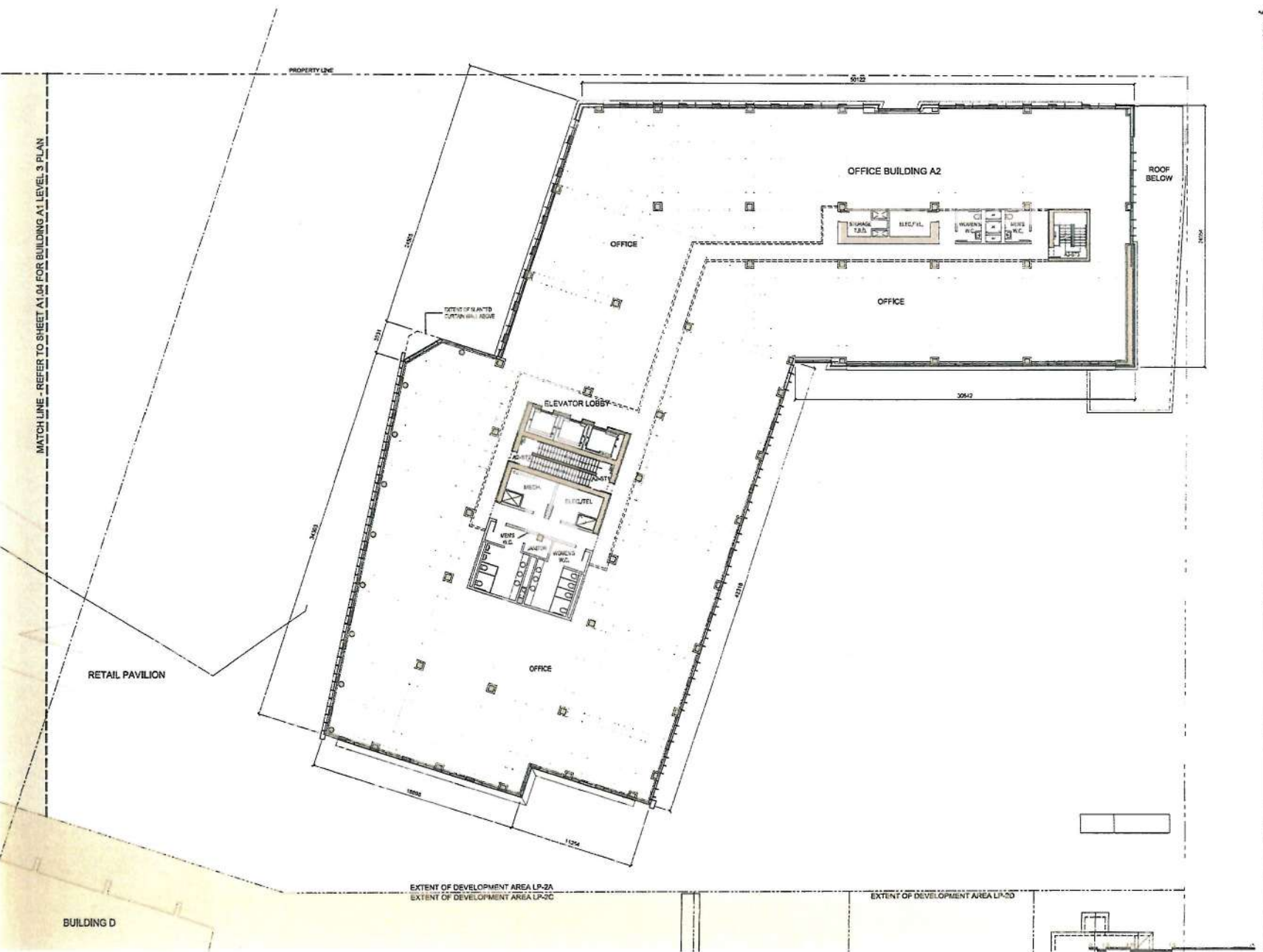
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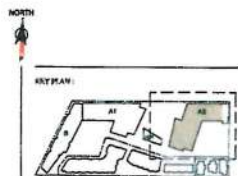
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
300 BLOCK OF SUPERIOR ST
VIC. IOWA, B.C.

SHEET
LP-2A - OFFICE
BUILDING A2
LEVEL 3 PLAN

PROJECT NO. 14-0001
DATE 2014.04.17
NO. 14-0001-001
ISSUED FOR PERMIT APPLICATION
BY ENDALL ELLIOT

A2.04





01	REVENUE APPLICATION	2014.07.23
02	DEVELOPMENT PROJECT APPLICATION	2014.08.27
No.	REVENUE	0001



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architects interior designers

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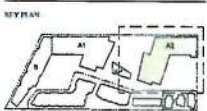
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

LP-2A - OFFICE
BUILDING A2
LEVEL 4 PLAN

PROJECT No: 32440
DATE: 10 March 2015
SCALE: 1:100
DRAWN BY: -
CHECKED BY: -
REV. No: -
SIGNATURE: -

A2.05



44	REDAKING AREA A2/A3	AREA 44/20
45	DEVELOPMENT PERMIT APPLICATION	1007/10/17
46	PROPOSAL	2015
47		

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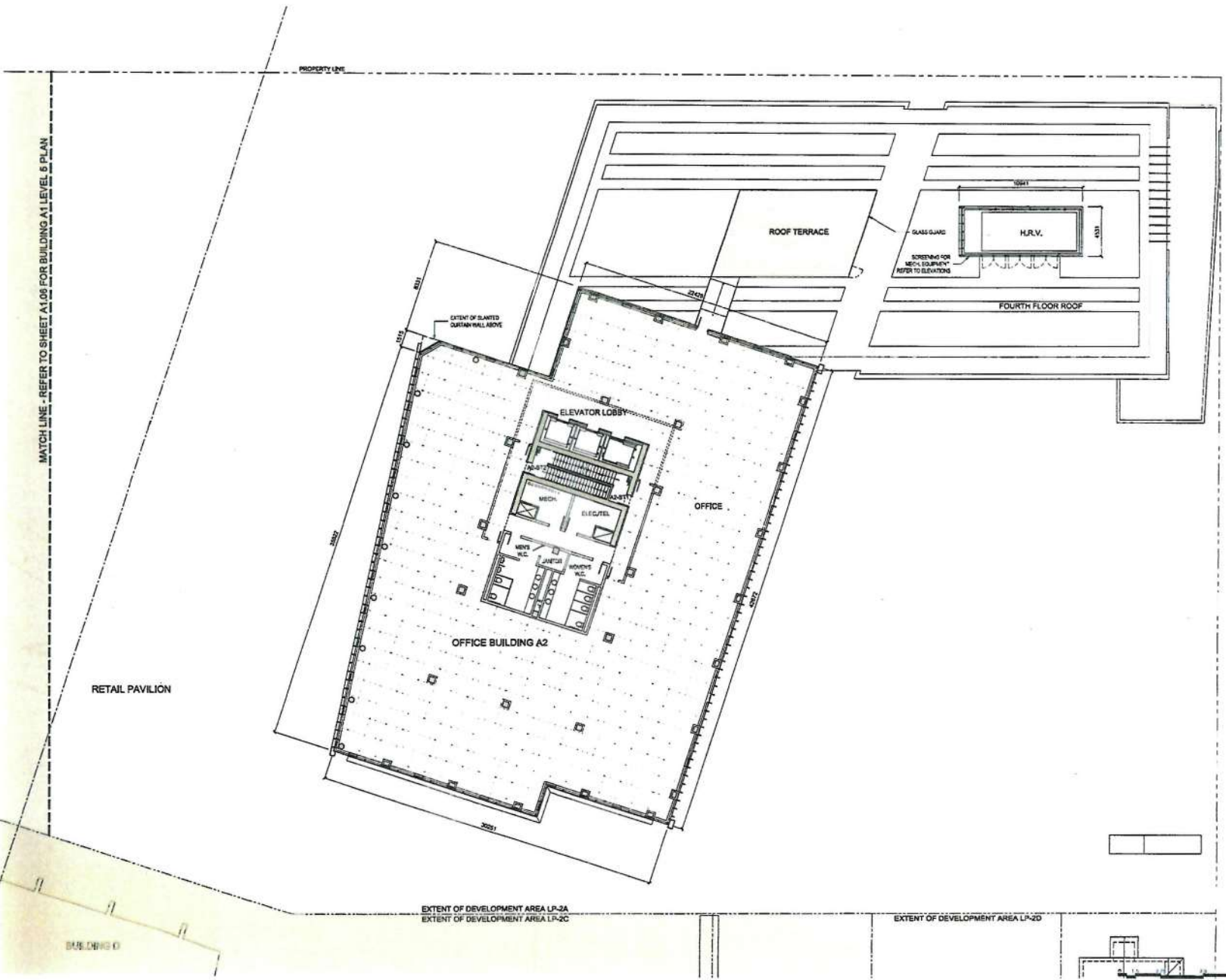
PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE
**LP-2A - OFFICE
BUILDING A2
LEVEL 5 PLAN**

PROJECT No. 10449
DATE 27 March 2015
DRAWN BY E. KIM
CHECKED BY
DATE

SHEET No. **A2.06**





RE RECORDING APPLICANT
 OF DEVELOPMENT PERMIT APPLICANT
 NAME BUILDING PLAN
 DATE 2014.07.21
 SHEET 1 OF 1

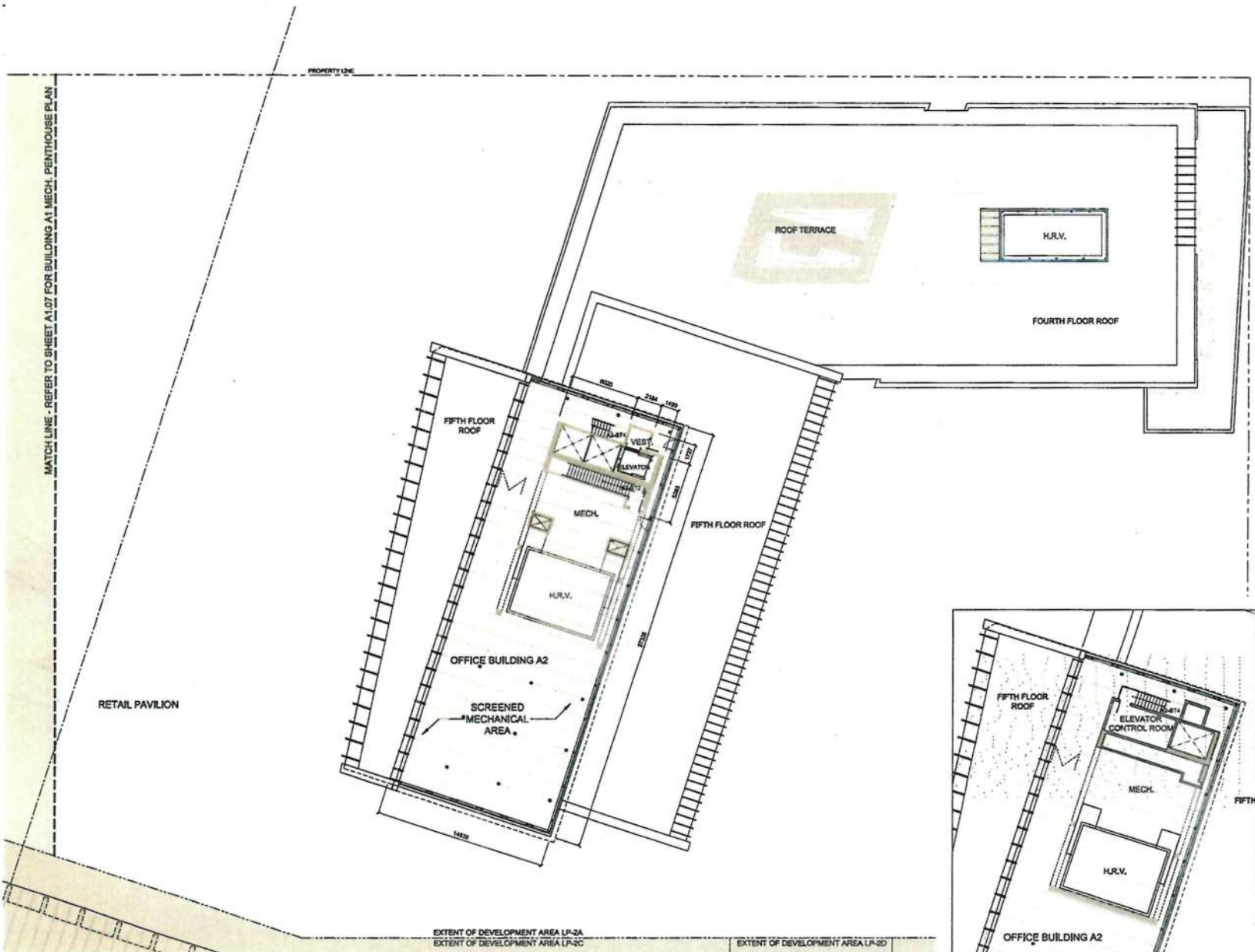
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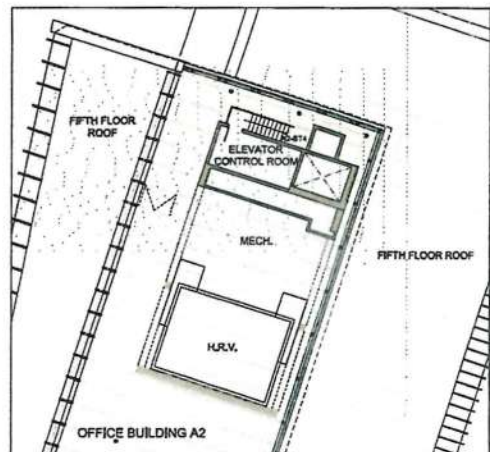
PROJECT :
CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP 2A & LP 2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
 TITLE :
 LP-2A - OFFICE
 BUILDING A2
 MECH.PENTHOUSE PLAN

PROJECT No: 10410
 DATE: 10 March 2015
 SCALE: 1:150
 DRAWN BY:
 CHECKED BY:
 REV. No:

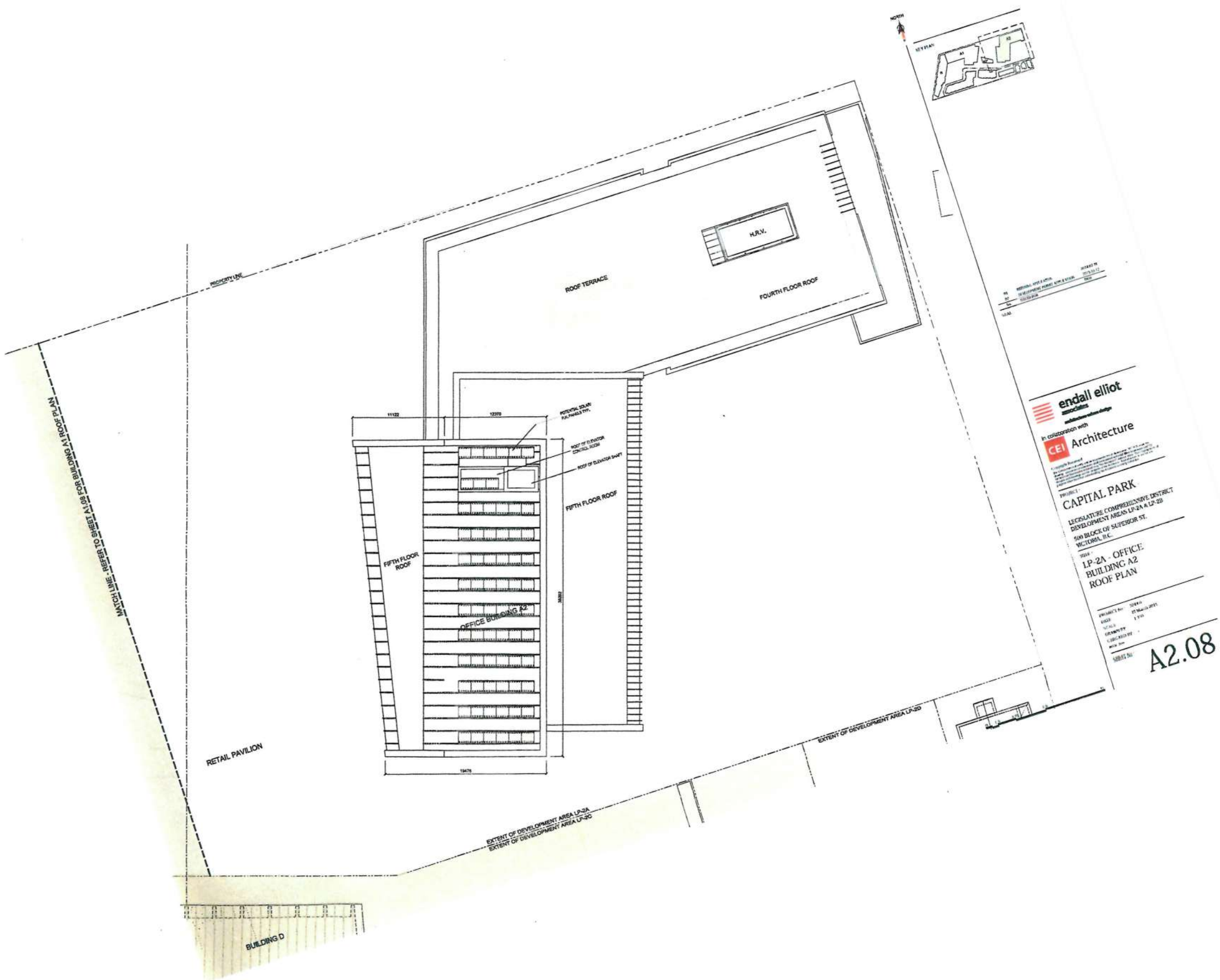
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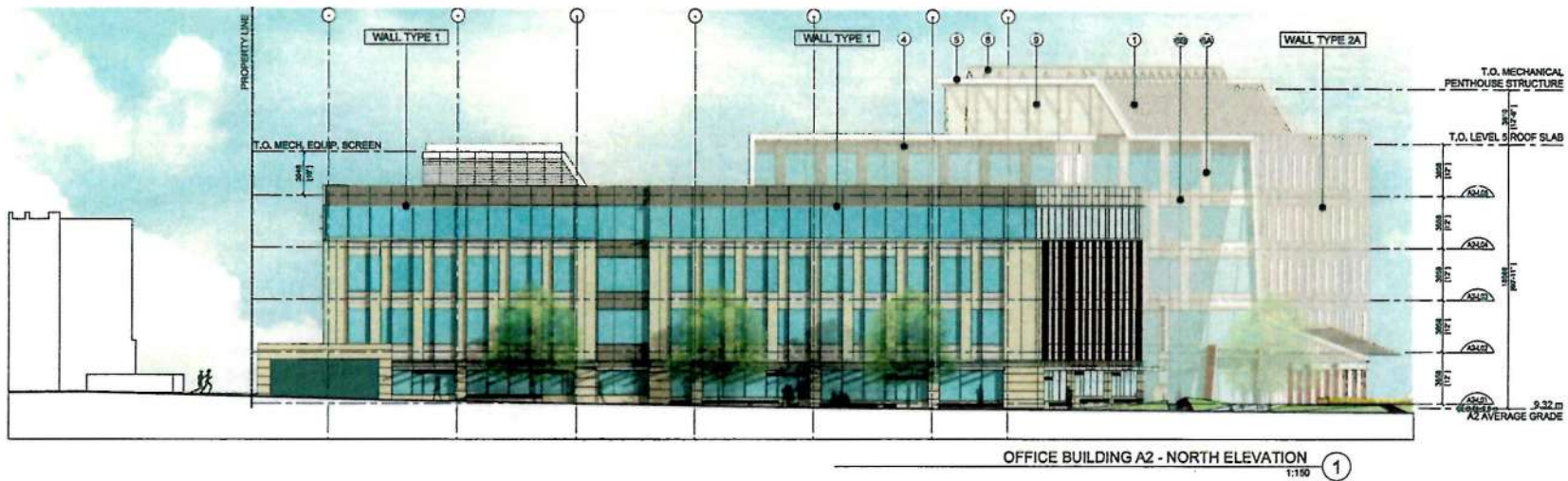


BUILDING A2 MECHANICAL PENTHOUSE PLAN
 1:150 ①



ELEVATOR CONTROL ROOM
 1:150 ②



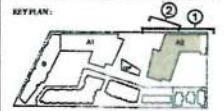


MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

- ① PREFINISHED STANDING SEAM METAL ROOFING
- ② CAST IN PLACE CONCRETE
- ③ TERRACOTTA PANELS
- ④ INSULATED SPANDREL GLASS (SOLID COLOUR)

- ⑤ PREFINISHED ALUMINUM COMPOSITE PANEL
- ⑥A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C.
- ⑥B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C.
- ⑦ 1" LINED HORIZONTAL FRIT @ 2" O.C.

- ⑧ POTENTIAL SOLAR / P.V. PANELS (UNDER EVALUATION)
- ⑨ PREFINISHED ALUMINUM LOUVRES
- ⑩ PREFINISHED WOOD COMPOSITE PANEL



BT: 000000 APPLICATION 2014.07.23
 DE: DEVELOPMENT PERMIT APPLICATION 2015.09.27
 SE: TRACED FILE DATE
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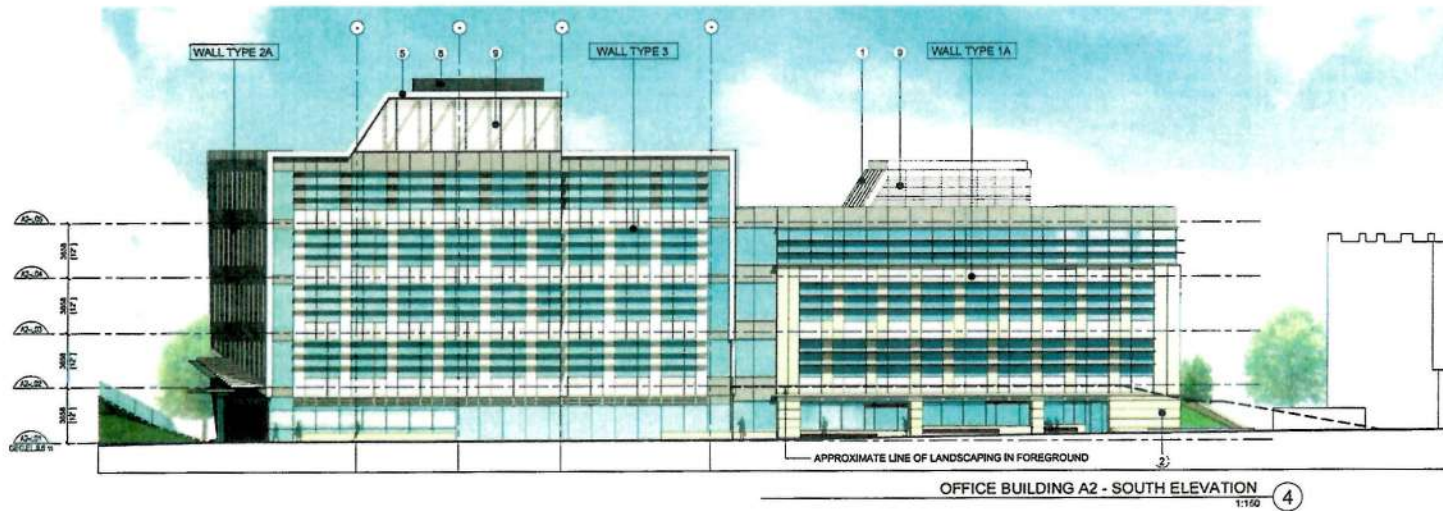
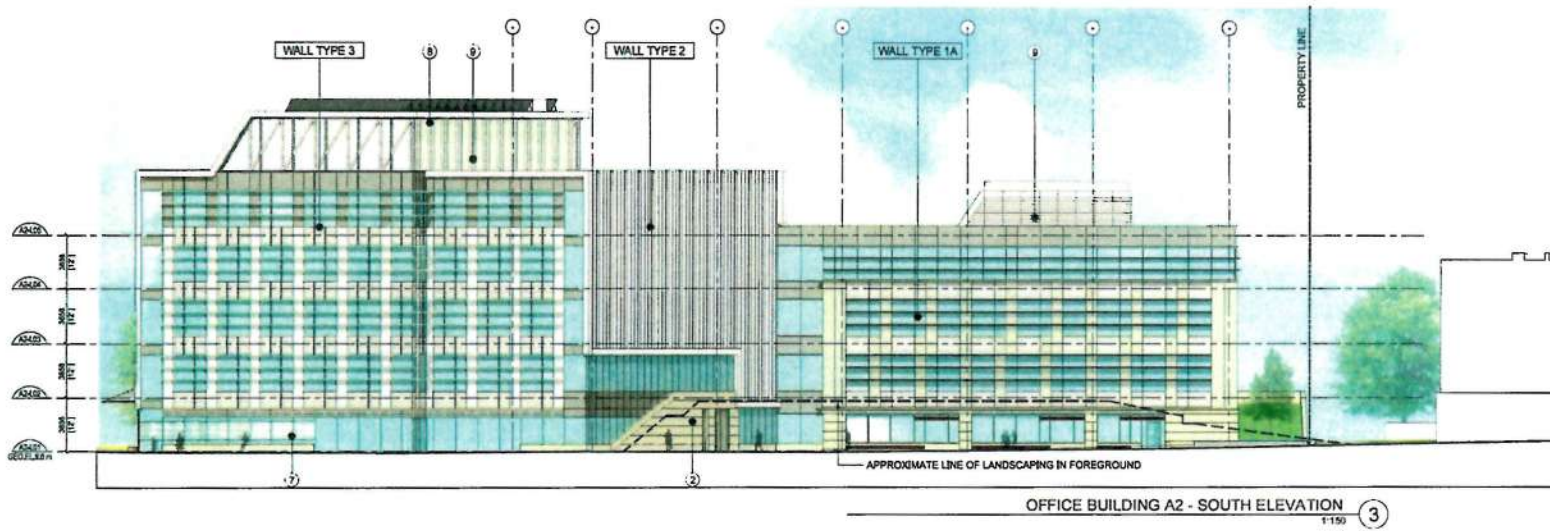
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CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
 WITH:
 LP-2A - OFFICE
 BUILDING A2 - NORTH
 AND WEST ELEVATIONS

PROJECT No: 30440
 DATE: 10 March 2015
 SCALE: 1:100
 DRAWN BY: -
 CHECKED BY: -
 REV. No: -

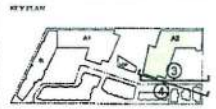
SUBMIT No:

A2.09



MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

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| 2 CAST IN PLACE CONCRETE | 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. | 9 PREFINISHED ALUMINUM LOUVRES |
| 3 TERRACOTTA PANELS | 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. | 10 PREFINISHED WOOD COMPOSITE PANEL |
| 4 INSULATED SPANDREL GLASS (SOLID COLOUR) | 7 1" LINED HORIZONTAL FRIT @ 2" O.C. | |



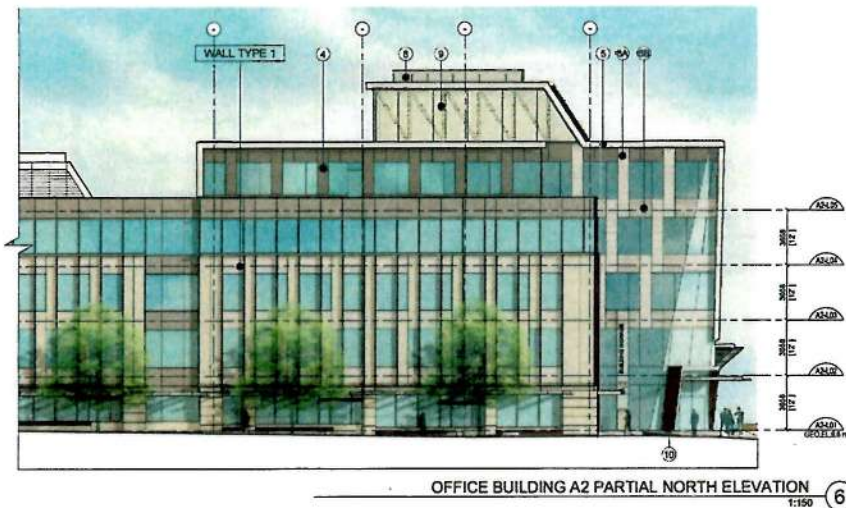
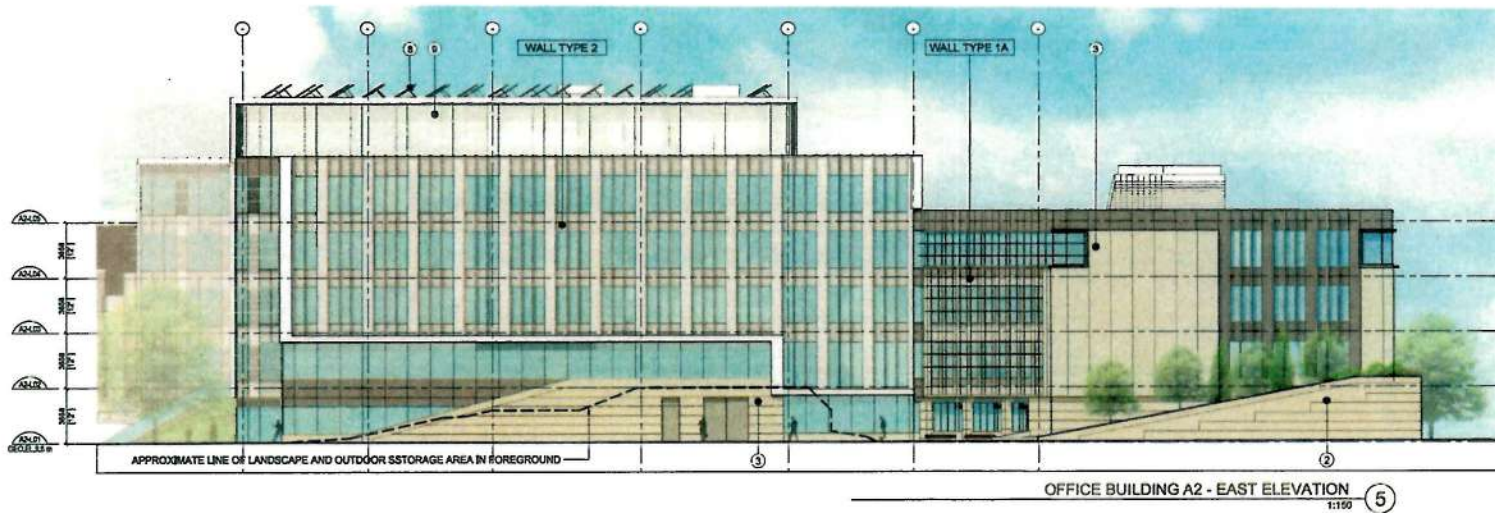
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PROJECT
 CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
 2014
 LP-2A - OFFICE
 BUILDING A2 -
 SOUTH ELEVATIONS

PROJECT NO. 10440
 DATE: 10/10/2015
 SCALE: 1:150
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 CHECKED BY: [Name]
 SHEET NO. 10440

A2.10

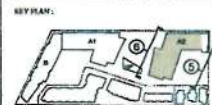


MATERIALS KEY (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A2.14 - A2.18)

- ① PREFINISHED STANDING SEAM METAL ROOFING
- ② CAST IN PLACE CONCRETE
- ③ TERRACOTTA PANELS
- ④ INSULATED SPANDREL GLASS (SOLID COLOUR)

- ⑤ PREFINISHED ALUMINUM COMPOSITE PANEL
- ⑥ INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C.
- ⑦ INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C.
- ⑧ 1" LINED HORIZONTAL FRIT @ 2" O.C.

- ⑨ POTENTIAL SOLAR / P.V. PANELS (UNDER EVALUATION)
- ⑩ PREFINISHED ALUMINUM LOUVRES
- ⑪ PREFINISHED WOOD COMPOSITE PANEL



46 BUILDING APPLICATION 2014-07-25
 47 DEVELOPMENT PERMIT APPLICATION 2014-03-11
 48 ISSUED FOR 2015
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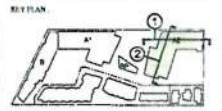
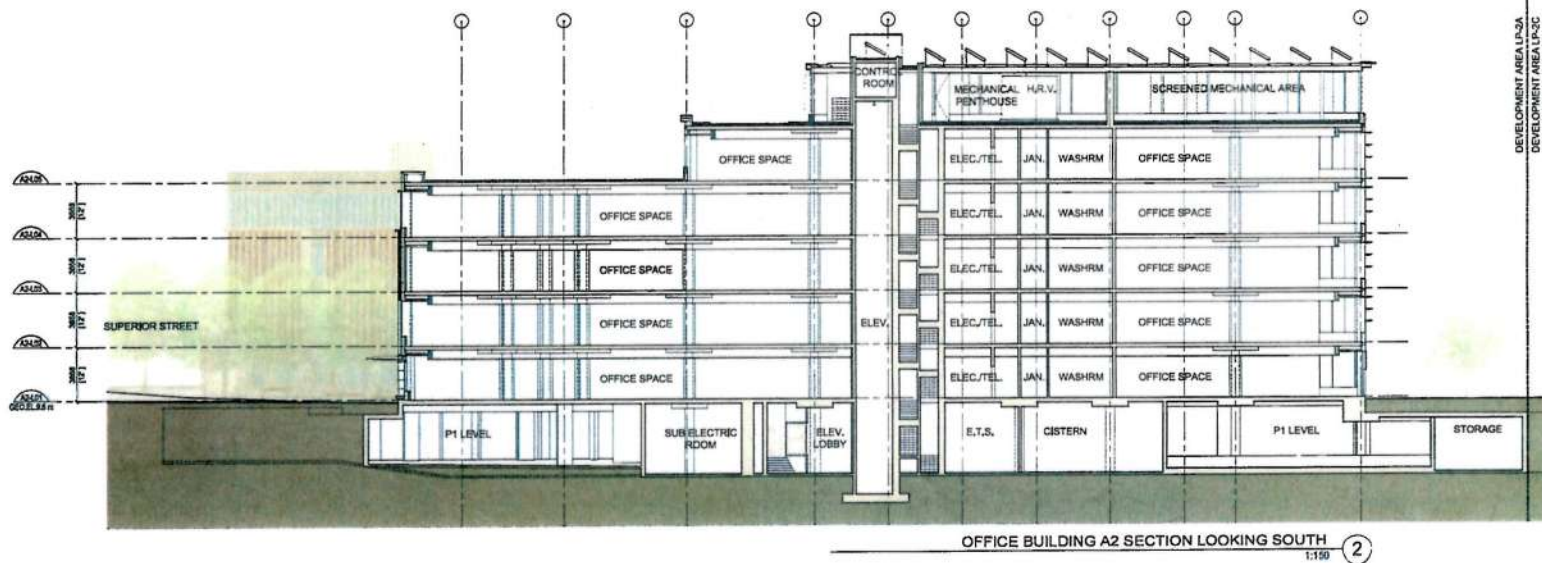
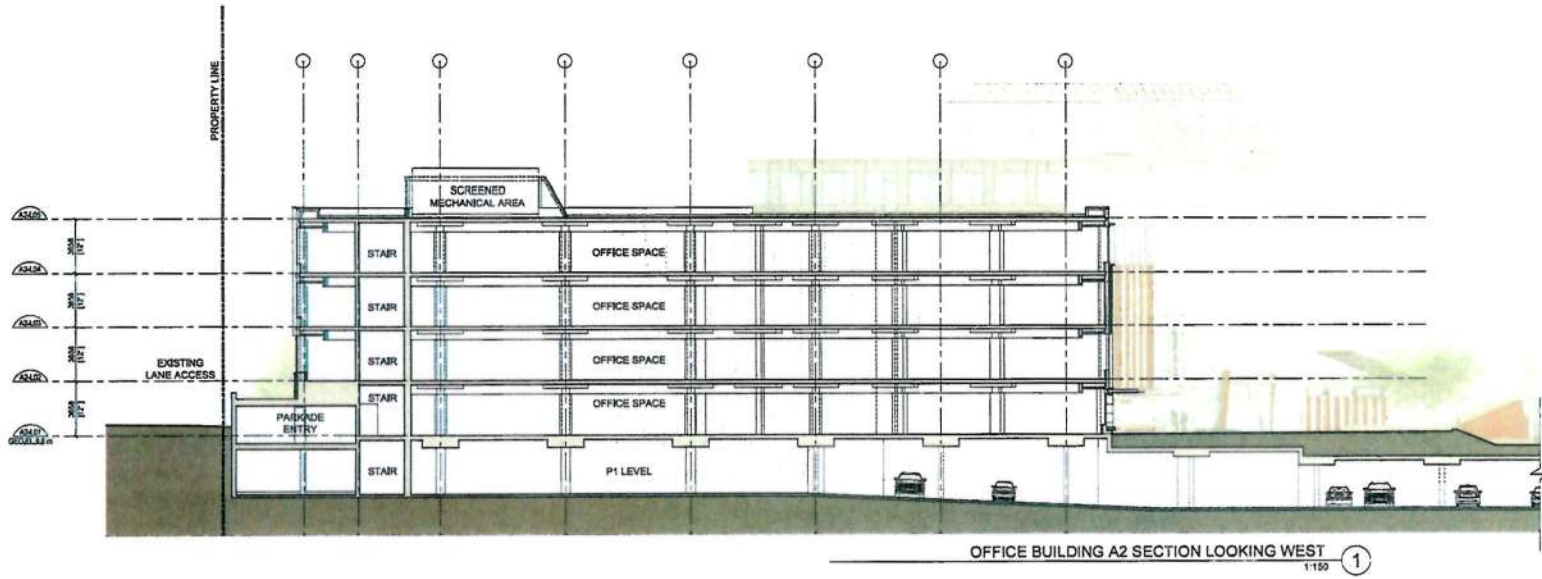
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CAPITAL PARK
 LEGISLATURE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP 2A & LP 2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
 TITLE:
 LP-2A - BUILDING A2 -
 EAST AND PARTIAL
 NORTH ELEVATION
 ELEVATION

PROJECT No.: 30440
 DATE: 10 March 2015
 SCALE: 1:150
 DRAWN BY: -
 CHECKED BY: -
 REV. No: -

SHEET No.: **A2.11**



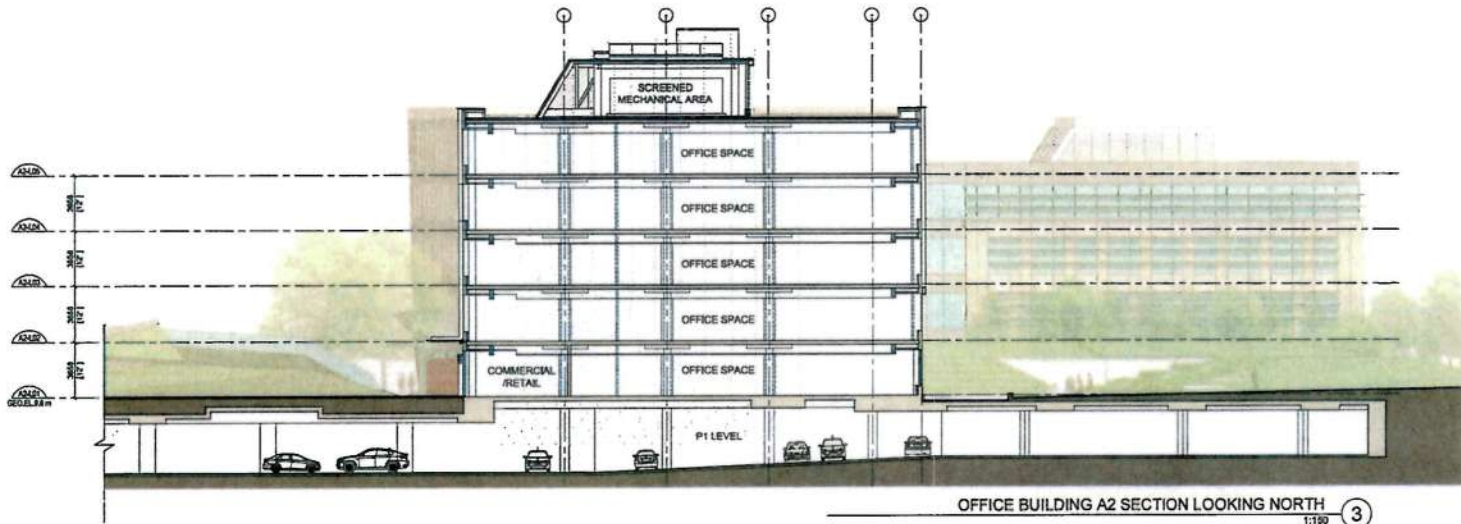
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NO.	000415	DATE	2015.05.11

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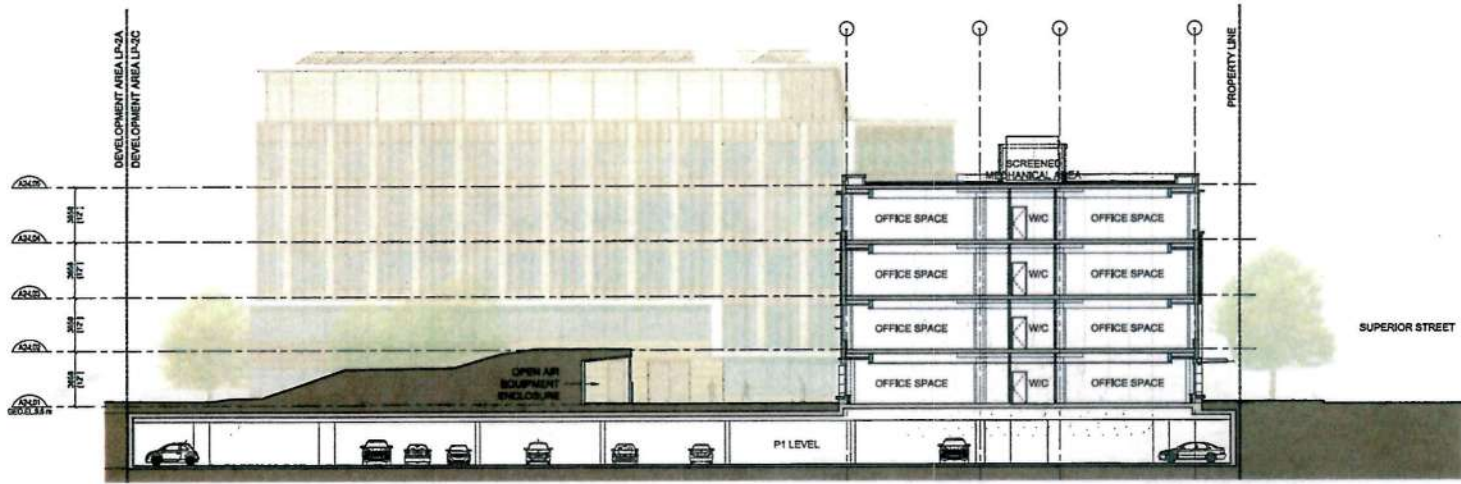
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
520 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE:
LP-2A - OFFICE
BUILDING A2 SECTIONS
LOOKING WEST AND
SOUTH

PROJECT No. 30440
DATE: 20 May 2015
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CHECKED BY:
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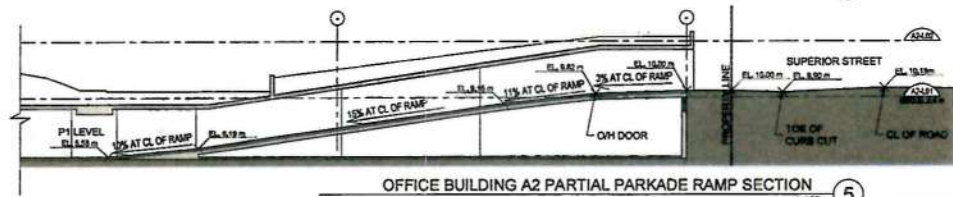
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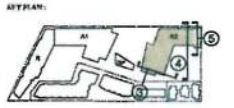
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OFFICE BUILDING A2 SECTION LOOKING EAST 1:100 4



OFFICE BUILDING A2 PARTIAL PARKADE RAMP SECTION 1:100 5



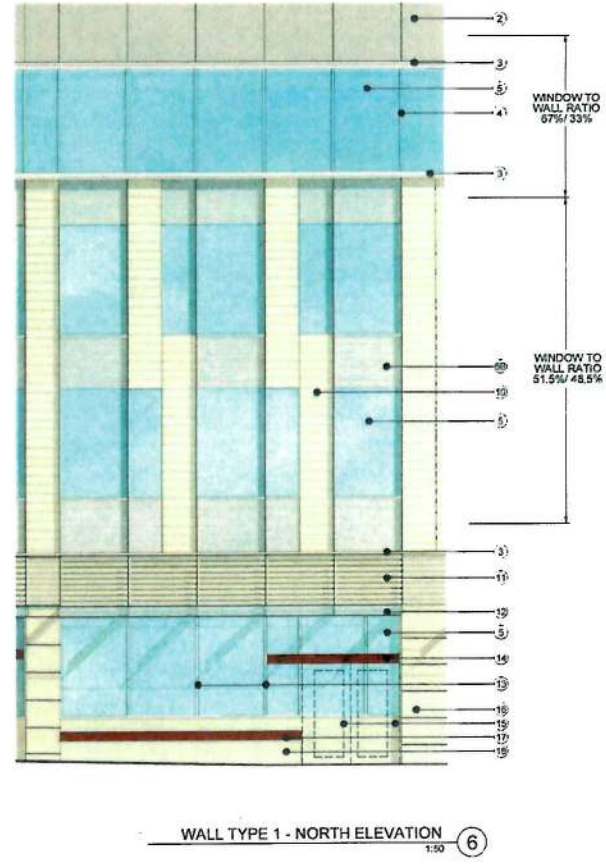
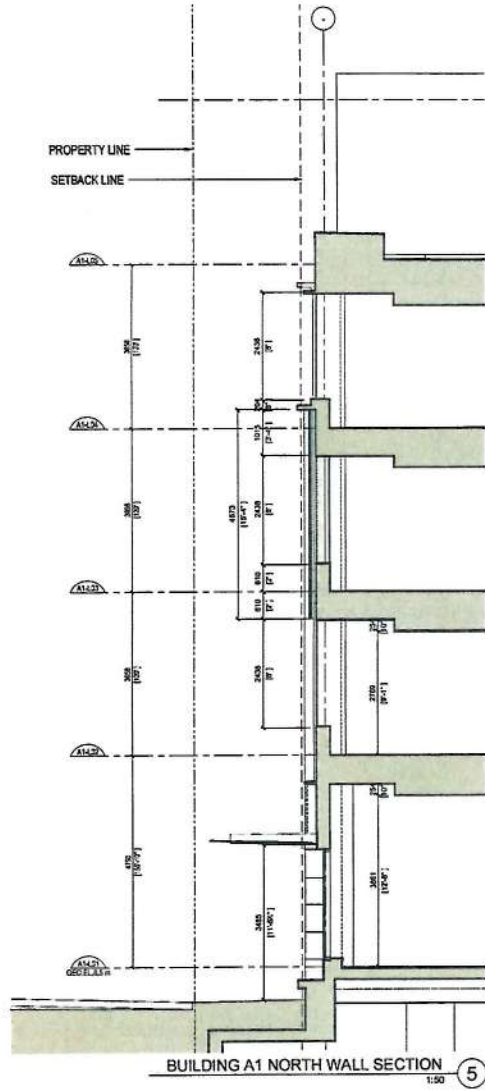
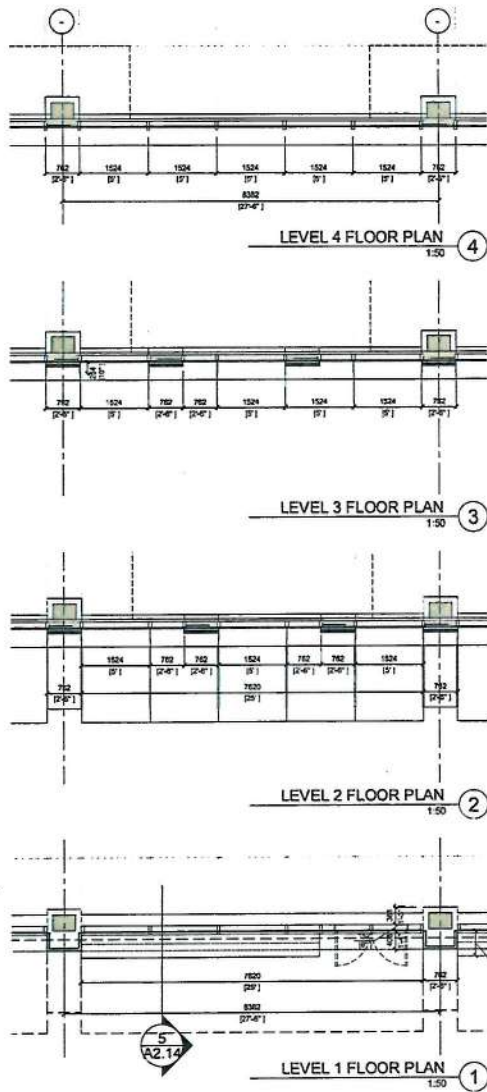
PROJECT: CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

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PROJECT: CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

PROJECT No: 70460
DATE: 10 March 2015
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DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
REV. No: 1

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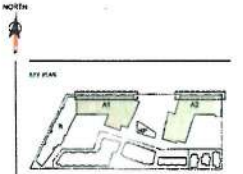


MATERIALS KEY

- ① PREFINISHED STANDING SEAM METAL ROOFING
- ② INSULATED SPANDREL GLASS (SOLID COLOUR)
- ③ PREFINISHED ALUMINUM COMPOSITE PANEL
- ④ 2" MULLION CAPS
- ⑤ CLEAR / LIGHT TINT VISION GLAZING
- ⑥ INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑦ INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)

- ⑧ PREFINISHED ALUMINUM MULLION EXTENSION
- ⑨ PREFINISHED, CUSTOM PROFILE MULLION EXTENSION (ACCENT COLOUR/RUST RED)
- ⑩ STRUCTURAL SILICON GLAZING JOINT
- ⑪ TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑫ 50MM X 50MM TERRA COTTA BAGUETTE SECTIONS (LIGHT BUFF/GREY)
- ⑬ STEEL AND GLASS CANOPY
- ⑭ PREFINISHED ALUMINUM STOREFRONT FRAMING

- ⑮ PREFINISHED METAL PANEL (ACCENT COLOUR/RUST RED)
- ⑯ POTENTIAL FUTURE DOOR OPENING
- ⑰ FLAMED AND/OR HONED GRANITE CLADDING
- ⑱ TIMBER BENCH/SILL
- ⑲ CAST IN PLACE CONCRETE
- ⑳ POTENTIAL PREFABRICATED ALUMINUM SHADING DEVICE (UNDER EVALUATION)
- ㉑ PREFINISHED ALUMINUM LOUVRES
- ㉒ 12" DEEP CORTEN STEEL POST



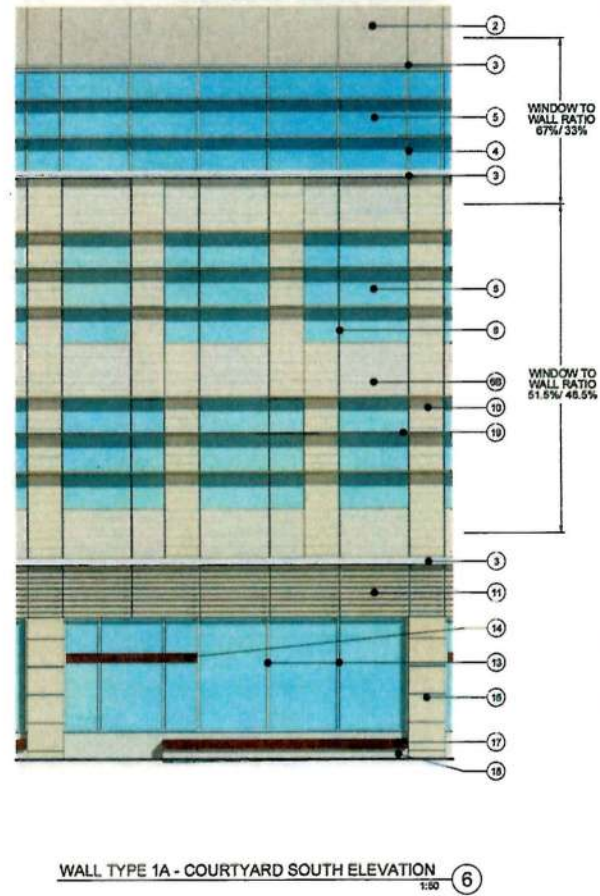
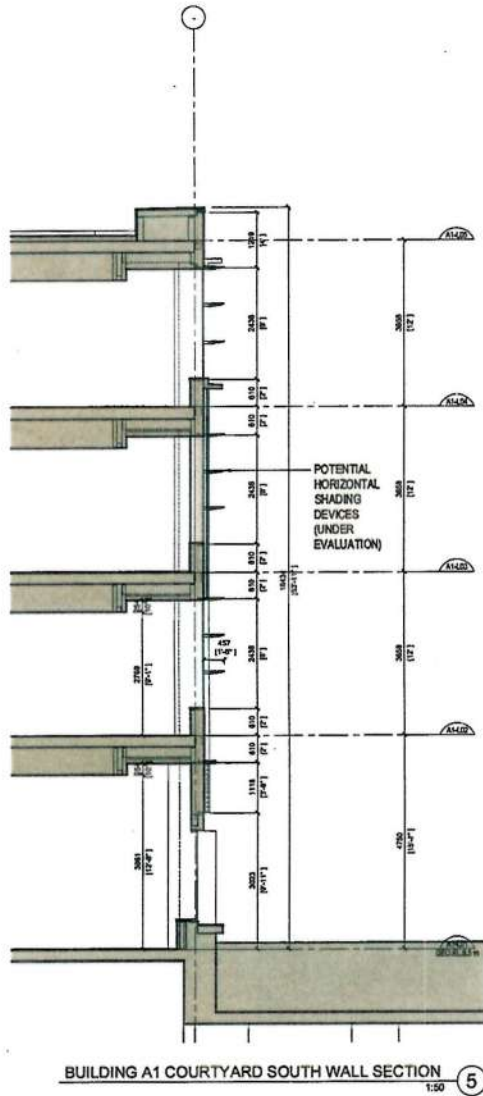
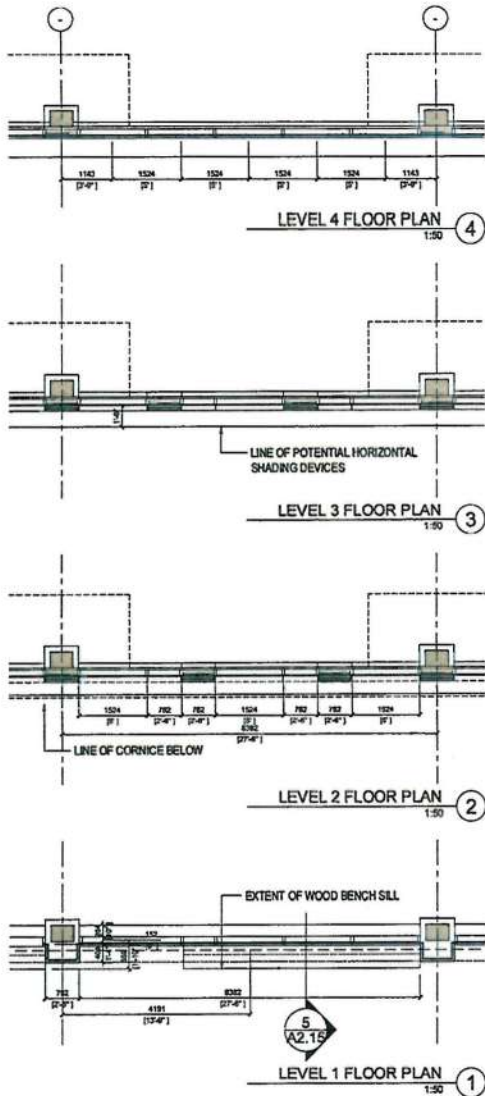
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CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP 2A & LP 2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

PROJECT No. 33449
DATE: 9 March 2015
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DRAWN BY: C. H. H. H. H.
CHECKED BY: C. H. H. H. H.
55922 No.

A2.14

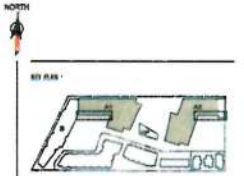


MATERIALS KEY

- 1 PREFINISHED STANDING SEAM METAL ROOFING
- 2 INSULATED SPANDREL GLASS (SOLID COLOUR)
- 3 PREFINISHED ALUMINUM COMPOSITE PANEL
- 4 2" MULLION CAPS
- 5 CLEAR/LIGHT TINT VISION GLAZING
- 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)
- 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)

- 7 PREFINISHED ALUMINUM MULLION EXTENSION
- 8 PREFINISHED, CUSTOM PROFILE MULLION EXTENSION (ACCENT COLOUR/RUST RED)
- 9 STRUCTURAL SILICON GLAZING JOINT
- 10 TERRA COTTA PANELS (LIGHT BUFF/GREY)
- 11 50MM X 50MM TERRA COTTA BASQUETTE SECTIONS (LIGHT BUFF/GREY)
- 12 STEEL AND GLASS CANOPY
- 13 PREFINISHED ALUMINUM STOREFRONT FRAMING

- 14 PREFINISHED METAL PANEL (ACCENT COLOUR/RUST RED)
- 15 POTENTIAL FUTURE DOOR OPENING
- 16 FLAMED AND/OR HONED GRANITE CLADDING
- 17 TIMBER BENCH/SILL
- 18 CAST IN PLACE CONCRETE
- 19 POTENTIAL PREFABRICATED ALUMINUM SHADING DEVICE (UNDER EVALUATION)
- 20 PREFINISHED ALUMINUM LOUVRES
- 21 12" DEEP CORTEN STEEL POST



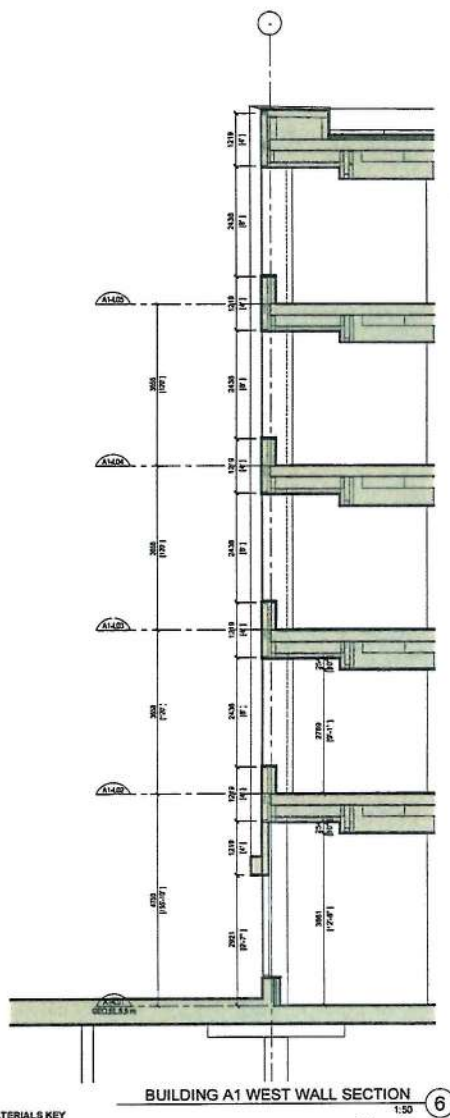
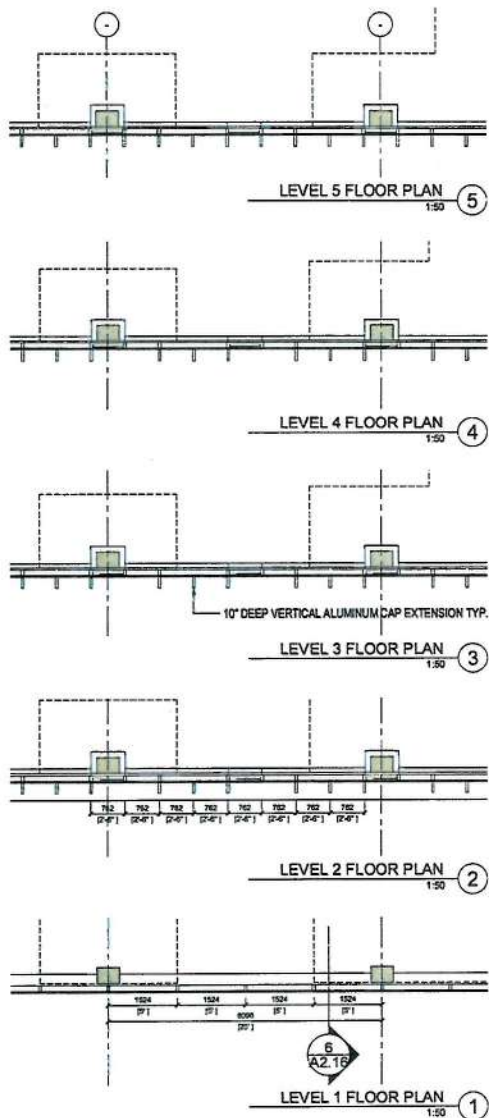
PROJECT No: 30460
DATE: 9 March 2015
SCALE: 1:50
DRAWN BY: -
CHECKED BY: -
REV. No: -

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PROJECT: CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
BUILDING A1 & A2
SOUTH ELEVATION
WALL TYPE 1A DETAILS

PROJECT No: 30460
DATE: 9 March 2015
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DRAWN BY: -
CHECKED BY: -
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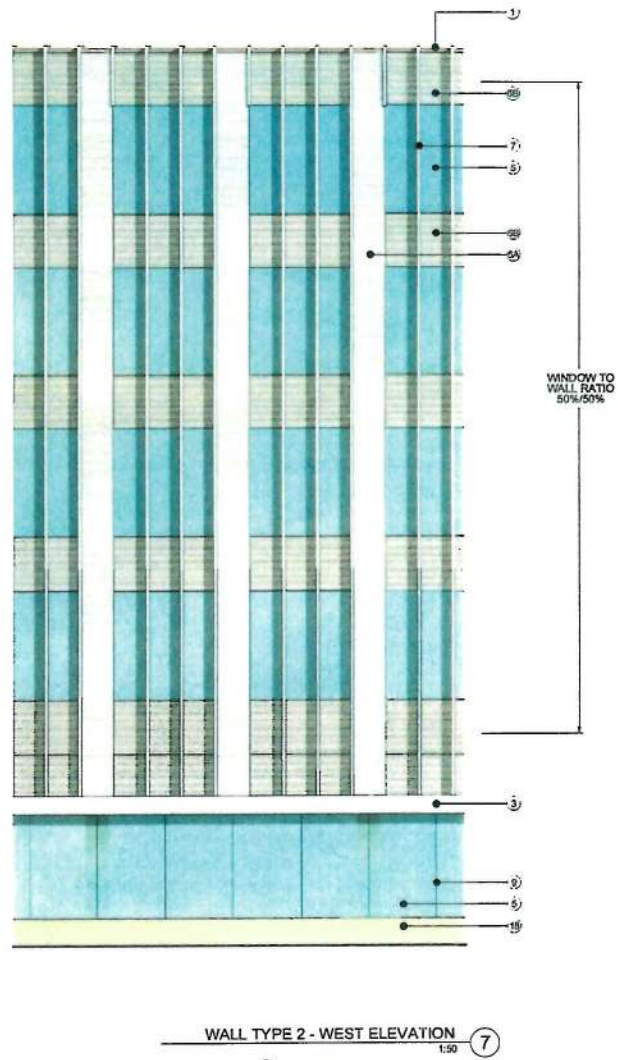
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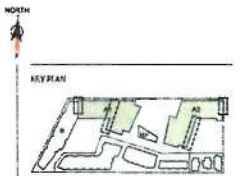
MATERIALS KEY

- ① PREFINISHED STANDING SEAM METAL ROOFING
- ② INSULATED SPANDREL GLASS (SOLID COLOUR)
- ③ PREFINISHED ALUMINUM COMPOSITE PANEL
- ④ 2" MULLION CAPS
- ⑤ CLEAR / LIGHT TINT VISION GLAZING
- ⑥A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑥B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C., COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)

- ⑦ PREFINISHED ALUMINUM MULLION EXTENSION
- ⑧ PREFINISHED, CUSTOM PROFILE MULLION EXTENSION (ACCENT COLOUR/RUST RED)
- ⑨ STRUCTURAL SILICON GLAZING JOINT
- ⑩ TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑪ 30MM X 50MM TERRA COTTA BAGUETTE SECTIONS (LIGHT BUFF/GREY)
- ⑫ STEEL AND GLASS CANOPY
- ⑬ PREFINISHED ALUMINUM STOREFRONT FRAMING



- ⑭ PREFINISHED METAL PANEL (ACCENT COLOUR/RUST RED)
- ⑮ POTENTIAL FUTURE DOOR OPENING
- ⑯ FLAMED AND/OR HONED GRANITE CLADDING
- ⑰ TIMBER BENCH/SILL
- ⑱ CAST IN PLACE CONCRETE
- ⑲ POTENTIAL PREFABRICATED ALUMINUM SHADING DEVICE (UNDER EVALUATION)
- ⑳ PREFINISHED ALUMINUM CLAVIES
- ㉑ 12" DEEP CORTEN STEEL POST



REVISION	DATE	BY	DESCRIPTION
1	2015-05-11	ENDALL ELLIOT	ISSUED FOR PERMIT
2	2015-05-11	ENDALL ELLIOT	ISSUED FOR PERMIT

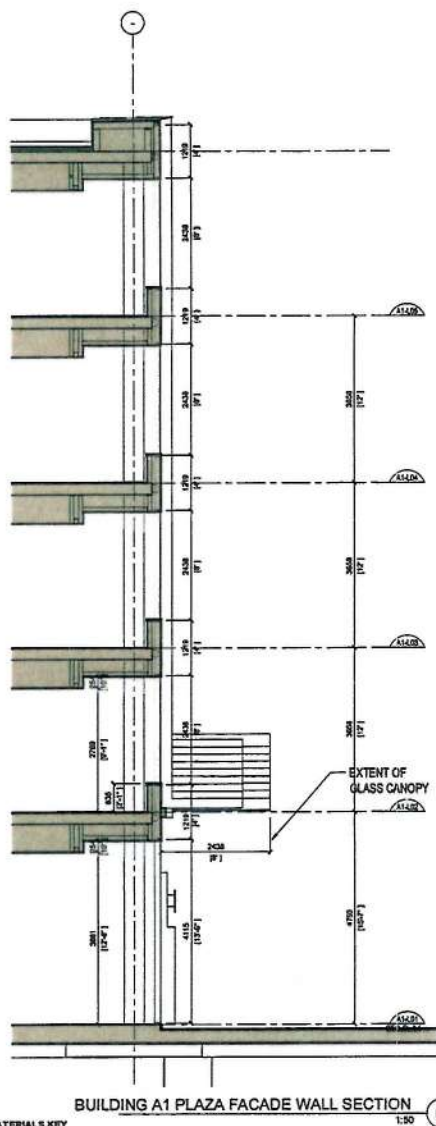
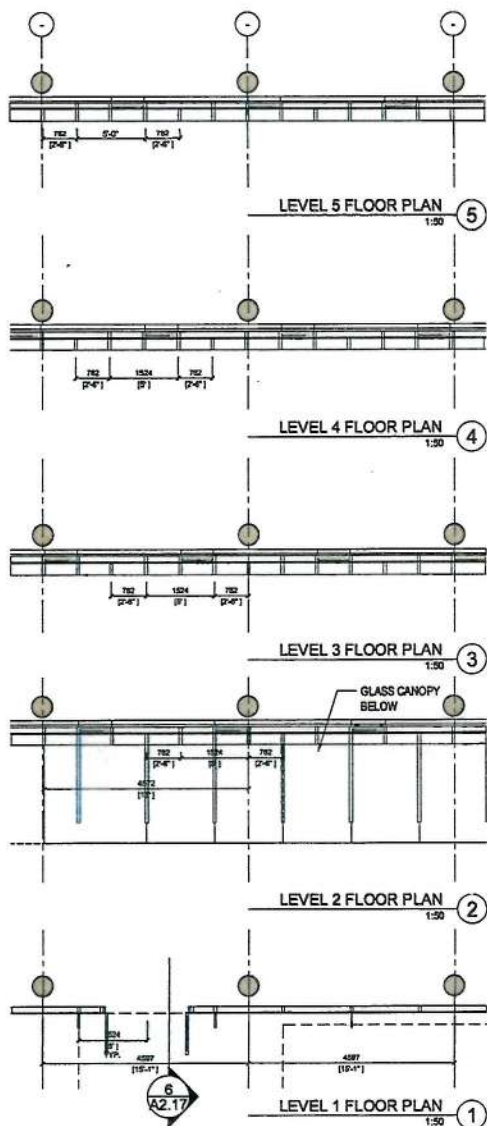
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CEI Architecture

CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

PROJECT NO. 000415
DATE 01 MAY 2015
SCALE 1:50
REV. 001

PROJECT NO. 000415

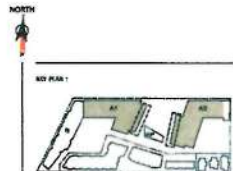
A2.16



- MATERIALS KEY**
- 1 PREFINISHED STANDING SEAM METAL ROOFING
 - 2 INSULATED SPANDREL GLASS (SOLID COLOUR)
 - 3 PREFINISHED ALUMINUM COMPOSITE PANEL
 - 4 2" MULLION CAPS
 - 5 CLEAR / LIGHT TINT VISION GLAZING
 - 6A INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/CREY)
 - 6B INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/CREY)

- 7 PREFINISHED ALUMINUM MULLION EXTENSION
- 8 PREFINISHED, CUSTOM PROFILE MULLION EXTENSION (ACCENT COLOUR/RUST RED)
- 9 STRUCTURAL SILICON GLAZING JOINT
- 10 TERRA COTTA PANELS (LIGHT BUFF/CREY)
- 11 50MM X 50MM TERRA COTTA BAQUETTE SECTIONS (LIGHT BUFF/CREY)
- 12 STEEL AND GLASS CANOPY
- 13 PREFINISHED ALUMINUM STOREFRONT FRAMING

- 14 PREFINISHED METAL PANEL (ACCENT COLOUR/RUST RED)
- 15 POTENTIAL FUTURE DOOR OPENING
- 16 FLAMED AND/OR HONED GRANITE CLADDING
- 17 TIMBER BENCH/SILL
- 18 CAST IN PLACE CONCRETE
- 19 POTENTIAL PREFABRICATED ALUMINUM SHADING DEVICE (UNDER EVALUATION)
- 20 PREFINISHED ALUMINUM LOUVRES
- 21 12" DEEP CORTEN STEEL POST



REVISIONS

NO.	REVISION	DATE
01	ISSUED APPLICATION	2014.07.25
02	DEVELOPMENT PERMIT APPLICATION	2015.03.12
03	ISSUED PERMIT	2015.03.12

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PROJECT:
CAPITAL PARK

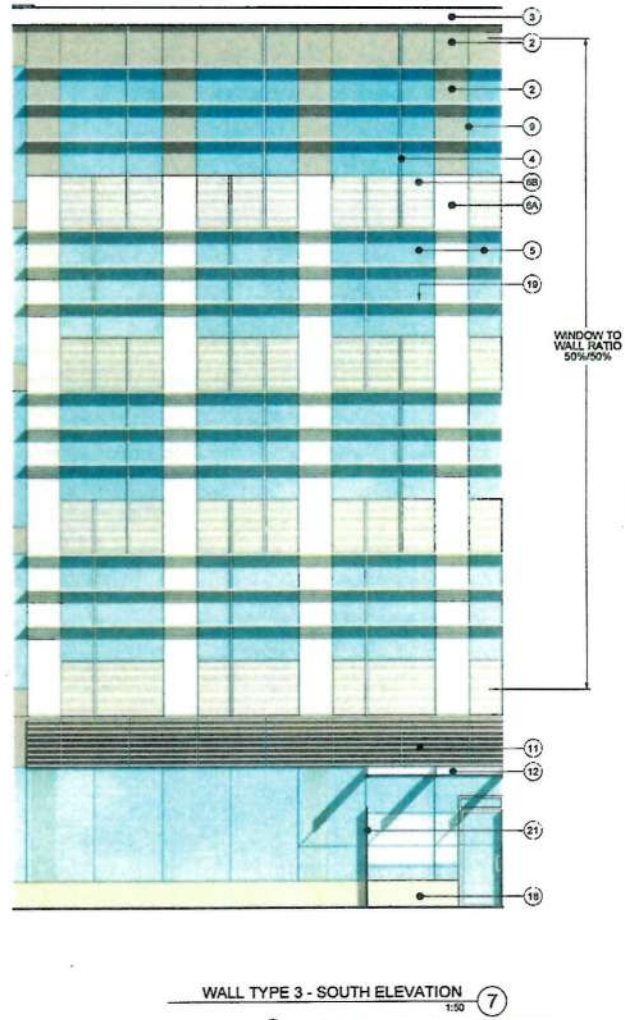
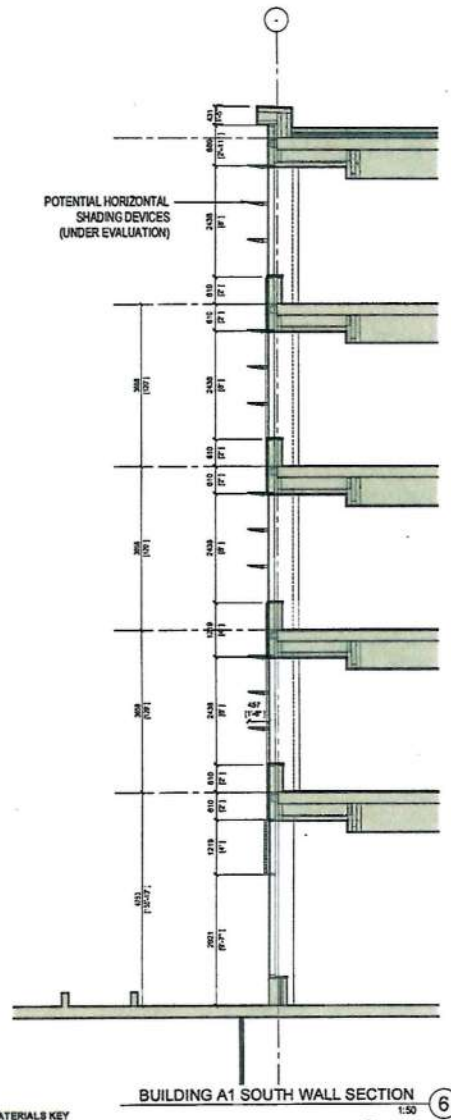
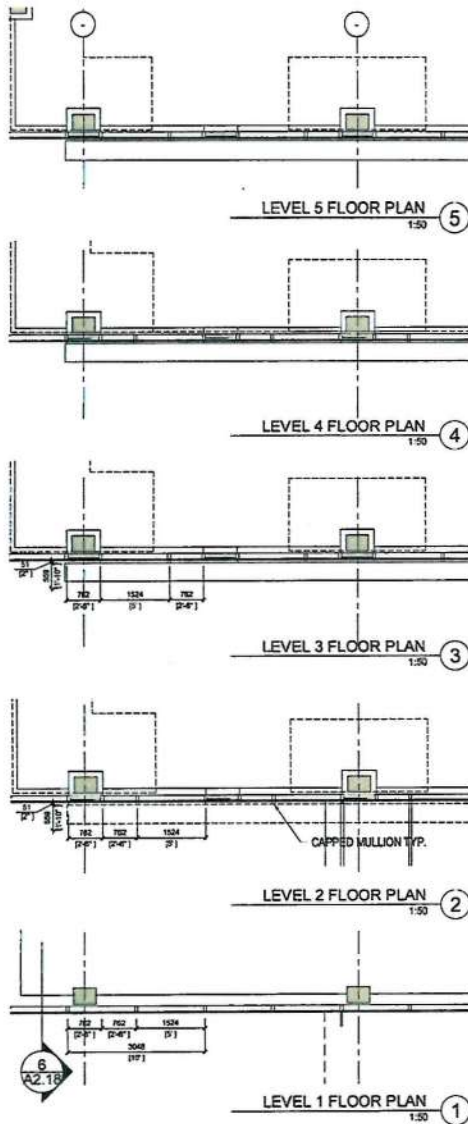
LEGISLATIVE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

AREA:
**BUILDING A1 & A2
WALL TYPE 2A DETAILS**

PROJECT No.: 70440
DATE: 9 March 2015
SCALE: 1:50
DRAWN BY: [blank]
CHECKED BY: [blank]
REV. No.: [blank]

SHEET No.:

A2.17



MATERIALS KEY

- ① PREFINISHED STANDING SEAM METAL ROOFING
- ② INSULATED SPANDREL GLASS (SOLID COLOUR)
- ③ PREFINISHED ALUMINUM COMPOSITE PANEL
- ④ 2" MULLION CAPS
- ⑤ CLEAR / LIGHT TINT VISION GLAZING
- ⑥ INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRIT @ 4" O.C. COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑦ INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRIT @ 2" O.C. COLOUR TO MATCH TERRA COTTA PANELS (LIGHT BUFF/GREY)

- ⑧ PREFINISHED ALUMINUM MULLION EXTENSION
- ⑨ PREFINISHED, CUSTOM PROFILE MULLION EXTENSION (ACCENT COLOUR/RUST RED)
- ⑩ STRUCTURAL SILICON GLAZING JOINT
- ⑪ TERRA COTTA PANELS (LIGHT BUFF/GREY)
- ⑫ 60MM X 60MM TERRA COTTA BAQUETTE SECTIONS (LIGHT BUFF/GREY)
- ⑬ STEEL AND GLASS CANOPY
- ⑭ PREFINISHED ALUMINUM STOREFRONT FRAMING

- ⑮ PREFINISHED METAL PANEL (ACCENT COLOUR/RUST RED)
- ⑯ POTENTIAL FUTURE DOOR OPENINGS
- ⑰ FLAMED AND/OR HONED GRANITE CLADDING
- ⑱ TIMBER BENCH/ILL
- ⑲ CAST IN PLACE CONCRETE
- ⑳ POTENTIAL PREFABRICATED ALUMINUM SHADING DEVICE (UNDER EVALUATION)
- ㉑ PREFINISHED ALUMINUM LOUVER
- ㉒ 12" DEEP CORTEN STEEL POST



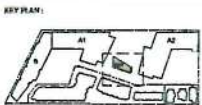
DATE	2014-05-15	PROJECT	521-557 SUPERIOR ST.
BY	ENDALL ELLIOT ASSOCIATES	DATE	2014-05-15
REV	1.0	DATE	2014-05-15

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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**BUILDING A1 & A2
SOUTH ELEVATION
WALL TYPE 3 DETAILS**

PROJECT No. 10448
DATE: 27 March 2015
SCALE: 1/8" = 1'-0"
DRAWN BY: [blank]
CHECKED BY: [blank]
REV: [blank]
SHEET No.

A2.18



61. REVIEW APPROVAL 2014/07/25
 62. DEVELOPMENT PERMIT APPLICATION 2014/07/25
 63. REVIEWER NAME
 SEAL:

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 in collaboration with
CEI Architecture

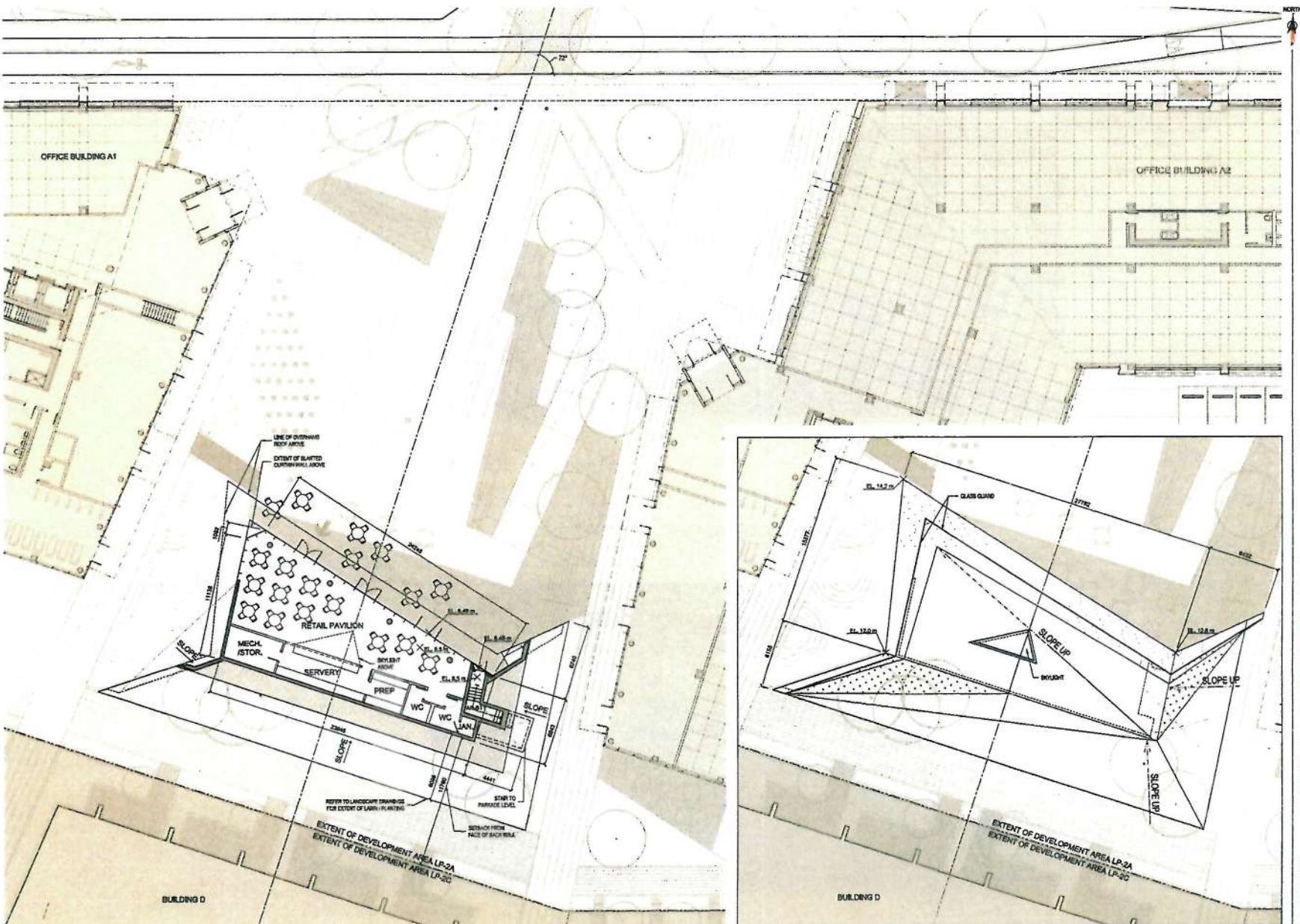
PROJECT:
CAPITAL PARK

LIGHTHOUSE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.

FILE:
**LP-2A - RETAIL PAVILION
 LEVEL 1 & ROOF PLAN**

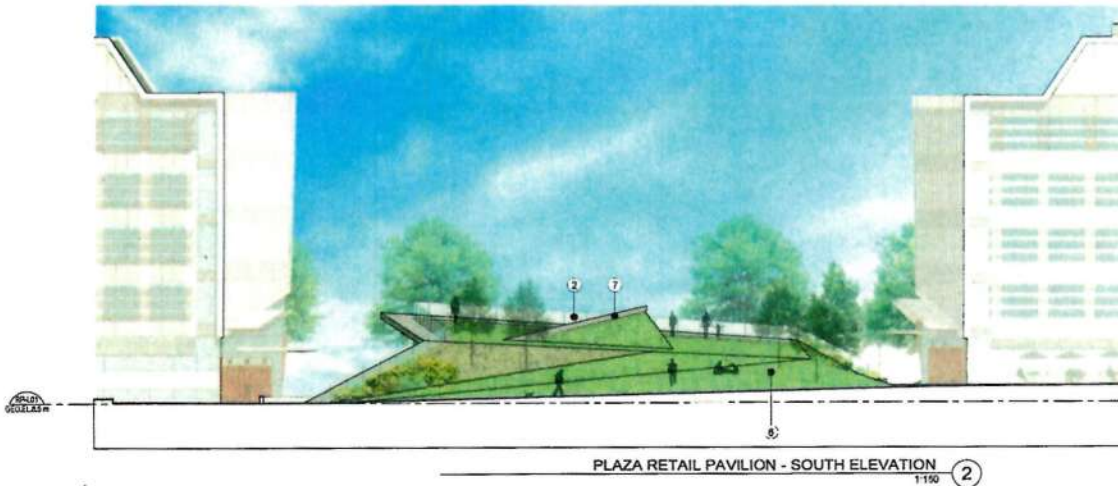
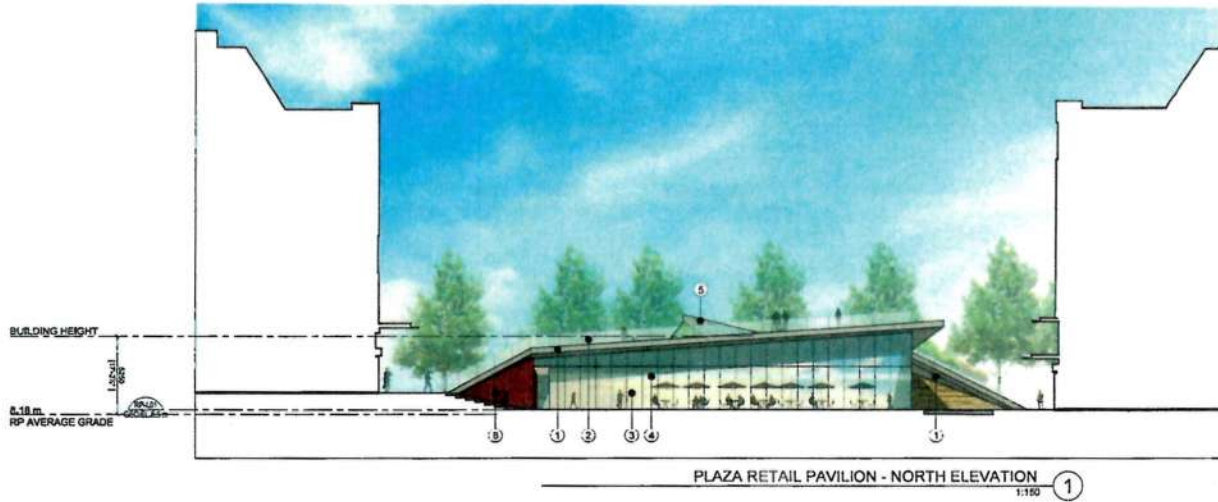
PROJECT No: 70449
 DATE: 09 March 2015
 SCALE: 1/150
 DRAWN BY:
 CHECKED BY:
 REV. No:

SHEET No: **A3.01**

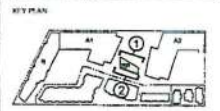


RETAIL PAVILION GROUND FLOOR PLAN ①
 1:150

RETAIL PAVILION ROOF PLAN ②
 1:150



- MATERIALS KEY**
- ① CAST IN PLACE CONCRETE
 - ② GLASS CURD
 - ③ STRUCTURAL GLAZING
 - ④ 1" LINED HORIZONTAL FRIT @ 2" O.C.
 - ⑤ SKYLIGHT
 - ⑥ GREEN ROOF
 - ⑦ PREFINISHED METAL FASCIA/TRIM
 - ⑧ CORTEN STEEL PANEL



01	REVISION: SITE & UTILITY	01/14/15
02	REVISION: PERMIT APPLICATION	01/15/15
03	REVISION: PERMIT APPLICATION	01/15/15
04	REVISION: PERMIT APPLICATION	01/15/15

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PROJECT:

CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B

500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

FILE:

**LP-2A - RETAIL
PAVILION ELEVATIONS**

PROJECT: 1500 2014/05

DATE: 01/14/15

SCALE: 1/8" = 1'-0"

DESIGNER: CEI

PROJECT: 1500 2014/05

DATE: 01/14/15

SCALE: 1/8" = 1'-0"

DESIGNER: CEI

PROJECT: 1500 2014/05

DATE: 01/14/15

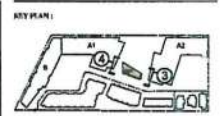
SCALE: 1/8" = 1'-0"

DESIGNER: CEI

A3.02



- MATERIALS KEY**
- 1 CAST IN PLACE CONCRETE
 - 2 GLASS GUARD
 - 3 STRUCTURAL GLAZING
 - 4 1" LINED HORIZONTAL FRIT @ 2" O.C.
 - 5 SKYLIGHT
 - 6 GREEN ROOF
 - 7 PREFINISHED METAL FASCIA/TRIM
 - 8 CORTEN STEEL PANEL



01 BUILDING APPLICATION 07/14/07 02
02 DEVELOPMENT PERMIT APPLICATION 07/15/07 02
03 BUILDING PERMIT 08/07/07 02

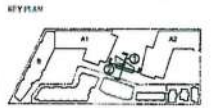
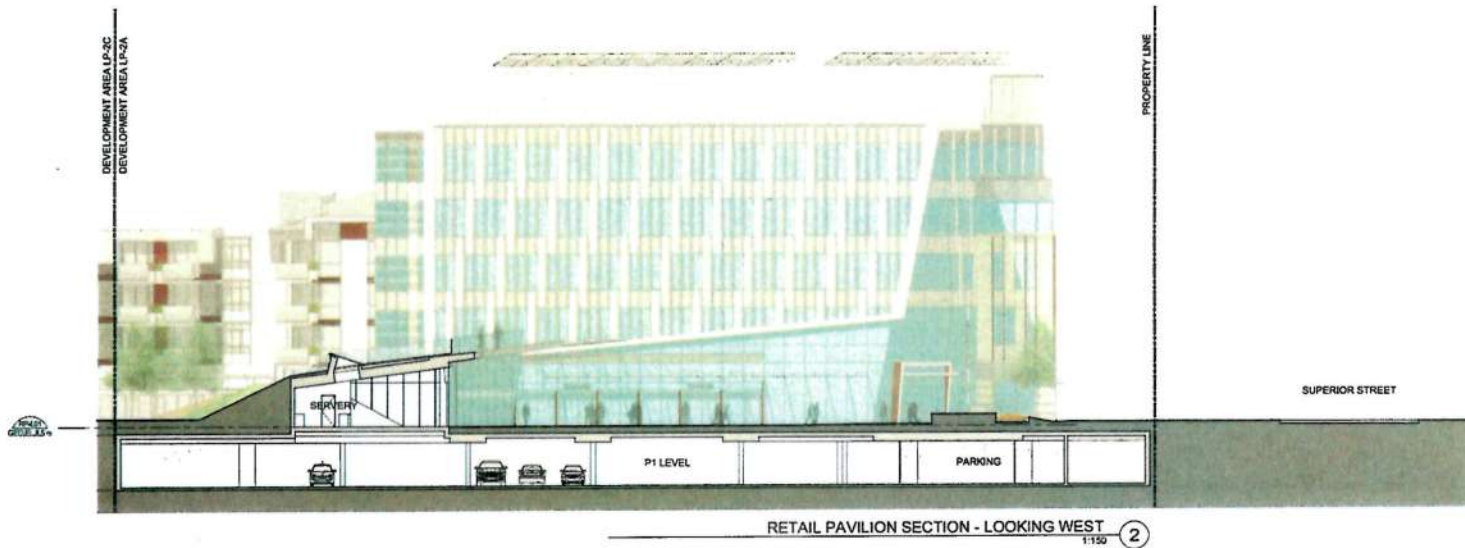
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PROJECT :
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP 2A & LP 2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
DATE :
LP-2A - RETAIL
PAVILION ELEVATIONS

PROJECT No. : 000415
DRAWN : 08 March 2015
SCALE : 1/150
DRAWN BY :
CHECKED BY :
REV. No. :

SHEET No. : **A3.03**



PROJECT NAME	521-557 SUPERIOR ST.	DATE	05/15/15
PROJECT NUMBER	000415	DATE	05/15/15
PROJECT TYPE	DEVELOPMENT PERMIT APPLICATION	DATE	05/15/15
PROJECT LOCATION	500 BLOCK OF SUPERIOR ST.	DATE	05/15/15

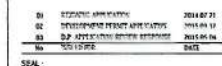
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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

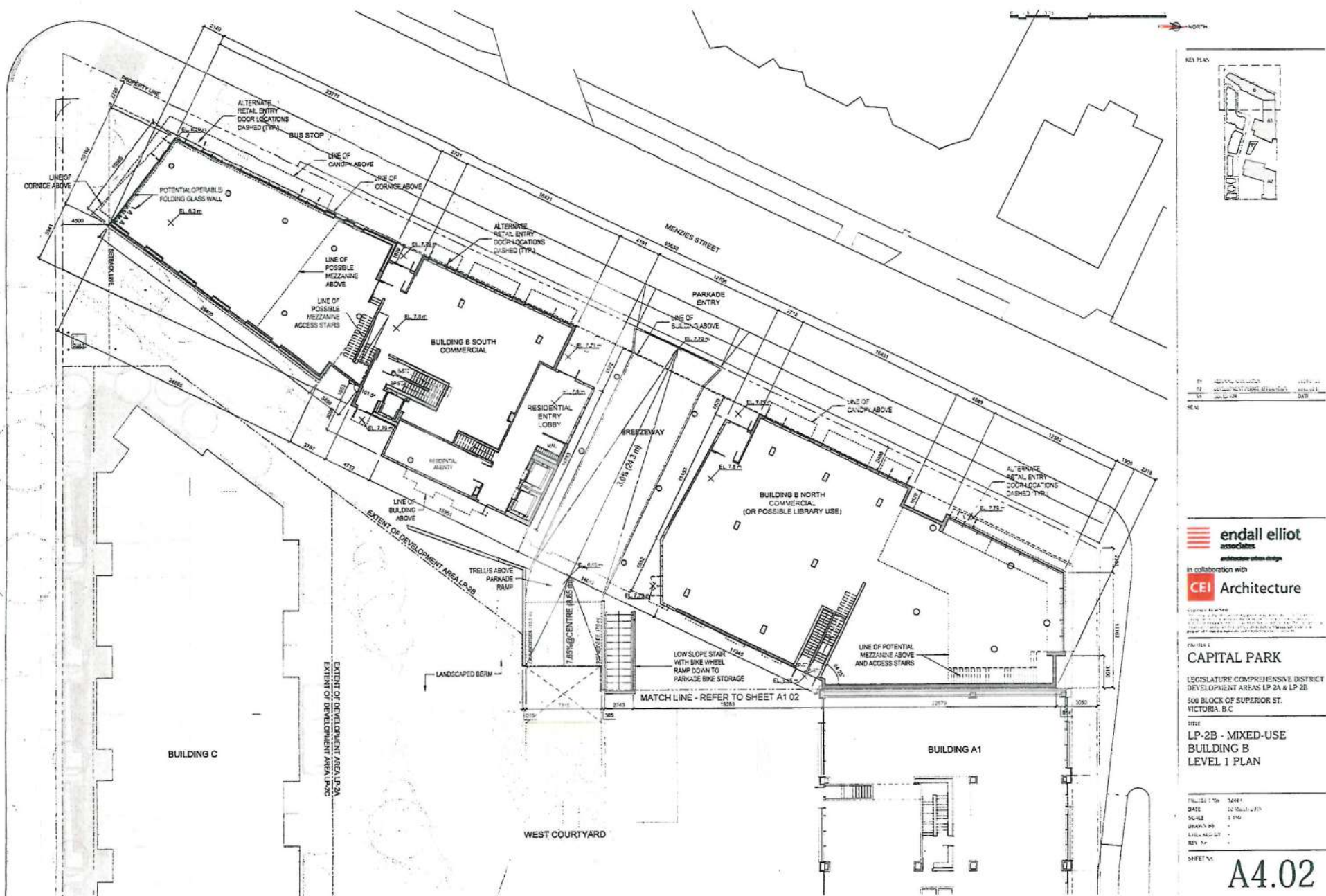
TITLE
**LP-2A - RETAIL PLAZA
PAVILION SECTIONS**

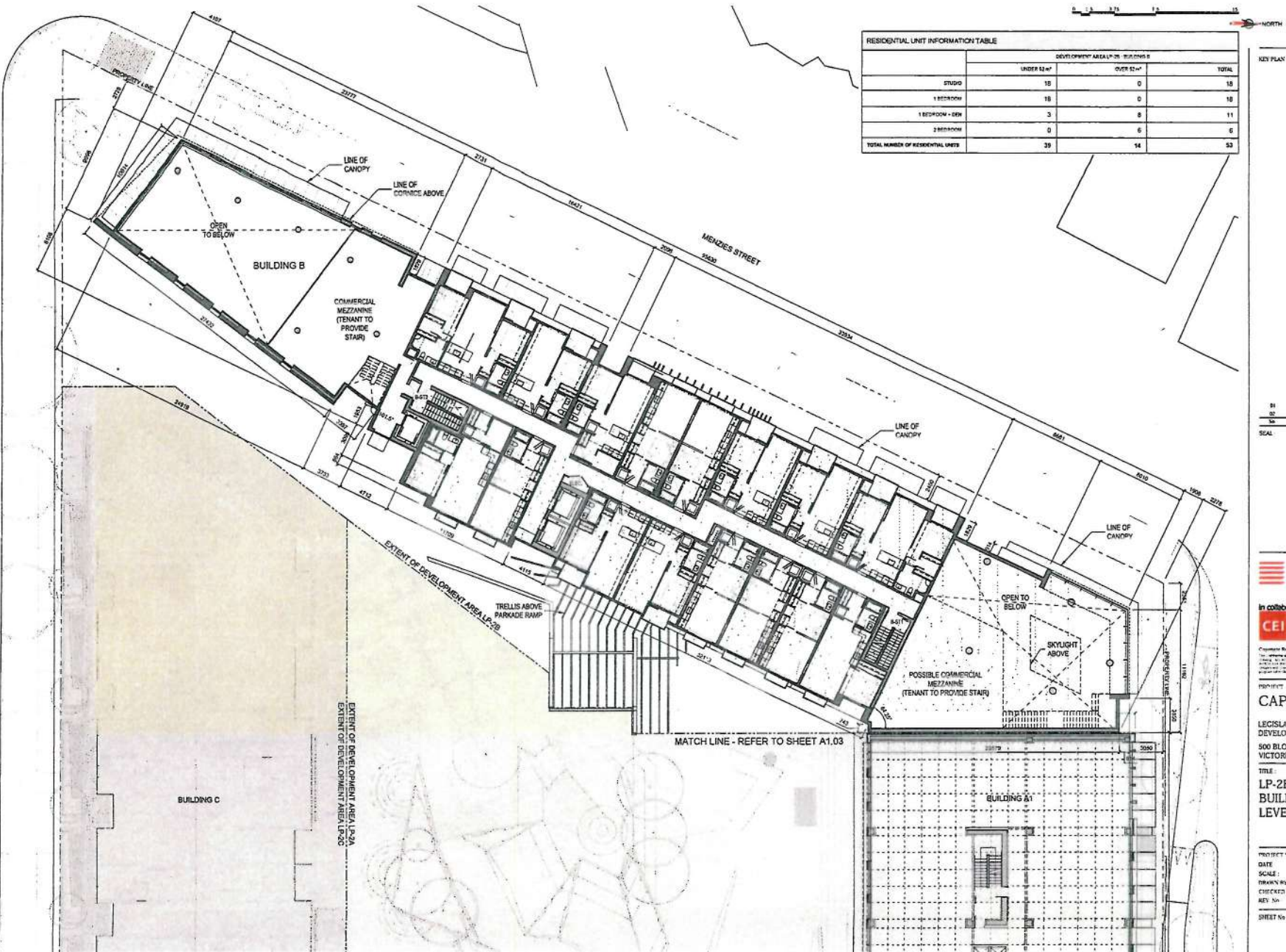
PROJECT NO. 000415
DATE 05/15/15
SCALE 1/8"=1'-0"
DESIGNED BY [blank]
CHECKED BY [blank]
DATE 05/15/15
SHEET NO. A3.04



PROJECT	CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT DEVELOPMENT AREAS LP-2A & LP-2B	
500 BLOCK OF SUPERIOR ST. VICTORIA, B.C.	
TITLE	LP-2B - MIXED-USE BUILDING B P1 PARKING LEVEL PLAN

A4.01





	DEVELOPMENT AREA LP-2B BUILDINGS		
	UNDER 52 m²	OVER 52 m²	TOTAL
STUDIO	10	0	10
1 BEDROOM	18	0	18
1 BEDROOM + DEN	3	8	11
2 BEDROOM	0	6	6
TOTAL NUMBER OF RESIDENTIAL UNITS	30	14	52



51. ENDORSEMENT APPLICATION 2014-07-21
52. DEVELOPMENT PERMIT APPLICATION 2015-03-07
53. DEVELOPMENT 2015
SEAL

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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE:
**LP-2B - MIXED-USE
BUILDING B
LEVEL 2 PLAN**

PROJECT No. 5214-0
DATE 10 May 2015
SCALE 1/150
DRAWN BY
CHECKED BY
REV No.

SHEET No. **A4.03**



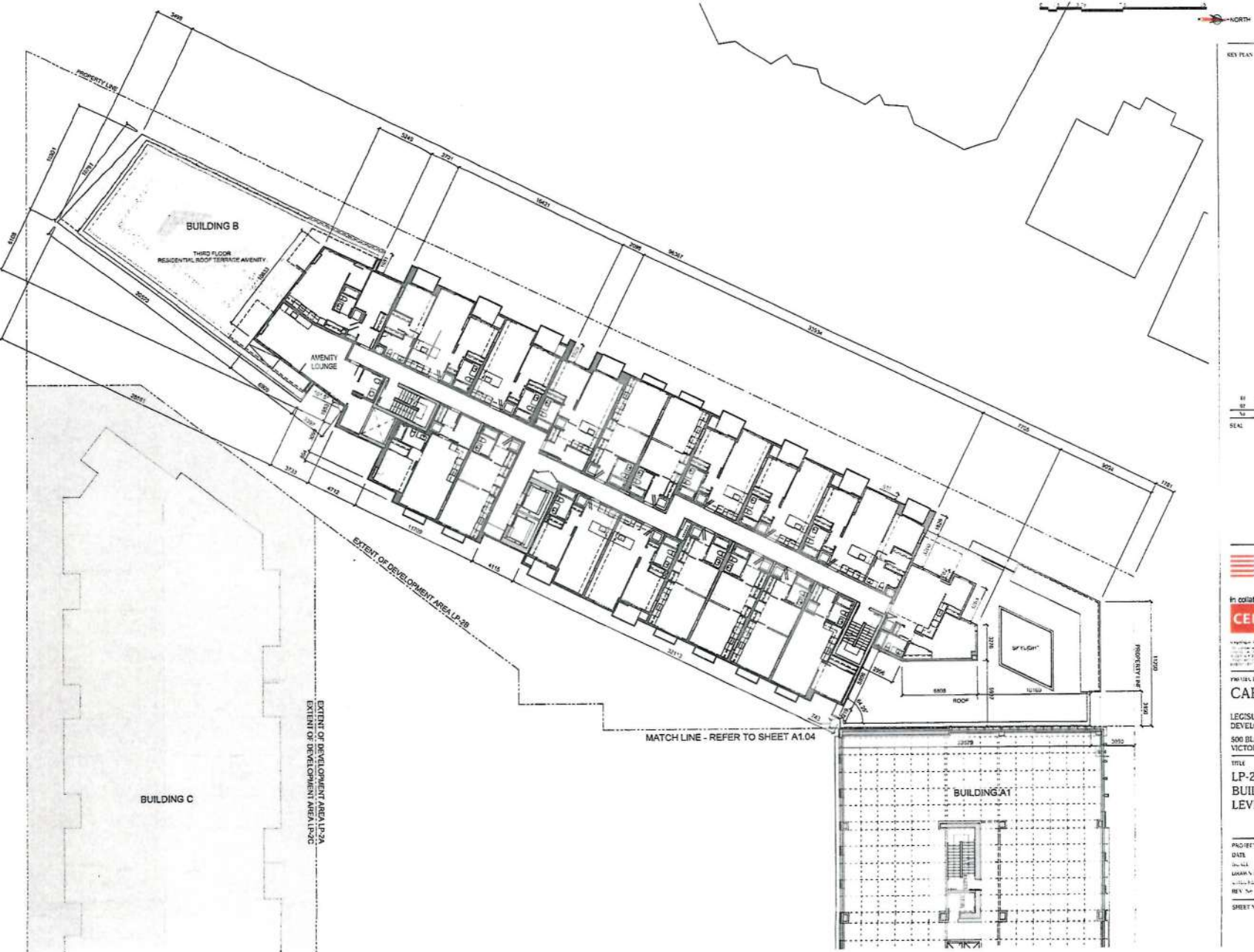
BY: [Signature]
 OF: [Signature]
 IN: [Signature]
 SEAL: [Signature]

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CAPITAL PARK
 LEGISLATIVE COMPREHENSIVE DISTRICT
 DEVELOPMENT AREAS LP-2A & LP-2B
 500 BLOCK OF SUPERIOR ST.
 VICTORIA, B.C.
 TITLE
 LP-2B - MIXED-USE
 BUILDING B
 LEVEL 3 PLAN

PROJECT No. 2444
 DATE: 27 March 2015
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET No. [Signature]

A4.04





01	TERMINAL LAYOUT	2014.07.21
02	DEVELOPMENT PERMIT APPLICATION	2014.08.17
03	100% DEVELOPMENT	2015.05.17

SCALE

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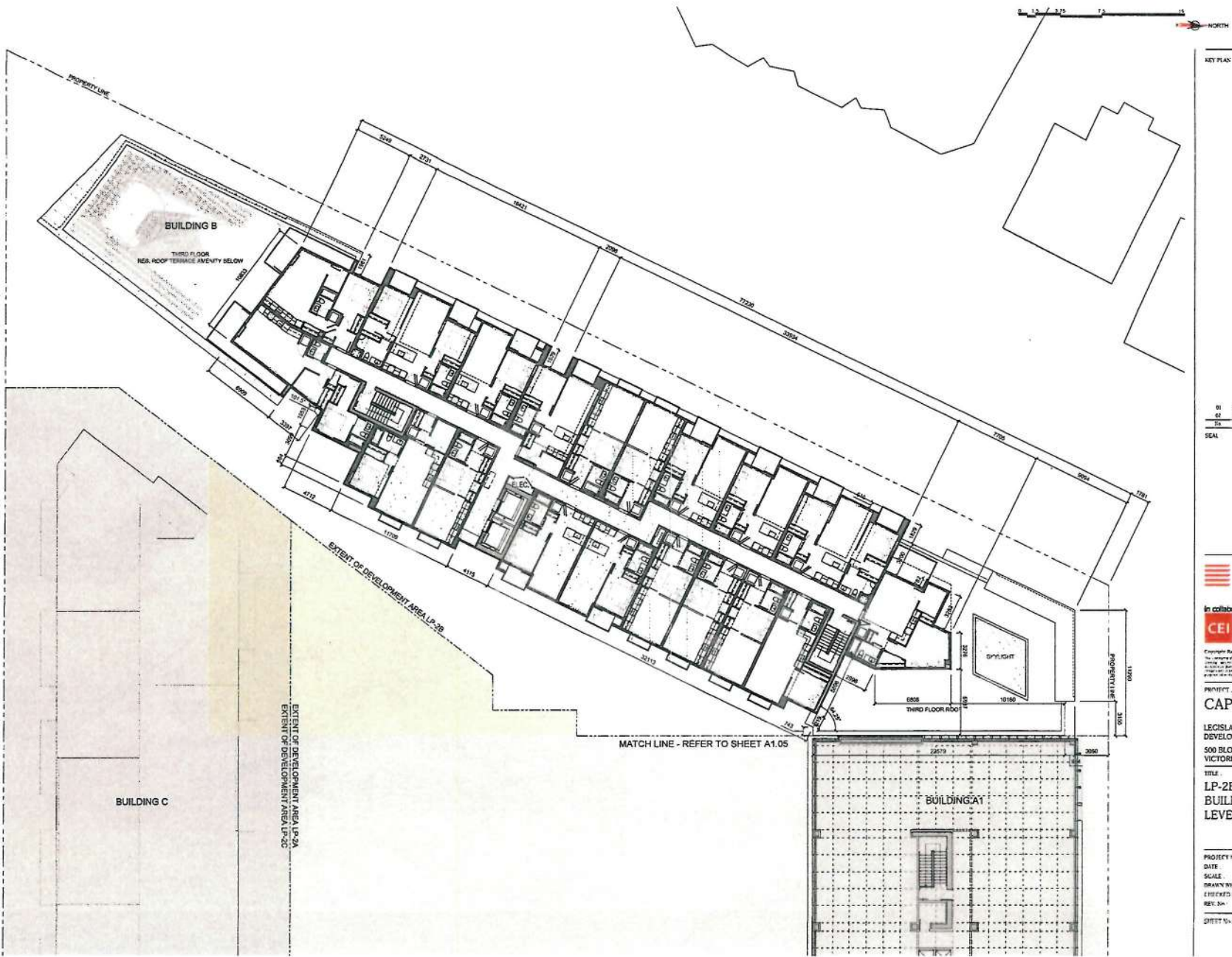
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PROJECT:
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE:
**LP-2B - MIXED-USE
BUILDING B
LEVEL 4 PLAN**

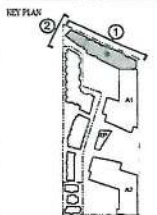
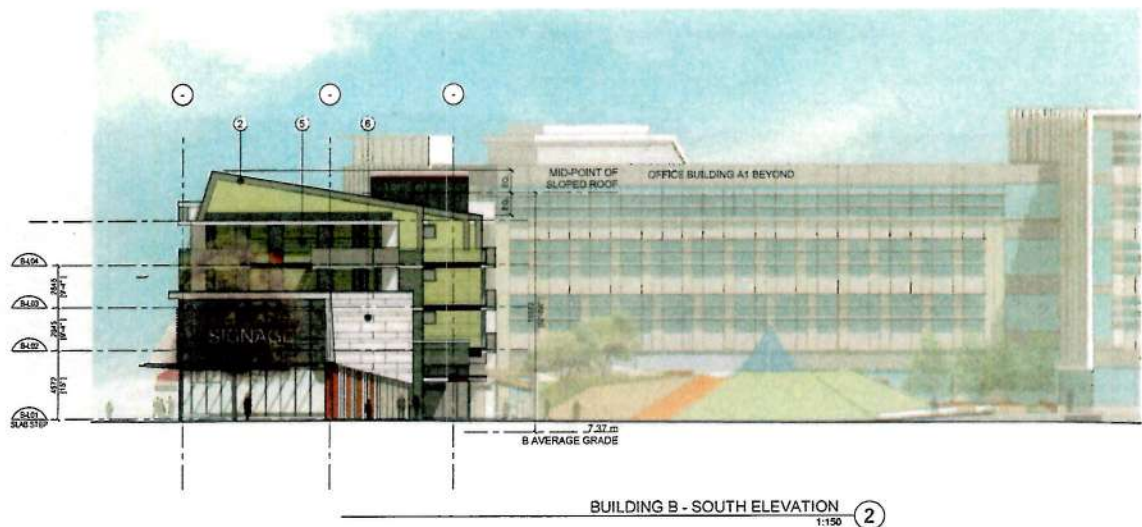
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DATE: 10 March 2015
SCALE: 1/150
DRAWN BY: +
CHECKED BY: +
REV: 304

SHEET No: **A4.05**





- MATERIALS KEY**
- 1 PREFINISHED STANDING SEAM METAL ROOFING/SIDING
 - 2 PREFINISHED METAL FASCIA/TRIM
 - 3 PREFINISHED ALUMINUM WINDOW FRAMING
 - 4 ACCENT COLOUR INSULATED SPANDREL GLASS
 - 5 FIBRE CEMENT SIDING
 - 6 FIBRE CEMENT PANEL
 - 7 PREFINISHED ALUMINUM COMPOSITE PANEL
 - 8 PRECAST CONCRETE COPING
 - 9 RUNNING BOND BRICK
 - 10 STACKED BOND BRICK
 - 11 CAST IN PLACE CONCRETE
 - 12 1 X 1 HORIZONTAL METAL BARS
 - 13 GLASS GUARD
 - 14 POTENTIAL FABRIC AWNING
 - 15 STEEL AND GLASS CANOPY
 - 16 STRUCTURAL GLAZING
 - 17 GREEN WALL
 - 18 POTENTIAL HORIZONTAL SHADING DEVICES
 - 19 ENGINEERED WOOD OR PAINTED METAL MEMBERS



61	ISSUING AGENCY	2014 03 23
62	DEVELOPMENT IS PART APPLICATION	2015 05 17
63	DATE	2015

SCALE

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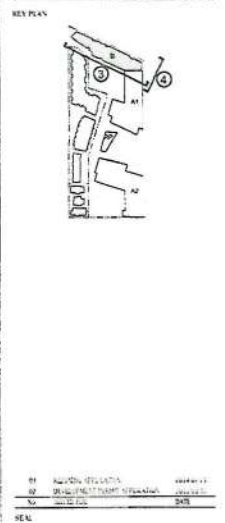
PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

TITLE
**LP-2B - MIXED-USE
BUILDING B
WEST AND SOUTH
ELEVATIONS**

PROPERTY NO: 3284 0
DATE: 11 March 2015
SCALE: 1:150
DRAWN BY: -
CHECKED BY: -
REV: 00

SHEET NO: **A4.07**



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PROJECT
CAPITAL PARK

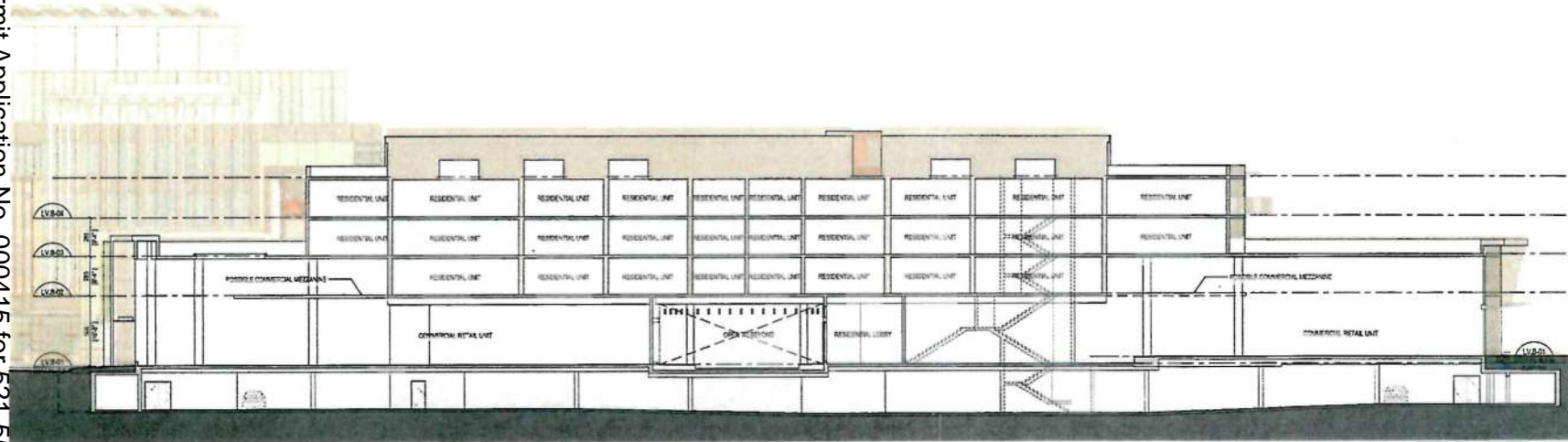
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.

TITLE
LP-2B - BUILDING B
MIXED USE
EAST AND NORTH
ELEVATIONS

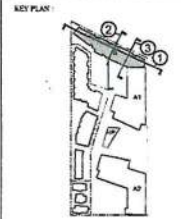
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DATE 11/20/2015
SCALE 1:150
DRAWN BY -
CHECKED BY -
KEY 204

DATE 11/20/2015

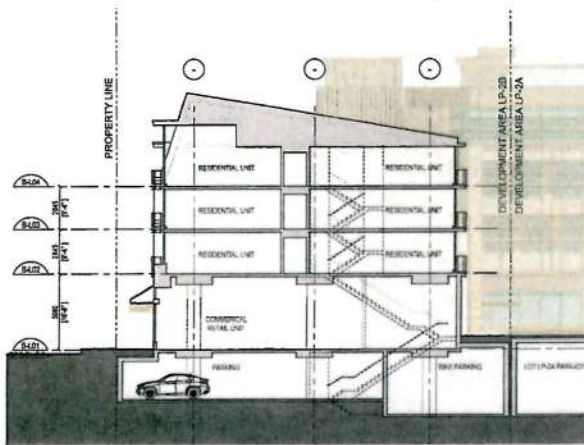
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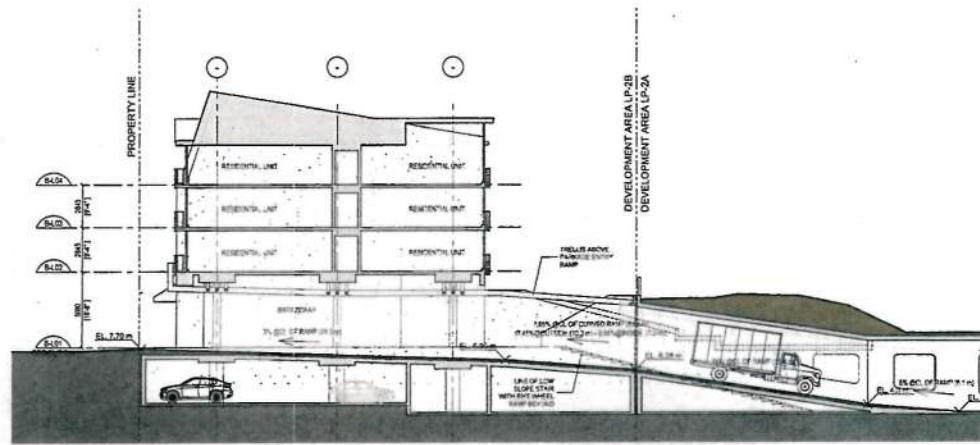
BUILDING B - NORTH/SOUTH SECTION 1
1:150



01 EXISTING APPLICATION 2014.07.21
02 DEVELOPMENT PERMIT APPLICATION 2015.05.12
Scale 1:50 TO 1/8" = 1'-0"
SEAL



BUILDING B - TYPICAL EAST/WEST SECTION 3
1:150



BUILDING B - EAST/WEST SECTION THROUGH BREEZEWAY W/ UNFOLDED PARKADE ENTRY RAMP 2
1:150

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Project Name: CAPITAL PARK
The Corporation of Lechmere and the Corporation of Victoria B.C.
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.

PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**LP-2B - MIXED-USE
BUILDING B
SECTIONS LOOKING
WEST AND NORTH**

PROJECT No: 32412
DATE: 11 March 2015
SCALE: 1:150
DRAWN BY: [blank]
CHECKED BY: [blank]
REV. No: [blank]
SHEET No: [blank]

A4.09

NOTES



01. MUNICIPALITY OF VICTORIA
02. LEGISLATIVE COMPREHENSIVE DISTRICT
03. DEVELOPMENT AREAS LP 2A & LP 2B
04. 500 BLOCK OF SUPERIOR ST
05. VICTORIA, B.C.

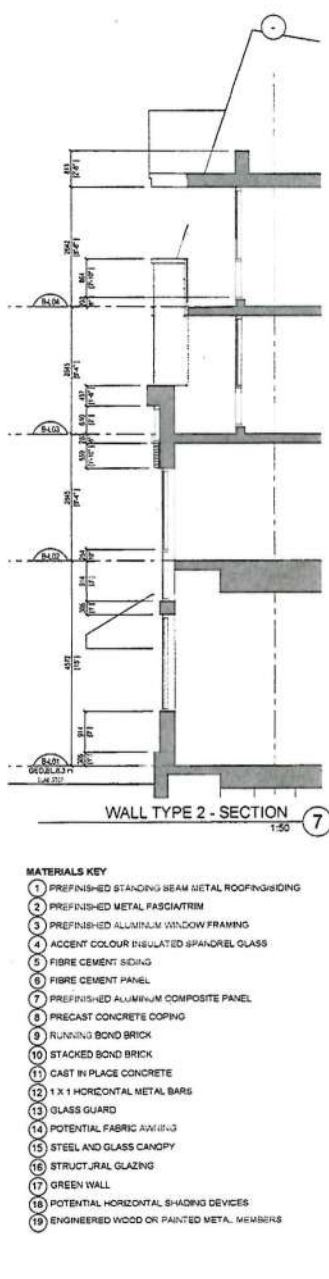
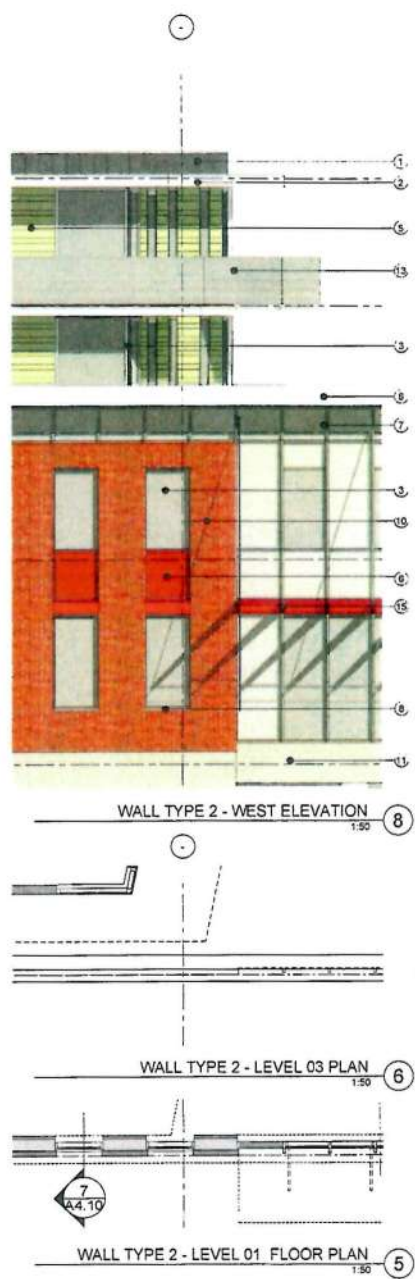
PROJECT NO. 521-557
DATE 11/05/2014
SCALE N.T.S.
DRAWN BY [Name]
CHECKED BY [Name]
REV. NO.

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PROJECT
CAPITAL PARK
LEGISLATIVE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP 2A & LP 2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.
TITLE
LP-2B - MIXED-USE
BUILDING B
ELEVATION DETAILS

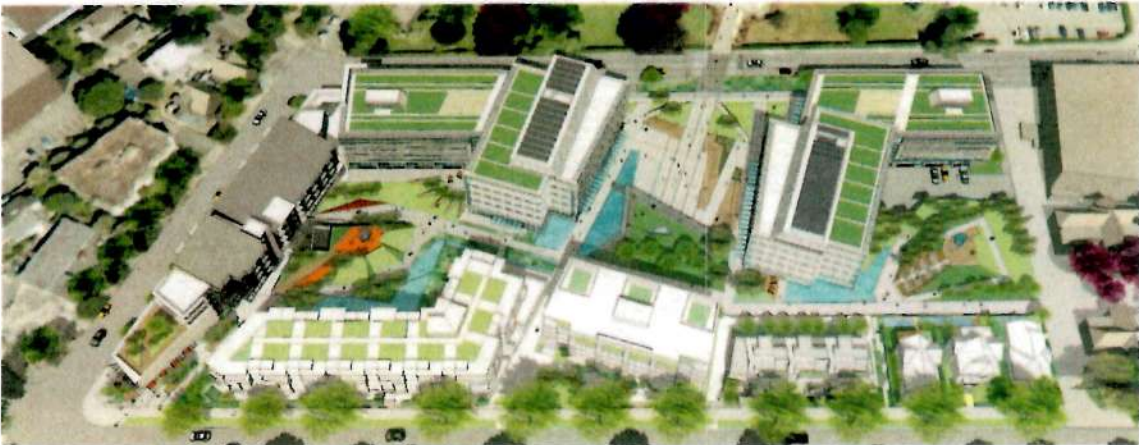
SHEET NO. **A4.10**



- MATERIALS KEY**
- 1 PREFINISHED STANDING BEAM METAL ROOFING SIDING
 - 2 PREFINISHED METAL FASCIA/TRIM
 - 3 PREFINISHED ALUMINUM WINDOW FRAMING
 - 4 ACCENT COLOUR INSULATED SPANDREL GLASS
 - 5 FIBRE CEMENT SIDING
 - 6 FIBRE CEMENT PANEL
 - 7 PREFINISHED ALUMINUM COMPOSITE PANEL
 - 8 PRECAST CONCRETE COPING
 - 9 RUNNING BOND BRICK
 - 10 STACKED BOND BRICK
 - 11 CAST IN PLACE CONCRETE
 - 12 1 X 1 HORIZONTAL METAL BARS
 - 13 GLASS GUARD
 - 14 POTENTIAL FABRIC AWNING
 - 15 STEEL AND GLASS CANOPY
 - 16 STRUCTURAL GLAZING
 - 17 GREEN WALL
 - 18 POTENTIAL HORIZONTAL SHADING DEVICES
 - 19 ENGINEERED WOOD OR PAINTED METAL MEMBERS



3D MODEL - OVERALL VIEW LOOKING SOUTH
N.T.S. ①



3D MODEL - OVERALL VIEW LOOKING NORTH
N.T.S. ②



01	REVISIONS	2014-07-21
02	REVISIONS	2015-05-17
03	REVISIONS	2015-05-17
04	REVISIONS	2015-05-17

SEAL

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CEI Architecture

For Sample Purposes Only
This is a conceptual rendering and should not be used for construction or other purposes without the approval of the architect.

PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
**3D MODEL
PERSPECTIVE VIEWS**

PROJECT No: 3244-0
DATE: 30 March 2015
SCALE: N.T.S.
DRAWN BY: -
CHECKED BY: -
REV. No: -

DWGT No: **A5.01**



3D MODEL - CENTRAL PLAZA ①
N.T.S.



3D MODEL - LOOKING SOUTH AT CORNER OF SUPERIOR & MENZIES ②
N.T.S.



Project No. 000415
Date: 11 March 2015
Scale: N.T.S.

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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.

TITLE
3D MODEL
PERSPECTIVE VIEWS

PROJECT No. 000415
DATE 11 March 2015
Scale N.T.S.
Author: [Name]
Reviewer: [Name]
APP. No.

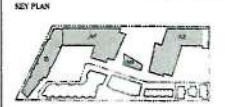
A5.02



3D MODEL - SOUTHWEST PLAZA AND WALKWAY TO WEST COURTYARD
N.T.S. ①



3D MODEL - WEST COURTYARD LOOKING EAST
N.T.S. ②



81	ARCHITECTURE	2014.02.21
82	ENGINEERING	2014.03.12
83	LANDSCAPE	2014.03.12
84	SEAL	2014.03.12

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PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST
VICTORIA, B.C.

TITLE
**3D MODEL
PERSPECTIVE VIEWS**

PROJECT NO.: 3448
DATE: 10 March 2015
SCALE: N.T.S.
DRAWN BY:
CHECKED BY:
REV. NO.:

SHEET NO.: **A5.03**



3D MODEL - VIEW TO LEGISLATURE FROM PARRY WALKWAY
N.T.S. ①



3D MODEL - EAST COURTYARD
N.T.S. ②



01 - Revision 1: 10/11/15
02 - Revision 2: 10/11/15
03 - Revision 3: 10/11/15
04 - Revision 4: 10/11/15
05 - Revision 5: 10/11/15
06 - Revision 6: 10/11/15
07 - Revision 7: 10/11/15
08 - Revision 8: 10/11/15
09 - Revision 9: 10/11/15
10 - Revision 10: 10/11/15
11 - Revision 11: 10/11/15
12 - Revision 12: 10/11/15
13 - Revision 13: 10/11/15
14 - Revision 14: 10/11/15
15 - Revision 15: 10/11/15
16 - Revision 16: 10/11/15
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18 - Revision 18: 10/11/15
19 - Revision 19: 10/11/15
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22 - Revision 22: 10/11/15
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28 - Revision 28: 10/11/15
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98 - Revision 98: 10/11/15
99 - Revision 99: 10/11/15
100 - Revision 100: 10/11/15

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PROJECT
CAPITAL PARK

LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
300 BLOCK OF SUPERIOR ST
VICTORIA, B.C.

TITLE
**3D MODEL
PERSPECTIVE VIEWS**

PROJECT No. 30440
DATE 10/11/15
SCALE N.T.S.
DRAWN BY
CHECKED BY
REV. No.

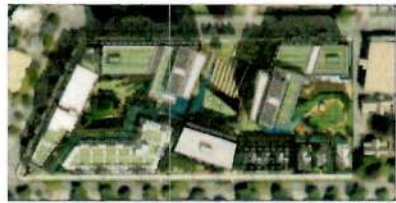
SHEET No. **A5.04**



9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM



4:00 PM

MARCH/SEPTEMBER EQUINOX
N.T.S.

1



9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM



4:00 PM

JUNE SOLSTICE
N.T.S.

2



KEY PLAN



01	REVISED APPROPRIATE	2014.07.21
02	DEVELOPMENT PERMIT APPLICATION	2015.02.12
03	REVISED APPROPRIATE	2015.02.12
04	REVISED APPROPRIATE	2015.02.12

SEAL

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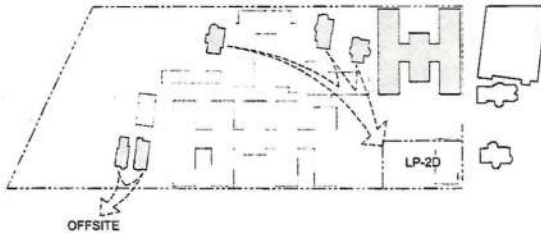
PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
500 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
TITLE
SHADOW ANALYSIS

PROJECT NO. 32446
DATE: 9 March 2015
SCALE: N.T.S.
DRAWN BY: -
CHECKED BY: -
REV. No.: -

SHEET NO.: **A6.01**

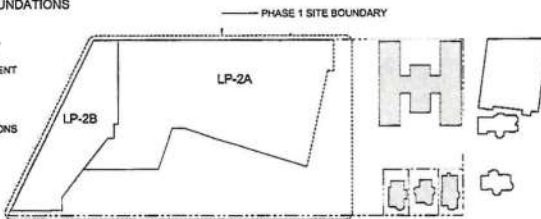
STAGE 1 : PHASE 1 DEMOLITION/RELOCATION

- DEMOLITION OF 525 SUPERIOR STREET, 541 MICHIGAN STREET, 544 MICHIGAN STREET, QUONSET HUT AND MSC STORAGE SHEDS.
- RELOCATION OFFSITE OF 524 & 526 MICHIGAN ST. HERITAGE HOMES
- RELOCATION ON-SITE OF 521, 530, & 545 SUPERIOR STREET HERITAGE HOMES TO NEW DEVELOPMENT PARCEL LP-2D



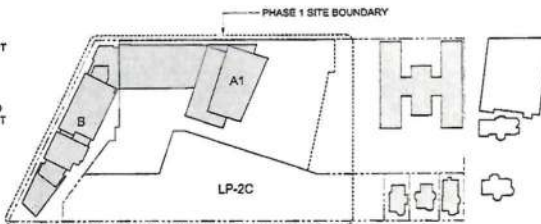
STAGE 2 : PHASE 1 EXCAVATION/FOUNDATIONS

- PARTIAL EXCAVATION OF DEVELOPMENT PARCEL LP-2A. FOUNDATIONS AND UNDERGROUND PARKADE BUILT TO EXTENT SHOWN WITH TEMPORARY WALL ENCLOSING EAST EDGE.
- FULL EXCAVATION OF DEVELOPMENT PARCEL LP-2B FOLLOWED BY FOUNDATIONS AND UNDERGROUND PARKADE CONSTRUCTION.
- RELOCATED HERITAGE HOMES ON DEVELOPMENT PARCEL LP-2D REHABILITATED



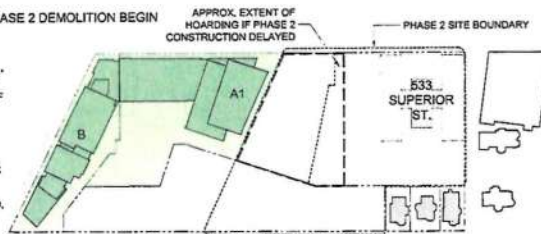
STAGE 3 : PHASE 1 BUILDING

- OFFICE BUILDING 'A1' BUILT ATOP EXTENT OF UNDERGROUND PARKADE ON DEVELOPMENT PARCEL LP-2A
- MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING 'B' BUILT ATOP UNDERGROUND PARKADE STRUCTURE ON DEVELOPMENT PARCEL LP-2B



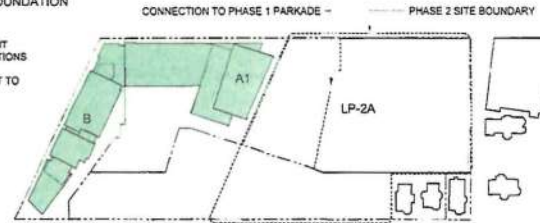
STAGE 4 : PHASE 1 COMPLETION/PHASE 2 DEMOLITION BEGIN

- DEVELOPMENT PARCEL LP-2A PHASE 1 CONSTRUCTION OF OFFICE BUILDING 'A1' AND PARKADE COMPLETED. LANDSCAPING INSTALLED ON EXTENT OF LOT AS INDICATED. HOARDING INSTALLED AT GRADE TO PREVENT ACCESS TO UN-LANDSCAPED AREAS OVER UNDERGROUND PARKADE.
- DEMOLITION OF EXISTING 533 SUPERIOR STREET BUILDING
- IF CONSTRUCTION OF PHASE 2 DELAYED, 533 SUPERIOR STREET BUILDING TO REMAIN AND HOARDING INSTALLED AS PER DIAGRAM AND AS ILLUSTRATED IN IMAGE OPPOSITE
- DEVELOPMENT PARCEL LP-2B CONSTRUCTION COMPLETED AND LANDSCAPING INSTALLED.



STAGE 5 : PHASE 2 EXCAVATION/FOUNDATION

- PHASE 2 EXCAVATION OF DEVELOPMENT PARCEL LP-2A FOLLOWED BY FOUNDATIONS AND CONSTRUCTION OF REMAINING UNDERGROUND PARKADE TO CONNECT TO PHASE 1.



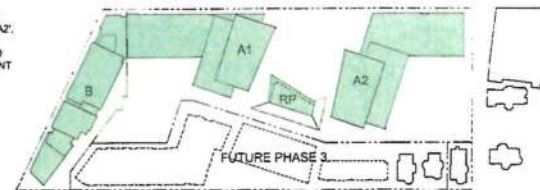
STAGE 6 : PHASE 2 CONSTRUCTION

- PHASE 2 CONSTRUCTION OF OFFICE BUILDING 'A2' AND RETAIL PAVILION BUILDING OVER UNDERGROUND PARKADE STRUCTURE ON DEVELOPMENT PARCEL LP-2A



STAGE 7 : PHASE 2 COMPLETION

- DEVELOPMENT PARCEL LP-2A PHASE 2 CONSTRUCTION OF OFFICE BUILDING 'A2', RETAIL PAVILION AND PARKADE COMPLETED. LANDSCAPING INSTALLED AND COMPLETED ON REMAINING EXTENT OF LOT LP-2A.



PHASE 1 INTERIM CONDITION IF PHASE 2 CONSTRUCTION DELAYED (SUPERIOR STREET VIEW)

NO	REVISIONS	DATE
1	ISSUED FOR PERMIT	2014-07-21
2	ISSUED FOR PERMIT	2014-07-21
3	ISSUED FOR PERMIT	2014-07-21
4	ISSUED FOR PERMIT	2014-07-21
5	ISSUED FOR PERMIT	2014-07-21

SCALE

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ARCHITECTS
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CEI Architecture

PROJECT
CAPITAL PARK
LEGISLATURE COMPREHENSIVE DISTRICT
DEVELOPMENT AREAS LP-2A & LP-2B
300 BLOCK OF SUPERIOR ST.
VICTORIA, B.C.
PHASING DIAGRAMS

PROJECT NO. 2014-07-21
DATE 8-Nov-2015
SCALE 1:1250
DRAWN BY
CHECKED BY
REV. NO.

A6.02

FINES, PARAFRASES, LINGUAGEM E INTERPRETAÇÃO
Emerson, Leo Marx e o Imaginário
 1984, 200 p., 15 cm., 1ª edição, 1984
 ISBN 85-302-0111-7

avulso e 12 exemplares de autor

FRANZ KAFKA
 1883-1924

RESEARCH, 1995, 1996

- | | | |
|-----|------------|-----------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 2005/07/22 | ENTERED FOR DP |
| 2 | 2005/08/04 | DP Analysis for DP Register |

Capital Park
Victoria, BC

OVERALL SITE PLAN

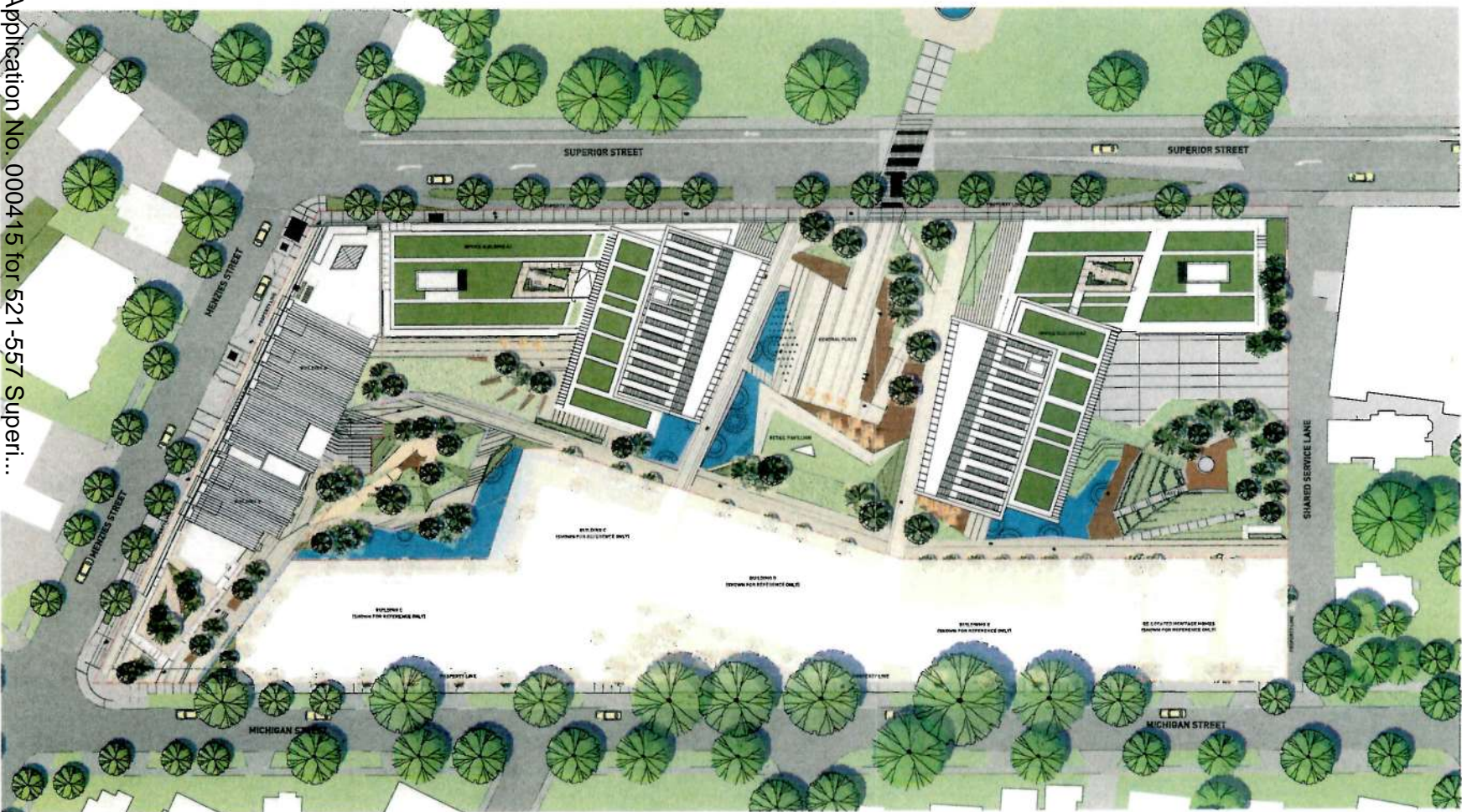
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1:400

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SITE	
FILE NAME	1432 Plan Rendering.rvt
DATE	15-5-1 at 2:14:06 PM
DESIGN	ML
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LDP1.00



NOTE: Right-of-Way Improvements are conceptual and subject to further changes and refinements, which may result in reduced rain gardens.



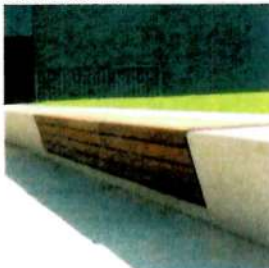
F7 LOOP STYLE BIKE RACK



F7 COMPOSITE WOOD SLAT



F3 STEPPED WATER FEATURE



F4 WOOD BENCH



F2 BUBBLERS W/ NOZZLES FLYING IN GRADE



H1 WEATHERING STEEL WALL

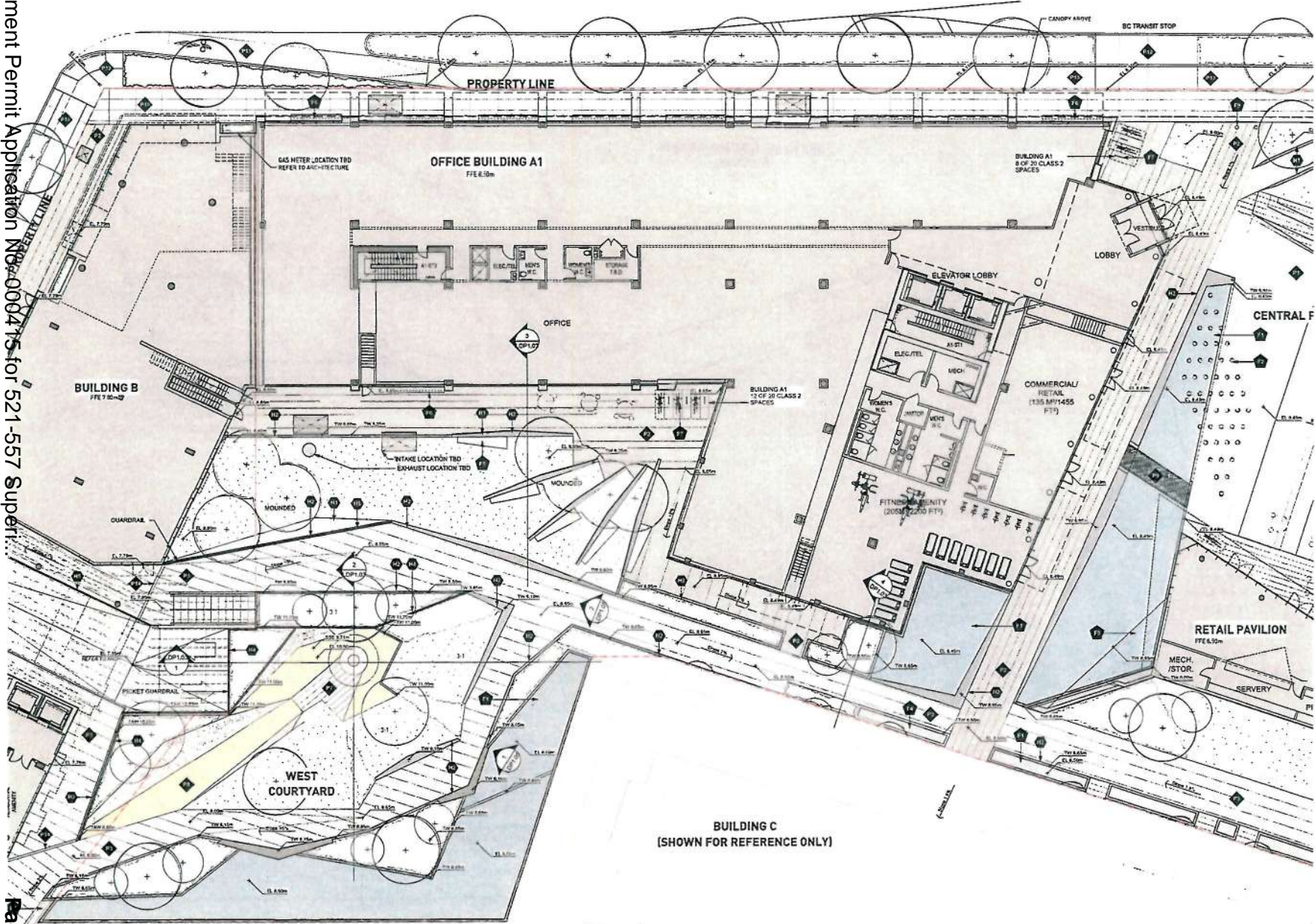
HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	WEATHERING STEEL WALL E.g. RESISTA OR SIMILAR
H2	CIP CONCRETE WALL
H3	COMPOSITE WOOD SLATS E.g. RESISTA OR SIMILAR
H4	METAL PICKET GLASS RAIL - TYPE 1 SEE ARCHITECTURAL DRAWINGS
H5	METAL GLASS RAIL - TYPE 2 SEE ARCHITECTURAL DRAWINGS
H6	GLASS GUARDRAIL SEE ARCHITECTURAL DRAWINGS
H7	WOOD SLATS E.g. RESISTA OR SIMILAR

PAVING LEGEND	
KEY	DESCRIPTION
P1	DECORATIVE NATURAL STONE PAVING MORTAR SET
P2	CONCRETE UNIT PAVES - TYPE 1
P3	CONCRETE UNIT PAVES - TYPE 2
P4	CONCRETE UNIT PAVES - TYPE 3 HOLLAND STYLE HERRINGBONE PATTERN - 8" MIN THICKNESS
P5	CONCRETE UNIT PAVES - TYPE 4 HYDRAPRESSURE SLABS 150 x 150 x 100mm OR SEV. ARE
P6	CONCRETE UNIT PAVES - TYPE 5 HYDRAPRESSURE SLABS 150 x 150 x 100mm OR SEV. ARE
P7	COMPOSITE WOOD COCKING E.g. RESISTA OR SIMILAR
P8	RESILIENT PLAY SURFACE
P9	METAL GRADE WITH LED STRIP LIGHTING AND METAL TIE RAIL
P10	CIP CONCRETE - TYPE 1 BRUSH FINISH WITH TOOLED JOINTS
P11	CIP CONCRETE - TYPE 2 BRUSH FINISH WITH TOOLED JOINTS
P12	CONCRETE SIDEWALK AS PER CITY OF VICTORIA SPECIFICATIONS
P13	ASPHALT PAVING CYCIST TAIN AS PER CITY OF VICTORIA SPECIFICATIONS
P14	CIP CONCRETE BAND

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	WATER FEATURE - TYPE 1 REFLECTING POOL
F2	WATER FEATURE - TYPE 2 BUBBLERS WITH NOZZLES SET FLYING IN GRADE
F3	WATER FEATURE - TYPE 3 STEPPED WATER FEATURE
F4	EP - INTERNAL RAIN WATER CHANNEL
F5	WOOD BENCH - TYPE 1
F6	WOOD BENCH - TYPE 2 RUSTIC COMPOSITE WOOD UNITS
F7	BIKE RACK LOOP STYLE
F8	METAL TRELLIS ACROSS PATIO
F9	BOLLARD CYCLOPS



LDP 1.01



PWL partnership

PWL Partnership is a Commercial Development for the City of Victoria, British Columbia, Canada and is a 50/50 joint venture between the City of Victoria and the private sector.

Jawz Properties Ltd.

CONC=RT

REVISIONS AND NOTES:

1. 10/14/2014 2. 05/17/2015

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endall elliot architects

CEI Architecture

Capital Park
Victoria, BC

MATERIALS AND
GRADING PLAN
BLDG A1 - GROUND LEVEL

Scale: 1:150

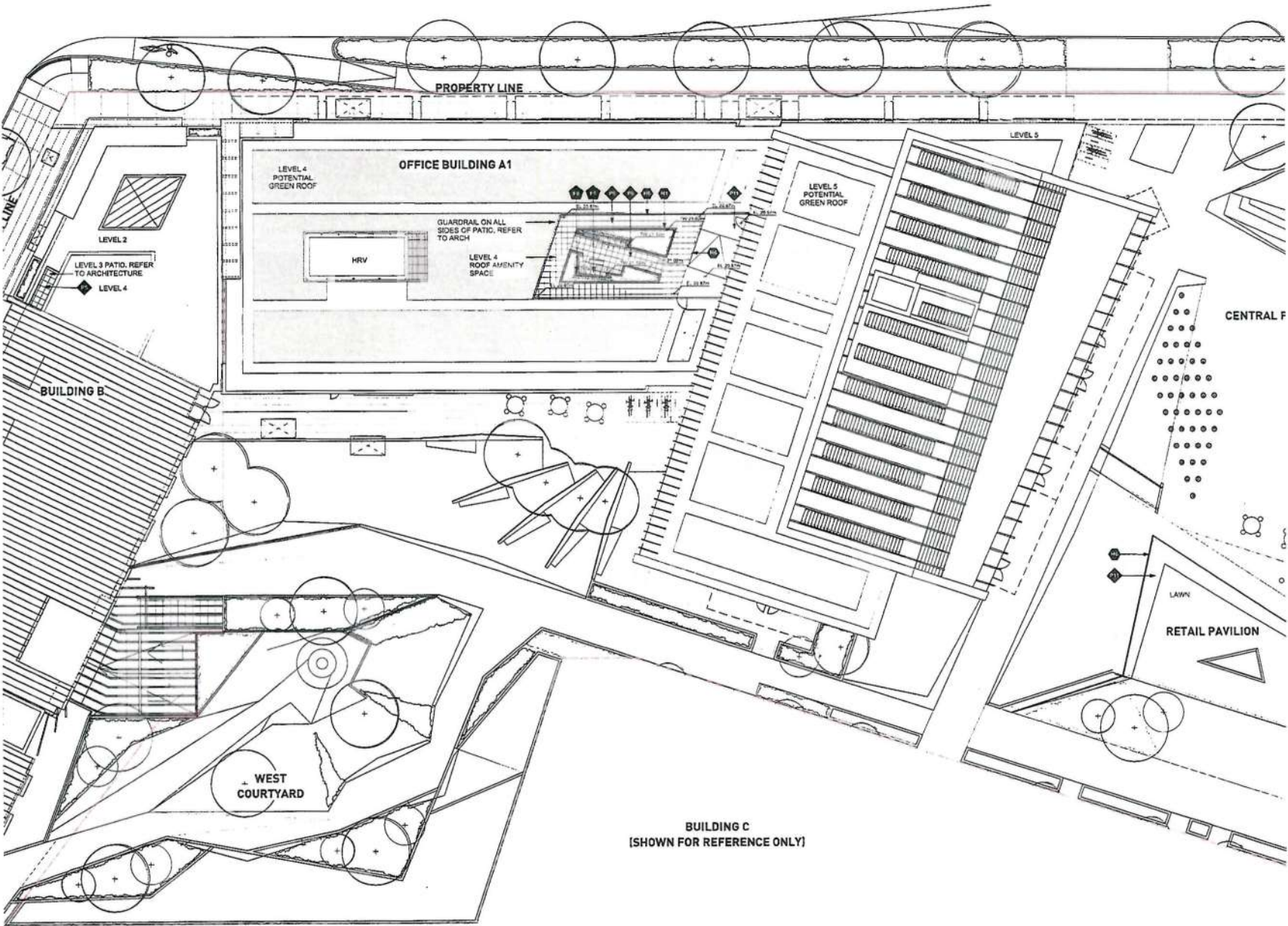
PROJECT NO. 14332

DATE: 14332 Plan sheet

ISSUED: 15-5-15 at 3:17:10 PM

DESIGN: JB / LN DRAWN: MB

LDP 1.02



PWL partnership

CONC=RT

CEI Architecture

Capital Park
Victoria, BC

MATERIALS AND
GRADING PLAN
BLDG A1 - ROOF LEVEL

1:150

LDP 1.03



F1 WATER FEATURE - REFLECTING POOL



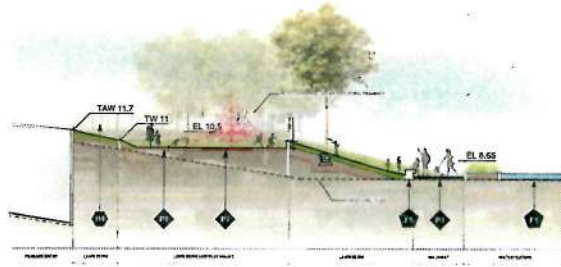
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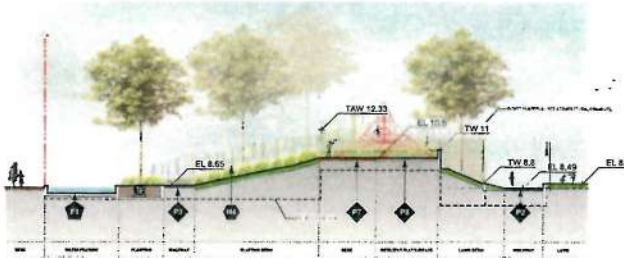
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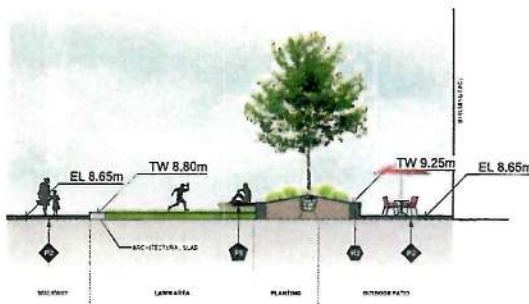
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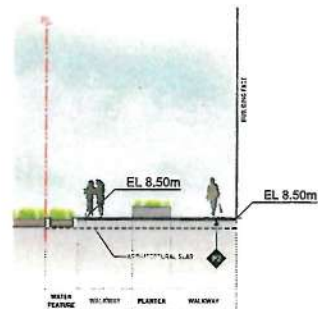
SECTION A PLAY YOUND
1:150



SECTION B PLAYYOUND
1:150



SECTION C WEST COURTYARD
1:100



SECTION D WEST SPINE
1:100

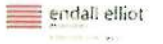


PWL Partnership
PWL Partnership Landscape Architecture Inc.
445 West 10th Street, Suite 200
Vancouver, BC V6C 2B7
www.pwlpartnership.com
Tel: 604.681.1111
Fax: 604.681.1112



CONCERT

CONCERT
NO. DATE SYSTEMS
1. 2015/05/15 BLDG FOR DP



Capital Park
Victoria, BC

SECTIONS AND
ELEVATIONS
BLDG A1

Scale: 1/8" = 1'-0"



AS NOTED

PROJECT NO.	1422
DATE	
FILE NAME	1422 Section.dwg
PLT/PRN	15-May-15 at 3:53:46 PM
DESIGNED	JD LN
CHECKED	EB BL

LDP 1.04





LDP 1.06

Planning and Land Use Committee - 14 May 2015





P1 WATER FEATURE - REFLECTING POOL



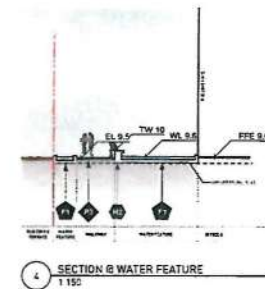
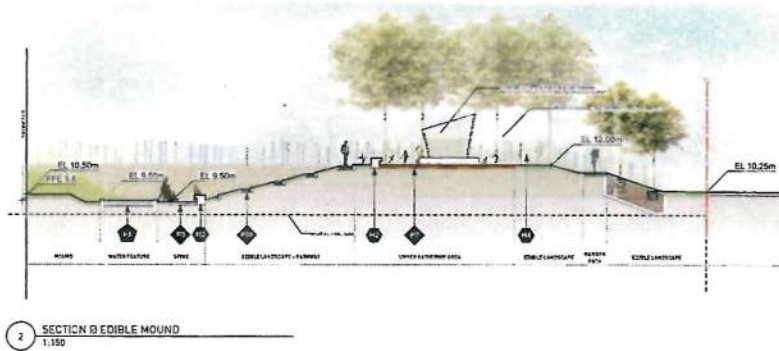
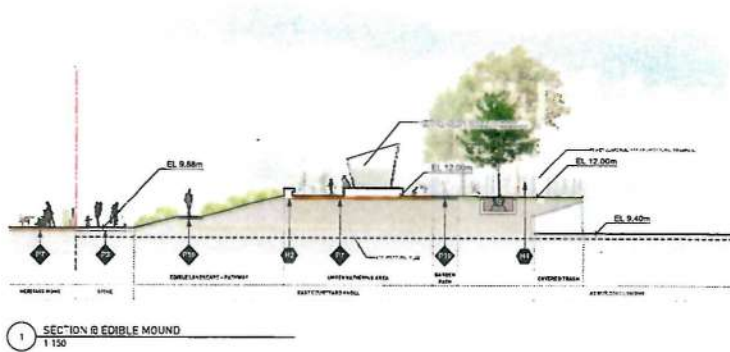
EDIBLE LANDSCAPE



ARTISTIC FORM OF ABSTRACTION



PUBLIC ART SPEAK TO THE MESSAGE OF STORM WATER MANAGEMENT



PWL partnership

Javel Properties Ltd

CONCERT

APPROVAL AND REVIEW

DATE: 11/11/15

LOCATION: 521-557 SUPERIOR ST

endali elliot

CEI Architecture

Capital Park
Victoria, BC

SECTIONS AND ELEVATIONS BLDG A2

Scale: 1:150

DATE: 11/11/15

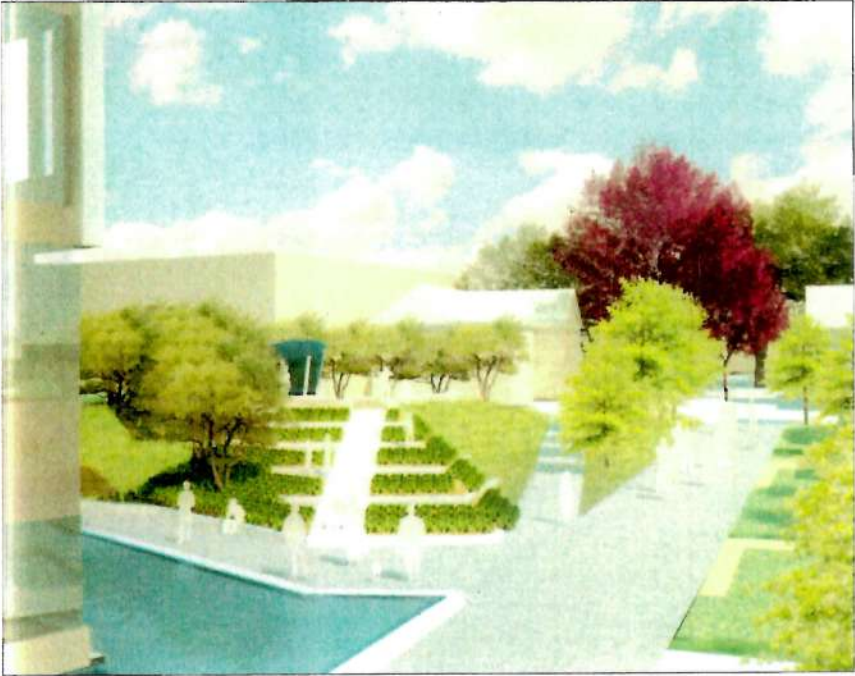
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REVISION: 15-3-8 AT 3:03:45 PM

DESIGNER: JH UN

DATE: 08/01/15

LDP 1.08



1 MOUND AND PATHWAY AT BA2
NTS



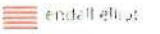
2 MOUND AND PATHWAY AT BA2
NTS



PWL Partnership
1000 West 10th Avenue
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Tel: 604.681.1111
Fax: 604.681.1112
www.pwlpartnership.com



CONCERT
1000 West 10th Avenue
Vancouver, BC V6H 1A5
Tel: 604.681.1111
Fax: 604.681.1112
www.concert.com



Capital Park
Victoria, BC

PERSPECTIVES
BLDG A2

	NTS
Project No.	1432
Date	1432 08 1432 08 1432 08
Scale	1:500 at 1432 08 1432 08
Sheet	CL 1432 08 1432 08

LDP 1.0



Capital Park Development Permit Application

Existing Streetscapes



MENZES STREET - EAST SIDE
N.T.S. ①



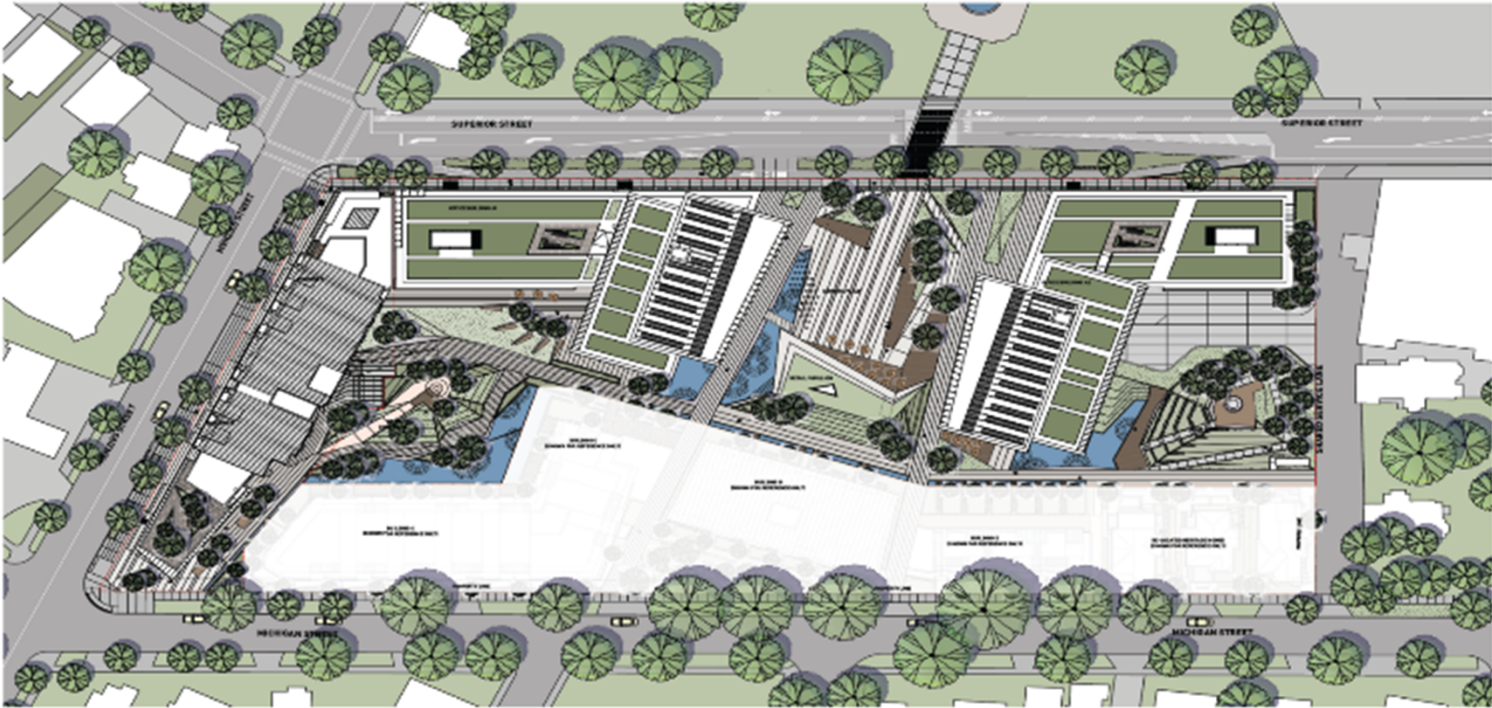
SUPERBLOCK STREET - SOUTH SIDE
N.T.S. ②



MICHIGAN STREET - NORTH SIDE
N.T.S. ③

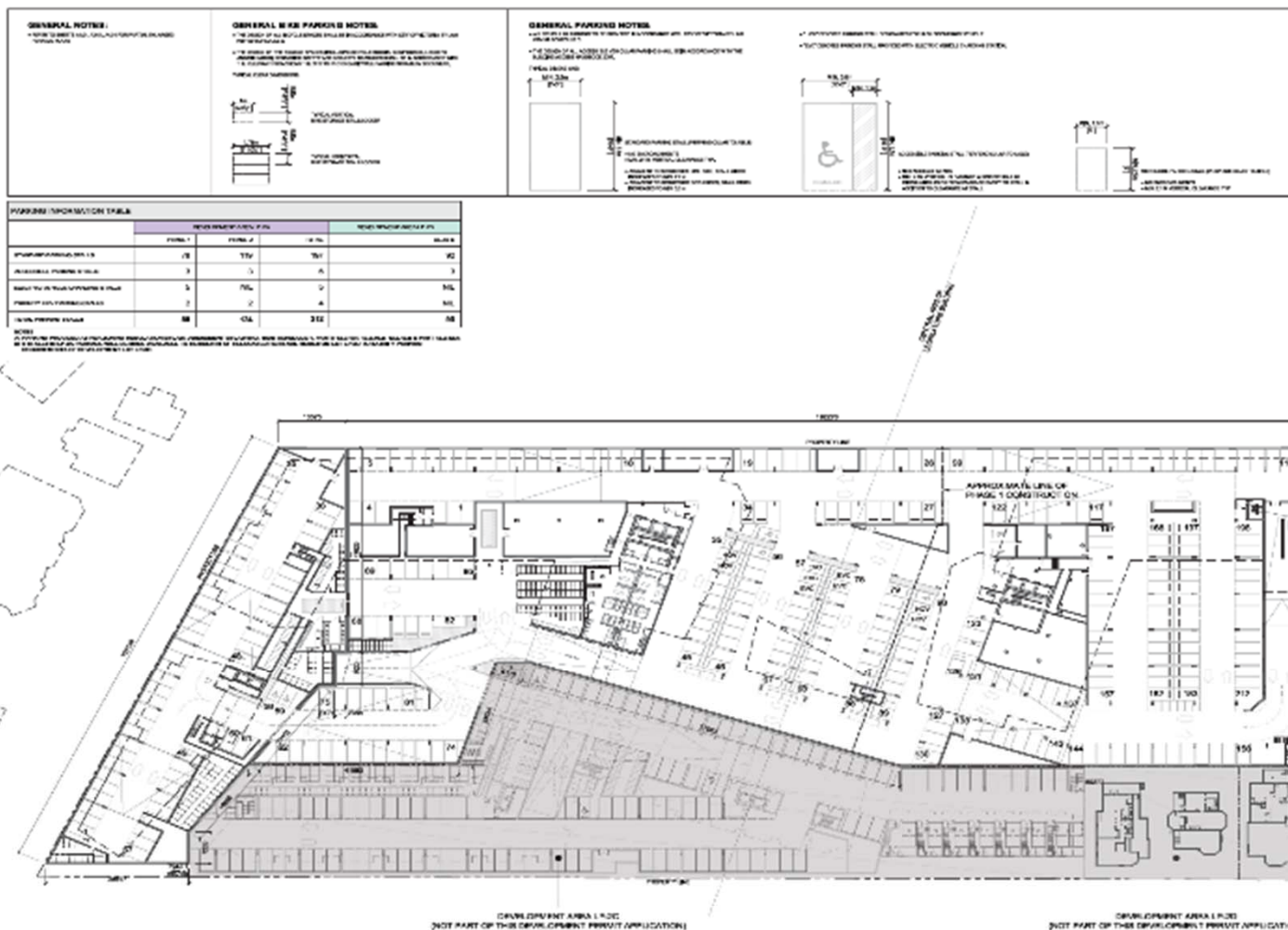
Capital Park Development Permit Application

Overall Site Plan



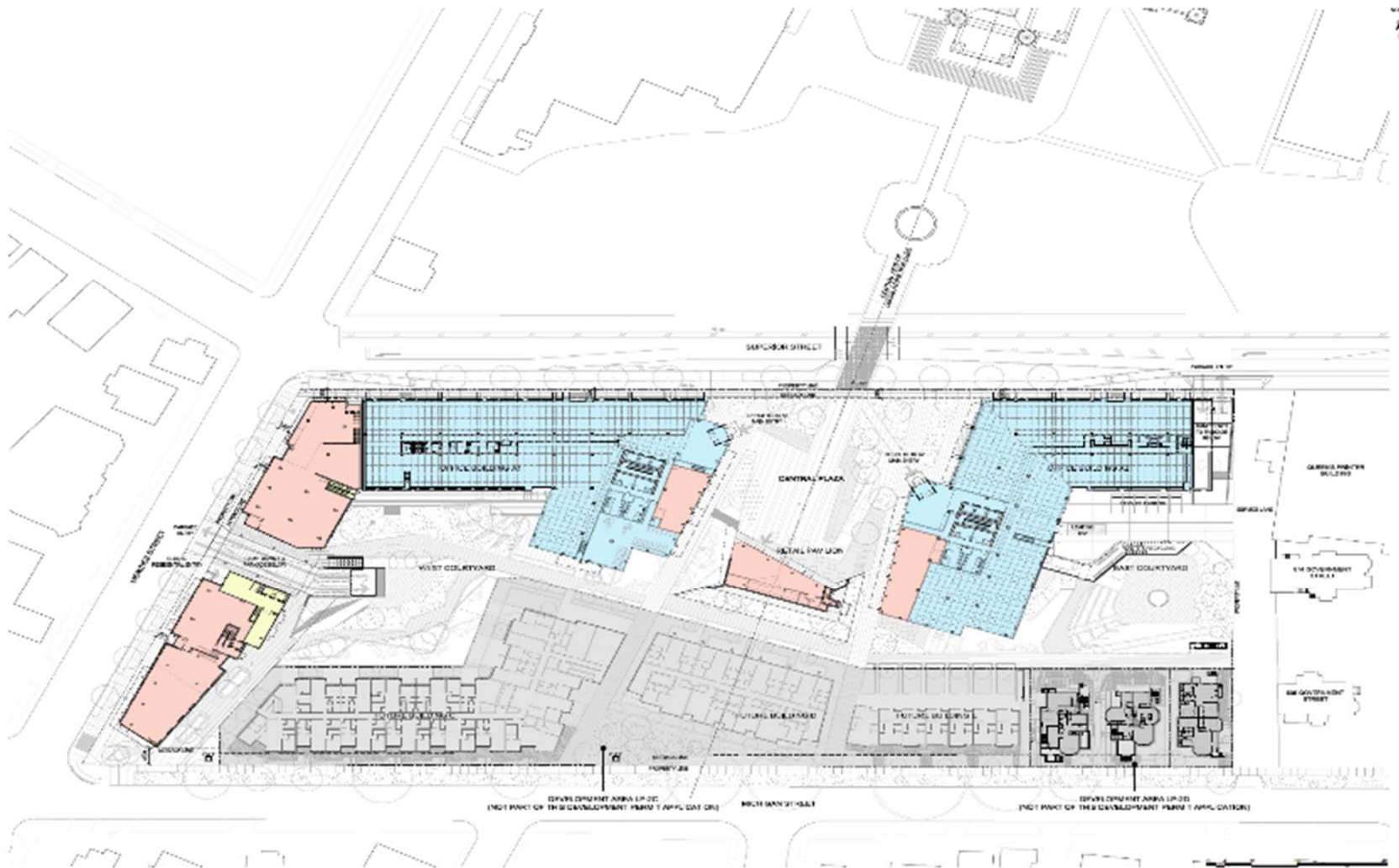
Capital Park Development Permit Application

Overall Parking Plan



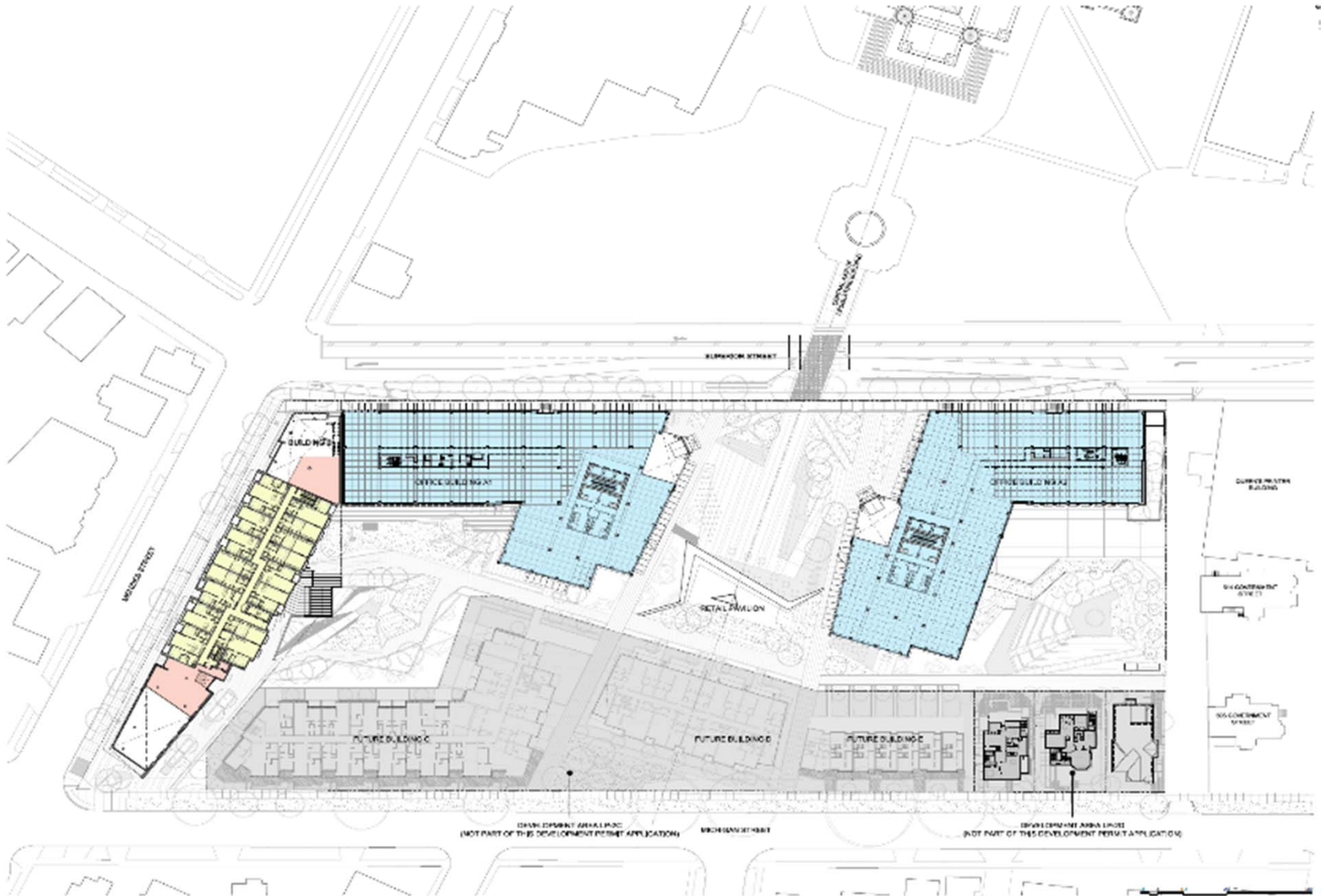
Capital Park Development Permit Application

Overall Level One Plan



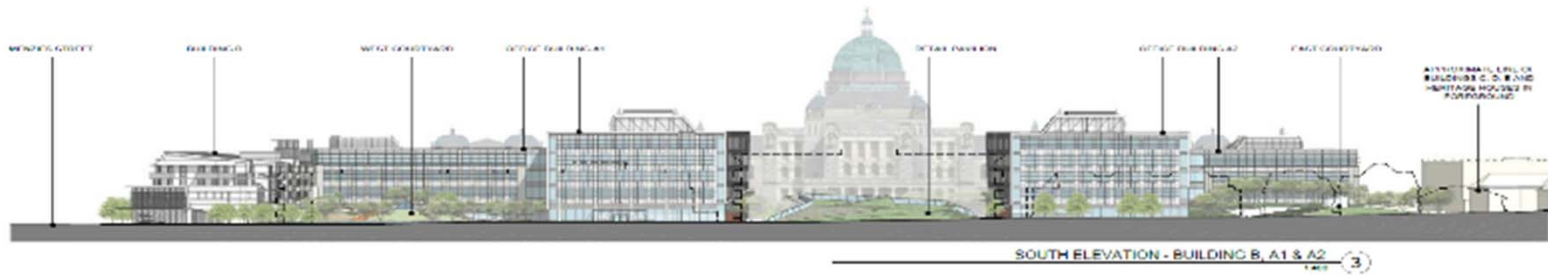
Capital Park Development Permit Application

Overall Level Two Plan



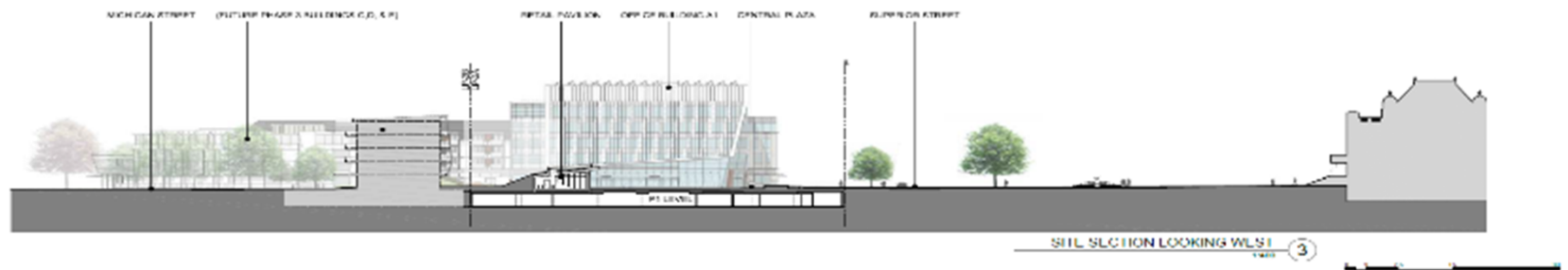
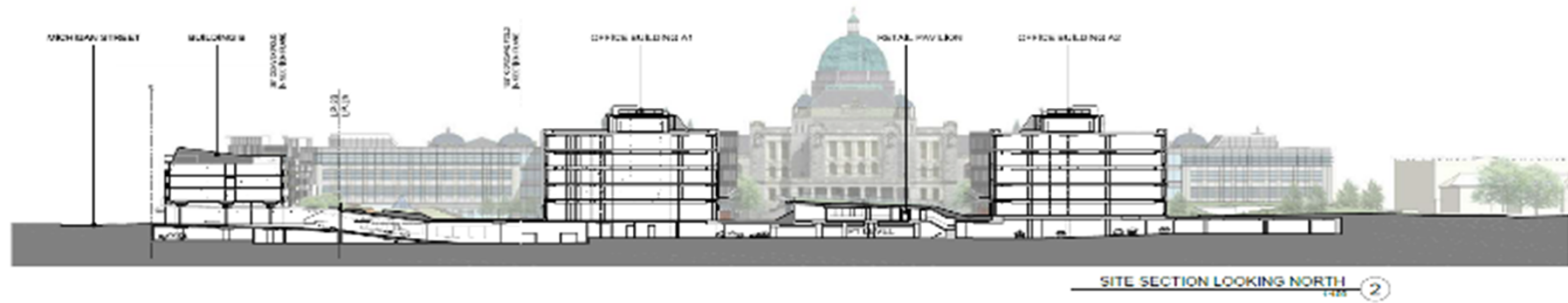
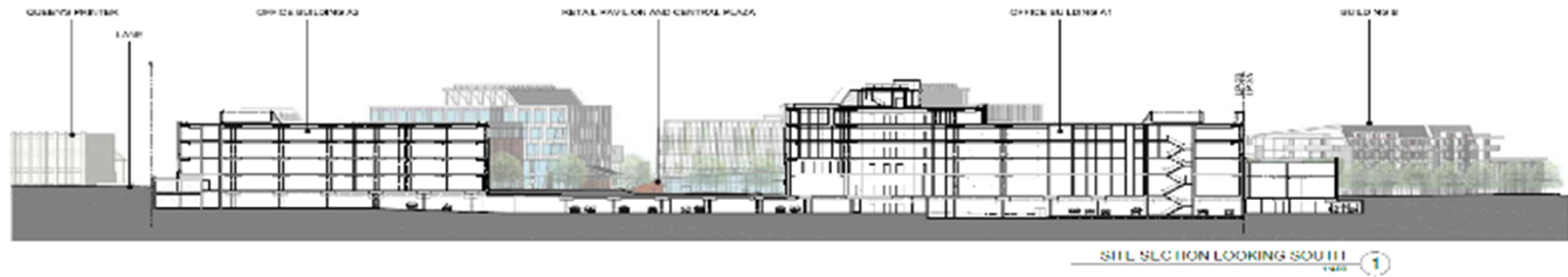
Capital Park Development Permit Application

Building Elevations



Capital Park Development Permit Application

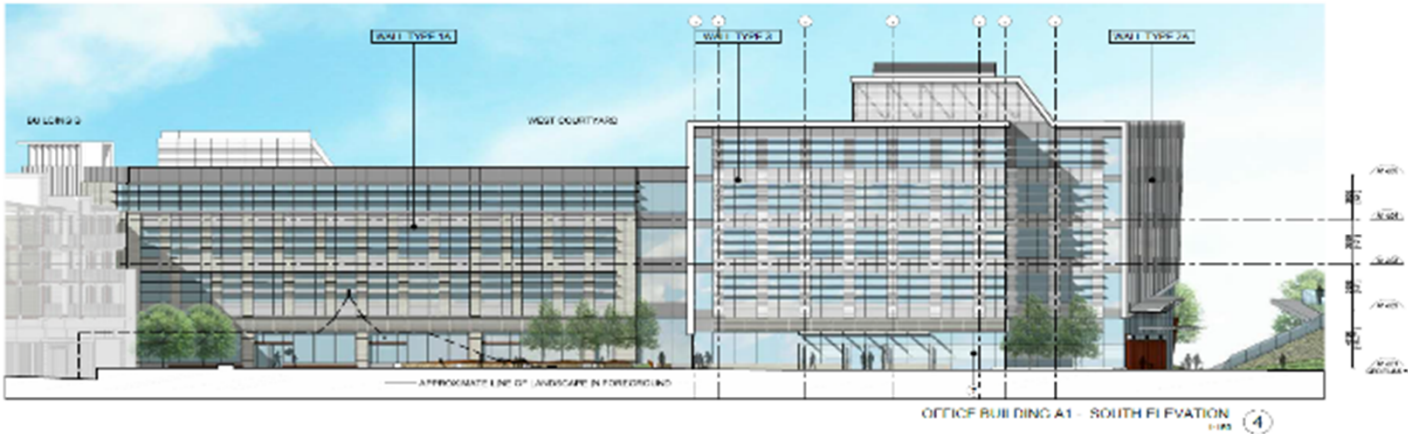
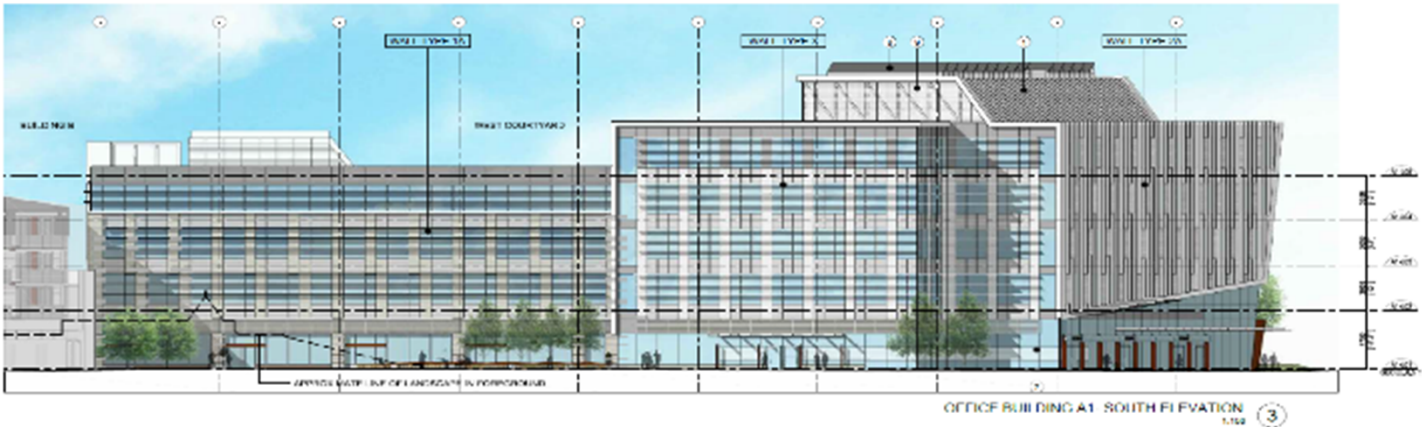
Site Cross Sections



[illegible]

Capital Park Development Permit Application

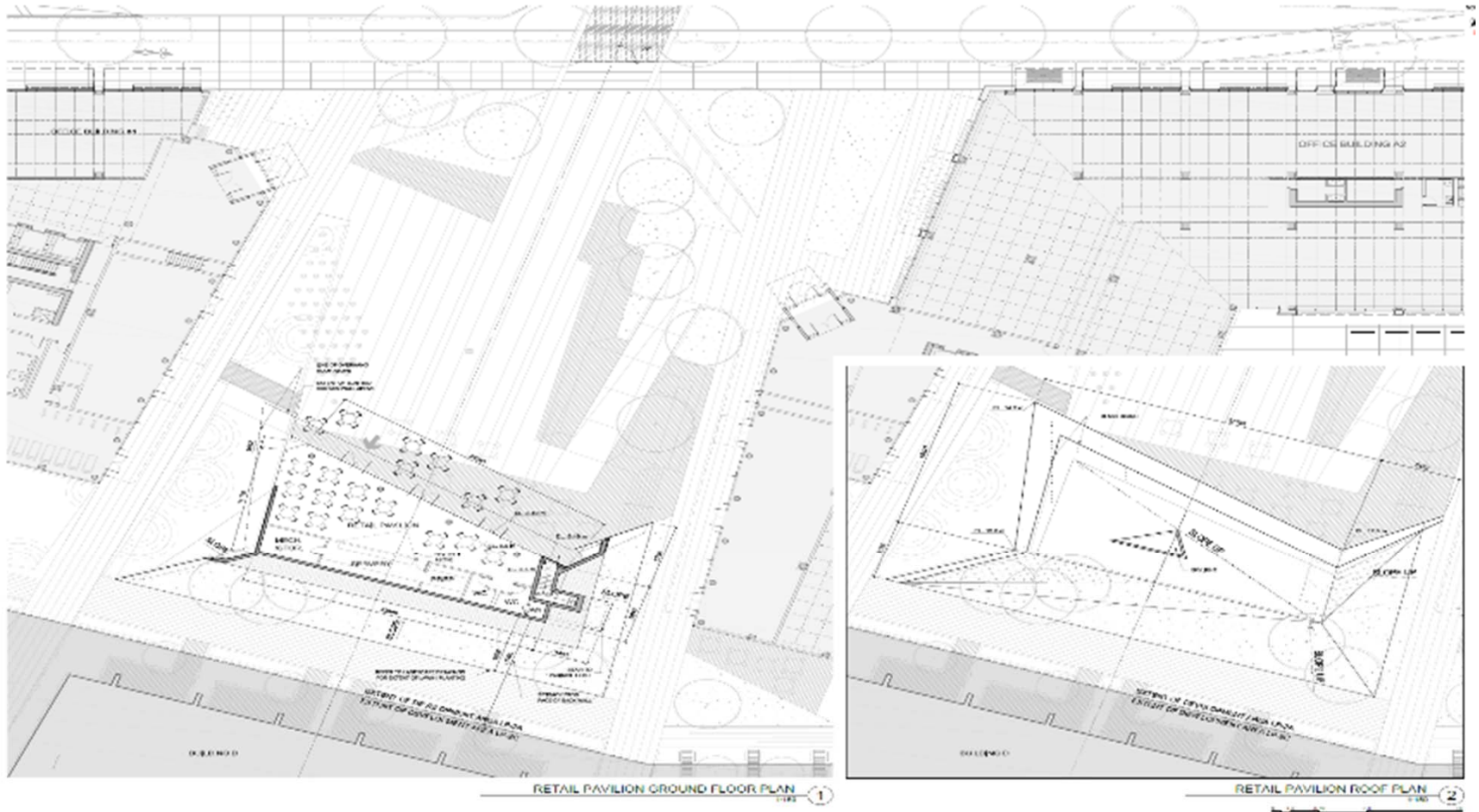
West Office Building Elevations



- MATERIAL KEY:** (FOR WALL TYPE DESCRIPTIONS REFER TO DRAWINGS A111-A115)
- | | | |
|---|--|---|
| 1. PRISM INSULATED STEEL GLAZED METAL HOODING | 6. PRISM INSULATED ALUMINUM COMPOSITE PANEL | 8. POTENTIAL SOLAR / PV PANELS (UNDER EVALUATION) |
| 2. CAST IN PLACE CONCRETE | 7. INSULATED SPANDREL GLASS WITH 3" HORIZONTAL FRT @ 2' O.C. | 9. POTENTIAL ALUMINUM CLADDING |
| 3. TERRAZZO PANELS | 8. INSULATED SPANDREL GLASS WITH 1" HORIZONTAL FRT @ 2' O.C. | 10. PRISM INSULATED WOOD COMPOSITE PANEL |
| 4. INSULATED SPANDREL GLASS (ROUND CORNERS) | 9. 1" INSULATED HORIZONTAL FRT @ 2' O.C. | |

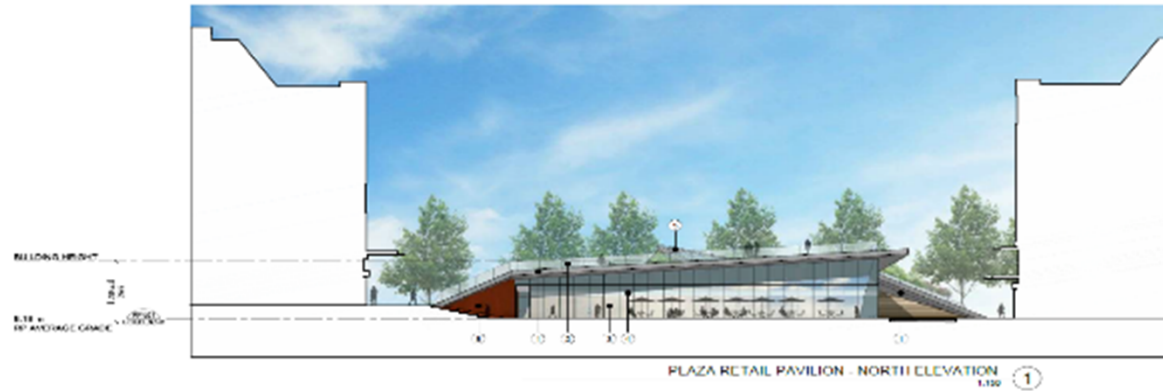
Capital Park Development Permit Application

Retail Pavilion Level 1 and Roof Plan



Capital Park Development Permit Application

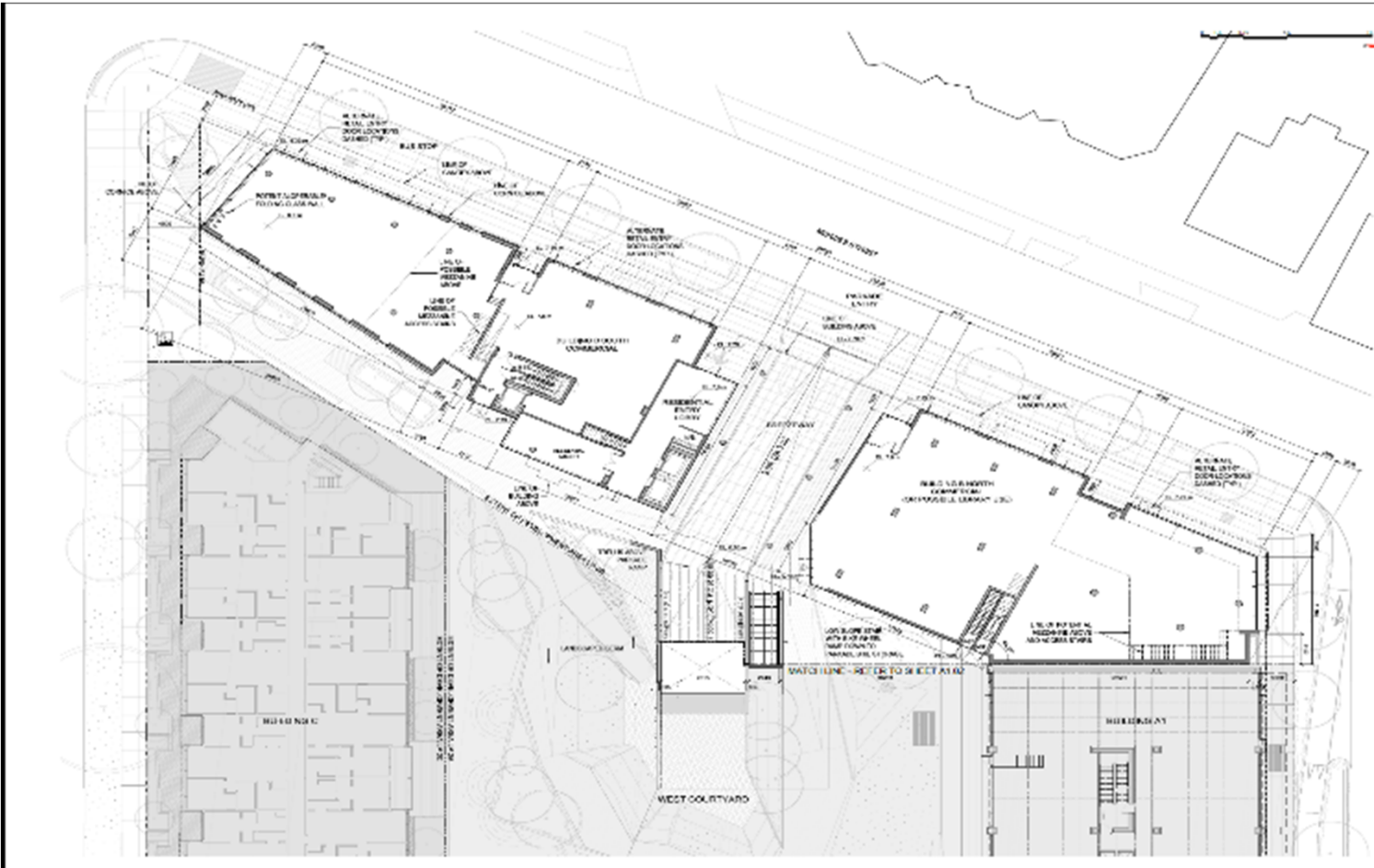
Retail Pavilion Elevations



- MATERIALS & KEY**
- 1. STAINLESS STEEL CLADDING
 - 2. GLASS CURTAIN
 - 3. STRUCTURAL GLASS
 - 4. 1" x 1" METAL GRID WITH 2" x 2"
 - 5. FLOORING
 - 6. COFFIN ROOF
 - 7. STAINLESS STEEL CLADDING
 - 8. STAINLESS STEEL TRAIL

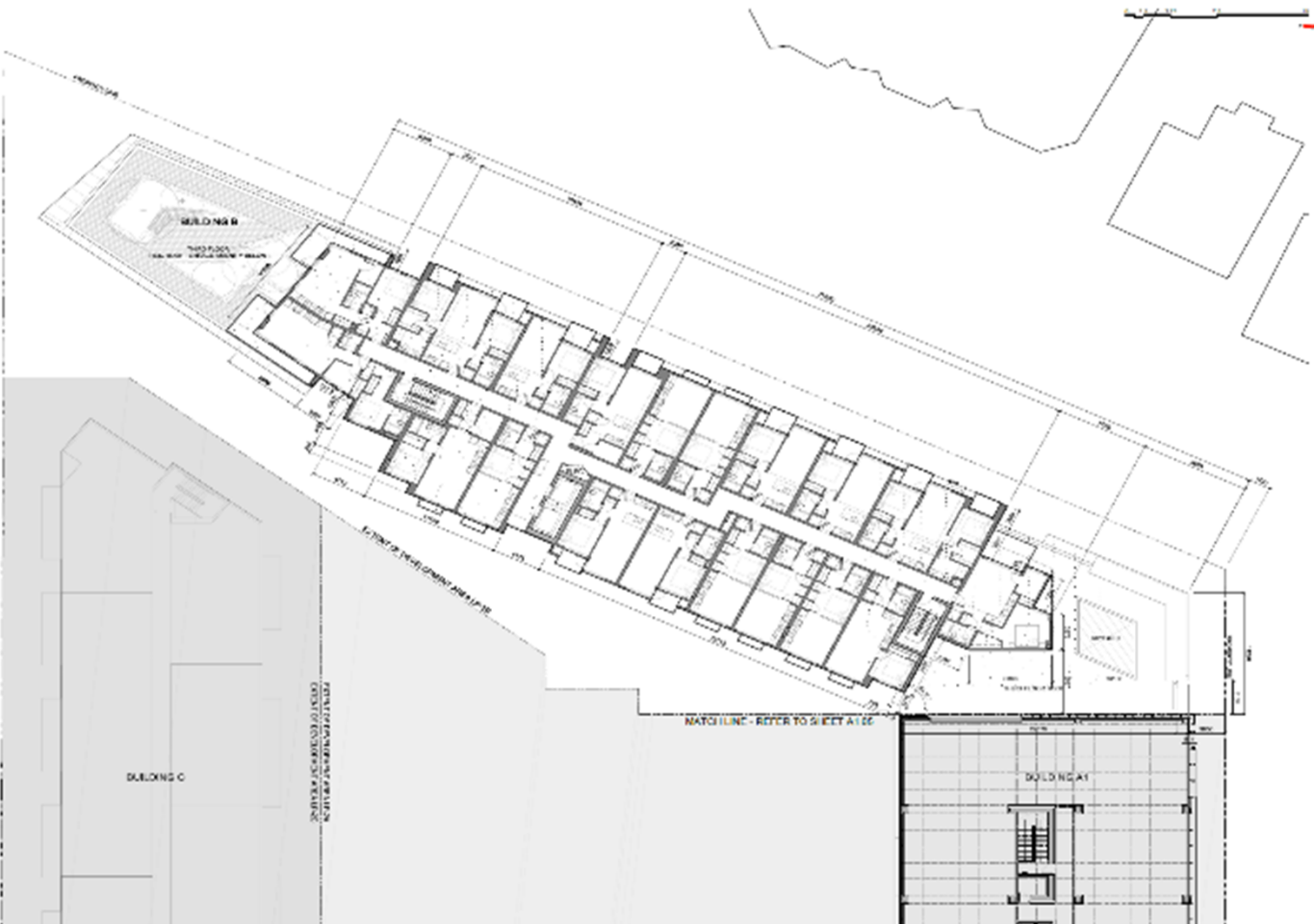
Capital Park Development Permit Application

Menzies Street Mixed Use Building – Level 1 Plan



Capital Park Development Permit Application

Menzies Street Mixed Use Building – Level 3 Plan

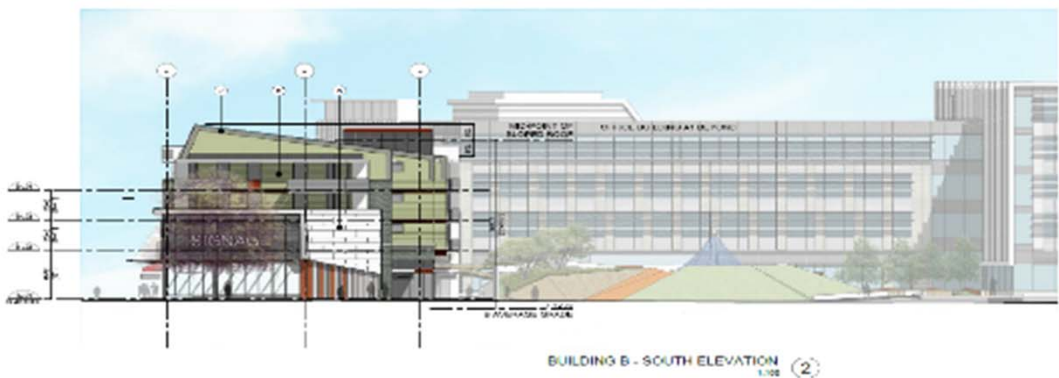


Capital Park Development Permit Application

Menzies Street Mixed Use Building – Menzies Street Elevation

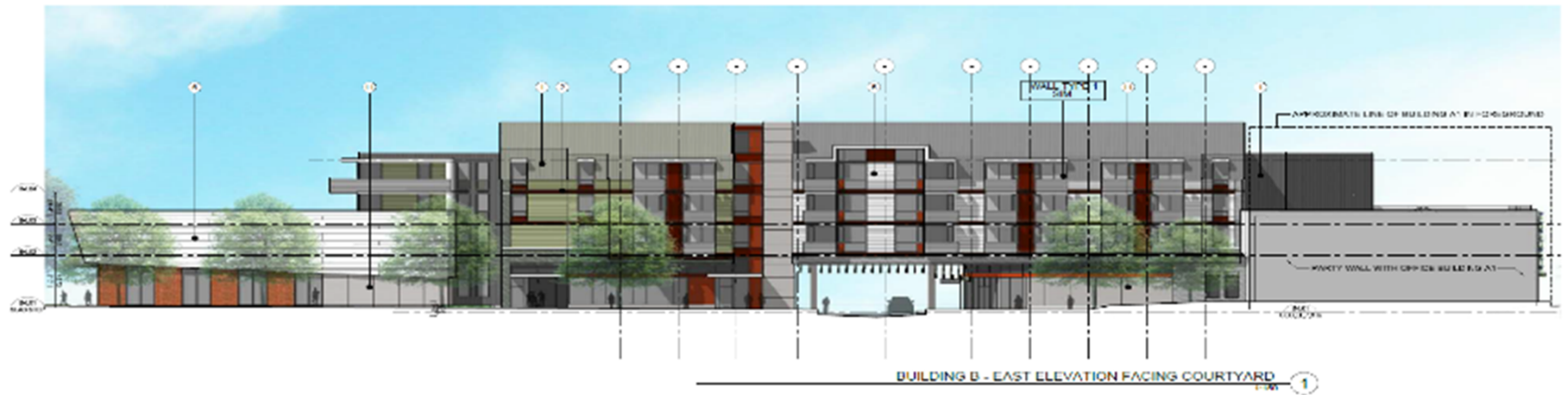


- MATERIALS KEY**
- 1. PREPARED STONE/BRICK WITH ADHESIVE
 - 2. PREPARED STONE/BRICK WITH ADHESIVE
 - 3. PREPARED ALUMINUM WINDOW FRAMING
 - 4. ALUMINUM WINDOW FRAMING WITH GLASS
 - 5. ALUMINUM WINDOW FRAMING WITH GLASS
 - 6. ALUMINUM WINDOW FRAMING WITH GLASS
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 - 99. ALUMINUM WINDOW FRAMING WITH GLASS
 - 100. ALUMINUM WINDOW FRAMING WITH GLASS



Capital Park Development Permit Application

Menzies Street Mixed Use Building – East Courtyard Elevation and North and Oblique of West Elevation



- MATERIALS KEY**
- (1) POTENTIAL CLADDING FROM METAL ROOFING SYSTEM
 - (2) STILL RESIDUAL METAL ROOFING
 - (3) POTENTIAL CLADDING WINDOW FRAMING
 - (4) ADJUSTABLE COLOUR REGULATED EXPANDED GLASS
 - (5) PINK CONCRETE PANEL
 - (6) POTENTIAL CLADDING COMPOSITE PANEL
 - (7) POTENTIAL CLADDING COMPOSITE PANEL
 - (8) STANDING CORRUGATED ROOFING
 - (9) STANDING CORRUGATED ROOFING
 - (10) STANDING CORRUGATED ROOFING
 - (11) STANDING CORRUGATED ROOFING
 - (12) STANDING CORRUGATED ROOFING
 - (13) STANDING CORRUGATED ROOFING
 - (14) POTENTIAL CLADDING
 - (15) POTENTIAL CLADDING
 - (16) POTENTIAL CLADDING
 - (17) POTENTIAL CLADDING
 - (18) POTENTIAL CLADDING
 - (19) POTENTIAL CLADDING
 - (20) POTENTIAL CLADDING



Capital Park Development Permit Application

Overall Landscape Plan



Capital Park Development Permit Application

3D Model Perspective Views



3D MODEL - OVERALL VIEW LOOKING SOUTH
1



3D MODEL - OVERALL VIEW LOOKING NORTH
2

Capital Park Development Permit Application

3D Model Perspective Views



3D MODEL - CENTRAL PLAZA
N.T.S. 1



3D MODEL - LOOKING SOUTH AT CORNER OF SUPERIOR & MENZIES
N.T.S. 2

Capital Park Development Permit Application

3D Model Perspective Views



3D MODEL - SOUTHWEST PLAZA AND WALKWAY TO WEST COURTYARD
R.T.K. 1



3D MODEL - WEST COURTYARD LOOKING EAST
R.T.K. 2

Capital Park Development Permit Application

Perspective Views from West Courtyard



Capital Park Development Permit Application

Perspective Views from East Courtyard



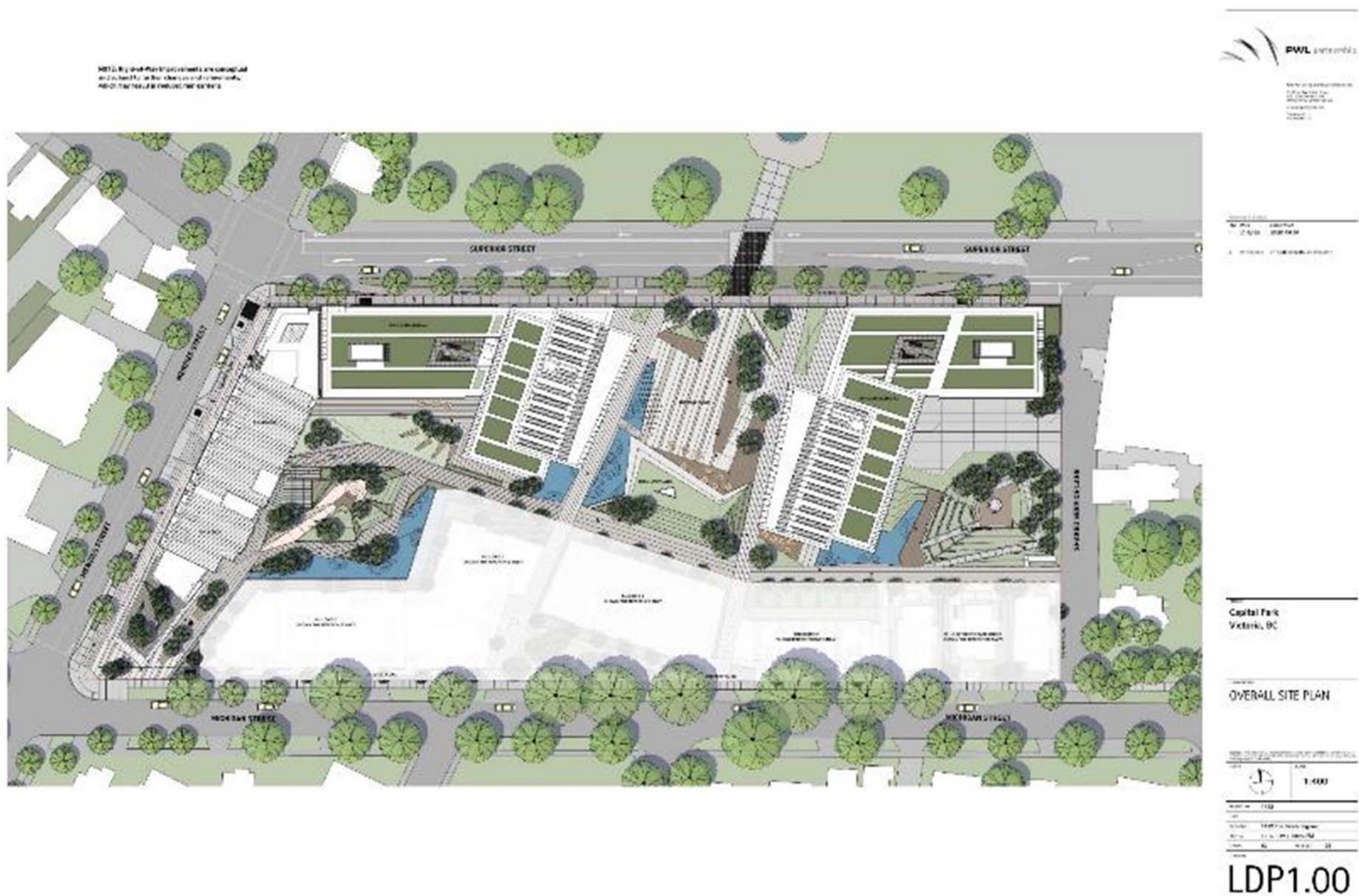
Capital Park Development Permit Application

Perspective Views Towards Central Plaza



Capital Park Development Permit Application

Public Realm Improvements



Capital Park Development Permit Application



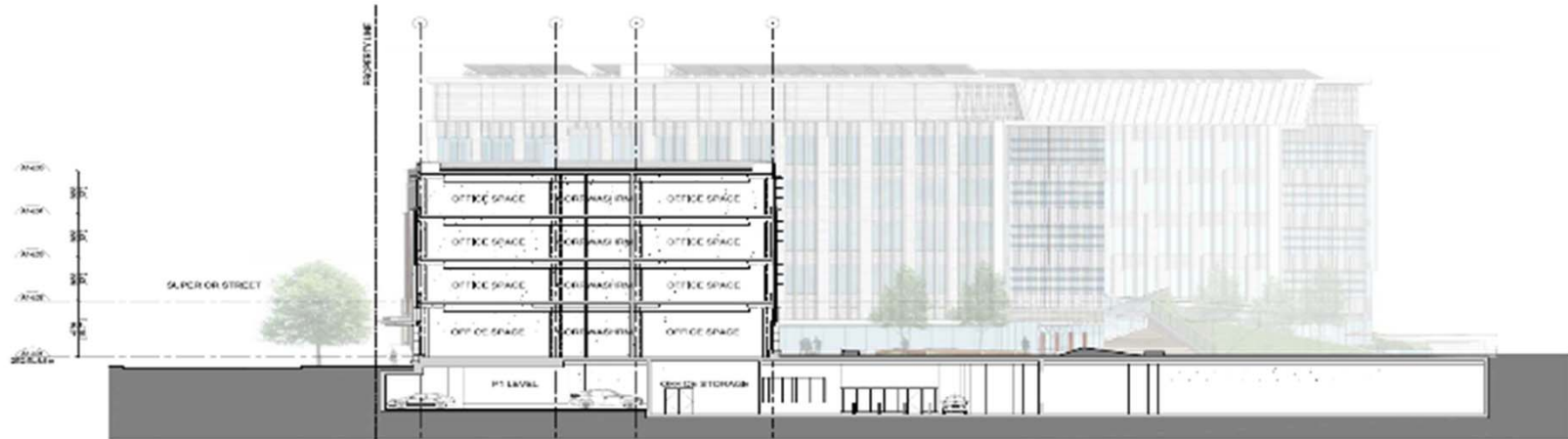
3D MODEL - OVERALL VIEW LOOKING SOUTH



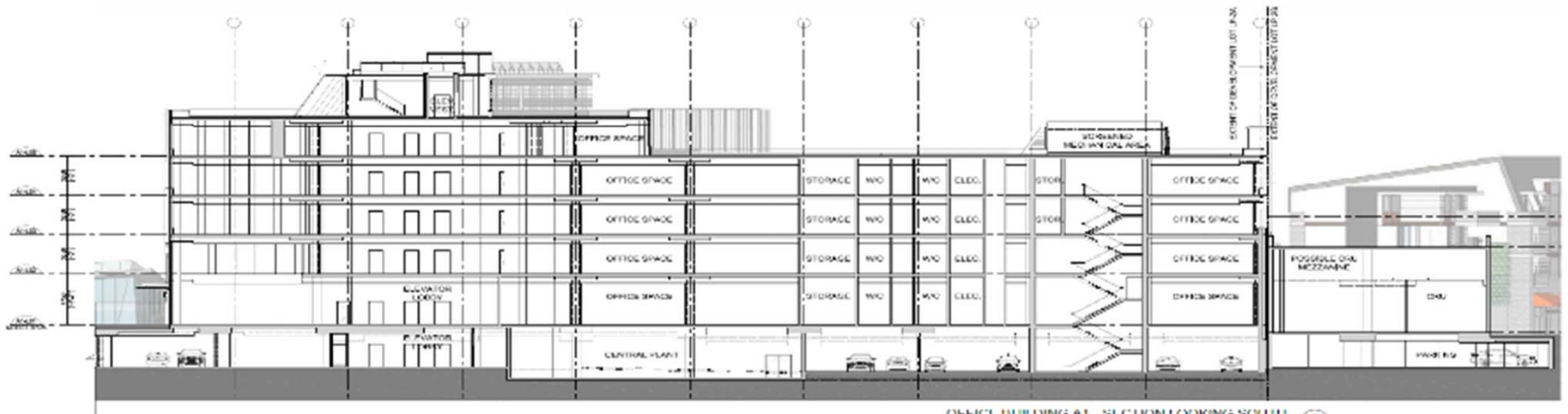
3D MODEL - OVERALL VIEW LOOKING NORTH

Capital Park Development Permit Application

West Office Building Sections



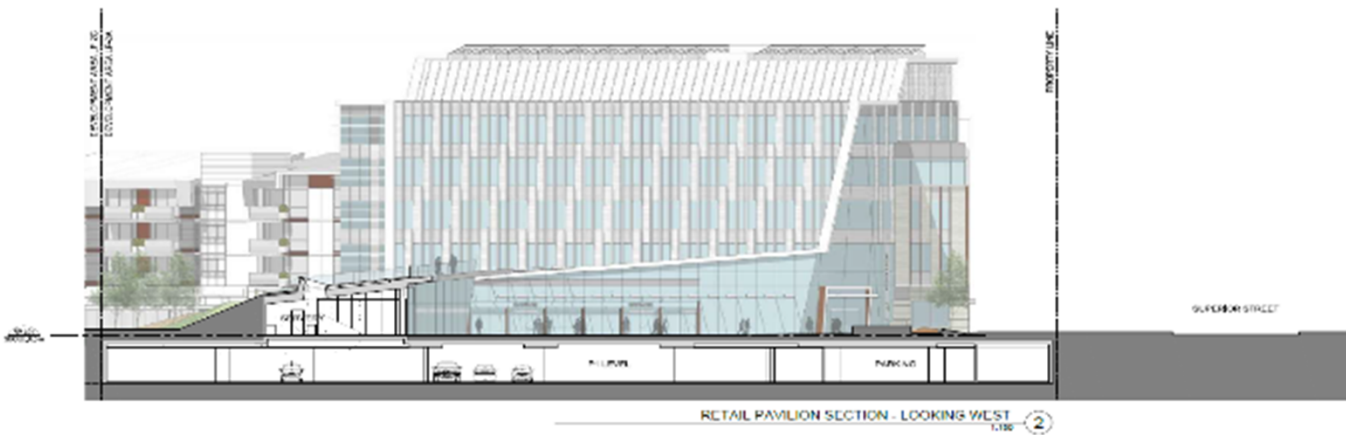
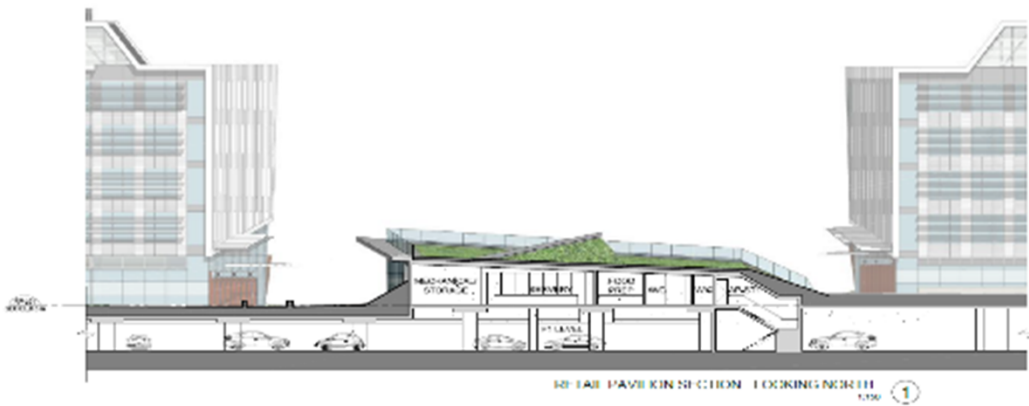
OFFICE BUILDING A1 - SECTION LOOKING EAST 1



OFFICE BUILDING A1 - SECTION LOOKING SOUTH 2

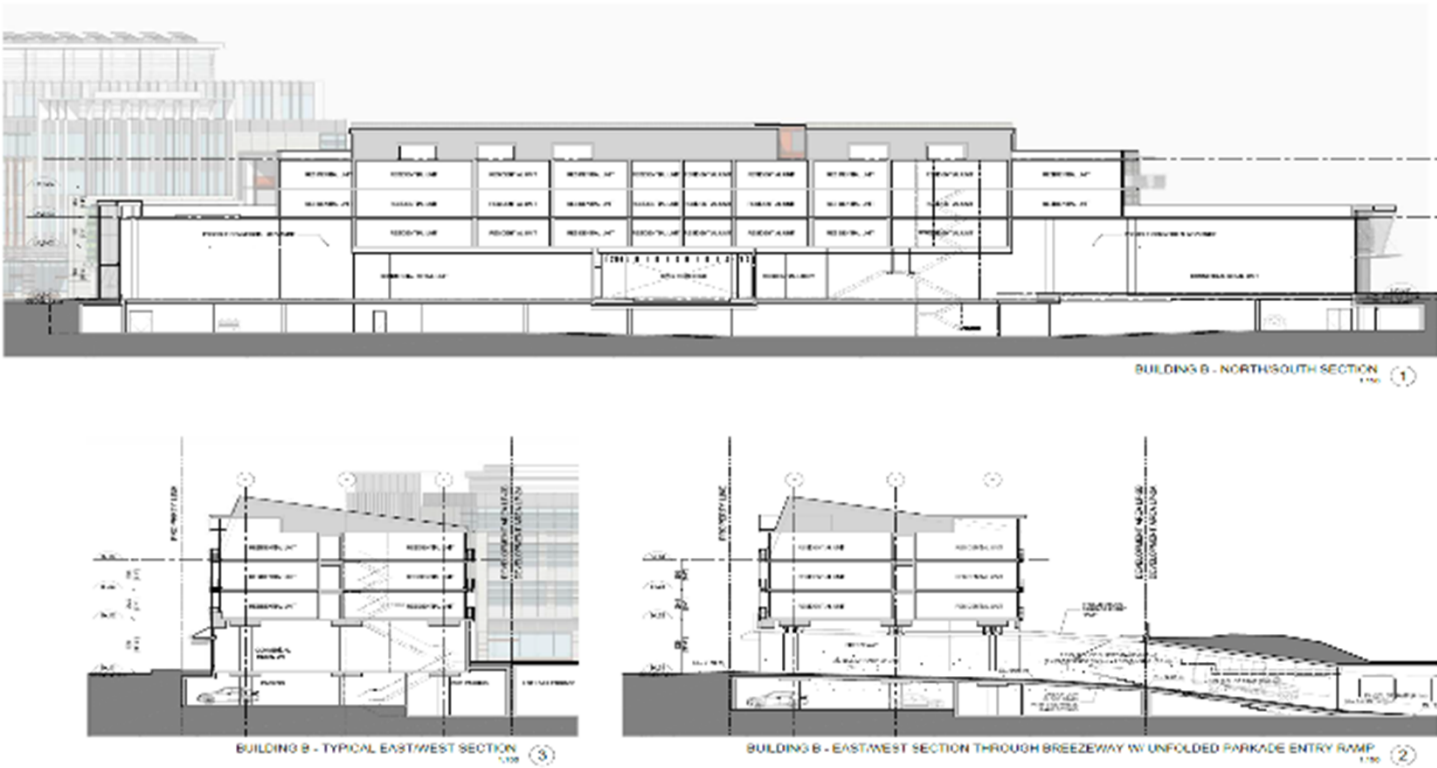
Capital Park Development Permit Application

Retail Pavilion Sections



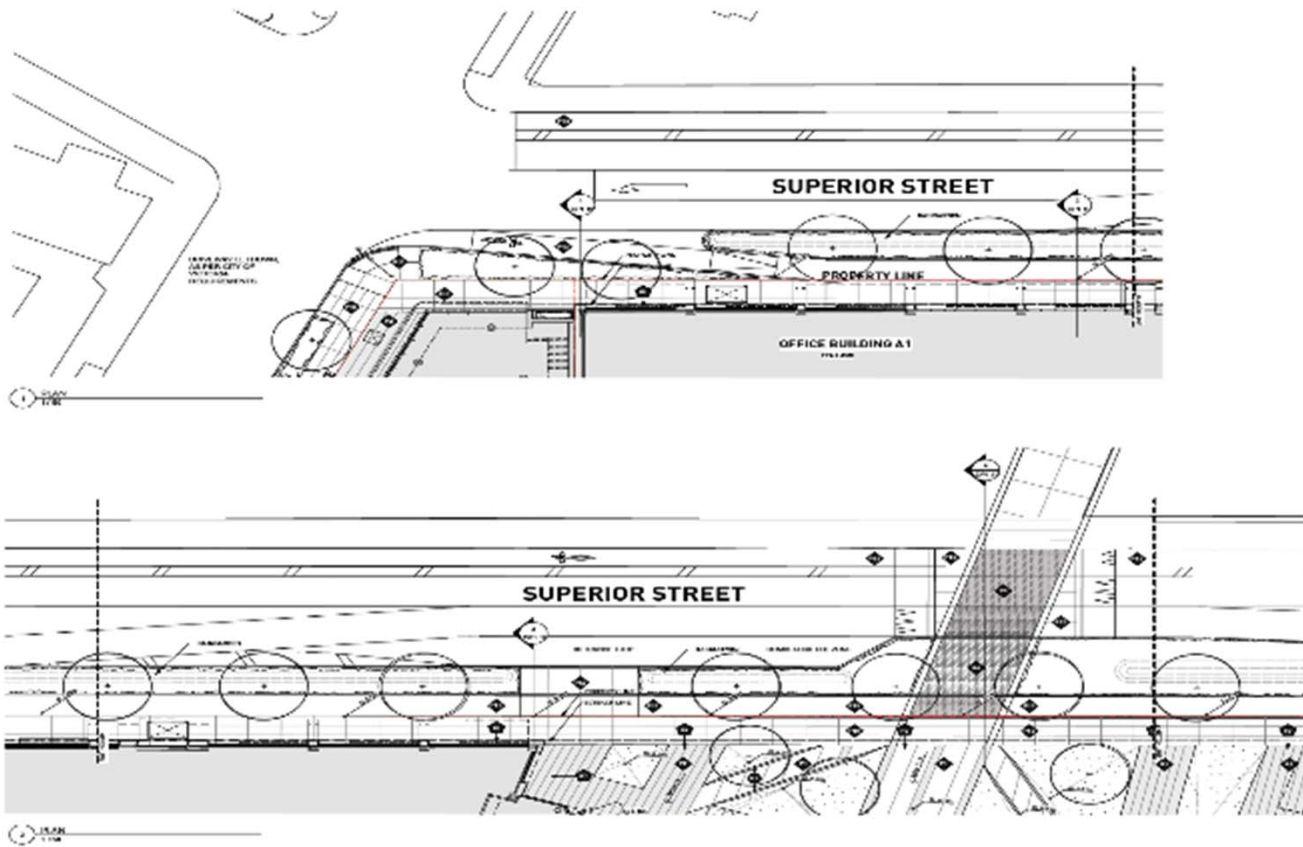
Capital Park Development Permit Application

Menzies Street Mixed Use Building – Sections Looking West and North

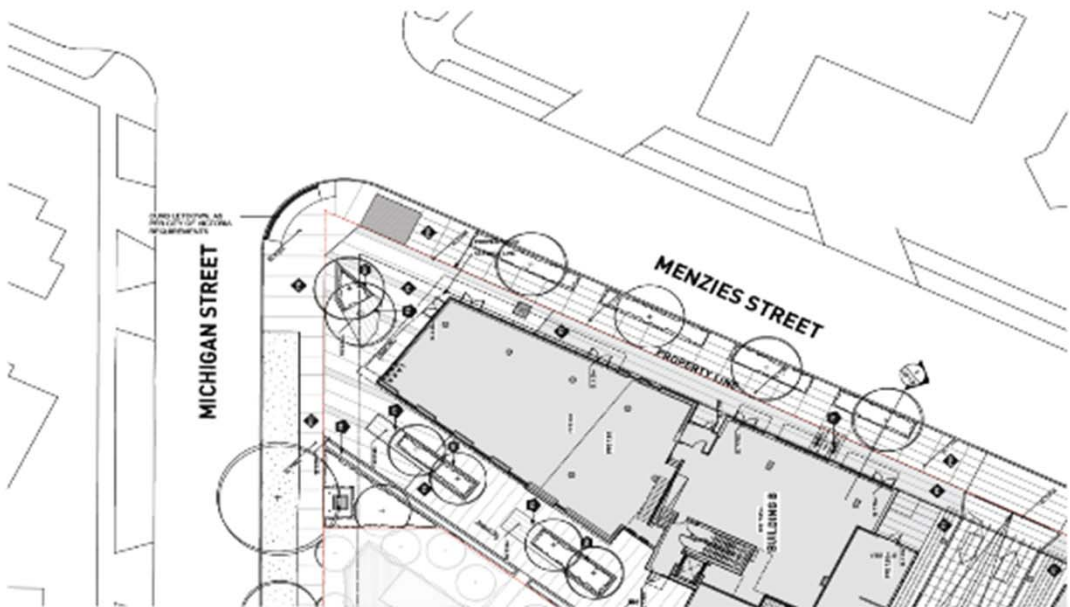


Capital Park Development Permit Application

Superior Street Right of Way Plan



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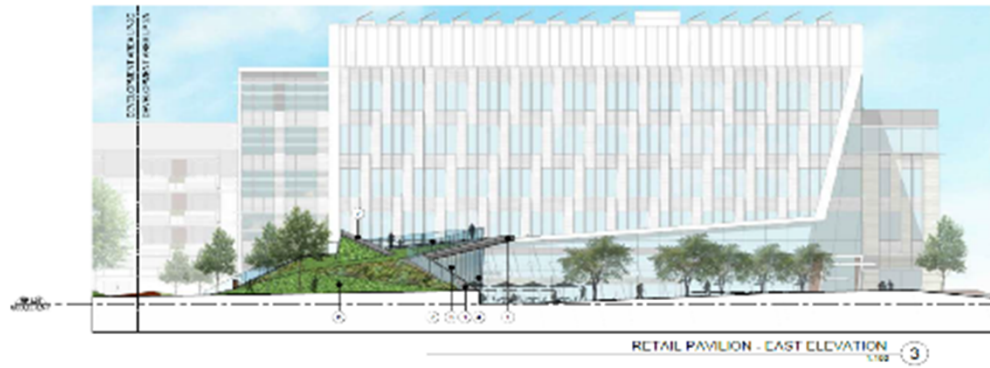






Capital Park Development Permit Application

Retail Pavilion Elevations





Planning and Land Use Committee Report

For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 23, 2015

From: Murray G. Miller, Senior Heritage Planner, Community Planning

Subject: **Heritage Designation Application Nos. 000145, 000146, and 000147 for 521, 539 and 545 Superior Street (the Jameson, John and Black Residences)**

RECOMMENDATION

That Council consider the designation of three Heritage-Registered houses (presently located at 521, 539 and 545 Superior Street) to be relocated to 580, 588 and 584 Michigan Street (in accordance with the applicant's relocation schedule dated April 23, 2015) pursuant to Section 967 of the *Local Government Act* as Municipal Heritage Sites, and in accordance with Council's September 11, 2014 motion:

1. That Council consider giving first and second reading of the Heritage Designation Bylaws; and
2. That Council consider delaying the advancement of the Heritage Designation Bylaws to a Public Hearing until the legal descriptions of the new receiver sites have been provided.

LEGISLATIVE AUTHORITY

In accordance with section 967 of the *Local Government Act*, Council may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected if Council considers that the property has heritage value or heritage character or that the designation of the property is necessary or desirable for the conservation of a protected heritage property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate three Heritage-Registered houses (presently located at 521, 539 and 545 Superior Street) to be relocated to 580, 588 and 584 Michigan Street.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- Statement of Significance including Victoria's Heritage Thematic Framework.

The subdivision of the lands and the relocation of the houses to their new lots have not occurred yet. As a result, new legal descriptions for the parcels that will receive the relocated houses are not available for inclusion in the designation bylaw at this time. The draft Heritage Designation Bylaws therefore include the existing legal description, which will be amended prior to Council giving third reading of the bylaws.

Staff recommend that Council consider the designation of the three Heritage-Registered houses by giving first and second reading to the bylaws, but delaying the advancement of the Heritage Designation Bylaws to a Public Hearing until the legal descriptions of the new receiver sites have been provided.

This report fulfils the requirements of Section 968(5) of the *Local Government Act*.

BACKGROUND

At its meeting on September 11, 2014, Council moved the following:

1. That Council consider authorizing the issuance of Heritage Alteration Permits #00184, #00187 and #00185, for 521, 539 and 545 Superior Street, for the relocation of the Jameson, John and Black Residences, respectively, subject to the following conditions being met prior to the issuance of Building Permits authorizing their relocation:
 - a. That the owner of the Heritage-Registered Jameson, John and Black Residences provide the City with a letter irrevocably agreeing to the designation of the houses as protected heritage property pursuant to Section 967 of the *Local Government Act* and releasing the City from any obligation to compensate the said owners in any form for any reduction in the market value of the lands (including the receiving sites) or the designated property that may result from the designation, to the satisfaction of the City Solicitor.
2. That staff be instructed to prepare the Heritage Designation Bylaw that would designate the Jameson, John and Black Residences upon receipt of owner consent to the designations.
3. That Council consider giving first and second reading of the Heritage Designation Bylaw after the bylaw has been drafted.
4. That Council consider advancing the Heritage Designation Bylaw to a Public Hearing pursuant to Section 968 of the *Local Government Act*.
5. That Council consider giving third reading of the Heritage Designation Bylaw after the Public Hearing.
6. That Council consider adoption of the Heritage Designation Bylaw after the subdivision of the lands and the relocation of the houses to their new lots and that notice of the heritage designation be registered in the Victoria Land Title Office.

Heritage Advisory Panel

Applications to designate the three properties located at 521, 539 and 545 Superior Street were reviewed by the Heritage Advisory Panel at its April 14, 2015 meeting and the applications for designation were recommended for approval.

Description of Proposal

Applications to designate the three houses presently located at 521, 539 and 545 Superior Street, to be relocated to 580, 588 and 584 Michigan Street as Municipal Heritage Sites were received from Jawl Properties Ltd. on April 8, 2015. The owner has also provided an irrevocable letter of consent to the designations (attached to this report), waiving all right to compensation as a result of any loss in property value arising from the designation.

In relation to the proposed relocation, the applicant has provided a schedule (attached to this report) that identifies the various timelines for the removal of non-heritage buildings on the site. In order to avoid the loss of trees arising from the transportation of the heritage buildings along city streets, the applicant has elected to relocate the three Superior Street heritage houses within the boundaries of the existing land parcel. This approach will be coordinated with the demolition of non-heritage buildings on the site and will require that 521 Superior Street be relocated to a temporary location to facilitate the commencement of phase one. Once the non-heritage structures located at 544 Michigan Street is removed, 521 Superior Street will be shifted to its final destination. Similarly, once the non-heritage structure located at 541 Superior Street is demolished, the two heritage houses located at 539 and 545 Superior Street will be shifted to their final destinations.

After the subdivision occurs and new legal descriptions are available, staff will report back to Council recommending that the bylaws that are attached to this report be amended accordingly.

Zoning/Land Use

The proposed designations are consistent with that outlined in the Zoning Regulation Bylaw Amendment adopted by Council on March 12, 2015, which consists of a mixed-use development. In addition, the designations are consistent with the R-2: Two Family Dwelling District, the C1-CR-G: Government Street Commercial Residential District, and predominant surrounding land uses at the proposed new locations.

Condition/Economic Viability

The exterior of the buildings, while in sound condition, require exterior maintenance. The three houses will be relocated to the southeast corner of the South Block and will undergo rehabilitation in preparation for their new uses.

ANALYSIS

The following sections provide a summary of the consistency of the three applications with the relevant City policies and guidelines.

Official Community Plan

The applications are consistent with the OCP because they contribute to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. In addition, a key strategic direction of James Bay would be met by the designation of these properties as Municipal Heritage Sites because it would strengthen an existing cluster of heritage properties.

Statement of Significance

Three Statements of Significance describing the historic places, outlining their heritage value and identifying their character-defining elements are attached to this report.

Resource Impacts

The applicant intends to rehabilitate the exterior appearances of the three houses; as a result, there may be a request in the future for a grant from the Victoria Heritage Foundation.

CONCLUSIONS

The designation of the three Heritage-Registered houses presently located at 521, 539 and 545 Superior Street, to be relocated to 580, 588 and 584 Michigan Street, will strengthen an existing cluster of heritage properties located along Government Street. The applications for the designation of the three houses as Municipal Heritage Sites are consistent with relevant City policies and a key strategic direction for the James Bay Neighbourhood.

The schedule for relocating the heritage houses has been provided by the applicant, which will eliminate the need for any loss of trees because the buildings will be relocated from within the existing property boundaries. To achieve this, the relocation of individual heritage houses will be coordinated with the schedule for the demolition of non-heritage structures and phase one of the new construction. This will require that 521 Superior Street will be relocated temporarily until the structure at 544 Michigan Street is demolished. This will also delay any adoption of the designation bylaws until after the subdivision of the existing land parcel has been completed.

Staff therefore recommend that Council consider the designation of the three Heritage-Registered houses by giving first and second reading to the bylaws, but delaying the advancement of the Heritage Designation Bylaws to a Public Hearing until the legal descriptions of the new receiver sites have been provided.

ALTERNATE MOTION

That Council decline Heritage Designation Application Nos. 000145, 000146 and 000147 for the properties presently located at 521, 539 and 545 Superior Street, to be relocated to 580, 588 and 584 Michigan Street, respectively, as Municipal Heritage Sites.

Respectfully submitted,



Murray G. Miller
Senior Heritage Planner
Community Planning

MGM/ljm



Andrea Hudson
Assistant Director, Community Planning
Sustainable Planning and Community Development

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Report accepted and recommended by the City Manager:



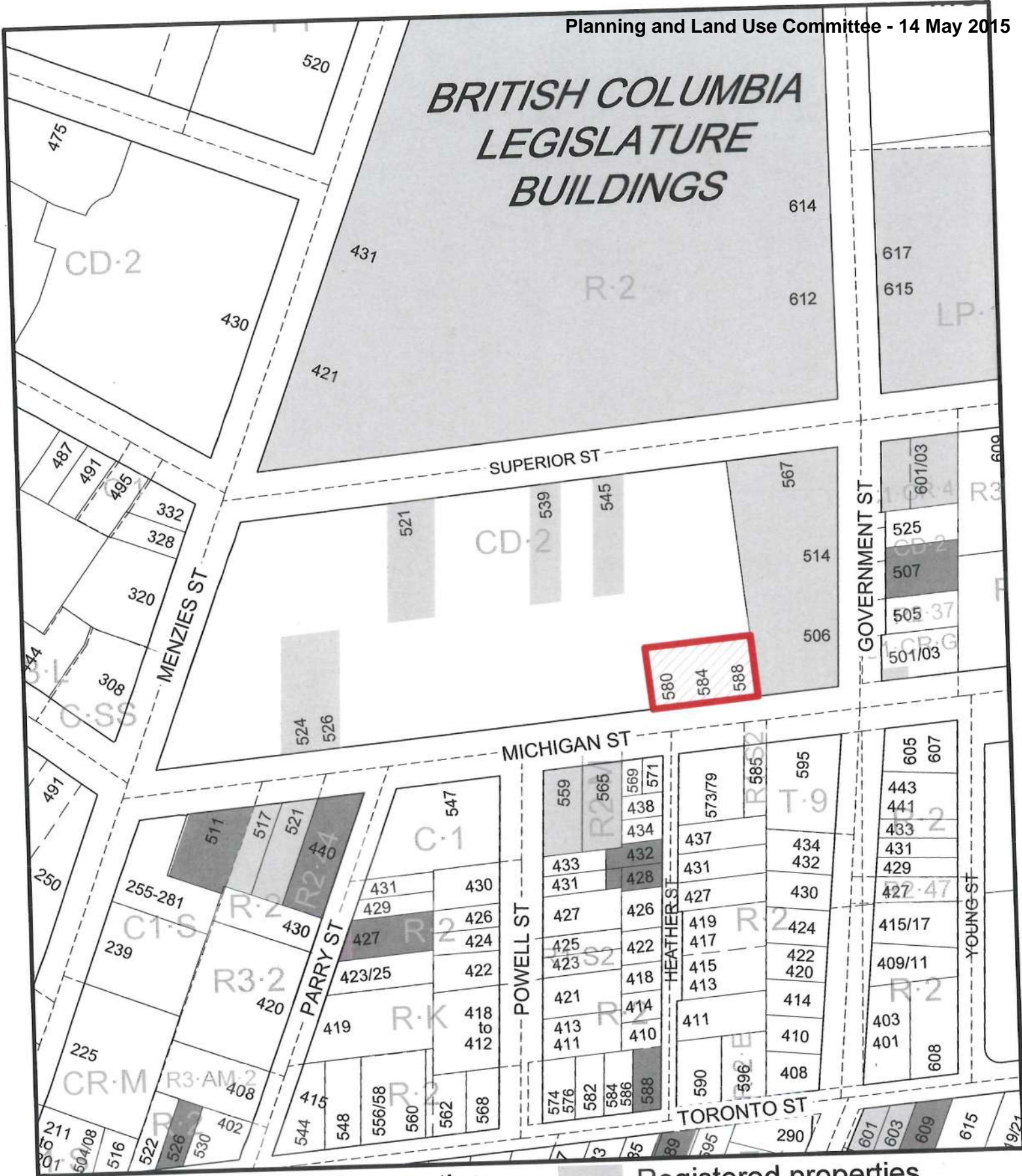
Jason Johnson

Date:

May 6, 2015

List of Attachments

- Subject map
- Aerial map
- Existing Site Plan
- Preliminary Conceptual Site Plan
- Preliminary Site Plan for Three Heritage Houses
- Photographs
- Statements of Significance
- Letter from the owner, date stamped March 16, 2015
- Heritage Designation Bylaws for 521, 539 and 545 Superior Street.
- Relocation Schedule.



Designated properties

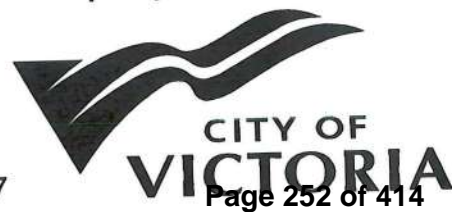
Registered properties

521, 539 and 545 Superior Street
(Will be 580, 584 & 588 Michigan Street)

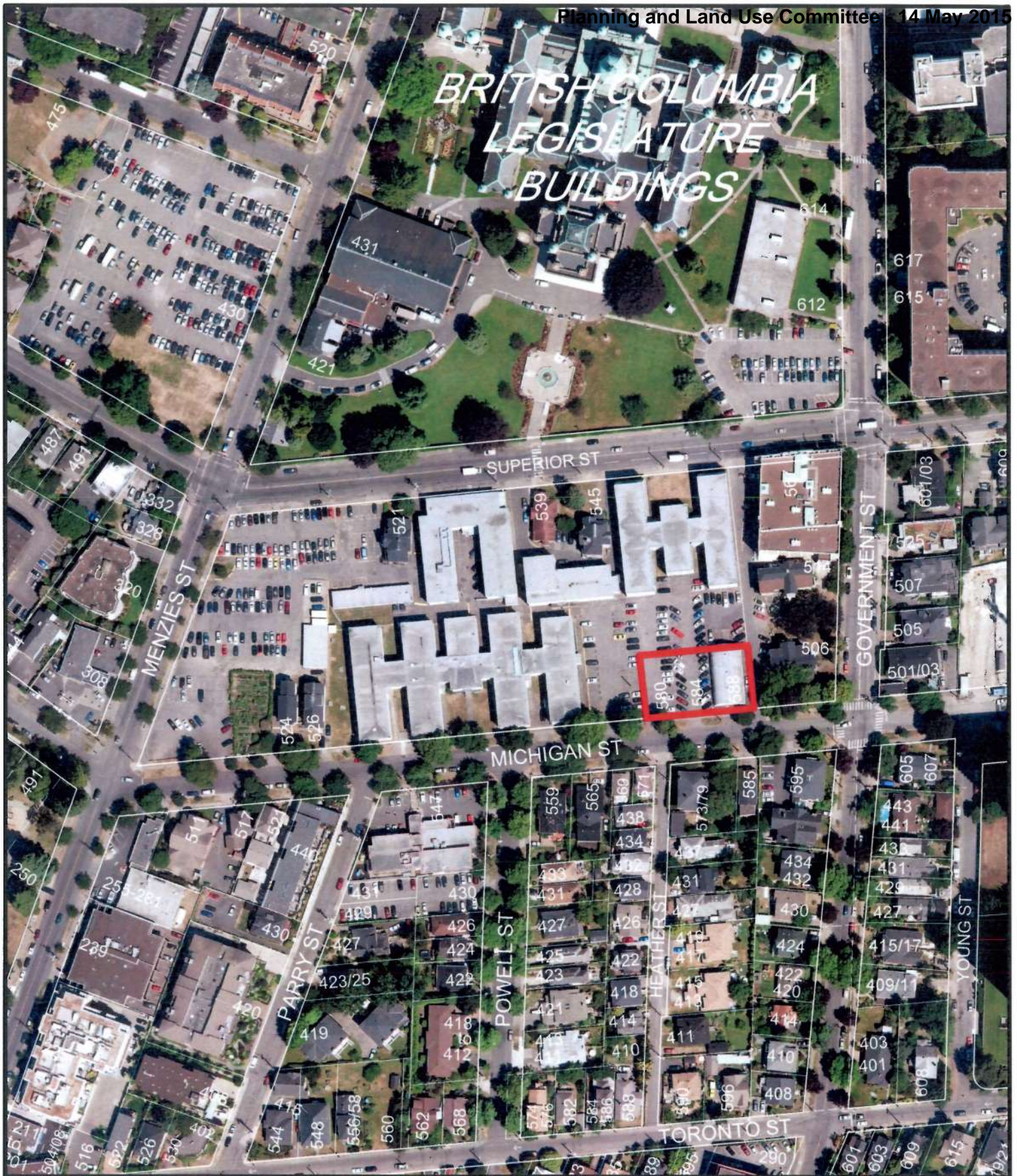
Heritage Alteration Permits #00198, 00199 & 00200

Heritage Designation Application No. 000145, 000146 and 000147
Heritage Designation Permits #00000145, 00146 & 00147

Heritage Designation Permits #00000145, 00146 & 00147



BRITISH COLUMBIA LEGISLATURE BUILDINGS



521, 539 and 545 Superior Street
(Will be 580, 584 & 588 Michigan Street)

Heritage Alteration Permits #00198, 00199 & 00200

Heritage Designation Application Permits #00145, 00146, 00147, 00148 & 00149



524-526 Michigan St.



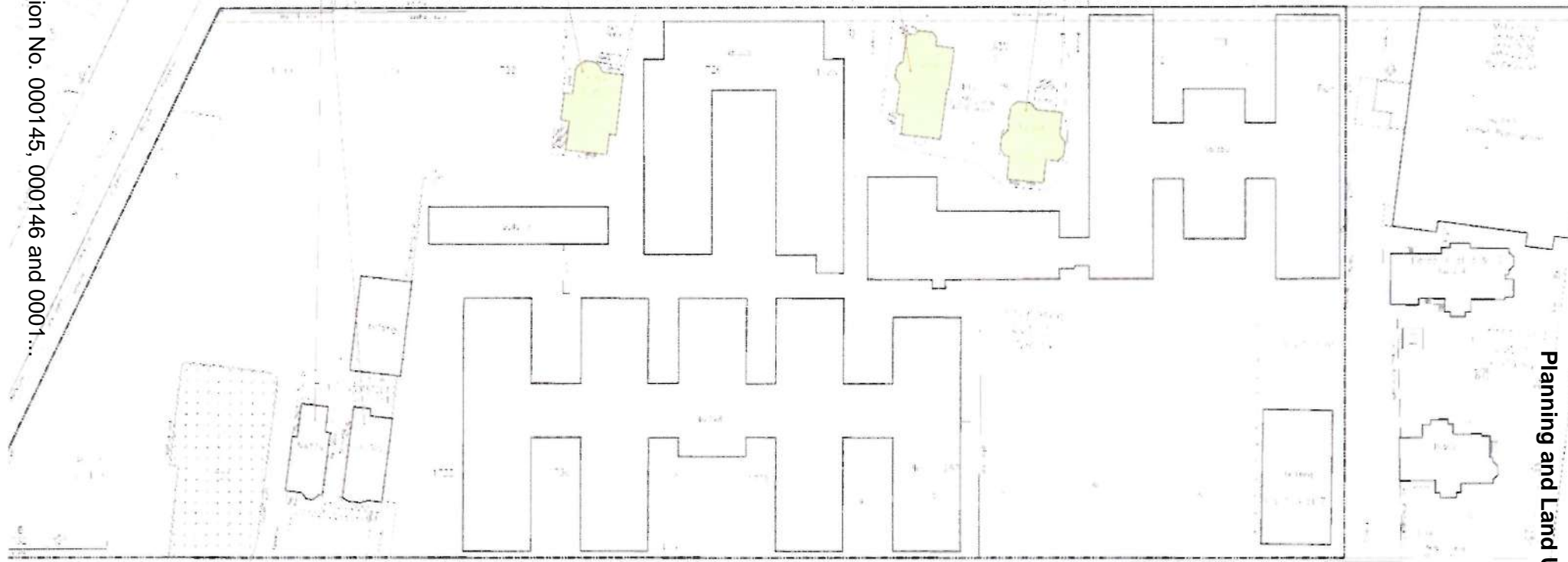
521 Superior St.



539 Superior St.



545 Superior St.



CONCERT PROPERTIES & JAWL PROPERTIES
DATE: 16 June 2014

CAPITAL PARK MIXED USE DEVELOPMENT
VICTORIA B.C.

EXISTING SITE PLAN
DATE: 17-2-17

Received
City of Victoria
JUN 18 2014
Planning & Development Department
Development Services Division

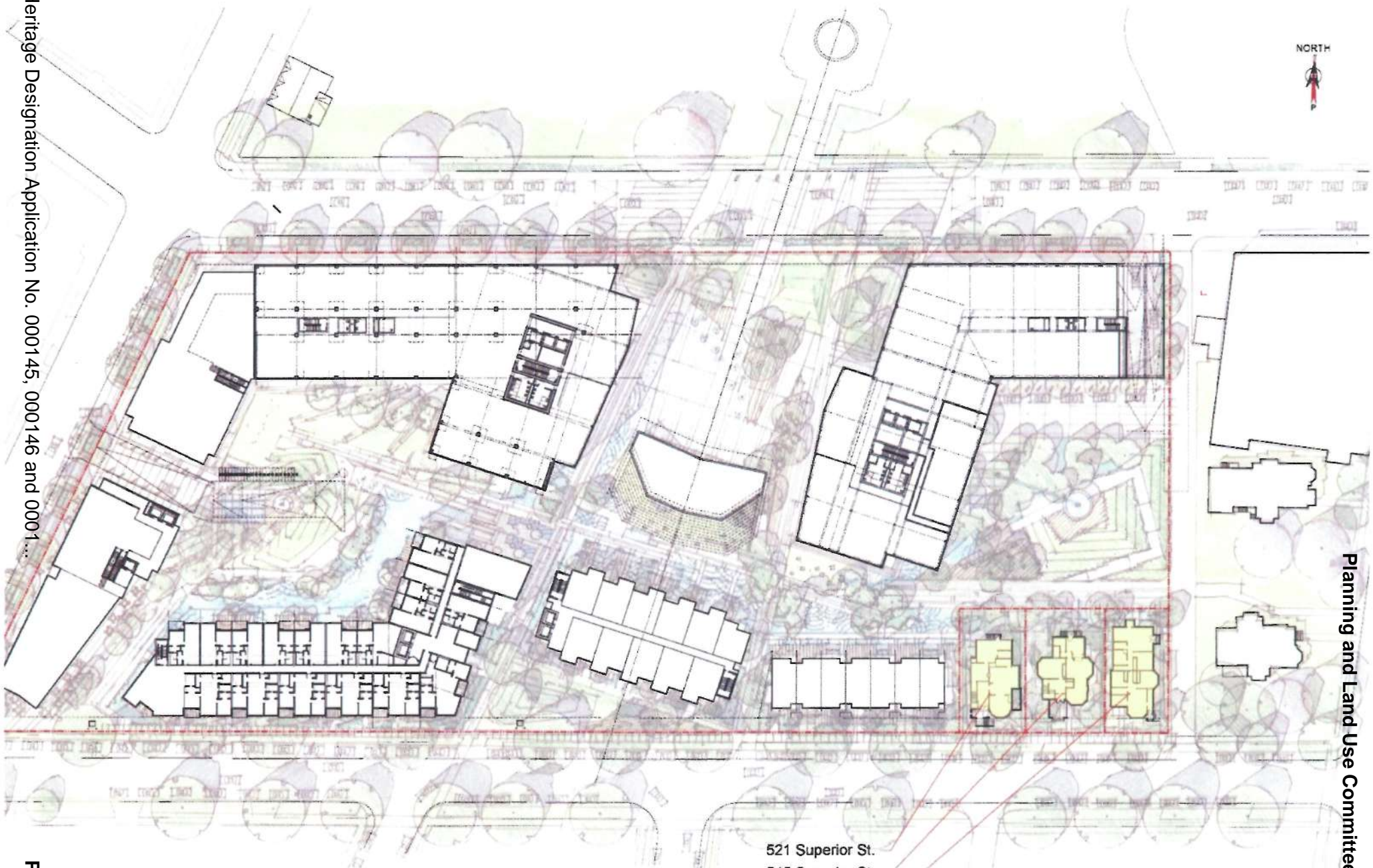


CEI Architecture

endall elliot
architects



Planning and Land Use Committee - 14 May 2015



521 Superior St.
545 Superior St.
539 Superior St.

Received
City of Victoria

JUN 18 2014

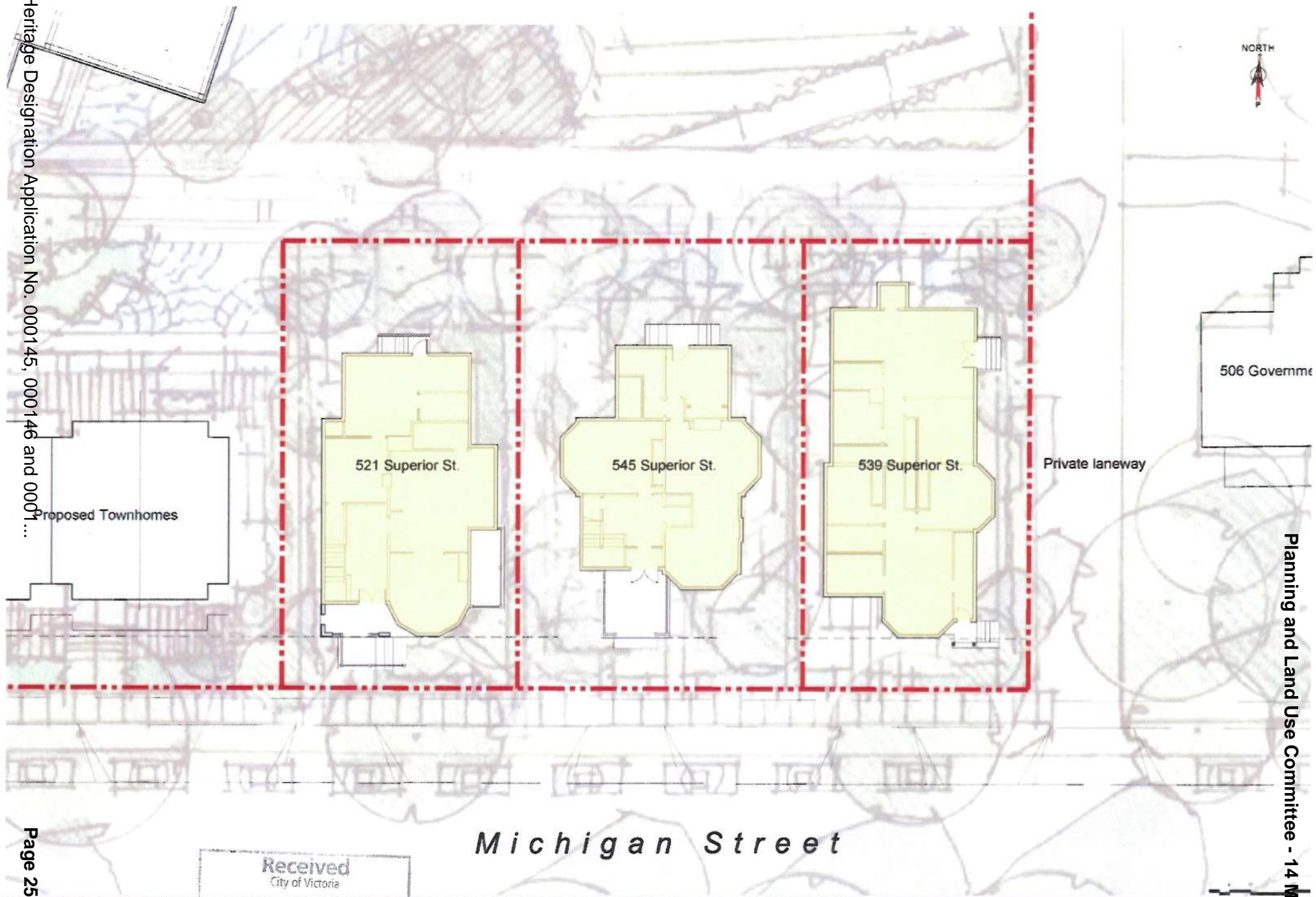
Planning & Development Department
Development Services Division

CONCERT PROPERTIES & JAWL PROPERTIES
13 June 2014

CAPITAL PARK MIXED USE DEVELOPMENT
VICTORIA B.C.

PRELIMINARY CONCEPTUAL SITE PLAN
1:30

CEI Architecture endall elliot
architectural design



Received
City of Victoria
JUN 18 2014
Planning & Development Department
Development Services Division

CONCERT PROPERTIES & JAWL PROPERTIES
13 June 2014

CAPITAL PARK MIXED USE DEVELOPMENT
VICTORIA B.C.

PRELIMINARY SITE PLAN FOR THREE HERITAGE HOUSES
1:800
1/8" = 1'-0"



CEI Architecture

endall elliot
architects
urban design

521 SUPERIOR STREET (TO BE RELOCATED TO 580 MICHIGAN STREET)



521 SUPERIOR STREET (TO BE RELOCATED TO 580 MICHIGAN STREET)



521 SUPERIOR STREET (TO BE RELOCATED TO 580 MICHIGAN STREET)



539 SUPERIOR STREET (TO BE RELOCATED TO 588 MICHIGAN STREET)



539 SUPERIOR STREET (TO BE RELOCATED TO 588 MICHIGAN STREET)



545 SUPERIOR STREET (TO BE RELOCATED TO 584 MICHIGAN STREET)



545 SUPERIOR STREET (TO BE RELOCATED TO 584 MICHIGAN STREET)



545 SUPERIOR STREET (TO BE RELOCATED TO 584 MICHIGAN STREET)



3. STATEMENT OF SIGNIFICANCE



Construction Date: 1892; relocated in 1910
Architect: Cornelius John Soule
Original Owner: Robert H. and Mary Jameson
Later Owner: Charles Napier Cameron
Original Address: 522 Superior Street

Description of Historic Place

The Jameson Residence is a large, two and one-half storey, wood-frame Queen Anne Revival style dwelling situated on the south side of Superior Street in the Legislative Precinct of the historic James Bay neighbourhood of Victoria. This historic resource is notable for its asymmetrical massing with multi-gabled rooflines, patterned shingle siding, tall red brick chimneys, recessed front porch, boxy columns and carpenter ornamentation.

Heritage Value of Historic Place

Constructed in 1892, the Jameson Residence represents an important phase of growth in Victorian-era development in the city of Victoria as well as the neighbourhood of James Bay. Hudson's Bay Company Chief Factor James Douglas established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River in 1858. The year 1858 also marked Douglas's reservation of public parkland (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. These administrative buildings, referred to as the "Birdcages," formed the city's legislative centre and were an early catalyst for residential development in James Bay. The neighbourhood subsequently developed into a centre for industry and shipping, which facilitated transportation links and supporting infrastructure.

The Jameson Residence is valued as an example of James Bay's eclectic architectural expression and as a superior example of the Queen Anne Revival style, as designed by architect Cornelius J. Soule (1851-1939). Design features include picturesque asymmetrical massing, a richly-articulated façade that features patterned shingles, pronounced brackets and a recessed porch. Soule was born and trained in London, England, and after practising in England and the United States, moved to Ontario. He relocated to Victoria in 1890, where he subsequently established a successful practice, designing the Lange Block on Douglas Street and many residences for wealthy city businessmen. Soule's most prestigious commission was the Willows Agricultural Exhibit Hall, 1891.

STATEMENT OF SIGNIFICANCE

The Jameson Residence holds additional value for its ties to Robert and Mary Jameson, prominent local business owners. Originally from Scotland, Robert Jameson travelled to New York in 1863 and subsequently to Florida, before arriving in Canada in the late 1860s. He first settled in Whitby, Ontario where he met and married Mary in 1869. In 1888, after a visit to Victoria, the Jamesons moved here and opened and operated a grocery business. This evolved into a successful coffee and spice company, known as the W.A. Jameson Coffee Co, which was named after the couple's son, William Alexander. In addition to his business endeavors, Robert was a member of the Canadian Legion, the Campaigner's Association, the IOOF, and the Burns Club. The Jamesons occupied the house from its completion in 1892 until 1908, when sealer and master mariner, Captain Melville Fixott Cutler purchased the house. One year later, the Provincial Government purchased the site in anticipation of the construction of the new Legislative Library. Eleanor and Charles Cameron purchased the house from the government in April of 1910 during an auction held on the front steps. The couple moved the house across the street to its present location, to the lot where they had been living in a smaller cottage since 1884; upon purchase of the larger residence, the Camerons moved their original home to nearby 543 Michigan Street (demolished in 1967) and resided in the 'new' 521 Superior Street. The Camerons remained in the house until 1931, when the government again acquired it.

The Jameson Residence continues to express the community value of the James Bay neighbourhood, the city's oldest Garden City suburb that encompasses a mix of residential, commercial and bureaucratic uses. It also demonstrates the ongoing expansion of the B.C. Parliament from the time of its early establishment in the Birdcages.

Character-Defining Elements

Key elements that define the heritage character of the Jameson Residence include its:

- location in the historic James Bay neighbourhood;
- residential form, scale and massing as expressed by its: two and one-half storey height; picturesque roofline with steeply-pitched, front-gabled roof with projecting side gables; recessed corner porch with inset entry and three-sided bay; and double height corner porch on west elevation;
- construction materials including: wood-frame structure; wooden drop siding with cornerboards; patterned wooden shingles, including distinctive wavy pattern; and red brick foundation and chimneys;
- Queen Anne Revival style details such as: picturesque asymmetrical massing; richly textured surface articulation including patterned diagonal and vertical siding on the front façade; arched brackets at entry; balustrades with inset panels with bulls-eyes; carved cut-away brackets; sunburst design in gable peaks; panelled detailing on front façade; and half-timbering in side and rear gable peaks;
- original window assemblies including: 1-over-1 double-hung wooden sash windows with horns; multi-paned casement windows; stained glass window in entry hall; and 4-over-1 and 2-over-2 double-hung wooden sash windows;
- panelled double wooden front door with glazed insets and etched-glass transom above, and panelled balcony doors with multi-paned glazed insets and transoms; and
- tall internal corbelled red brick chimneys.

3. STATEMENT OF SIGNIFICANCE



Construction Date: 1891-92

Original Owners: Richard and Kate John

First Long-term Owners: John and Florence Smith

Builder: Richard John (assumed)

Description of Historic Place

The John Residence, located on the south side of Superior Street, is a one-storey, wood-frame Queen Anne Revival-style cottage. This historic resource is identifiable by its front-gabled roof, projecting front-gabled porch with triangular pediment, inset semi-octagonal bay, hip-roofed side addition, projecting semi-octagonal gable-roofed bay on the east elevation., and Queen Anne Revival detailing.

Heritage Value of Historic Place

Built 1891-1892, the John Residence is emblematic of James Bay's evolution from a pioneer farm to the first Garden City suburb in Victoria. Hudson's Bay Company Chief Factor James Douglas established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River in 1858. The year 1858 also marked Douglas's reservation of public parkland (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. These administrative buildings, referred to as the "Birdcages," formed the city's legislative centre and were an early catalyst for residential development in James Bay. The neighbourhood subsequently developed into a centre for industry and shipping, which facilitated transportation links and supporting infrastructure.

The John Residence is also valued as a representation of the Queen Anne Revival style of architecture, typical of the late Victorian era. Despite its small scale, this cottage is elaborated through the use of carpenter ornamentation that demonstrated the introduction of new technology at a time when steam-driven band saws, drills and lathes had become readily available. The complex, irregular form, picturesque roofline with two-part front gabled extension, and its wooden details including decorative cutaway brackets, wooden columns, fishscale shingles and rooftop finials are typical of the Queen Anne style. The original owners of the house, Richard and Kate John, built this

STATEMENT OF SIGNIFICANCE

house following the subdivision of the property in 1891. The couple only occupied the house between 1892 and 1893 at which time John and Florence Smith assumed ownership of the residence; at an early point the front and side bay roofs were extended and the entry porch was added. The British Columbia government purchased the property in the early 1930s.

The John Residence continues to express the community value of the James Bay neighbourhood, the city's oldest Garden City suburb that encompasses a mix of residential, commercial and bureaucratic uses.

Character-Defining Elements

Key elements that define the heritage character of the John Residence include its:

- location in the historic James Bay neighbourhood;
- residential form scale and massing, as expressed by its one-storey height, front-gabled roof, projecting front-gabled porch with triangular pediment, inset semi-octagonal bay at front, hip-roofed side addition, and projecting semi-octagonal gable-roofed bay on the east elevation.
- wood-frame construction with double-bevelled siding, cornerboards, extensive carpenter ornamentation, and red brick foundation;
- Queen Anne Revival-style detailing, such as: fishscale shingles in front gable peak; corner entry porch supported by chamfered columns; projecting bays with scroll-cut cutaway brackets; gable finials; and window crown mouldings;
- windows, such as: one-over-one double-hung wooden-sash windows with horns, in single and double assembly; and stained glass transoms in the front bay; and
- original wood panelled front door with glazed inset and transom.

3. STATEMENT OF SIGNIFICANCE



Construction Date: 1891

Original Owner: Alexander Black

Architect: Thomas Hooper

Description of Historic Place

The Black Residence is a large, two and one-half storey plus basement, Queen Anne Revival-style dwelling that displays asymmetrical massing and a picturesque roofline. Distinguishing features include a front-gabled projecting entrance porch, three double-height projecting bays, and elaborate carpenter ornamentation such as scroll-cut brackets, lathe-turned columns, decorative pediments, and patterned shingles. It is situated on the south side of Superior Street, within the Legislative Precinct, in the historic James Bay neighbourhood of Victoria.

Heritage Value of Historic Place

Constructed in 1891, the Black Residence is emblematic of James Bay's evolution from a pioneer farm to the first Garden City suburb in Victoria. Hudson's Bay Company Chief Factor James Douglas established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River in 1858. The year 1858 also marked Douglas's reservation of public parkland (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. These administrative buildings, referred to as the "Birdcages," formed the city's legislative centre and were an early catalyst for residential development in James Bay. The neighbourhood subsequently developed into a centre for industry and shipping, which facilitated transportation links and supporting infrastructure.

The Black Residence is additionally valued for its Queen Anne Revival-style architecture, designed by prominent B.C. architect, Thomas Hooper (1857-1935). Hooper had one of the province's longest running and most prolific architectural careers, designing hundreds of commercial and residential buildings in the Lower Mainland and on Vancouver Island. Typical of the Queen Anne Revival style, the Black Residence is characterized by its asymmetrical massing, picturesque roofline, tall red brick corbelled chimneys and carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws, drills and lathes had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, was a public display of pride as well as a sign of social status.

STATEMENT OF SIGNIFICANCE

Alexander Black, a railway conductor, remained in the house only briefly; John Alfred and Annie Lawrence bought the property in 1894. In the early 1930s, the home was purchased by the Province of British Columbia, necessitated by the expansion of the provincial bureaucracy. The Black Residence, with its complex design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the James Bay neighbourhood, which continues today with a mix of residential, commercial and bureaucratic uses.

Character-Defining Elements

Key elements that define the heritage character of the Black Residence include its:

- location in the historic James Bay neighbourhood;
- residential form, scale and massing as expressed by its: two and one-half storey height; full basement; central front-gabled roof with hipped returns; three double-height front-gabled bay windows; and front-gabled entrance porch, supported by paired lathe-turned columns;
- wood-frame construction with bellcast cedar shingles on the second storey level; wooden drop siding on the main floor level; and vertical v-joint siding on the foundation level;
- masonry elements such as brick foundation, and internal and external red-brick chimneys;
- elements of the Queen Anne Revival style such as: asymmetrical massing; picturesque roofline; variety of cladding and textures; applied scroll-cut ornamentation in gable peaks; coffered gable ends; decorative pediment above front entry; and carpenter ornamentation including scroll-cut brackets, lathe-turned columns, and moulded window hoods and crowns;
- fenestration such as: 1-over-1 double-hung wooden sash windows with horns; 16-over-1 double hung wooden sash window at second floor front; and stained glass; and
- double-leaf panelled wooden front doors with glazed insets, transom and original hardware.

South Block Development Corporation

3350 Douglas St. - Suite 100
Victoria, BC V8Z 3L1
Phone: 250 475-0338
Fax: 250 475-0339



August 13, 2014

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

Attention: Mayor and Council

**Re: Heritage Designation for 521, 539 and 545 Superior and 524 and 526
Michigan Street**

As part of the purchase of the lands known as "South Block" from the Province, South Block (Concert) Ltd. and Jawl Precinct Lands Corporation (collectively the 'Developer') acquired five heritage registered houses: 521 Superior Street, 539 Superior Street, 545 Superior Street, 524 Michigan Street and 526 Michigan Street.

The conceptual redevelopment plan for South Block provides for the retention and relocation of the three houses currently located on Superior Street to the South Eastern Quadrant of Capital Park along Michigan Street. The Developer is proposing to relocate and transfer ownership of the two houses currently sited on Michigan Street off-site somewhere within the James Bay Neighbourhood.

Since the mid-1990s, South Block and a number of adjacent provincially owned land parcels (most notably Q-Lot) were subject to a land use and redevelopment strategy outlined in the existing CD-2 zone and the Victoria Accord. Immediately prior to the disposition of South Block by the Province to the Developer, the obligations set out in the Victoria Accord were updated to exclude those that had been satisfied and to allocate the remainder between the lands to be sold and the lands to be retained by the Province. The obligations assigned to each land parcel were secured by way of a Section 219 Covenant on title so as to confirm that the key provisions and objectives of the Victoria Accord would survive the land sale. The Section 219 Covenant deals with the heritage houses in Section 9 which reads as follows:

9.0 *Heritage Buildings*

- 9.1 *The Transferor must include the extent of restoration of the Heritage Houses in future development proposal guidelines.*
- 9.2 *Concurrently with the application for a development permit for the first office building to be constructed on the Lands, the Transferor must submit to the Transferee for its approval a plan for the restoration and relocation of the Heritage Houses, the relocations to be at locations within the Lands,*

or at alternative off-site locations, that are acceptable to the Transferee. The Transferor must restore the Heritage Houses (or in the event of relocation and restoration of one or more of the Heritage Houses at an off-site location, must ensure the restoration of the Heritage Houses on terms and conditions that are acceptable to the Transferee, acting reasonably) in the agreed upon locations in accordance with the approved phasing plan.

In June 2014 the Developer submitted to the City applications which included Conservation Plans for each of the five heritage houses and the proposed relocation plan of the Superior Street houses within the South Block parcel and the relocation criteria outlined in the respective Conservation Plans for the Michigan Street houses to address the requirement of the covenant.

The specific applications are identified as follows:

521 Superior Street –Heritage Alteration Permit Application #00184
 539 Superior Street –Heritage Alteration Permit Application #00187
 545 Superior Street –Heritage Alteration Permit Application #00185
 524 Michigan Street –Heritage Alteration Permit Application #00188
 524 Michigan Street –Heritage Alteration Permit Application #00189

The following work and interventions are anticipated to be made to each home:

- Relocation
- Rehabilitation of the façade as outlined in the Conservation Plan for each house.
- Sensitive façade intervention to facilitate the re-purposing of each structure, including but not limited to, exit stairs, fire suppression sprinkler systems, the addition, relocation or removal of windows and doors on the side and rear facades and other modifications as required. These interventions will comply with the intent outlined in the Conservation Plan for each home.
- Modifications required to meet the requirements of the British Columbia Building Code.
- Extensive interior renovations

At the request of the City, the Developer has consented to the heritage designation for all five heritage registered houses and waives all right to compensation associated with the designation.

A heritage designation application, pursuant to Part 27 of the Local Government Act for 521, 539 and 545 Superior Street will be submitted once these three houses have been relocated to Michigan Street and a subdivision plan to create a lot for each home has been registered.

A heritage designation application, pursuant to Part 27 of the Local Government Act for each of 524 and 526 Michigan Street will be submitted for each of these houses when they have been relocated to an identified receiver site.

Notwithstanding the designations it is understood that The City will allow and the Developer and future owners of the Michigan Street houses will complete, or cause to complete, the work to each of the heritage houses as outlined in the Conservation Plans.

Should the houses not be relocated as outlined above the Developer will have the option to apply for heritage designation for one or more of the houses on South Block. In that event, the designation would be structured in such a way as to permit the future relocation of the house and the transfer of the designation to the receiver site.

Sincerely,

South Block Development Corporation

Per:

A handwritten signature in blue ink, appearing to read 'Karen Jawl', is written over the printed name.

Karen Jawl

NO. 15-039

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 521 Superior Street to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (521 SUPERIOR STREET) BYLAW".
2. The exterior of the building to be relocated to 521 Superior Street, legally described as Lot 2 of 1720-1743 Victoria City Plan EPP38872, is designated to be protected heritage property.

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

NO. 15-040

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 539 Superior Street to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (539 SUPERIOR STREET) BYLAW".
2. The exterior of the building to be relocated to 539 Superior Street, legally described as Lot 2 of 1720-1743 Victoria City Plan EPP38872, is designated to be protected heritage property.

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

NO. 15-041

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 545 Superior Street to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (545 SUPERIOR STREET) BYLAW".
2. The exterior of the building to be relocated to 545 Superior Street, legally described as Lot 2 of 1720-1743 Victoria City Plan EPP38872, is designated to be protected heritage property.

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

APR 23 2015

Planning & Development Department
Development Services Division

(1)

-Demolition begins July, 2015.

(2)

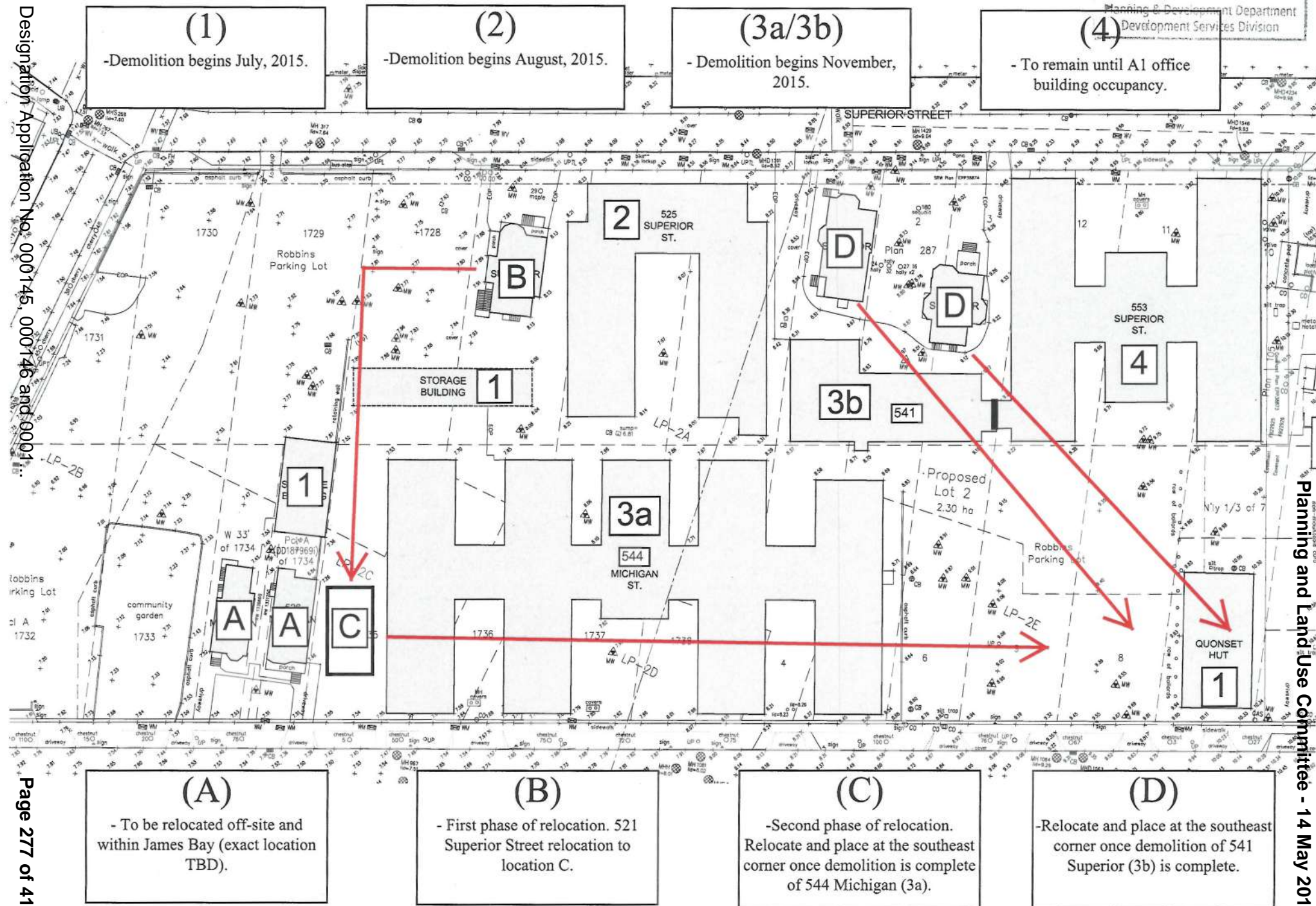
-Demolition begins August, 2015.

(3a/3b)

- Demolition begins November, 2015.

(4)

- To remain until A1 office building occupancy.



(A)

- To be relocated off-site and within James Bay (exact location TBD).

(B)

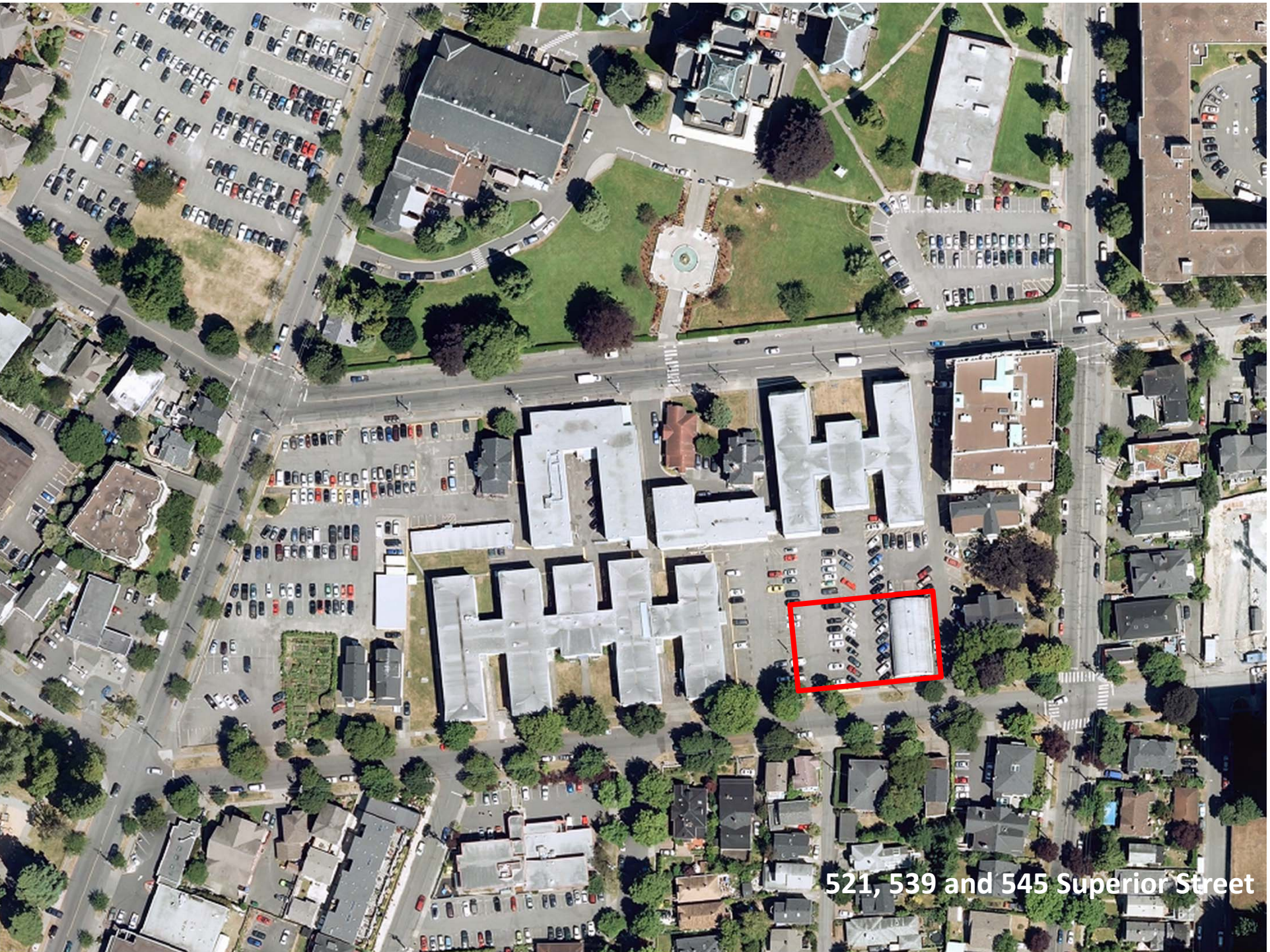
- First phase of relocation. 521 Superior Street relocation to location C.

(C)

-Second phase of relocation. Relocate and place at the southeast corner once demolition is complete of 544 Michigan (3a).

(D)

-Relocate and place at the southeast corner once demolition of 541 Superior (3b) is complete.



521, 539 and 545 Superior Street

521 Superior Street



521 Superior Street



539 Superior Street



539 Superior Street

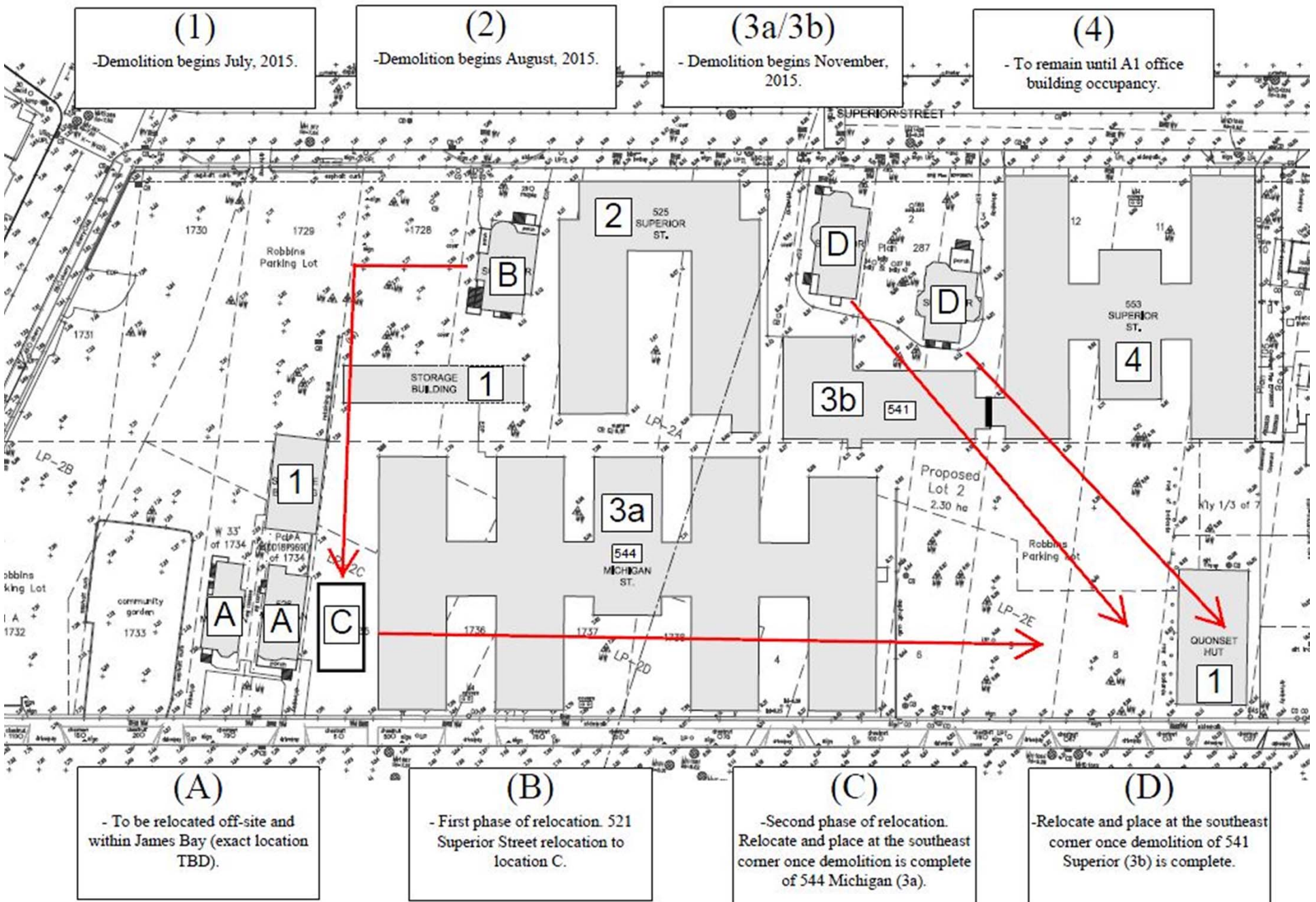


545 Superior Street



545 Superior Street







Planning and Land Use Committee Report

For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 30, 2015

From: Charlotte Wain, Senior Planner – Urban Design

Subject: **Development Variance Permit Application No. 000151 for 821-827 Broughton Street**

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. 000151 for 821-827 Broughton Street in accordance with:

1. Plans date stamped April 22, 2015.
2. Developments meeting all *Zoning Regulation Bylaw* requirements, except for Schedule C, reducing the off-street parking requirement from an additional four parking stalls to nil for the change of use from general office use to dental office.
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 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 821-827 Broughton Street. The proposal is to convert 280m² of main-floor general office use within an existing heritage designated building to dental office use. The variances are related to parking only.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Downtown Core Area Plan, 2011* and *Cathedral Hill Precinct Plan, 2004*.
- The subject property is within Development Permit Area 14, Cathedral Hill Precinct. Since there is no new construction, the existing building design is not a matter for review.

- The site is located Downtown and is within close proximity to walking, cycling and public transit facilities.
- The inclusion of a dental office will provide business activity at ground level in an otherwise vacant unit.
- The applicant has proposed additional bicycle facilities exceeding the requirements set out in Schedule C of the *Zoning Regulation Bylaw*.
- Twelve parking stalls currently exist on the property and are legally non-conforming in terms of quantity and layout standards under Schedule C of the *Zoning Regulation Bylaw*. Access to the existing parking stalls is currently secured by way of a lease agreement for the adjacent City owned property.
- The proposed four-stall parking variance will have minimal, if any impact, on surrounding residents or businesses. The fact that this is an existing Heritage Designated building with no ability to create new on-site spaces also supports the request.

BACKGROUND

Description of Proposal

The proposal is to convert 280m² of main-floor general office use within an existing Heritage Designated building to dental office use. Specific details include:

- retention of the existing Heritage Designated building
- no exterior changes are proposed as part of the Application.

The proposed variance is related to a reduction in the off-street parking requirement from four parking stalls to nil due to the change of use from general office use to dental office.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal. However, the proposal does include the adaptive reuse of a vacant unit within an existing Heritage Designated building.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- provision of secure facilities for 25 bicycles within the building
- publicly accessible bicycle facilities at the rear of the building in the parking lot.

Existing Site Development and Development Potential

The site is presently occupied by an existing Heritage Designated building.

Data Table

The following data table compares the proposal with the existing CHP-OB Zone, Cathedral Hill Precinct Office Building District. An asterisk (*) is used to identify where the proposal is less stringent than the existing zone. A double asterisk (**) is used to identify existing non-conformities.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	1009.00	N/A
Combined floor area (m ²) – maximum	1602.00 (no change)	2018.00
Density (Floor Space Ratio) – maximum	1.59:1 (no change)	2:1
Height (m) – maximum	8.00 (no change)	22.50
Storeys – maximum	2.0	N/A
Setbacks (m) – minimum		
North (Broughton)	0**	2.00
South (rear)	6.00	0
East (side)	0	0
West (side)	0	0
Parking Existing Use – minimum	12**	25
Parking Increased Requirement – minimum	12**	29
Bicycle storage (Class 1) – minimum	25	N/A
Bicycle rack (Class 2) – minimum	6	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 23, 2015, the Application was referred for a 30-day comment period to the Fairfield Gonzales 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

Proposed Parking Variance

A Transportation Demand Management study was not considered necessary for this parking variance due to the fact that the variance request is relatively minor in nature, no additional floor space will be added as part of the proposal and the building is located Downtown within close proximity to transit facilities. The fact that this is an existing Heritage Designated building results in a limited ability to create new on-site spaces. It is anticipated that the majority of

customers will use alternative modes of travel to the proposed dental office. In addition, the surrounding on-street parking is metered.

Staff have reviewed the proposal and recommend that the Application move forward, based on the minimal impacts to the surrounding neighbourhood and the provision of bicycle facilities in excess of the minimum zoning requirements. Staff, therefore, recommend for consideration that Council support the proposed parking variance.

Regulatory Considerations

The site is non-conforming in relation to the quantity of parking stalls. Currently, 12 parking stalls exist on the property, which is 13 fewer than the requirements in the *Zoning Regulation Bylaw* and 17 fewer than the requirements in *Zoning Regulation Bylaw* for the addition of a dental office. Access to the existing parking stalls is currently secured by way of a lease agreement for the adjacent City-owned property, which expires on October 31, 2021. The configuration of the parking stalls is also non-conforming and does not meet the standards set out under Schedule C of the *Zoning Regulation Bylaw*.

CONCLUSIONS

The inclusion of a dental office will provide a business frontage at ground-level in an otherwise vacant unit within a Heritage Designated building. With the inclusion of a dental office, there is a parking shortfall of an additional four stalls. Due to the minor variance and as no new floor space is being created, the impact on the surrounding properties is expected to be minimal. The fact that this is an existing Heritage Designated building also results in a limited ability to create new on-site spaces. To mitigate any parking impacts, the applicant has included secure storage for 25 bicycles in the basement of the building in addition to the existing publicly accessible bike rack in the parking area, which is in excess of the requirements listed in Schedule C of the *Zoning Regulation Bylaw*.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 000151 for the property located at 821-827 Broughton Street.

Respectfully submitted,

C. L. Wain

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Alison Meyer

Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____

Jason Johnson

Date: _____

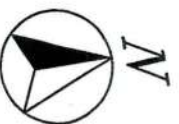
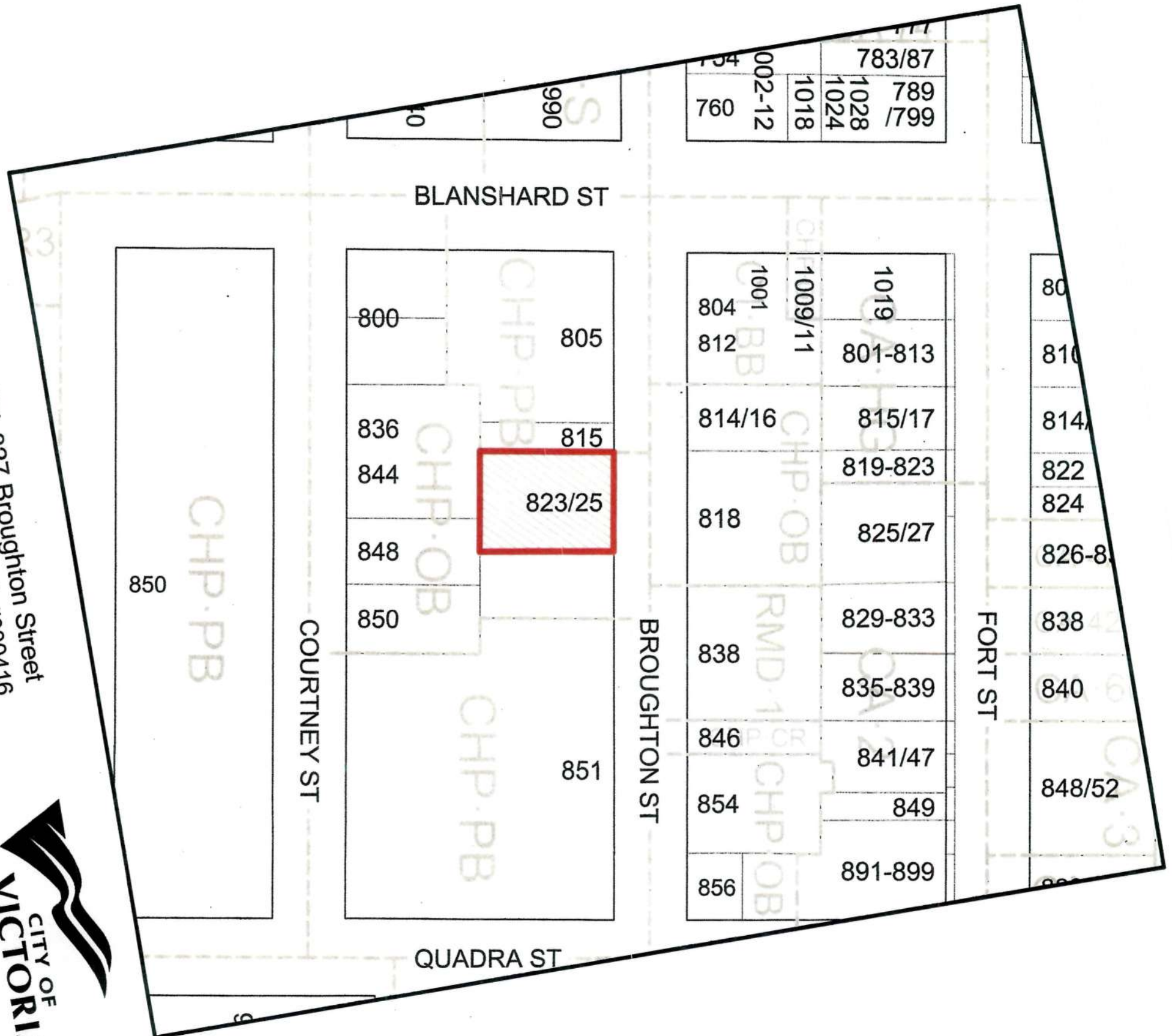
May 8, 2015

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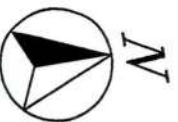
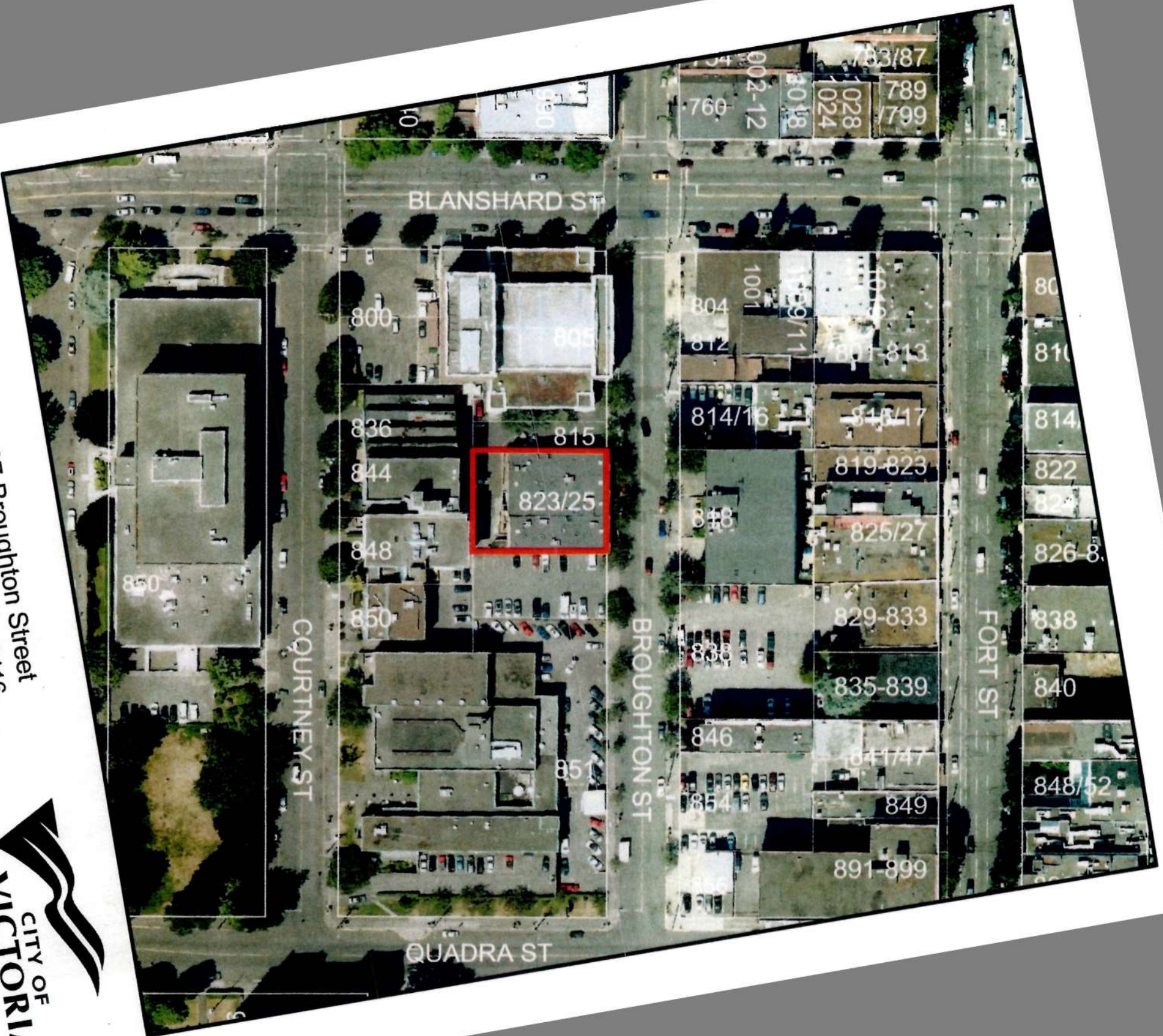
List of Attachments

- Zoning map
- Aerial photo
- Letter from applicant, dated April 21, 2015
- Plans dated April 22, 2015.



821-827 Broughton Street
Development Permit #000416





821-827 Broughton Street
Development Permit #000416





April 21, 2015

Mayor Lisa Helps and Council
#1 Centennial Square
Victoria, BC

RE: Application for a Parking Variance - 821-827 Broughton Street, Victoria, BC,
Mellor Building -

Dear Mayor and Council,

We the owners of 821-827 Broughton Street are making application for a Parking Variance to allow for a dental practice to occupy the Mellor Building. The exterior of the building will not be altered.

The current parking for the building is legal non-conforming as office space. With the proposed change in use we now must address the parking with the City. The building totals **1,647.7 square meters** (17,735 square feet) and is a two story office building, formerly developed for a radio station.

Based on the current zoning and the proposed change in use to allow for a dentist to occupy **280 square meters** (3010 square feet) of office space we would require a variance of Four (4) parking stalls (280 m² @ 1 stall/65m² versus 280 m² @ 1stall/37.5 m²) as indicated in Schedule "C".

The number of parking stalls based on the size of the building has been non-compliant since the zoning was allocated well over 30 years ago. The size of the building has not changed, the parking has not changed and the building is located downtown with abundant parking available in and around the area.

Within the 800 Block of Broughton Street there are 146 stalls available to the public. Within a one block radius of the subject property there are another 1408 parking stalls available to the general public, for a total of 1554 parking stalls.

This does not include private parking lots or any of the metered street parking stalls.

Being a downtown location it would be expected that individuals/customers visiting the building are typically already downtown and will walk to the building from their office or condo.

The building also provides bike parking for 6 bicycles.

The main Tenant in the building is the Nature Conservancy and Habitat Acquisition Trust and they would typically bike to work or walk rather than drive in support of their environmental beliefs.

To suggest that having a dental practice in this downtown location could have a material impact on the parking or the traffic seems unrealistic and we would look to the Mayor and Council for a common sense approach and approval of our request.

We look forward to your positive reply.

Yours sincerely



Europe Enterprises Limited
Jan Glerup

Received
City of Victoria

APR 22 2015

Planning & Development Department
Development Services Division

A-02

LEGEND

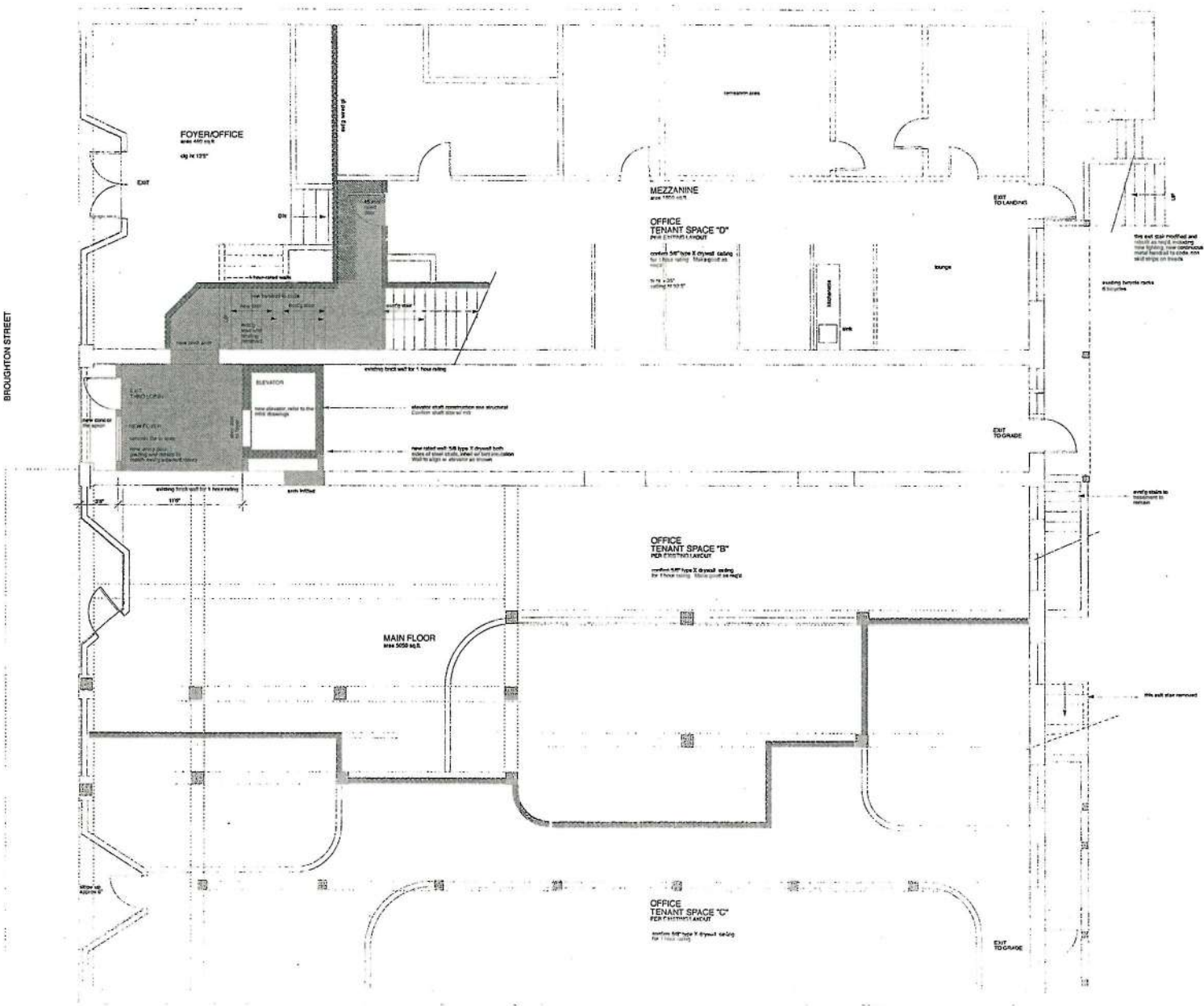
(b)(7)(C), (b)(7)(D)

BASEMENT AND LOWER FLOOR PLANS

**ALTERATIONS TO
THE MELLOR BLOCK
823 BROUGHTON
STREET, VICTORIA
FOR THE NATURE
CONSERVANCY
OF CANADA**

SCALE: M² = 1/16" UNO
DATE: April 16, 2008
updated May 20, 2008
revised for permit July 21, 2008
entry detail added, Aug 6, 2008
revised entry and then Aug 18, 2008
revised NED and Footings Oct 3, 2008

KEY & ASSOCIATE ARCHITECTURE LTD
1124 FORT STREET, VICTORIA, V8W 3K8
250 382 3803
FAX 250 382 3413
email: graham@keyarchitecture.com







BROUGHTON STREET

CONTEXT

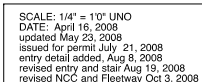




BROUGHTON STREET

SUBJECT SITE

Area $\leq 1,015 \text{ m}^2$









Planning and Land Use Committee Report For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 22, 2015
From: Murray G. Miller, Senior Heritage Planner, Community Planning
Subject: Heritage Designation Application #000144 for 624 Battery Street

RECOMMENDATION

That Council consider the designation of the property located at 624 Battery Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

LEGISLATIVE AUTHORITY

In accordance with section 967 of the *Local Government Act*, Council may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected if Council considers that the property has heritage value or heritage character or that the designation of the property is necessary or desirable for the conservation of a protected heritage property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the house located at 624 Battery Street which is within the Battery Street Heritage Conservation Area. The property is not on the City of Victoria's Register of Heritage Properties.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan (OCP)*
- Statement of Significance
- Victoria's Heritage Thematic Framework.

The application was reviewed by the Heritage Advisory Panel at its April 14, 2015 meeting and was recommended for approval. This report fulfils the requirements of Section 968(5) of the *Local Government Act*.

BACKGROUND

Description of Proposal

An application to designate the house located at 624 Battery Street as a Municipal Heritage Site was received from the owners on February 18, 2015.

Zoning/Land Use

The proposed designation is consistent with the R-2: Two Family Dwelling District Zone and the predominant surrounding land uses.

Condition/Economic Viability

The exterior of the building, as viewed from Battery Street and as depicted in recent photographs, appears to be in sound condition.

ANALYSIS

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

Official Community Plan

This application is consistent with the OCP because it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. In addition, a key strategic direction of James Bay would be met by the designation of the property as a Municipal Heritage Site because it would maintain an existing character area.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements is attached to this report.

Victoria's Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. A Heritage Value Assessment with consideration of Victoria's Heritage Thematic Framework is incorporated into the Statement of Significance.

Resource Impacts

The applicant has indicated their interest in restoring the exterior appearance of the property; as a result, there may be a request in the future for a grant from the Victoria Heritage Foundation.

CONCLUSIONS

The house located at 624 Battery Street is a contributor to the Battery Street Heritage Conservation Area as outlined in the Statement of Significance. The application for designation of the building as a Municipal Heritage Site is consistent with relevant City policies and will serve to strengthen the Battery Street Heritage Conservation Area. Staff therefore recommend that Council consider the designation of the property located at 624 Battery Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000144 for the property located at 624 Battery Street.

Respectfully submitted,



Murray G. Miller
Senior Heritage Planner
Community Planning



Andrea Hudson
Assistant Director, Community Planning
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

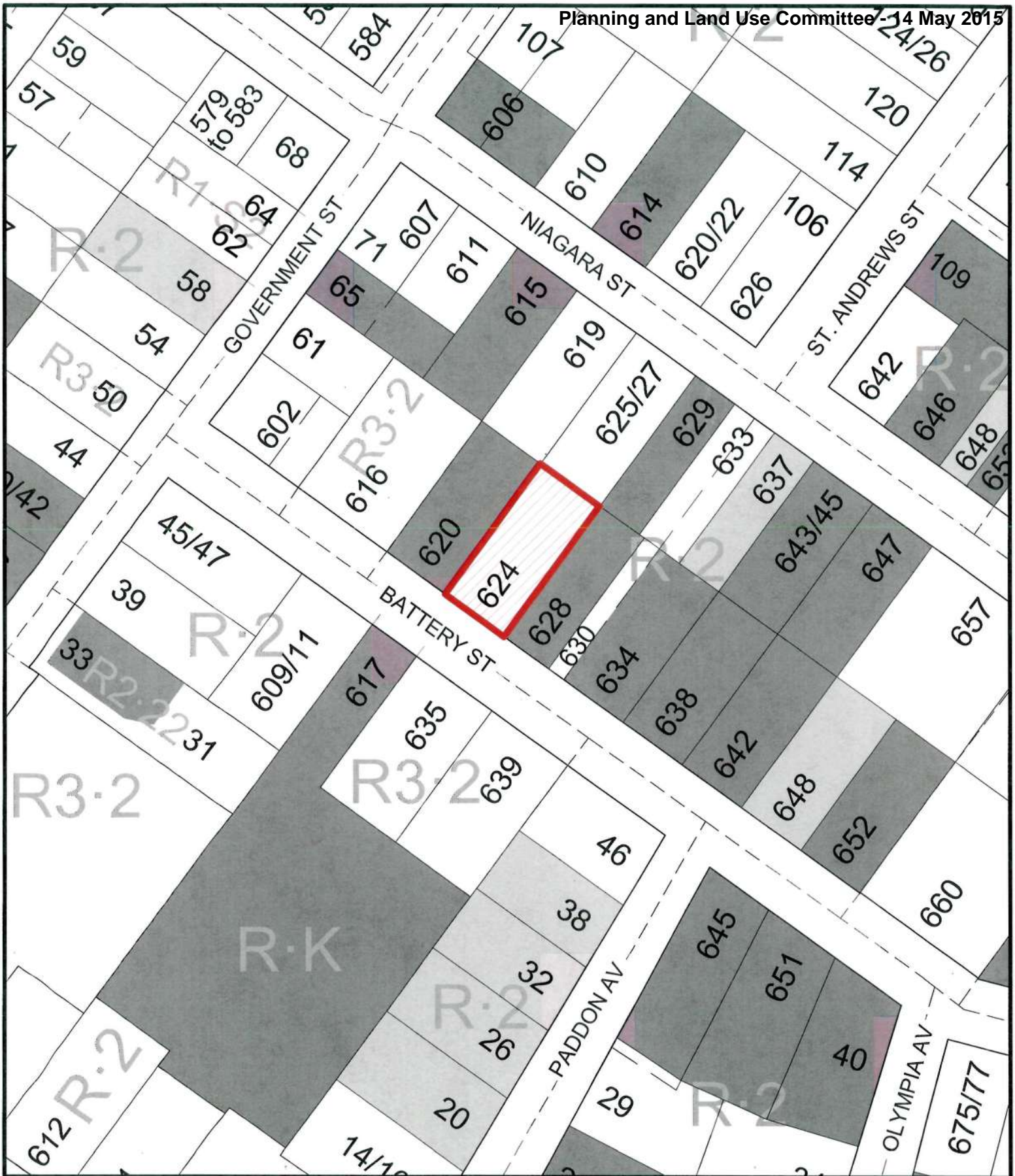
May 5, 2015

MGM/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\HD\HD000144\624 BATTERY ST PLUC REPORT APR 21 2015.DOC

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the owner, date stamped February 18, 2015
- Excerpt from *This Old House, Volume Two (Draft): James Bay*.



624 Battery Street

Heritage Designation #000144

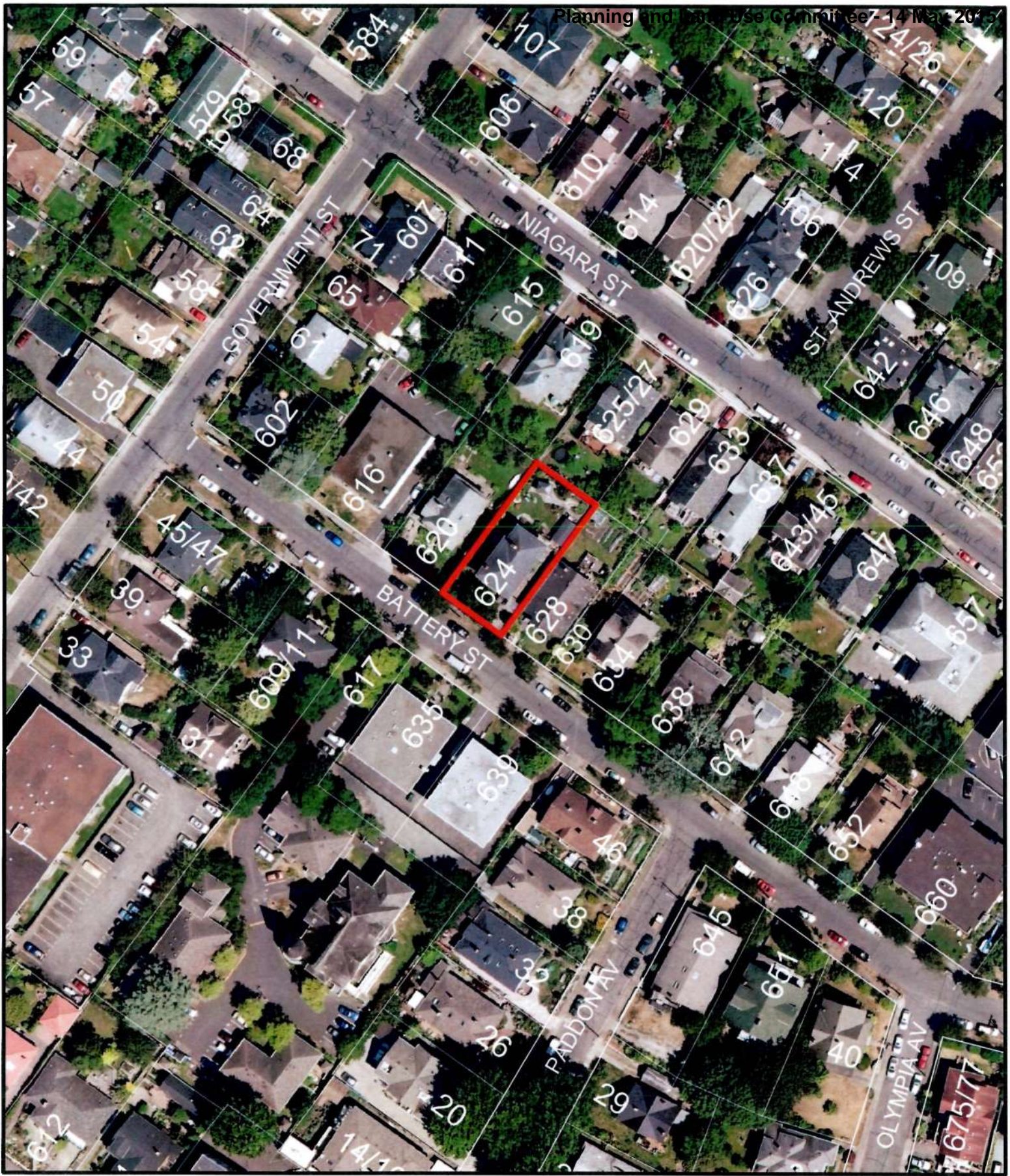


Designated

Registered

Heritage Designation Application No. 000144 for 624 Battery ...





624 Battery Street

Heritage Designation #000144



624 BATTERY STREET



624 BATTERY STREET



624 BATTERY STREET



624 BATTERY STREET



Statement of Significance

624 Battery St, Victoria, British Columbia
 Lot 18, Blocks 3, 4 & 5, Beckley Farm, Victoria

Description of the Historic Place

624 Battery Street is a two-storey Edwardian single-family home with six rooms built in 1910. It is located in the core of the Battery Street Heritage Conservation Area, on the southern edge of Victoria's James Bay peninsula. On the north side of the street facing south, it is centered on a lot of 50' x 100' (595.4 sq.m.).

The front façade has a heavy belt course defining the two floors. The main floor has a single-storey box bay on the left and a shallow recessed porch on the right. Original double-hung sashes survive on the sides and rear. Front-facing steps with low bannisters lead to the porch with original concave brackets on plain square columns. The original front door has half-length side-lights with later glass.

The hipped roof is bellcast, with wide, closed eaves, and is dominated by two original corbelled chimneys. The building stands on a concrete foundation, parged to resemble stone blocks. The Foursquare footprint is modified by a two-storey rear extension, offset on the left side, also with a bellcast roof.

The house is within and protected by Heritage Conservation Area No. 2. (See Map 676, p.243, Appendix A, Victoria Official Community Plan.) The HCA comprises more than two dozen houses, primarily built in the pre-war building boom of 1903-13, but anchored by the unique 1889 mansion "Pinehurst" (617 Battery St). Number 624 Battery plays an important role in a streetscape of largely intact homes on the north side of the three-block street.

Heritage Value of the Historic Place

The heritage value of 624 Battery Street is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Thematic Framework Subtheme 1.3: Pioneer Farms to First Suburbs

624 Battery Street's location on the historic Beckley Farm is significant to the evolution of the neighbourhood of James Bay, from farm land to residential lots, and reflects the boom years of growth in Victoria prior to WWI. It is representative of the important shift in James Bay from Beckley Farm holdings to the development of a neighbourhood.

The house plays an important role in the Heritage Conservation Area No. 2. The HCA, anchored by the lavish mansion "Pinehurst," demonstrates the evolution of early Victorian estates, and features an entire street. It reflects the optimism and prosperity of Victorians in the decade before WWI. The street is one block from the ocean and terminates at Beacon Hill Park, Victoria's primary sporting and social gathering place.

Theme 2: GATEWAY ECONOMY

Thematic Framework Subtheme 2.5: Historic Infrastructure

624 Battery Street's proximity to the historic downtown core and three major transit corridors (Niagara, Government and Douglas Street) is valued as indicative of the development of neighbourhoods around developing infrastructure.

Theme 5: CULTURAL EXCHANGE

Thematic Framework Subtheme 5.1: Architectural Expression

The house has value as an example of Edwardian architecture and for its association with architect J.C.M. Keith (Keith & Evers 1891-1930), who became one of Victoria's preeminent designers through the 1890s and 1920s. Keith made a major and lasting contribution to the city's architecture, designing many Victoria residences, primarily in the Tudor Revival or Arts & Crafts styles, notably the imposing Ryan residence, at 651 Battery (1912), as well as prominent public buildings, including the Pemberton Chapel and Christ Church Cathedral. A number of his residential commissions were for 1½-storey homes, with half-timbering in the gables. This house, in the Foursquare style, and covered with shingles, breaks with this tradition and is valued as a rare design form by this significant architect.

Finally, this building has heritage value owing to its physical integrity as expressed through its character-defining elements.

Character-Defining Elements

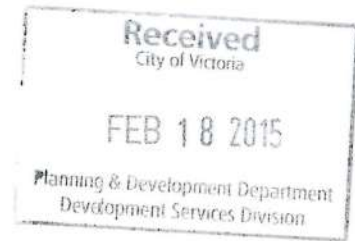
Key elements that express the heritage value of 624 Battery Street and that continue to define the character and history of James Bay include:

- Original location of building on Beckley Farm
- Relationship to surrounding residential buildings dating from the early twentieth century and the contribution that the building adds to the neighbourhood (Heritage Conservation Area #2).
- A rare design form by prominent architect J.C.M. Keith.

Key elements that define the heritage character of the building's exterior include:

- Edwardian Foursquare style;
- Bellcast roof with wide, closed, eaves;
- Two corbelled chimneys;
- Angled bay on the left side;
- Box bay on the front;
- A heavy belt course on the front façade, defining the two floors;
- Shallow, recessed porch on the right front;
- Four concave brackets on the porch columns;
- Front-facing steps with low bannisters leading to the porch;
- Period front door with half-length sidelights;
- Arts & Crafts-style shingles on all wall surfaces;
- Double-hung sash windows on each side and the rear.

624 Battery Street
Victoria BC V8V 1E5



February 16, 2015

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

Dear Mayor Helps and Council

Please find attached the Application for Heritage Designation of our home at 624 Battery Street, plus photos and supplementary material.

Battery Street is part of the James Bay Heritage Conservation Area HCA 1, Traditional Residential, for the purpose of heritage conservation (*City of Victoria Official Community Plan*, Appendix A, Development Permit Areas and Heritage Conservation Areas). Many of the neighbouring homes on Battery Street have been heritage designated and the street is recognized for its unique historic character.

The architect of our home was John Charles Malcolm Keith, architect for Christ Church Cathedral and other prominent Victoria buildings including the nearby residence at 651 Battery Street, and the First Presbyterian Church at 932/934 Balmoral Road. The other home we own, at 1042 Princess Avenue, was coincidentally also designed by J.C.M. Keith and received heritage designation in 2000.

The plans for the construction of 624 Battery Street were prepared for Ralph Switzer, retired. He is listed as the resident of the home in 1911 and we believe retained the property as a rental until the 1930s. Thomas Gallon, of Roberts Beasley & Gallon Ltd., lived in the home from 1912-1914 followed by Cornelius H. O'Halloran, who went on to form the View Street law firm Hall & O'Halloran, from 1915-1917. Henri Parizeau, head of the Canadian Hydrographic Survey, lived in the home during the late 1920s. *This Old House: V2 James Bay* outlines the history of many of the other historical properties on Battery Street.

Our home was a rental property for many years and has lost some of its original heritage features, including the street-facing original windows. We are interested in restoring the heritage appearance of the exterior of the home, as well as repainting in heritage-appropriate colours. We have been gradually restoring the interior of the home, which retains some of the original woodwork despite the negative impact of 1970s renovations.

Thank you for considering our application. We would be happy to provide additional information upon request.

Yours sincerely,



Melanie Groves
Owners



Jen Kyffin

624 Battery Street
Built: 1910

For: Ralph Switzer
Architect: J.C.M. Keith



624 Battery Street, 2015

VHF / Nick Russell

624 Battery Street is a two-storey Edwardian single-family home with six rooms built in 1910 for \$3,400. The front façade has a heavy belt course defining the two floors. The main floor has a single-storey box bay on the left and a shallow recessed porch on the right. Original double-hung sashes survive on the sides and rear. Front-facing steps with low bannisters lead to the porch with original concave brackets on plain square columns. The original front door has half-length side-lights with later glass.

The hipped roof is bellcast, with wide, closed eaves, and is dominated by two original corbelled chimneys. The building stands on a concrete foundation, parged to resemble stone blocks. The Foursquare footprint is modified by a two-storey rear extension, offset on the left side, also with a bellcast roof.

The house is within and protected by Battery Street Heritage Conservation Area No. 2. The HCA comprises more than two dozen houses, primarily built in the pre-war building boom of 1903-13, but anchored by the unique 1889 mansion "Pinehurst" (617 Battery St). Number 624 Battery plays an important role in a streetscape of largely intact homes on the north side of the three-block street.

The house has value as an example of Edwardian architecture and for its association with architect J.C.M. Keith (Keith & Evers 1891-1930), who became one of



624 Battery St, 1970s

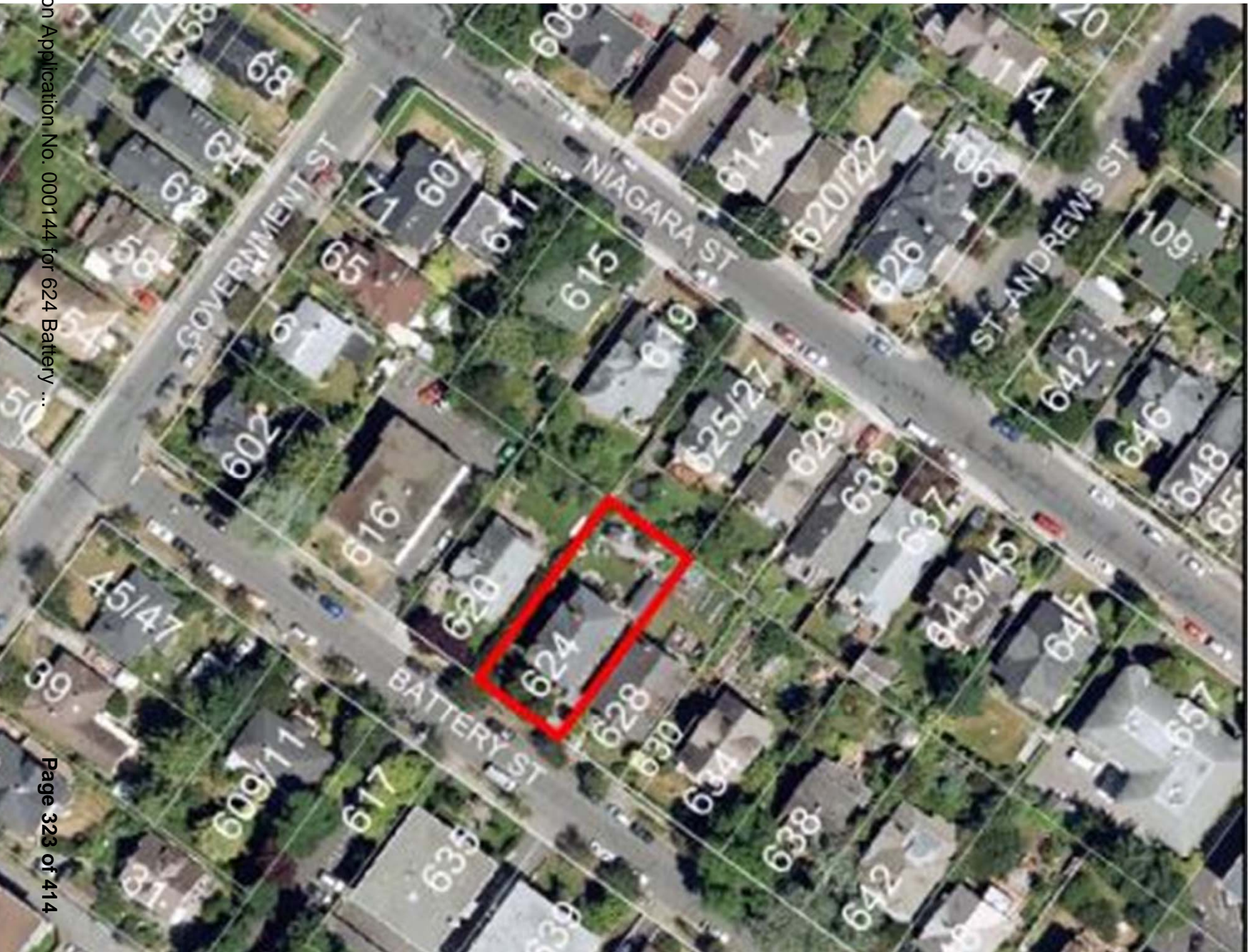
Hallmark Heritage Society Archives

Victoria's preeminent designers through the 1890s and 1920s. Keith made a major and lasting contribution to the city's architecture, designing many Victoria residences, primarily in the Tudor Revival or Arts & Crafts styles, notably the imposing Ryan residence, at 651 Battery (1912), as well as prominent public buildings, including the Pemberton Chapel and Christ

Church Cathedral. A number of his residential commissions were for 1½-storey homes, with half-timbering in the gables. This house, in the Foursquare style, and covered with shingles, breaks with this tradition and is valued as a rare design form by this significant architect.

1910-1911: The house was built for Ralph Switzer (b. Co. Limerick, IRL, 1834-1911). He immigrated to the US in 1885. The 1900 US Census shows Ralph Switzer, widower, residing in Oregon. His occupation is listed as "capitalist". In 1908 Mary Murray (b. Co. Galway, IRL, 1876-1957) and Ralph Switzer were married in Vancouver. Mary was 32 and Ralph was 73. He died a year after moving to 624 Battery St.

1912-1951: Widow Mary Switzer continued to own the house until the early 1950s. For most of those years the house was rented out to others. In the later years Mary resided at the Devonshire House Rooms in the 700 block Fort Street.





624 Battery Street



624 Battery Street



Planning and Land Use Committee Report

For the Meeting of May 14, 2015

To: Planning and Land Use Committee **Date:** April 30, 2015

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

Subject: Development Summit Action Items - Status and Next Steps

RECOMMENDATIONS

That Council:

1. Direct staff to host a second Development Summit in June 2015 to report on progress made over the past year, provide a discussion forum for reducing application timelines, receive additional feedback and continue to strengthen relationships among the development industry, Community Association Land Use Committee representatives, Council and staff.
2. Direct staff to bring forward feedback and an action plan based on the 2015 Development Summit by August 2015.
3. Direct staff to report back quarterly on progress made towards reducing processing times for all types of development applications and building permits.

EXECUTIVE SUMMARY

This report summarizes actions staff have undertaken, aimed at making improvements in response to feedback received at a Development Summit hosted by the City in July 2014. Staff are improving how development application information is shared by redeveloping public notices and development application signs, redesigning the planning and development pages on the City's website, using social media to communicate Council decisions following public hearings, and launching an online Development Tracker. Improvements to customer service at the Development Centre are continuing, including continuous staff coverage and expanding services to include evening building inspections. Staff are fostering better relationships by offering more support to Community Association Land Use Committees (CALUC) through attendance at annual meetings, and are in the process of planning the next Development Summit for June 2015 to continue strengthening relationships and to facilitate further conversations between the development industry, CALUC representatives, Council and staff.

There are further improvements needed, particularly, improving turnaround timelines for development applications and permits. This is an immediate priority consistent with the City's new Strategic Plan and will be the focus of the June Development Summit. Staff will also report back with the summit results by August 2015, identify an action plan with timelines for Council, and will provide ongoing updates through the Quarterly report.

BACKGROUND

Council directed staff to host a Development Summit with the development industry, Community Association Land Use Committee (CALUC) representatives, Council and staff to receive feedback on the City's development processes, procedures and policies. The Summit was held in July 2014 and the outcome was presented to Council in September 2014 with an Action Plan that contained 22 suggested improvements (please refer to attached staff report). Council approved the Action Plan and asked that staff provide a status report on the action items in March 2015. The delay in bringing forward this status report was due to additional time spent analyzing application timeline data and further progressing some action items that were nearing completion.

The action items contained in the Action Plan covered four themes:

1. improving processes;
2. improving customer service;
3. fostering better relationships;
4. improving development-related policies, regulations and practices.

ISSUES AND ANALYSIS

The following provides an update on the progress of the 22 actions:

Action Item	Implementation	Timeline
1. Improve information and use technology to facilitate greater understanding for applicants and the public.	<ul style="list-style-type: none"> Public notices redeveloped for signs and newspaper ads. Improvements to the planning and development pages on the City website ongoing. Further changes needed to redesign other components from customer service perspective to assist with navigation. Social media support provided the day after Council meetings to share Council decisions on key developments. Explore Open Data partnerships and opportunities to create notification of land use applications. 	<ul style="list-style-type: none"> Complete with testing underway for evaluation and refinement Minor changes complete Comprehensive changes underway and ongoing (continual improvement) Commenced February 13, 2015 and ongoing Complete with open data initiative ongoing

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Social Media Examples:



City of Victoria @CityOfVictoria · Feb 13

Last night Council approved rezoning for 1515 Douglas & 750 Pandora.

[victoria.civicweb.net/Documents/Docu ...](http://victoria.civicweb.net/Documents/Docu...)



11



[View more photos and videos](#)



City of Victoria @CityOfVictoria · Feb 27

Last night Council approved a rezoning for 1001 Blanshard for wider range of commercial uses. victoria.civicweb.net/Documents/Docu...



1017 / 1019 BLANSHARD DESIGN CONCEPT



1



[View more photos and videos](#)

Action Item	Implementation	Timeline
2. Use technology to facilitate and enable processing efficiencies including associated potential training and budget needs.	<ul style="list-style-type: none"> Development Application Tracker (online tool) developed for rezoning applications. 	<ul style="list-style-type: none"> Internal launch for testing and training of staff complete Public launch in May 2015

Development Application Tracker:

The purpose of this tool is to provide clear information on the status of development applications to the public. This project was initiated prior to holding the Development Summit, however, it addresses some of the issues brought forward at the Summit. It will also provide a way to follow the steps and measure the length of time an application takes to be processed, including the time City staff expend on various steps, the time an applicant spends revising plans in response to City requirements and public advisory comments. This will assist staff in identifying where efficiencies can be found for those aspects of the process that are operational. This tool will also assist applicants with understanding precisely what stage their application is at in the process, and the upcoming steps.

It is intended that this tool will be expanded to include other types of development applications as well as permit applications associated with building and engineering functions. The next phase of the project will expand the tool to include development permit applications, which is anticipated for completion by the end of 2015. A screen shot showing this tool is provided in the following image.

Development Application Tracker

Folder Number: REZ00463
Application Date: Sep 08, 2014
Addresses: 960 YATES ST
 962 YATES ST
City Contact: CHARLOTTE WAIN
 Email: cwain@victoria.ca
 Telephone: 250-361-0340
Purpose: Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)
Links: [Zoning Regulation Bylaw](#)

Documents

[Feb 26 2015 Council Minute.pdf](#)
[Plans - Revisions \(December 3 2014\) REZ00390 \(11x17\).pdf](#)
[Plans - Submission \(Sep 8 2014\) REZ00463 \(11x17\).pdf](#)

Task Progress (Legend)

Task	Start Date	Completed Date
Application Received	Sep 08, 2014	Sep 08, 2014
Application Review by City	Sep 10, 2014	Oct 06, 2014
City Provides Comments to Applicant	Oct 06, 2014	Oct 06, 2014
With applicant	Oct 06, 2014	Dec 03, 2014
Staff Review of Revised Plans	Dec 03, 2014	Feb 05, 2015
★ Planning & Land Use Committee Meeting (PLUC)	Feb 19, 2015	Feb 19, 2015
★ Advisory Design Panel Meeting	Feb 25, 2015	Feb 25, 2015
★ Council Meeting - Ratify (PLUC)	Feb 26, 2015	Feb 26, 2015
With applicant	Feb 25, 2015	Mar 25, 2015
Bylaw and Notice Preparation	Start Date: Feb 26, 2015	
Staff Review of Revised Plans	Start Date: Mar 27, 2015	
★ Council Meeting - Bylaw Introduction		
★ Council Meeting - Set Hearing Date		
★ Council Meeting - Public Hearing		

Action Item	Implementation	Timeline
3. Tailor type and level of information detail required for each permit stage/type	<ul style="list-style-type: none"> Redesign application forms and review application requirements. 	<ul style="list-style-type: none"> Revised application forms for building, plumbing, electrical and sign permits complete Future work needed for planning applications
4. Focus feedback based on approved design guidelines	<ul style="list-style-type: none"> Staff to provide advice based on Council-approved policy and guidelines. 	<ul style="list-style-type: none"> Ongoing advice provided
5. Establish service levels and turnaround time targets for different types of permit applications	<ul style="list-style-type: none"> Target turnaround timelines were published for all types of applications and permits. The targets for building permits related to tenant improvements, new buildings and work to existing buildings were met 70-98% of the time. The targets for planning applications are proving challenging and require refinements to ensure that they measure operational aspects of the process. 	<ul style="list-style-type: none"> Further improvements to the processes are needed to shorten timelines where possible Quarterly reporting to Council following next Development Summit anticipated

Target Turnaround Timeline Metrics:

Building, Electrical and Plumbing Permits:			
Permit Type	Target	Target Met (%)	Target Not Met (%)
Permits for: <ul style="list-style-type: none"> Simple demolitions Interior strip-outs Blasting Emergency repairs Plumbing Electrical 	1 - 2 business days	54%	46% Half of these permits were issued in 3 – 4 business days and the other half in 5 – 10 business days
Commercial tenant interior improvements	5 - 7 business days	70%	30% These permits were issued in 8 – 15 business days

Permit Type	Target	Target Met (%)	Target Not Met (%)
New buildings, including commercial buildings	15 - 20 business days	78% (prior to December 19, 2014) 25% (after December 19, 2014)*	22% (prior to December 19, 2014) 75% (after December 19, 2014)*
Other building permits	10 - 20 business days	98%	2%

*Provincial building code changes took effect on December 19, 2014 which had an impact on the turnaround times for this reporting period. This figure dropped to 25% as there was an increase in volume of permit applications that were submitted leading up to the code changes, affecting review times.

Planning Applications:			
Application Type	Target	Target Met (%)	Target Not Met (%)
Development Permits*	3 – 4 months	43%	57%
Heritage Alteration Permits*	3 – 4 months	43%	57%
Rezoning Applications	6 – 8 months	41%	59%

* Development permits and heritage alteration permits associated with concurrent rezoning applications were not included in the 3 – 4 month target categories. Those types of applications are more closely aligned with the rezoning application timelines because the applications proceed through the process together, and permits cannot be issued by Council unless the zoning amendment is approved first. Of the total number of development permits and heritage alteration permits, approximately 30% are associated with rezoning applications. This reflects situations where developers choose to run permit applications concurrent with rezoning applications, allowing developers to have all their approvals in hand at once.

The target turnaround timelines for planning applications reflect active staff processing times, the time required to schedule and hold Council, Committee of Council and Advisory Committee meetings, and the legislative timeline requirements related to posting public notice. The total amount of processing time an application takes also includes times when applicants are revising their proposals as feedback is received throughout the process or when conditions required prior to or following a public hearing are being addressed.

These turnaround timelines are consistent with those reported by a number of similarly-sized municipalities including Nanaimo, Coquitlam, New Westminster, Richmond, Saanich and West Vancouver.

Solutions:

Staff are working to address application timelines in various ways. First, the new online Development Tracker which is currently being launched, will enable improved time tracking allowing staff to more easily identify patterns and reasons for delays associated with rezoning applications. Second, staff will be taking immediate action to review operations to find efficiencies that will contribute to shortening the timelines.

Finally, staff are exploring additional resources as part of the solution. The current development application fees received by the City have substantially exceeded the forecasted revenues for the entire year. These revenues could be used to fund an additional two-year term position in the Sustainable Planning and Community Development Department in order to assist with the current workload that is resulting from the positive development cycle which the City is presently experiencing.

Action Item	Implementation	Timeline
6. Review potential phasing of requirements (or other adjustments) including payment of charges and securities	<ul style="list-style-type: none"> Staff are providing advice early for works and services needed. The draft Building Bylaw will have enabling language for phasing of building permits. Staff are testing different ways of handling charges and securities based on risks, including giving a short deferment for owners to get a letter of credit after the building permit is issued. 	<ul style="list-style-type: none"> Ongoing Report to Council anticipated for June 2015 Underway
7. Convene effective and timely meetings at key project stages	<ul style="list-style-type: none"> For complex applications, staff convene meetings with applicants at the "pre-application" stage and at "intake" when the permit application is submitted, and ensure interdepartmental staff representation. 	<ul style="list-style-type: none"> Ongoing – meetings convened by staff regularly and as requested
8. Ensure a "point person" assigned for each application with responsibility to coordinate an effective interdepartmental effort	<ul style="list-style-type: none"> File managers are assigned to rezoning, development permit, development variance permit and heritage alteration permit applications. Building permits for new buildings are assigned file managers. 	<ul style="list-style-type: none"> Future work needed to re-examine current file processes and management
9. Adopt "better is always possible" approach and regularly reach out for customer feedback	<ul style="list-style-type: none"> Exit interviews are offered to applicants. 	<ul style="list-style-type: none"> Review and consideration of feedback for continual

	<ul style="list-style-type: none"> • Post-application surveys are sent to applicants for feedback. • On-line service surveys are available for Development Centre customers. 	improvement ongoing
--	--	---------------------

What Have We Heard From Applicants?

Since January 2012, exit surveys have been sent to applicants as they complete planning or permit application processes, and to date, more than 300 responses have been received. Some of the key results related to planning applications (2012-2014) include:

- 92% of respondents agreed or strongly agreed that they were treated with professionalism and respect
- 87% agreed or strongly agreed that staff were helpful and offered information that assisted them
- 68% of respondents either agreed or strongly agreed that their application had been processed in a "timely manner".

Some of the key results related to permit applications include:

- 84% of respondents agreed or strongly agreed that they were treated with professionalism and respect
- 78% agreed or strongly agreed that staff were helpful and offered information that assisted them
- 56% of respondents agreed or strongly agreed that their application was processed in a "timely manner".

The information gathered through these surveys as well as through one-on-one exit interviews has been reviewed and used to inform process improvements. Some improvements undertaken to date include clarifying building permit application forms and simplifying submission requirements including digital submissions, improving staff coverage and availability at the Development Centre, and enhancing interdepartmental communications. In general, interactions with staff are seen as being quite positive, while the area which needs most attention is the timely processing of applications, which is an immediate focus.

Action Item	Implementation	Timeline
10. Convey a welcoming and facilitative message by ensuring appropriate communication and customer service training	<ul style="list-style-type: none"> • Promote a user-friendly environment at the Development Centre • City Hall Ambassador assists clients when they first walk into City Hall • Front-line staff teams are identifying ways to make Development Centre more 	<ul style="list-style-type: none"> • Underway • Complete and ongoing • Underway

Action Item	Implementation	Timeline
	<p>inviting, with items such as plants, signage, and seating</p> <ul style="list-style-type: none"> Electronic signage has been updated to highlight development information 	<ul style="list-style-type: none"> Complete
11. Ensure staff are available and responsive to customer needs	<ul style="list-style-type: none"> Continuous staff coverage and maximum availability at the Development Centre is occurring. Inspection appointments outside of normal working hours in the evenings will be offered starting in June. Website update and staff scheduling are in progress. Uptake and customer feedback will be monitored to determine if there is value to the service. 	<ul style="list-style-type: none"> Complete June 2015
12. Train staff and reinforce adherence to customer service standards related to returning messages and correspondence and provide ways for customers to contact if concerns arise	<ul style="list-style-type: none"> Staff are working to ensure a consistent approach to returning calls and replying to messages in accordance with the customer service standards. Inter-departmental customer teams are being established to build stronger internal relationships 	<ul style="list-style-type: none"> Continual improvement ongoing
13. Recognize variety of relationships that are important to City and community building	<ul style="list-style-type: none"> UDI reached out to Community Associations for opportunities to share information Establish neighbourhoods team to improve information sharing with neighbourhoods Proposing speaker panel at next Development Summit and including every staff person across organization that participates in development processes 	<ul style="list-style-type: none"> Complete Establishment of team complete June 2015
14. Meet early when considering project ideas, when refining projects and updating on progress	<ul style="list-style-type: none"> Staff are more proactive in offering pre-application and pre-intake meetings. 	<ul style="list-style-type: none"> Ongoing
15. Share information and perspectives on development and building through information and workshop	<ul style="list-style-type: none"> Further sessions will be explored as part of next Development Summit. 	<ul style="list-style-type: none"> June 2015

Action Item	Implementation	Timeline
sessions by UDI and City of Victoria		
16. Attend key meetings like Community Association or provide a CALUC orientation	<ul style="list-style-type: none"> Staff will provide more support to Community Association Land Use Committees (CALUC) by offering to attend annual meetings to discuss the OCP, local area planning, transportation planning and development processes. Invitations were sent by letter to each CALUC. 	<ul style="list-style-type: none"> Invitations for 2015 complete June 2015 meetings confirmed with the Land Use Committee of the Hillside-Quadra Neighbourhood Action Group and the Planning and Zoning Committee of Fairfield Gonzales Community Association.
17. Hold regular UDI/Municipal Liaison meetings	<ul style="list-style-type: none"> Meetings are held with UDI representatives and City staff for information sharing on an ongoing basis. 	<ul style="list-style-type: none"> Quarterly meetings ongoing
18. Hold annual Development Summit to continue dialogue	<ul style="list-style-type: none"> Planning for next summit in progress. 	<ul style="list-style-type: none"> June 2015
19. Confirm that rezoning applications can be considered without a concurrent development permit application and revise report templates to reflect this direction	<ul style="list-style-type: none"> New Planning and Land Use Committee report templates were developed to clarify the types of application and decisions Council is considering. 	<ul style="list-style-type: none"> Report templates complete Ongoing advice to applicants that concurrent applications are not required
20. Consider report options for delegation of some applications and decisions	<ul style="list-style-type: none"> Revised options for delegation of approval authority to staff for some types of applications under development for reconsideration by Council. New OCP exemptions for minor works that would not require permits, are being examined to assist with application volumes and will be brought to Council for consideration. 	<ul style="list-style-type: none"> September 2015 anticipated
21. Consider report on options for density bonus amenity outside downtown and fine-tune downtown zoning project	<ul style="list-style-type: none"> A report on a potential fixed-rate density bonus system outside of the Downtown Core Area is complete. 	<ul style="list-style-type: none"> Council workshop anticipated June 2015
22. Determine strategic processing priorities for expediting applications	<ul style="list-style-type: none"> Applications for affordable non-profit housing and public health facilities are considered priority files and expedited. 	<ul style="list-style-type: none"> Complete and ongoing as applications are received.

Action Item	Implementation	Timeline
	<ul style="list-style-type: none"> New approaches, like streamlining the process for simple applications are being tested in order to reduce overall processing. 	<ul style="list-style-type: none"> Underway


OPTIONS AND IMPACTS

Planning for the next Development Summit is in progress for June 2015, almost one year since the last summit. There are options in how the Development Summit can be planned and the development-related topics that can be focused on. Staff are proposing that the summit be in the form of a speaker panel to provide a discussion forum, with every staff person across the organization that participates in development processes in attendance. Staff will be engaging immediately with representatives of the development industry and the CALUCs on the proposed discussion points for the next summit. Given the City's priority to improve turnaround timelines for all types of applications, and given that staff, applicants, the CALUCs and Council all have a role to play, it is proposed that the topic of application timelines be the focus of the next summit.

CONCLUSIONS

This report summarizes improvements that have been made in response to the Development Summit action items. There are further improvements needed; in particular, improving turnaround timelines for all types of applications, and others noted in the above table that staff will continue working on. The matter of application timelines is an immediate priority and is proposed to be the topic of the next Development Summit in June. It is recommended that staff report back to Council in August 2015 with a new action plan based on the June summit, with regular quarterly reporting to follow on progress made towards reducing processing times for all types of development applications and permits.

Respectfully submitted,



Andrea Hudson
Acting Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

May 8, 2015

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List of Attachments

- Council motion dated September 25, 2014
- Planning and Land Use Committee report dated September 11, 2014.

- c. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Carried Unanimously

7. Development Permit Application with Variances # 000359 for 1479 Fort Street:

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

1. Schedule a Hearing to consider Development Permit Application with Variances # 000359 for 1479 Fort Street.
2. Following the Hearing, that Council consider authorizing the issuance of the Development Permit with Variances for 1479 Fort Street, in accordance with:
 - a. Plans for Development Permit Application with Variances # 000359, stamped August 28, 2014.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - i. Part 3.10 – R3-AM-2 Zone, Mid-Rise Multiple Dwelling District
 - Minimum off-street parking requirements reduced from 12 to 6 stalls for a multiple dwelling with not more than nine rental units
 - Minimum setback from the street for an accessory building reduced from 7.50m to 6.46m
 - Minimum separation distance between an accessory building and principal building reduced from 2.40m to 1.50m; and
 - c. Final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Carried Unanimously

8. Zoning Regulation Bylaw Amendments

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council prepare *Zoning Regulation Bylaw* amendments to the R1-A Zone, Rockland Single Family Dwelling District, and Schedule A.

1. To identify the minimum site area requirement for each dwelling unit, including any single family dwellings, is 835m² on lots where attached dwellings units or semi-attached dwelling units are being considered in addition to any existing or proposed single family dwelling.
2. To clarify the definition of "semi-attached dwelling" to reference "self-contained dwelling units".

Carried Unanimously

9. Development Summit Final Report and Action Plan

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

1. Review and provide feedback to the draft Development Summit Action Plan, and based on that feedback and any amendments, approve the Development Summit Action Plan.
2. Direct staff to provide an update to Council on the status of the action items outlined in the attached Action Plan in March 2015 and as part of the ongoing Quarterly Updates (2015).
3. That Council, as part of the Annual Operational Plan, include an annual Development Summit to monitor progress on the Action Plan and to continue to strengthen relationships among the development industry, Community Association Land Use Committee representative, City Council and staff.

Carried Unanimously

MOTIONS

1. Notice of Public Hearings to be held on Thursday, October 9, 2014

It was moved by Councillor Helps, seconded by Councillor Thornton-Joe, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, OCTOBER 9, 2014, at 7:00 p.m.:**

1. Rezoning Application No. 00434 for 703 Pine Street
2. Rezoning Application No. 00445 for 1670 Richardson Street
3. Development Permit Application with Variances No. 000366 for #105 – 230 Cook Street
4. Heritage Designation of the Building Constructed in 1891 at 1610 Store Street
5. Development Permit Application with Variances No. 000368 for 1014 Park Boulevard

Carried Unanimously

BYLAWS

1. FIRST READING

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws be given first reading:

Tax Exemption (Permissive) Bylaw, 2015 – 2016 - No. 14-081

The purpose of this bylaw is to provide tax exemption for lands or improvements which qualify for a permissive exemption under section 224 of the Community Charter.

Tax Exemption (Permissive) Bylaw, 2015 – 2018, 11 Chown Place - No. 14-082

The purpose of this bylaw is to provide tax exemption for lands or improvements which qualify for a permissive exemption under section 224 of the Community Charter.



Planning and Land Use Committee Report

For the Meeting on September 18, 2014

To: Planning and Land Use Committee **Date:** September 11, 2014
From: Deb Day, Director, Sustainable Planning and Community Development
Subject: Development Summit - Results and Action Plan

Executive Summary

The purpose of this report is to present Council with the results of the Development Summit held on July 7, 2014 and to present a recommended Action Plan. The Development Summit, facilitated by CitySpaces Consulting Ltd., was attended by members of the development and building industry and Community Association Land Use Committee representatives, as well as City of Victoria Council and staff.

The common themes and issues that were identified at the Development Summit were to reduce application processing times; assess land use and development application requirements; improve building permit and land development processes; provide consistent and clear information to assist the industry, the Community Associations and the public; delegate greater approval authority to staff; improve relationships; and reconsider some policies and regulations perceived to hinder development. Based on these themes and issues, an Action Plan has been formulated to follow up on the input received and ideas have been generated to implement improvements and to build better relationships.

On the basis of the positive response to the Development Summit by participants and the potential positive outcomes, regular reporting on progress related to the Action Plan and convening an annual Development Summit are recommended to Council for consideration.

Recommendations

That Council:

1. Review and provide feedback to the draft Development Summit Action Plan, and based on that feedback and any amendments, approve the Development Summit Action Plan.
2. Direct staff to provide an update to Council on the status of the action items outlined in the attached Action Plan in March 2015 and as part of the ongoing Quarterly Updates (2015).

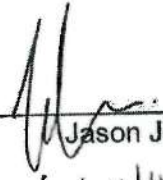
3. That Council, as part of the Annual Operational Plan, include an annual Development Summit to monitor progress on the Action Plan and to continue to strengthen relationships among the development industry, Community Association Land Use Committee representatives, City Council and staff.

Respectfully submitted,



Deb Day, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Jason Johnson
Date: Sept. 11/14

LT:aw

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1.0 Overview

Through the Development Summit discussions, the development industry, community representatives, City Council and staff identified key areas of consensus on certain values and productive topics for further work and collaboration. These ideas and opportunities can be generally summarized as:

- effective meetings at key stages
- clearer information
- refined project requirements
- improved processing
- greater customer service orientation and facilitation
- stronger relationships and better understanding
- policy and regulatory reviews.

A general consensus among the Development Summit participants also emerged that the process and the meeting were useful and should be held on a regular basis. As a result it is recommended that Council include a Development Summit as part of the Annual Operational Plan.

2.0 Action Plan

The attached "Development Summit: Summary of July 7, 2014 Event," prepared by the consultants outlines eight improvement suggestion themes that served as the basis for the workshop discussions:

- reducing application processing time
- improving developer/community association relationships
- addressing attitudes and behaviours
- assessing rezoning requirements
- delegating to/empowering staff
- providing consistency and clarity of information
- improving permitting processes
- bonus amenity requirement impacts.

Based on these themes and the general areas of consensus that emerged, overall themes are:

- improving processes
- improving customer service orientation and facilitation
- fostering better relationships and understanding
- improving policies, regulations and practices.

To formulate the Development Summit Action Plan, City staff have worked with the consultant to systematically respond to each of the common themes and issues with meaningful action that can be undertaken, primarily by City staff but also by Council, the development and building industries and the community representatives (CALUCs). Staff have confirmed with the Urban Development Institute (UDI), a key association representing the development industry, that they would be willing to spearhead a number of the actions related to Relationships, which will involve the CALUCs and the City.

The draft Development Summit Action Plan sets out the recommended actions comprehensively in the attachment to the consultant's report entitled "Development Summit: Final Report and Action Plan." The draft Action Plan has the following key components organized into the chart columns:

- overall themes
- improvement suggestion theme
- action
- group responsible
- indicators of progress.

Once Council reviews and provides feedback and amendments leading to approval, the Action Plan can provide strong direction to implement improvements and to continue to strengthen relationships. Staff propose to update Council on the status of the action items in six months (March 2015) and as part of the ongoing Quarterly Update Reports (2015). Staff will operationalize the Action Plan through more detailed work plans involving interdepartmental implementation teams, potentially including other processes related to development such as business licensing.

3.0 Options and Impacts

The draft Action Plan reflects outcomes from the Development Summit that can be pursued effectively by City Council and staff as well as the development industry and Community Association representatives (CALUCs). There may be further feedback and direction that Council wishes to provide to amend or add to the Action Plan.

4.0 Conclusions

The Development Summit and related processes have provided an opportunity for meeting the objectives set by Council related to building better relationships and understanding among the development industry, CALUCs, City Council and staff; identifying concerns and problems as well as potential improvements; and then putting forward an Action Plan to work together on improvements. At the Development Summit, there emerged a general consensus that the Development Summit process was worthwhile and a regular event was suggested, which is reflected in the Recommendations.

5.0 Recommendations

That Council:

1. Review and provide feedback to the draft Development Summit Action Plan, and based on that feedback and any amendments, approve the Development Summit Action Plan.
2. Direct staff to provide an update to Council on the status of the action items outlined in the attached Action Plan in March 2015 and as part of the ongoing Quarterly Updates (2015).
3. That Council, as part of the Annual Operational Plan, include an Annual Development Summit to monitor progress on the Action Plan and to continue to strengthen relationships among the development industry, Community Association Land Use Committee representatives, City Council and staff.

6.0 Attachments

- Council Direction, June 12, 2014
- Development Summit Final Report and Action Plan prepared by CitySpaces Consulting Ltd.

ATTACHMENT 1

5.5 Proposed Work Plan to Host a Development Summit

Committee received a report regarding a proposed work plan to host a Development Summit. On May 8, 2014, the Governance & Priorities Committee made the following motion:

That Council direct staff, on a timely basis, to bring forward a work plan to host a facilitated Development Summit Workshop dedicated to strengthening the relationship between the City, development firms that are active in Victoria, and community association land use chairs.

The following objectives for the Summit are:

- To understand any concerns or problems regarding services, including their scale and prevalence, and to identify key issues.
- To understand the roles and responsibilities as well as the perspectives, pressures and realities of all parties involved.
- To provide opportunities to identify changes to improve the processes, information and understanding as well as relationships.
- To consider and agree on broad principles to guide behaviours and approaches for moving forward.
- To analyze input and prepare an Action Plan for improvements with timelines for Council's approval.

An external consultant will be engaged to assist in the summit to enable a timely and focused response as well as enabling the discussions to involve all parties. The consultant would be responsible for leading and facilitating the session to ensure that the session is organized and structured to be effective. The consultant would summarize the input received and prepare a report with analysis, findings and recommendations for action with timelines for consideration by Council.

Committee discussed:

- How this will help improve customer service.
- The dialogue created would also provide a forum for continuing improvements.
- If there is a way to help the CALUCs provide more consistent reporting.

Action: It was moved by Councillor Alto, seconded by Councillor Gudgeon, that Committee recommends that Council direct staff to undertake the Development Summit work plan as proposed with a target date for holding the Summit in late June 2014.

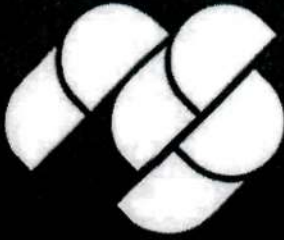
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REPORTS OF THE COMMITTEE

4. Planning and Land Use Committee – June 5, 2015


4. Proposed Work Plan to Host a Development Summit

It was moved by Councillor Helps, seconded by Councillor Alto, that Council direct staff to undertake the Development Summit work plan as proposed with a target date for holding the Summit in late June 2014. Carried Unanimously



DEVELOPMENT SUMMIT FINAL REPORT & ACTION PLAN

Prepared for the City of Victoria | September 2014

CITY  SPACES

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INTRODUCTION

This brief report summarizes the issues identified and suggestions gathered from the Development Summit held in July 2014; and provides an Action Plan, which has been developed collaboratively with key staff of the City of Victoria.

While the Action Plan is focused on the steps that city staff will undertake to improve the application process, it is important to note that the success of these initiatives depends on the support and cooperation of the other participants. For example, Council to examine its role; developers to commit to providing complete, accurate applications; Land Use Committees to avail themselves of opportunities to learn about the development process and requirements; and, most importantly, for the continued commitment of the parties to work together.

Attached to this report are the following:

- City of Victoria Development Summit Summary, July 2014.
- Development Summit participant list.
- All issues and suggestions from pre-summit survey and key informant interviews.

BACKGROUND

The City of Victoria hosted a Development Summit on July 7, 2014 that brought together key stakeholders involved in the development process: developers and builders, Community Association Land Use Committee chairs (or their designate), City Council members, and members of City of Victoria staff. Fifty participants signed in at the event.

Holding the Development Summit was not an impromptu idea; rather the culmination of initiatives that Council, staff, and community members have engaged with in recent years. Improving customer service remains an important strategic priority for the City's broad range of services as outlined in the Customer Service Action Plan (2012). Victoria's Economic Development Strategy (2011-2012) identified approaches for improving the City's economic footprint that included the need to "ensure the city has a competitive and business-supportive environment in terms of property taxes, development costs and development approvals." The Summit is one part of implementing those objectives as well as being a focused forum for obtaining feedback on other programmes the City has adopted to improve its service delivery.

SUMMIT PURPOSE & OBJECTIVES

PURPOSE

At its May 22, 2014 meeting, Council adopted the following motion:

"that Council direct staff, on a priority basis, to bring forward a work plan to host a Development Summit facilitated workshop dedicated to strengthening the relationship between the City, development firms that are active in Victoria, and community association land use chairs".

Further, on June 12, 2014, Council adopted the following motion:

"that Council direct staff to undertake the development summit work plan as proposed with a target date for holding the Summit in late June 2014."



OBJECTIVES

With the primary purpose being to build and strengthen relationships, the following specific objectives were set for the Summit:

- Understand any concerns or problems raised regarding services, including their scale and prevalence, and to identify key issues;
- Better understand the roles, perspectives, and realities of all parties;
- Identify changes to improve development processes;
- Consider and agree on broad principles to guide behaviours and approaches moving forward; and
- Analyze input and prepare an Action Plan for improvements with timelines, for Council's approval.

The Development Summit, and the subsequent Action Plan, were informed from three sources:

1. A pre-summit survey sent to all invited participants, asking them to anonymously identify any problems or concerns with current application processes;
2. Several key informant interviews with both development industry and community association representatives; and
3. The July 7th, 2014 Development Summit event.

TOPIC AREAS FOR SUMMIT DISCUSSION

The basis for the Summit discussions and the development of the Action Plan were created by the analysis of the issues identified through the pre-summit survey and the key informant interviews held. The topics discussed at the Summit were:

1. Application processes take too long. There is increased cost and risk. Other jurisdictions are faster; Victoria loses development. *What things can be done to speed up the process? Are there specific pinch points that cause delays? How can these be addressed?*
2. Developers generally want to address concerns and build relationships with the neighbourhoods in which they build. This doesn't always occur. *What things can the parties do differently to improve relationships? What role should the City play?*
3. Need to address attitudes and behaviours that are interpreted as "looking for problems rather than seeking solutions". *What can be done to change attitudes? How to deal with difficult behaviours?*
4. The amount of detail (submission requirements) for rezoning is excessive and costly, particularly for small applications. *What requirements could be reduced?*
5. Council is involved in too many aspects of the development process, and don't delegate or empower staff. *What things could be/need to be delegated to staff? How could staff be more empowered?*
6. There are perceived inconsistencies and lack of clarity in information provided by different departments to applicants and by applicants to Community Association Land Use Committees (CALUC). Both applicants and Community Associations have difficulty tracking where an application is in the process. *How could internal communication and consistency of information be improved? How could information be simplified? What mechanisms could assist in tracking applications? How could information be better communicated?*



7. Improvements to permitting processes have been acknowledged by some (e.g. Certified Professional). Further improvements are needed (e.g., building, site servicing, sign). *What further improvements can be made?*
8. Negative impacts of bonus amenity requirements. *Are amenity requirements helping or hindering achievement of OCP objectives? What can be changed?*

There were many repeated suggestions and recommendations for improvements that applied to more than one of the identified key topics, implying the real synergy to Action Plan measures. Overall, issues and suggestions for improvement generally fall into 4 broad themes, and are reflected in the Action Plan matrix: 1) Improving Processes; 2) Improving Customer Service Orientation and Facilitation Role; 3) Fostering Better Relationships and Understanding; and 4) Improving Policies, Regulations, and Practices.

PREPARING AN ACTION PLAN

In response to suggestions from Summit participants, the following Action Plan provides recommended actions. The Plan, in part, builds on initiatives already underway or recently completed, such as the Development Business Review Process (2011), that are designed to address a number of suggestions raised at the Development Summit. Several Summit participants noted improved application processes over the last number of years.

Since the Summit, the consultants have:

1. Summarized the suggestions and proceedings from the Development Summit, in report form, and forwarded it to all participants and those invited, but unable to attend; and
2. Over the past months, worked closely with key staff members to prepare the Action Plan. In the development of the Action Plan, the consultants have met with staff on 6 different occasions. We are aware that our key staff contacts have additionally met extensively with others internally to confirm the working relationship between departments in terms of being able to commit to deliverables for implementation of the Action Plan.

From the consultant's perspective, staff have favourably approached the opportunity provided through the Summit process and have embraced the City's commitment to continuous improvement. The Action Plan lists many initiatives that staff will need to either continue to implement, or be engaged through a team process to meet the commitments set out in the Action Plan.

Many of the suggestions identified respond to more than one area of the City's processes or requires responses by more than city staff. The Action Plan has been organized by overall theme, or general area of action and identifies specific suggestion(s) related to the theme. The matrix then broadly describes the action item or tasks needed to implement the suggestion and what group (or groups) needs to champion or take the lead role.

The responsibility for implementing some of the items identified at the Summit goes beyond the purview of City Staff. In some instances it relates more directly to Council's approach and level of involvement. There was a clear message from the pre-summit survey, the key informant interviews, and from Summit discussion, that Council's "hands-on approach" can significantly delay application processes and is disempowering of staff. We are aware that Council is working on and is considering a "delegation policy" that should improve and expedite approval processes and address some of the identified concerns. Other matters are imbued more deeply in Council's view of its roles and responsibility. It was noted by more than one participant, for example, that



members of the public (be it from the community or a developer) go directly to a member of Council on matters where, in other jurisdictions, someone with the same question or issue would more likely seek staff assistance. Additional areas identified where Council, for example, will need to address its policies in order to fulfill the suggestions raised at the Summit, including priority projects (where the application moves to the top) and bonus amenity contributions.

Developers/builders also have a role and responsibility in improving the development process. Those action items where developer/builders have a role includes: submitting complete applications and providing accurate and up-to date information to City Staff; being informed and aware of what the requirements are; and being engaged at the policy level, when for example, planning and other relevant policies and bylaws are being reviewed. Finally, building relationships, trust and understanding requires mutual effort, and regular communication helps build those relationships.

Finally, the Summit also identified areas where Community Associations (CALUCs) can challenge themselves to be more informed of the development process, respond in timely ways and commit to work together. It was acknowledged that community association members are volunteers and there are, at times, resource limitations. Mutual understandings between the development community and community associations can foster improved processes.

One of the key ways to foster a positive relationship among the development industry, CALUC, and City staff is to encourage ongoing and regular dialogue. A number of the actions mentioned (including proposed coffee meetings, training sessions with Land Use Committees and liaison with UDI) work towards that. However, bringing all the parties together on a regular basis to report progress on actions and to work to resolve any new or outstanding issues is very important. It is therefore recommended that the approved Action Plan be distributed to all Development Summit participants, and that the City host such an event on a regular (perhaps annual) basis.



DEVELOPMENT SUMMIT ACTION PLAN



DEVELOPMENT SUMMIT ACTION PLAN

Overall Theme	Improvement Suggestion Theme	Action	Group Responsible	Indicators of Progress
Improving Processes	Providing Consistency and Clarity of Information	<ul style="list-style-type: none"> Improve information and use technology to facilitate greater understanding for applicants and public regarding: <ul style="list-style-type: none"> Application requirements and forms Fees and charges including estimates Relevant policies and regulations Tracking of applications in process Decisions before Council 	City Staff	<ul style="list-style-type: none"> Reduced delays due to incomplete information and subsequent need for revisions or "late hits" On-line tracking of applications available to applicants and public Improved reports with greater focus and clarity on relevant factors
		<ul style="list-style-type: none"> Ensure complete applications 	Developers	<ul style="list-style-type: none"> Reduced delays due to incomplete information
	Improving Permitting Processes/Reducing Application Processing Times	<ul style="list-style-type: none"> Use technology to facilitate and enable processing efficiencies including associated potential training and budget needs 	City Staff	<ul style="list-style-type: none"> On-line tracking and other electronic tools available for efficiencies and matching the needs of customers and the public
		<ul style="list-style-type: none"> Tailor type and level of information detail required for each permit stage/type 	City Staff	<ul style="list-style-type: none"> Appropriate information provided consistently
		<ul style="list-style-type: none"> Focus feedback based on approved design guidelines 	City Staff/ Advisory Committees	<ul style="list-style-type: none"> Improved effectiveness and focus on achieving results

Overall Theme	Improvement Suggestion Theme	Action	Group Responsible	Indicators of Progress
Improving Processes	Improving Permitting Processes/Reducing Application Processing Times	<ul style="list-style-type: none"> Establish service levels and turnaround time targets for different types of permit applications 	Council sets standards for Staff to implement	<ul style="list-style-type: none"> Undertake appropriate benchmarking to review service levels and resources for Council's direction Monitor and report on performance metrics
		<ul style="list-style-type: none"> Review potential phasing of or other adjustments to requirements including payment of charges and securities 	City Staff/Developers	<ul style="list-style-type: none"> Enable development to proceed while protecting public interest
		<ul style="list-style-type: none"> Convene effective and timely meetings at key project stages: <ul style="list-style-type: none"> pre-application intake meetings interdepartmental review including establishment of project teams decision-making steps 	City Staff/Developers/City Volunteers and CALUCs	<ul style="list-style-type: none"> Encourage meetings with applicants at key stages, particularly intake Work collaboratively with CALUC and Developer representatives to identify ways to improve/foster effective meetings in early project stages Examine any possible process efficiencies to achieve City decisions

Overall Theme	Improvement Suggestion Theme	Action	Group Responsible	Indicators of Progress
Improving Customer Service Orientation and Facilitation Role	Addressing Attitudes and Behaviors	<ul style="list-style-type: none"> Ensure "point person"-facilitator assigned for each application with responsibility/mandate to coordinate an effective interdepartmental effort 	City Staff	<ul style="list-style-type: none"> Greater organizational responsiveness/responsibility for results
		<ul style="list-style-type: none"> Adopt "better is always possible" approach and regularly reach out for customer feedback 	City Staff	<ul style="list-style-type: none"> Customer input/surveys analyzed, shared and used to spur improvements
		<ul style="list-style-type: none"> Convey a welcoming and facilitative message by ensuring appropriate communication and customer service training 	City Staff	<ul style="list-style-type: none"> Exit survey results reflect positive reception
		<ul style="list-style-type: none"> Ensure staff are available and responsive to customer needs 	City Staff	<ul style="list-style-type: none"> Development Business Centre open and staffed appropriately for effective service
		<ul style="list-style-type: none"> Train staff and reinforce adherence to customer service standards related to returning messages and correspondence and provide ways for customers to contact if concerns arise 	City Staff	<ul style="list-style-type: none"> Service standards are known by customers, and they are advised of opportunities to address any concerns Customers aware of contact and roles

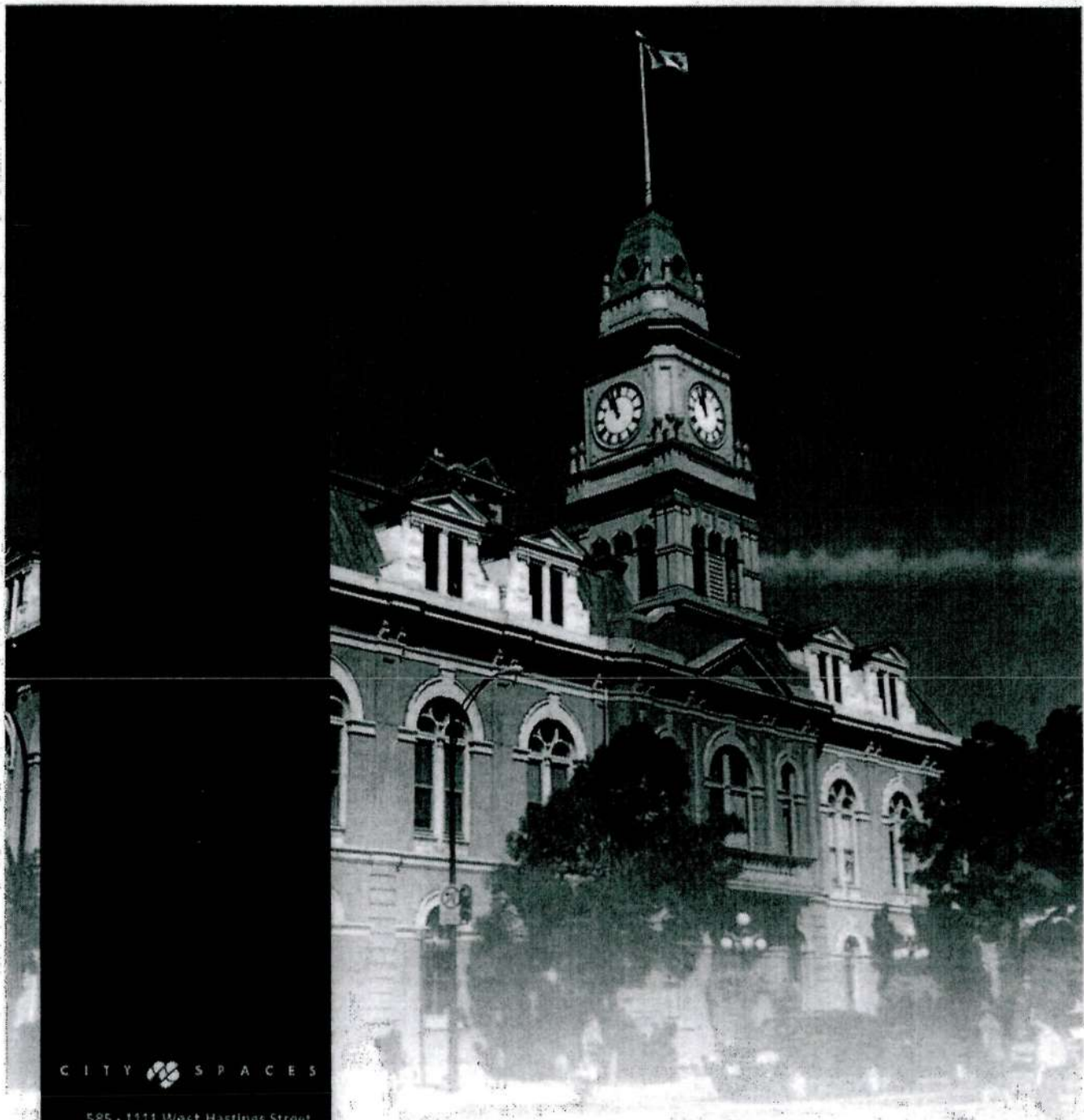
Overall Theme	Improvement Suggestion Theme	Action	Group Responsible	Indicators of Progress
Fostering Better Relationships and Understanding	Improving Developer/Community Association Relationships	<ul style="list-style-type: none"> Recognize variety of relationships that are important to City and community building by the following actions 	All	<ul style="list-style-type: none"> Better understanding and relationships as various roles in community building are fulfilled as follows
		<ul style="list-style-type: none"> Meet early when considering project ideas, when refining projects, and updating on progress 	Developers/CALUCs	<ul style="list-style-type: none"> Better shared information and feedback opportunities
		<ul style="list-style-type: none"> Share information and perspectives on development and building through information and workshop sessions by UDI and City of Victoria 	Developers (UDI) with CALUCs and/or with City (Staff and Council)	<ul style="list-style-type: none"> Variety of meetings and sessions held that have a range of stakeholders involved
		<ul style="list-style-type: none"> Attend key meetings like Community Association or provide a CALUC Orientation 	Staff with CALUCs/Community Associations	<ul style="list-style-type: none"> Better shared knowledge and dialogue among participants
		<ul style="list-style-type: none"> Hold regular UDI/Municipal Liaison meetings 	City Staff/Developers	<ul style="list-style-type: none"> Better shared information and feedback opportunities
		<ul style="list-style-type: none"> Hold annual Development Summit to continue dialogue 	City to Convene	<ul style="list-style-type: none"> Advancing shared objectives for improvements and monitoring progress

Overall Theme	Improvement Suggestion Theme	Action	Group Responsible	Indicators of Progress
Improving Policies, Regulations and Practices	Assessing Rezoning Requirements	<ul style="list-style-type: none"> Confirm that rezoning applications can be considered without a concurrent development permit application and revise report templates to reflect this direction 	Staff to seek Council direction	<ul style="list-style-type: none"> Reports more clearly reflect different application types
	Delegating to/Empowering Staff	<ul style="list-style-type: none"> Consider report options for delegation of some applications and decisions 	Staff to seek Council direction	<ul style="list-style-type: none"> Council's decision made and implemented by staff
	Bonus Amenity Requirements	<ul style="list-style-type: none"> Consider report on options for density bonus amenity outside downtown and fine-tune downtown zoning project Determining strategic processing priorities for expediting applications 	Staff to seek Council direction	<ul style="list-style-type: none"> Council's decision made and implemented by staff Application processing priorities clearly acted on

APPENDIX A

CITY OF VICTORIA DEVELOPMENT SUMMIT SUMMARY, JULY 2014





CITY SPACES

585 - 1111 West Hastings Street
Vancouver BC V6E 2J3
604 687 2281

5th Floor 844 Courtney Street
Victoria BC V8W 1C4
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300 - 160 Quarry Park Blvd SE
Calgary AB T2C 3G3
403 398 2468

www.cityspaces.ca

DEVELOPMENT SUMMIT

Summary of July 7, 2014 Event

City of Victoria | July 21, 2014

Mohammed Ghoury via Creative Commons

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BACKGROUND

The City of Victoria hosted a Development Summit on July 7, 2014 that brought together key stakeholders in the development process – developers and builders, Community Association Land Use Committees, City Council, and members of City of Victoria staff.

Continuous, quality improvement is a high priority for the City, and a number of strategic initiatives have been undertaken in recent years to make Victoria the best it can be. These initiatives include:

- Adoption of the Official Community Plan (OCP);
- Development Business Processes: Phases 1 and 2;
- Customer Service Action Plan;
- Strategic Plan 2013-2015;
- OCP Implementation Strategy;
- Economic Development Strategy; and
- Citizen and business satisfaction surveys.

SUMMIT PURPOSE & OBJECTIVES

Purpose

At its May 22, 2014 meeting, Council adopted the following motion:

"that Council direct staff, on a priority basis, to bring forward a work plan to host a Development Summit facilitated workshop dedicated to strengthening the relationship between the City, development firms that are active in Victoria, and community association land use chairs".

Objectives

The objectives of the Development Summit were to:

- Strengthen relationships among the City, the development industry, and Community Associations;
- Better understand the roles, perspectives, and realities of all parties; and
- Identify changes to improve development processes.

Input for the Summit came from three sources:

1. A pre-summit survey went out all invited participants, asking them to anonymously identify any problems or concerns with current application processes;
2. Several key informant interviews with both development industry and community association members; and
3. The July 7th, 2014 Development Summit event.

The input received will inform an Action Plan for improving development processes to be considered by Council in Fall 2014.



A summary of the facilitated responses follows. It should be noted that there are a number of areas of overlap in the identified solutions for different questions, which suggests the potential for one change to have a positive "ripple" effect in other areas.

SUMMIT FORMAT

- A summary of the issues identified through the pre-summit survey and key informant interviews was provided to each participant, along with the session agenda. Both of these documents are included as appendices to this report.
- After a welcome address from Mayor Fortin, a plenary session was held in which participants were asked to identify any issues not already captured by the survey, or to explain/comment on any of the those already provided.
- Participants were then asked to join one of four group discussion tables. The eight most frequently raised issues from the survey were divided into two groups of questions. Participants had the opportunity to speak to one set of questions in the morning group session, and to the other four questions during the second session after lunch.
- A final plenary session gave participants an opportunity to comment on the Summit, and to share their group discussion highlights.
- Mayor Fortin thanked attendees for their participation.

MORNING PLENARY SESSION

The following comments were provided during the first plenary session:

- Need to streamline processes and eliminate excessive costs of the pre-application stage.
- "Closed for business" feeling is prevalent in the community; need more of a "how can we make this happen?" attitude.
- More helpful if developers come to Community Associations at the concept stage, but not all associations want developers at an early stage.
- Developers are uncertain of outcomes with the City of Victoria.
- Create an Action Plan to compete with other municipalities; be welcoming of new ideas.
- Too many decisions go to Council; staff do an excellent job and Council needs to have more confidence in staff.
- There is increasing collaboration between staff and developer, but is more complicated now than in the past.
- Conflict/contradiction between housing as a source of revenue for the City, and affordability of housing.
- Change of use requirements are almost impossible; help people understand how these work



- Need to look at all aspects of applications, not just land use and density; significant improvements in process over last 10 years; new, younger staff are good and attuned to modern visions, but seems they are being held back.
- Density bonus payments don't improve the vitality of downtown.
- Lagging on the retail side downtown; need to encourage small, interesting retail.

IMPROVEMENT SUGGESTIONS (GROUP A)

Group A participants were asked the following questions:

1. Application processes take too long. There is increased cost and risk. Other jurisdictions are faster; Victoria loses development. *What things can be done to speed up the process? Are there specific pinch point that cause delays? How can these be addressed?*
2. Developers generally want to address concerns and build relationships with the neighbourhoods in which they build. This doesn't always occur. *What things can the parties do differently to improve relationships? What role should the City play?*
3. Need to address attitudes and behaviours that are interpreted as "looking for problems rather than seeking solutions". *What can be done to change attitudes? How to deal with difficult behaviours?*
4. The amount of detail (submission requirements) for rezoning is excessive and costly, particularly for small applications. *What requirements could be reduced?*

1. Reducing Application Process Time

- Introduce an on-line tracking system that keeps the applicant, Community Associations, Council and staff up-to-date on the status of each application; ensuring all parties are better informed will help the process.
- Establish clear and precise guidelines/benchmarks for each stage of the application process, against which an application can be measured; commit to specified timelines (unless applicant retracts or has not fulfilled requirements) – this will create a greater degree of accountability for all parties involved, and greater certainty for the applicant.
- Consider different application requirements and timelines for different size projects. An application to rezone for a duplex, for example, should not have the same submission requirements, or take as long as a large commercial or mixed-use application.
- Make requirements and expectations for applicants very clear... currently, things are too vague.
- Reduce the number of staff reports and lead-up time required to get onto committee or Council agendas.
- Greater discretion and decision making powers to staff will help expedite the process; empower staff.



- Pre-meetings with staff representatives from key departments will speed things up (e.g., this is done in Colwood).
- Extensions to Development Permit times should not go back to Council.
- Community Associations often do not have the capacity or resources (financial in particular) to expedite the CALUC process quickly; financial assistance from the applicant could assist with accessing resources to speed up the process.
- Ensure that speed and efficiency don't impact quality assurance: don't lower the bar.
- Pre-zone land consistent with Local Area Plans (LAPs), which need to be clear and specific, and should include potential amenity options.
- City and Community Associations should understand it may take more than one project to achieve the desired amenities.
- Consider and communicate the uniqueness of Victoria – small geographic zone, small market, local involvement.
- Look for efficiencies within the existing structure.
- Provide more education around the Official Community Plan (OCP); have more specific LAPs.
- Need an 'OCP ambassador' to help the community understand what the OCP means for their neighbourhoods, and where flexibility and tolerance are required.
- Make it priority for planning to support and expedite OCP and LAP updates.
- Review how priority projects are set; staff resources should not be a limiting factor to moving these forward.
- Critically review the number of steps required to obtain a Development Permit (DP) and look for efficiencies/redundancies.
- Reduce reliance on legal agreements; legal department is under-resourced for development, causing a timeline pinch-point.
- Develop a streamlined process for less complicated projects that uses staff more and Council less, e.g. Tenant Improvement and Development Permits.
- Coordinate the response process.
- Include garden suites in the bylaw so staff can deal with them.



2. Improving Developer/Community Association Relationships

- Easy access feedback loop/tracking system would be very positive.
- Develop principles/rules of engagement with Community Associations (CAs); better define what should/shouldn't be sent to CAs.
- Early engagement; provide guidelines for what a developer should bring to a preliminary meeting with a Community Association.
- Provide education/engagement with CAs about development; encourage conversations about the contributions/role development plays in community-building – not necessarily bad or adversarial; offer UDI membership/programs to Land Use Committees; build relationships.
- Conduct a 4-hour, City-led session for CAs to explain how the OCP pertains to their neighbourhoods (and presumably their LAPS).
- To help CALUC members better understand an application, consider providing CALUC with a simple fact sheet that includes baseline information, such as current zoning, OCP/LAP land use designation, property size, proposed use.
- Inconsistency in staff attending CALUC meetings; issue of staff resources.
- Need to have at least one member of each LUC well-versed in OCP, planning, etc.

3. Addressing Attitudes & Behaviours

- Culture begins at the top – Council and senior management; development helps to realize the vision of the OCP and needs to be valued.
- Design review deals too much with minutiae, which can compromise the vision of a project; need to provide reasonable limits on design review.
- Perceived or real conflict between development industry applicants and City staff, in terms of values and approaches, can be mitigated by staff providing friendly advice and being welcoming; set aside "stereotypes".
- Need to get to know staff; should have "meet and greet" session(s).
- Give more control to staff; lack of empowerment affects morale.
- Need to set/establish a positive tone – "We want investment in Victoria".
- Cut down on engineering submission requirements for site servicing at the front-end; very cumbersome; site servicing inspections can be difficult and unbalanced.
- Set mutual expectations (staff and developer) for timelines.
- Everyone makes mistakes; when a mistake is made by staff, a system is needed to expedite the correction and move on.



4. Assessing Rezoning Requirements

- Allow for a progressive (phased) submission, rather than all at once to make the process more affordable for small developers/builders.
- Review and identify what is needed for a land use decision (zoning); is there need for final design drawings at the zoning stage?
- Develop different submission requirements for different size projects.
- Pre-zoning vs. development permit; should pre zone and have the Development Permit deal with design.



IMPROVEMENT SUGGESTIONS (GROUP B)

Group B participants were asked the following questions:

1. Council is involved in too many aspects of the development process, and don't delegate or empower staff. *What things could be/need to be delegated to staff? How could staff be more empowered?*
2. There are perceived inconsistencies and lack of clarity in information provided by different departments to applicants and by applicants to CALUCs. Both applicants and Community Associations have difficulty tracking where an application is in the process. *How could internal communication and consistency of information be improved? How could information be simplified? What mechanisms could assist in tracking applications? How could information be better communicated?*
3. Improvements to permitting processes have been acknowledged by some (e.g. Certified Professional). Further improvements are needed (e.g., building, site servicing, sign). *What further improvements can be made?*
4. Negative impacts of bonus amenity requirements. *Are amenity requirements helping or hindering achievement of OCP objectives? What can be changed?*

A summary of the facilitated responses follows.

1. Delegating to/Empowering Staff

- Undertake a complete evaluation of the system; review all development matters that go to Council.
- Planners need to take a proactive stance and not wait for direction from Council.
- Replace antiquated bylaws, e.g., parking requirements, so variances aren't always required. Updated LAPs and bylaws will result in more certainty, and require fewer rezonings and variances.
- Use summaries, checklists and timelines to speed up process, and reduce Council involvement.
- Different processes need to be in place for small projects that meet the objectives of the LAP and OCP vs. large complex projects; expedite small projects through to public hearing for rezoning.
- Don't need to have Council involved for garden suites that comply with the bylaw; include garden suites in the bylaw.
- Reduce Council involvement for small applications, e.g., it's possible to demolish and rebuild a house with no Council involvement, but a minor renovation/addition involves Council
- Have an expedited process for projects under a certain dollar value, or under a certain number of units.
- Council liaison to neighbourhoods is appreciated; however, staff, rather than members of Council, can facilitate communication between the developer and the community, and explain the aspects of development to the community.
- Allow some developer input at the Planning and Land Use Committee of Council to provide clarity and prevent some of the impractical "blue-skying" by Committee members.



- Council has gone back and forth between a Committee of the Whole structure, and a Planning and Land Use Committee (with 4 Councillors and then with all); neither system is perfect, but need to stick with one procedural model.
- Give staff more authority and autonomy; use Council as an arbiter and decision-maker only where legislation requires it.
- Address "culture" at City Hall where staff treat guidelines as prescriptive, and do not interpret and apply in the spirit of the policy, leaving any flexibility to the discretion to Council.

2. Providing Consistency & Clarity of Information

- Have a review early in the process with all departments at one meeting; use one set of drawings that can be left for with the City for 24 hours, then make changes.
- Both development and Community Association representatives agree that an early meeting at the concept stage is a good idea; however, some Associations don't want a meeting until the design is well-developed; the City has the responsibility to educate CALUCs.
- Need a separate process for smaller projects that don't seem to get staff attention like the larger, priority projects.
- Need to develop a protocol around returning phone calls, having letters answered by the person to whom they were addressed within a set timeframe.
- Need improved clarity on what Council is deciding upon; provide clear information to the public about what is being addressed.
- Deploy a senior planner as point-monitor of the process; very helpful in letting Community Associations know where an application is in the process, and alerting of upcoming meetings.
- Assign an internal advocate to guide and track the project through the silos.
- Provide copies of notices to adjacent Community Associations.
- Have applications with plans/process/stage online, e.g., Colwood, Vancouver.
- Assign interdepartmental teams to large/priority projects; meet with the applicant before a submission is made; use the principles for smaller projects as well.

3. Improving Permitting Processes

- Recent improvements were acknowledged, and credited to the pre-intake meetings.
- Demolition permits need to be approved at the counter, rather than current 30 to 60-day wait.
- Improve consistency by clearly outlining requirements, and providing an illustrated checklist.
- Provide the extra support needed to homeowners asking questions about small building permit related matters, but respect that professional builders do not require detailed explanations, etc.



- Address site servicing issues by having inspectors through the site earlier; empower lower level staff to work with applicant so they are not ripping out concrete and replacing it.
- Once approval is given, let the professionals deal with what they find on the site
- Clarify and simplify development/rezoning signs; explain in lay terms; add a QR Code and link to the project website.
- Replace 120% landscape deposit with a system that withholds an occupancy permit until landscaping is complete.
- Review construction permit fees – are confusing as total associated permit fees can often be more than 1.5 times the cost of the building permit fee).
- Construction parking feels like a cash grab – City needs to forgo some of this revenue to encourage development; adjust the formula for short-term parking requirements, and parking required for the entire construction period.
- Continue to work on an expedited process for Tenant Improvements; assign a “project ambassador”.
- Limit the review rounds; provide a checklist of what is missing rather than a full set of plans being returned for each change.
- Ensure clarity of assignment for, and consistency of building inspections.

4. Bonus Amenity Requirement Impacts

- Current process for determining amenity requirements does not recognize that Victoria is not a robust market; central to making development succeed is affordability.
- Consider introducing incentive to develop; amenity requirements end up being disincentives.
- Cost of consultants to calculate ‘lift’ can exceed the value of the lift; eliminate this requirement.
- Recognize that quality, well-placed, high-density projects achieve other important objectives, such as encouraging transit and commercial development; need incentives to densify where appropriate.
- Amenity funds could come from the increase in taxes from the finished project, rather than taking it up front – the Pearl District (Portland) is a good example.
- Focus on building the amenity into the site.
- Need sophisticated planning to identify height and/or FSR, and allow the development to be guided by good design; can eliminate patchwork zoning that leads to rezoning required for every new development.
- Need to plan for each market cycle; develop fixed CACs that can be adjusted to the market.
- Consider increased CACs for an expedited timeline.



CONCLUDING COMMENTS

Participants were asked to provide feedback on the Summit; what were their takeaways and what should happen next:

- Worthwhile and constructive having everyone in the room together.
- Would like follow-up with the same group in 6-12 months to find out what has happened and how it is working.
- Make this an annual event; include designers and architects; continue the conversation.
- Formalize process of reviewing projects, post-mortems – what worked, what didn't – so there is evaluation and improvement.
- Provide education for CALUCs – with more information, could be more productive and speed up the process for everyone – Victoria Community Association Network (VCAN) could be a possible venue.

NEXT STEPS

- In consultation with staff, CitySpaces will use the feedback received today, and from the Pre-Summit Survey to develop an Action Plan for improving the development process at the City of Victoria.
- A draft Action Plan will be targeted for presentation to Council no later than September 2014.



APPENDICES



AGENDA

Development Summit

July 7, 2014 | Victoria Conference Centre, Salon A

9:00 - 9:25 am	Registration and coffee
9:30 - 9:35 am	Welcome : <i>Mayor Dean Fortin</i>
9:35 - 9:45 am	Overview of the Summit Objectives, Introductions
9:45 - 10:30 am	Review, Confirm and Speak to Issues
10:30 - 11:30 am	Break-out Group Discussion 1: <i>Tackling the Issues</i>
11:30 am - Noon	Break, Light Lunch
Noon - 1:00 pm	Break-out Group Discussion 2: <i>Tackling the Issues</i>
1:00 - 1:30 pm	Summary: <i>What's Next?</i>

Development Summit

Pre-Identification of Issues

SUMMARY OF SURVEY RESPONSES & KEY INFORMANT INTERVIEWS

The following is a summary of many of the responses received to the questions distributed to members of Victoria's development industry and community associations. The full anonymous responses will be included in the final report. The summary combines both development industry and community association comments.

Issues Relating to the Pre-Application, Application and Decision Making Phases

1. The process needs to be streamlined. Application process is too slow...far too long to make its way through city hall. Time is money, other jurisdictions are faster. Investment dollars are portable and will be attracted to locations of lower risk.
2. Too many decisions made by Council. Council unpredictable and inconsistent. Staff not taking leadership role, wait for direction from Council ... not using their professional expertise.
3. Staff responsiveness: split between lack of information and unresponsiveness of staff to departmental staff improved considerably over the past 5 years and professional, helpful and courteous
4. Need to know status of application sooner. In other jurisdictions, applicant receives letter from staff indicating general support (or concerns) prior to going to council.
5. Applicants benefit from clearer guidance from engineering and planning on key issues - issue regarding inconsistency from staff in interpreting the guideline information made available.
6. Amount of detail needed for zoning applications are too extensive, excessive and costly, particularly with small applications.
7. CALUC process is reasonable forum for addressing the neighbourhood and is a good means of communicating with neighbours vs. concerns that the Community Association doesn't represent the neighbourhood and is only one source for gauging public viewpoint.
8. CALUC works better if the developer and neighbourhood have a dialogue at the concept phase. (Come to community meetings early to avoid later surprises)
9. Many residents unclear of development process. Additional tools that describe the development process for community residents would be helpful and avoid questions.
10. Decisions must be filtered through that lens of OCP and Local Area Plans. Citizens get disillusioned when they don't seem to be considered.
11. Need more specific and clear guidelines and need up-to-date LAPs.
12. Community Associations need more time before meeting to get info out and reviewed at CALUC. Additional admin support from City to CALUC helpful...not all land use committees have access to funds for mail-outs, etc., or volunteers to do this.
13. Staff required to prepare too many reports and there is too long a time delay between staff report and getting on meeting agenda. Lack of awareness by Council/staff of the time risk in a small market.
14. Too long a timeline between when CALUC has reviewed application and when application goes to public hearing - small applications used to take 6 months now they take a year or more. Need to speed-up process to Design Panel/Heritage Committee. Too long between meetings.
15. Conditions of zoning unreasonable and costly (e.g., requiring registration of ROWs or easements before zoning complete). City legal department takes too long.

16. Amenity bonus density doesn't work as it is not based on market. Added costs impact affordability. Uncertainty in identifying and calculating amenity cost and convincing vendor that their price is too high.
17. Between CALUC and public hearings plans can change significantly... no feedback loop to the CA or information received is inconsistent. Additional feedback would avoid contentious public hearings.
18. Site servicing is a major issue. Site servicing records are inaccurate. Requiring submission of servicing drawings prior to building permit is unnecessary. Permits, once approved can sit for days to get it in hand.
19. Landscape deposit requirements unwarranted at time of building permit.

Issues Relating to Information Sharing

1. Need better tracking system of application for both applicant and community association. Need a 'one-stop shop' website.
2. Sharing of information between departments should be faster. Better communications across City Departments.
3. City documents that developers must follow are not consistent. Application forms are long-winded and unclear.
4. Community Associations and City have different perspectives of what is expected from applicant.
5. Information (to citizen) hard to understand and should be presented in more layperson terms.
6. Timeframes for consultation and information sharing are inconsistent.
7. More communication with Community Associations should take place after CALUC process. Community volunteers cannot always act as speedily as developers may wish.

Issues Relating to Relationships among City, Development Industry & Community Associations

1. Community Associations have too much influence. They are "self-appointed, non-elected body..."
2. Developers get more/preferred face time with city staff than neighbourhood associations
3. "The relationship between the City and the community of small developers has changed over time. The City used to work on the principals of relationship building with builders... more of a friend, partner and took a real interest in what you were doing... Now the friendship and "there to help" is more of a façade in front of a wall of bureaucracy, problem creating, "get a consultant it is not my job to help you with that."
4. Most (LUC) experiences with developers, the relationship is good, less so with the City.
5. Helpful for CALUC to receive a brief City report to read at community meeting when applicant comes to CA. Frequently the application is a blend of zoning (complicated)
6. City relies on developers paying taxes and placed in conflict for council in favour of development over wishes of a neighbourhood where it would translate into lower taxes.

Other Misc. Issues Identified (some duplication)

1. Staff needs to be more empowered. Council gets involved in too many things that should be left to the City professionals. Lack of empowerment means that staff is wary of committing to feedback, that as a developer, you want to hear. Staff unwilling to speak with conviction because of trying to second-guess Council and impacts staff morale.
2. Entrenched culture of resistance at the staff level from lack of leadership toward developers at the Council level, particularly around concepts of density, heritage, amenity agreements, parking and transportation
3. Honouring the OCP is critical.

4. City should make itself more aware of what the building community faces.
5. Eliminate sewer attenuation requirements and take cash in lieu.
6. Simplify sign bylaw process for construction signage.
7. Give staff greater authority for minor DPS and zoning matters.
8. More leadership to inspire us ... create more unique and interesting City
9. Improve design guidelines
10. Particular problems with City legal and transportation dept.
11. Appears to be little enforcement by City between what was originally presented and what built... reinforces developers to use cheaper materials than were first presented.

Question 7: Identify Any Strengths (some are potential solutions)

1. Pre-application meetings/collaboration is key so as to ensure the receipt of a quality application
2. Building Permit process changes (e.g. incorporated Certified Professional program) a good thing
3. Victoria has good people, great councilors and taking steps to go in the right direction. Staff need mandate to follow through more effectively.
4. Develop some form of Business centre, centrally located for the monitoring of all phases of an application... appoint a "point person as a liaison between staff and the applicant and check... that applications are flowing through efficiently and troubleshoot. Would resolve most of the problems and improve accountability.
5. Remote access to public hearings should be examined.
6. Keep fees down and processing time short, provide incentives not roadblocks.
7. Designation of a go-to liaison person to manage the file through the whole process.
8. Rezoning process flow chart good idea.
9. CALUC process, LAPS and OCP are strengths (when adhered to).

APPENDIX B

DEVELOPMENT SUMMIT PARTICIPANT LIST



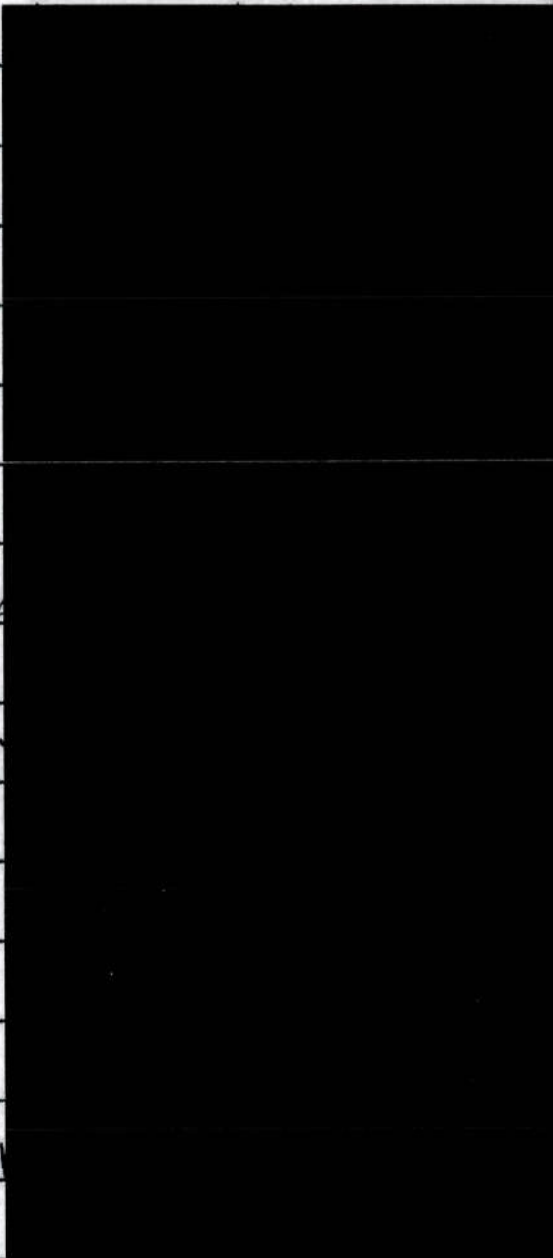

City of Victoria Development Summit Sign-in Sheet

NAME	CONTACT INFO
<i>Robert Saul</i>	[REDACTED]
Robert Saul	[REDACTED]
<i>Carey Edge</i>	[REDACTED]
<i>Bob Anne</i>	[REDACTED]
IAN LAING	[REDACTED]
CHRIS COLMAN	[REDACTED]
Marianne Alto	[REDACTED]
<i>Ron Leary</i>	[REDACTED]
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City of Victoria Development Summit Sign-in Sheet

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City of Victoria Development Summit Sign-in Sheet

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Mike Miller	
	
Steen Superior	
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City of Victoria Development Summit Sign-in Sheet

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Rick Anora	

APPENDIX C

SURVEY COMMENTS



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PRE-SUMMIT SURVEY AND KEY INFORMANT COMMENTS

Please identify any issues or concerns with any of the development processes, and related requirements during the PRE-APPLICATION phase:

- No returned phone calls. Information is vague or not correct get bounced around from person to person instead of one stop shopping The feeling your adding to staff work load instead being treated like a customer.
- Sometimes hard to get all the staff at the table. Some of whom may have a significant impact later on the decision process. Too many small decisions go to Council, which can not be predicted. Staff are often not aware of the details of the OCP and how it may effect how they think about the current zoning.
- All parties involved may benefit from more clear direction and guidance from planning and engineering staff on key development related issues so as to avoid iterative revisions post-application. Pre-application meetings / collaboration is key so as to ensure the receipt of quality application.
- The communication at this stage is often vague, especially considering the investment required to make a complete application.
- The process for site servicing approval and implementation and then deposit refund is terrible. We have had difficulties with 3 major projects to date. It is far to expensive to administer with our civil engineer and the reality is that city services are never where the city claims them to be. DP and rezoning process is working well with the right planner. The process has improved immensely in the past few years. Application process - it seems we print to many plans during the correction process. Could a single check set be submitted and once OK the balance of plans be submitted.
- Too slow. Need to get to the decision stage sooner.
- In some cases for a small rezoning application an extraordinary amount of detail is required for the application e.g. colour and exterior cladding samples. I'm not aware of a pre-application for a building permit unless this new bureaucracy I'm unaware of.
- Concerns related to communication of staff and timing of disclosure of key items to assist in meeting Staff requirements in a timely way—if Staff deliver information in a piecemeal fashion (as is the case), the process to respond is time consuming and costly.
- The amount of resources provided by the City to facilitate public input into a development proposal is inadequate. Administrative support would be beneficial, as well as attendance by a City staff rep at CALUC Community Meetings when development proposals are being reviewed would provide more integration during the design/development process. Tools that describe the development process for community residents would also be beneficial (e.g. posters that outline major milestones during the development process, reference materials at Community Centres for various development options (e.g. small lot sub-division, garden suite, zoning maps etc.) to raise the level of awareness of land use and associated vernacular.
- Community meetings held for projects with rezoning are often difficult, if not impossible to keep from being a litany of complaints over issues real or imagined, but unrelated to the rezoning aspect.
- 1. Rezoning Process Flow Chart items should be numbered to simplify discussion.
- 2. The CALUC should receive plans and rational letter 10 - 15 working days in advance of preliminary meeting to distribute and review. All plans should be at a minimum of 11 x 17 In. for legibility (8.5 x 11 is too small) Sufficient plans for all LUC members to have for review are required.



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3. Neighbourhood discussion should have a standard comprehensive form to be completed and submitted to both city and LUC. In the 100 m. radius a 66.6% completion standard should be met for single family residences. In the case of adjacent condos the strata board should complete. Apartments are problematic.
 4. City should notify bordering CALUCs and provide summary and plans.
 5. Contextual Drawings of the adjacent properties should be supplied with the site and landscape plan, elevations and floor plans.
 6. One set of the presentation plans left with the CALUC should be larger than 11x 17.
 7. All bubbled plans should be 11 x 17, with a copy for each CALUC member.
 8. CALUC should have 10 working days to provide written response to bubbled plans.
 9. If the application is declined or altered at the PLUC and the applicant makes a request to address council the LUC should be notified and given an opportunity to address council as well.
 10. If any criteria for a second Community Meeting is met the city should be responsible for notify the 100 m. catchment, neighbouring CALUC and the developer should be responsible for the cost of the meeting.
- There is still no "one-stop shop" on the City's website to walk developers through the City's processes. If you follow the "I Want To"...."Apply for"..."Rezoning" it takes you to forms and information but not the "Getting Started" page. As Community Association reps, we want developers to come to us early in the process so there are no surprises. This is of particular concern when our advertising requirements for community meetings are out of sync with the City's requirements.
 - During the pre-application phase, as a community land use planning committee, we have noted the following issues with the "preliminary community meeting". 1. It is strongly suggested that developers have a preliminary meeting with the land use committee but this is not an actual requirement of the CALUC process. 2. the understanding of what constitutes a "preliminary meeting" varies. Sometimes developers come with ideas and simple sketches, other times the plans are fairly complex (and costly). From a community perspective, ideally, this meeting is more of a conversation that takes into account the needs of the community, balanced against the OCP and the local area plan, and the needs of the developer.



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Please identify any issues or concerns with any of the development processes, and related requirements during the APPLICATION phase:

- Process is way too long always a reason not to go ahead no way of tracking Most cities have opted out of MOE site profiles and leave it up to a consultant
- Too Slow and poor communications between the departments.
- Sometimes hard to get all the staff at the table. Some of whom may have a significant impact later on the decision process. Too many small decisions go to Council which can not be predicted. Staff are often not aware of the details of the OCP and how it may effect how they think about the current zoning. Application requirements are not always clear. Landscape Deposits require advanced budgeting and in any case are onerous. Utility information can be very hard to get at this stage but still impacts design. Too many Silos at the City and staff can only answer for their own departments. Weak big picture management.
- Turn around speed at all steps is a major issue. If 10+ months is standard for a re-zoning, it is quite difficult for an applicant to manage market timing of ultimate project delivery.
- There is no mechanism in place for the applicant to understand where their application is in the process. Changes required/requested during this stage are also difficult to track at times. There is also very little consistency from application to application.
- There is often a large time-lag between when the preliminary CALUC meeting is held and when the Public Hearing occurs. This can result in misinterpretation of proposed development plans once a developer actually gets to Public Hearing, and also requires a developer to reengage community members and stakeholders sometimes years after the formal CALUC meeting is held prior to application submission. If timelines were both shortened and more prescriptive it would create a more efficient and effective community consultation process.
- Too slow
- Timing is very important to any developer. The time lag between when an application is approved by staff and then proceeds to council or D Panel is too long. It should be no longer than 10 to 14 days.
- Application forms are long winded and repetitive.
- The process takes far too long and costs the development community with each delay that could be better spent on amenities for the City. The response process is not coordinated. Responses from each department are piecemeal and there is no assurance that all issues on submitted drawings are raised when a response is provided.
- In the case of small re-zonings there was a time not long ago when this process could be completed in as little as six months, far less for a DVP. Now days I would allow at least a year for this process if not more. The City is oblivious to cost and risk to small developers sitting on a piece of property while it goes through this process. A good example of bureaucracy being replaced with stupidity is how the city deals with stat. ROW's and easements during a rezoning. Instead of allowing a rezoning to take place and then making the registration of ROWs or easements a permit or occupancy requirement. These currently must be put in place as part of the rezoning application. This typically takes the developer's lawyer a day to put together and the city's lawyer 3 months to review it. A huge cost and waste of time for the developer who doesn't even know if the rezoning is going to be approved or not. The cities attitude is pay the lawyers to put in a "fall away" clause. If the rezoning fails the developers lawyer can remove the ROW or easement, for yet another cost!



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- No market based approach to density and amenity agreements. Lack of awareness regarding time risk to developments in a small market. Lack of creative problem solving.
- Very slow and cumbersome
- In following the IAP2 core values, direct response to specific concerns, issues raised by community members during CALUC meetings would be helpful. A public site that contains information associated with each development site would be helpful to track the progress of the development.
- Proponents should leave city planning with a comprehensive written list of requirements at the first meeting if they wish to pursue a redevelopment, particularly under the OCP.
- Again, the City's website could be much more helpful in outlining typical timelines for rezonings.
- As a community land use committee, we often receive feedback from residents who are NOT included in the developer's mail out. The onus for informing residents outside the rather narrow limits of the CALUC process sits firmly with the land use committee, who often lack the means (either financial or of resources) to ensure that everyone with an interest in the development is informed of community meetings in a timely fashion. To be clear, not all land use committees have access to funds for mail-outs, a website for disseminating information or the volunteers to ensure this happens. Between the "Community meeting" and the Public Hearing, plans are modified, sometimes significantly. The feedback loop back to the community is not ensured, and can be inconsistent. Therefore, a plan that the neighbourhood was consulted on and approved of, may not be what is actually built. Additional feedback would be beneficial, to avoid what can often be contentious public hearings.



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Please identify any issues or concerns with any of the development processes, and related requirements during the DECISION-MAKING phase.

- Not certain where Application and Decision-Making cutoffs are. However, it takes way too long, and is an unreasonable risk for people to take. We took two years to make it to a public hearing. At that point we could have been shot down. Of the 9 potential voters, 3 of our biggest supporters weren't there the night of our hearing. Another supporter was in the acting mayor position. This left two supporters and 3 who had been iffy all along. It was a scary moment. Our project was approved, but we ran the risk of having a FULLY COMPLIANT project perhaps be rejected. If this had happened it would have cost us about \$500,000. I will not run the risk again. If projects are compliant with the zoning, then they should be stamped and approved at planning stage. At least a year could have been taken off our project. In other jurisdictions we have worked a person puts forward a proposal, with limited work done. Each department weighs in and says what changes have to be made. Within a reasonable period of time a letter is issued saying the project will be acceptable, and then gives a to-do list in order for it to be accepted. That process takes six months or more. But, while you are going through it, you do know it will ultimately be accepted. The push and pull for six months is okay. Victoria puts one through so much work and trouble, \$100,000s might be spent, and then you 'roll the dice' and go to public hearing. If the councilors have not reviewed the work, or don't like the zoning, or the neighbourhood association doesn't like the zoning, your work was in vain. I know many developers who refuse to do anything in Victoria for this reason.
- Too long between meetings
- Staff can get stuck with issues that are not black and white and they have no box to check. The easy answer at times is to say no rather than use common sense. This is enormously frustrating.
- Review committees do not always take their role seriously and will run out of time by going off on tangents outside their role and then ask for another meeting as a result. Design and Heritage committees overlap roles and provide conflicting advice. Development Permits should not go to City Council.
- I think efficiencies could be gained by delegating increasing decision making authority to staff on topics where policy documents clearly lay out the basis for judgement.
- Committee reports are often written so late prior to committee meetings, that there is very little, or no time to respond. I also believe that the results of these reports are also determined well before the final report is produced. There should be plenty of time to resolve potential outstanding issues.
- Trying to identify and calculate amenities that will be asked for. Trying to convince landowners that their asking price is too because the City has shifted some of the property value to the City.
- Guidance by staff can vary from discussion to discussion. More assurance that staff advice is solid would be good.
- What decision making process?
- Councils decisions and discussions seem arbitrary and frequently ill-informed with limited ability of the applicant to intercede.
- Council gets involved in too many things that should be left to city professionals. Lack of empowerment means staff wary of committing to feedback, as a developer you want to hear. Staff unwilling to speak with conviction, trying to second guess council and impacts staff morale.
- Process takes too long. There is a lack of personnel courage when contact at City is away.



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- No issue with the decision making of a public hearing of a rezoning. I don't think there is a decision making process with a building permit!
- Poor view toward Developers in general (negative); sense that more money can be extracted from projects without real understanding of financial impacts. Amenity agreements are poorly considered over the long term and deliver unneeded or under-utilized amenities. Sense that council is "out of touch" with larger community. Absolutely have no idea how to revitalize the downtown core. Resistance to real change and economic development around downtown's transition toward 24 hour city.
- Applications can lose momentum and can become stalled.
- Remote access to public hearings (live streaming and ability to provide comment) would support greater access to the decision making process by more people who may otherwise be unavailable to attend in person.
- Takes far too long!
- Development of inner harbour is too much in control of industry and City seems to have little or no long term plan or control.
- A specific example bears noting. The proponents wishing to redevelop the old Holiday Court Motel on Hillside were required to bring their proposal to Advisory and Design Panel multiple times. At subsequent appearances, previous direction from the Panel was contradicted BY THE PANEL MEMBERS.
- As volunteers in the community, and citizens of the city of Victoria, it is important to us that our input is considered and that engagement is not seen as something that is simply "done". Local area plans (LAP) and the OCP involved the input of thousands of people contributing significant time and resources to ensure the viability and sustainability of the City of Victoria. When decisions are not considered through the filter of the LAPs and the OCP, volunteers and citizens become increasingly disillusioned with the processes of government.



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Please identify any issues or problems with the provision or sharing of information among the City, the development industry, and the community associations.

- This seems to be working OK with the community groups. Communication across City departments and planning and law is very poor. Applicants need to push both sides to communicate to get results.
- The City has numerous policy documents, which proponents must work with (highway access bylaw, transport directives, OCP, etc). Many of these items offer no room for flexibility. In these areas, it is key for the City to make clear to all stakeholders that in the community consultation process, these are items that cannot be on the table for discussion.
- I have experienced situations where the community association (FCGA) and the city have different ideas about what is expected from them.
- Sharing of information should be faster between departments. Time is big money in the development world. The city could make housing far more affordable if process was enhanced.
- Too many, separate points of approval.
- Information presented in more laypersons terms would be beneficial for the entire community.
- Information is not necessarily available in a timely fashion for volunteers with other responsibilities 2. CALUCs should not have to contact developers for updated plans, etc. The delivery should be in the process.
- Once the Community Association submits their summary of proceedings from Community Meetings for rezoning applications, the most common form of communication from the City is...nothing.
- Information is not shared consistently. The time frames for consultation and sharing are inconsistent. As volunteers committed to community consultation with our constituents, we cannot always act as speedily as developers (and sometimes the city) would wish. Our community land use committee has been over-looked, at times not even featuring on the CoV's own website pages.



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Please identify any issues or problems with the relationships among the City, development industry, and the community associations.

- Community Associations have too much power. I had a couple of councilors tell me they would never vote against a Community Association. Our local association approved our project for two years and then changed their mind the week before public hearing. One of the main issues was the building has concrete panels which the head of the neighbourhood association didn't like. I had previously asked him where he lived and he had told me. We both mentioned what a nicely designed building it was. He loved the look. I pointed out to him when he said he was concerned about concrete panels that the building he lived in had coloured concrete panels. Oh! He didn't realize that was what he was objecting to. He likes those! And, then they once again came forward with their support. We could have been turned down because the neighbourhood association didn't know what it was they were objecting to.
- Sometimes council and staff has a negative attitude about developers and their critical roll in the growth, prosperity and employment of the City. OCP plans can get forgotten when a small but vocal minority steps forward to complain about a proposal.
- It is a black hole in the City. Applications have become increasingly bureaucratic over the last 10 years. I often feel that I am not a customer at the City, but instead I am antagonist. I have heard this from several of my colleagues.
- Depends on the area of town being developed. Some areas are easier to work with than others.
- Generally I think the relationship between the city and the development industry is good. Many positive initiatives undertaken in recent years. Community associations don't always appreciate the expense for projects in time delays. Developers generally want to address community concerns. Written feedback on for or against would provide better guidance.
- The Planning department appears intent on slowing or stopping the process. There is no enthusiasm for moving ahead.
- Burnside Gorge has too large an area extending into Rock-Bay and downtown. Quite often CA's have hidden agenda's and poor leadership.
- The community association should not be gatekeepers for a proposed development. They are a self-appointed, unelected body that has control over whether or not a project is submitted to the City for consideration.
- In my view the relationship between the city and the community of small developers has changed over time. The city used to work on the principals of relationship building with builders, where with every project they became more of a friend, a partner and took a real interest in what you were doing, it really came across that they were there to help. This idea may seem a bit "small town" but its because of that attitude that after a couple of projects in the late 90's we worked almost exclusively in Victoria since then. Now the friendship and "there to help" is more of a facade in front of a wall of bureaucracy, problem creating, get a consultant its not my job to help you with that. Its not with any individual, its more of a shift to this.
- Lack of coordination and leadership in driving toward key objectives around housing.
- There should be more interaction between staff and applicants.
- There's commonly a resource issue with City staff and Community Associations that introduces challenges regarding communications and engagement. Input from community members via Community Associations



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to City staff may not be well heard or honoured. Most recently, input from community members into local road engineering decisions was extremely frustrating and inefficient due to questionable rationalizations and lack of receptiveness to incorporate community member suggestions.

- The OCP should not be cherry picked for applicable height, density, FSR, etc. It should be used in its entirety or not at all. If the OCP Urban Place Guidelines is used so should Building Performance with a Canadian accepted green building standard. We regularly have development proponents tell us at the community meetings that the plans presented have been vetted by city planning and that they have received tentative approval. Frequently the plans will be presented with a blend of zoning. It would be helpful to have a brief City notice to read at the community meeting stating that the plan is in no way approved by planning.
- My experience is that we have had a very good relationship with industry except for inner harbour. Industry has generally been willing to listen to community. The City on the other hand seems more secretive and less willing to discuss with community.
- Mostly, our experience is there is a lack of visible cooperation and coordination between City departments. Planning will advise one way and Public Works or Parks will advise another.
- Ultimately our goal together is for a sustainable, livable city where everyone has a place. Let's find ways to do this together. And, given the incredible amount of time and effort that went into developing LAPs, the OCP and the CALUC process, let's give them the attention they deserve, rather than making "one-off" decisions.



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Are there any other issues or problems that you wish to identify?

- Time, time, time, time, time.
- The rude letters the city sends out threatening small businesses to fine them 250 dollars a day for not complying to building code upgrades when they weren't told about them in the first place.
- Again pointing out time. Victoria can be slow. The release of permits even once approved can sit for days waiting for god knows what. I have had permits approved in the past and all departments have signed off. Yet still had to wait for 4-5 days to get the permit in hand. This makes no sense.
- Honouring the OCP is critical. It is not a document to sit on a shelf. It is the future of the City. Incoming Councillors, Advisory Groups and Staff should be briefed on the OCP.
- I genuinely believe that some form of a business centre, that was a central location for the monitoring of all phases of an application would resolve most of the problems, and also improve the accountability of the planning department.
- Community Associations seem to be somewhat uneducated on how the Official Community Plan relates to their neighbourhood. The new OCP provides a basis for development proposals; however, if the neighbourhood land use committees chose to focus on their local area plan without considering the OCP, this disconnect slows down the rezoning process and causes unnecessary tension between applicants and the community.
- All applications take far too long to make their way through the City. From building permits to DP's to rezonings.
- Eliminate the bonus density program. Eliminate the sewer attenuation requirements and take cash in lieu. Simplify the sign bylaw process for construction signage and allow development signage during construction. Allow staff to have greater authority for approving minor DP and zoning matters. This would save time and money for all parties. Construction is noisy, face that fact and do not try to suggest that we should lower the noise level of machines. Workers should be responsible in keeping voices to a minimum.
- Staff and council are indifferent to timelines.
- Amalgamation. Allow businesses to have a role for City representations.
- I would not say problems but the city should make itself more aware of what the building community faces with rezoning applications and project developments, especially small ones. The underlying attitude seems to be that developers make a fortune off of re-zonings therefore we are going to make them as difficult slow and costly as possible. Other than making a living I don't think anyone is making a fortune off small developments in Victoria. When you factor in a two to three year start (rezoning app) to final unit sale time, new HPO/building code requirements, CRA reporting requirements for builders, WorkSafe BC requirements for construction, law society lien requirements for prime contractors, tightening rules around financing both for the builder and who he hopes to sell to, changing Provincial taxes like the new 2% BC transition tax on new homes, you may as well through in a global double recession in the mix as well! There are other considerations for developers than just municipal ones.
- Entrenched culture of resistance at the Staff level resulting from lack of leadership/disdain toward developers at the Council level, particularly around concepts of density, heritage, amenity agreements, parking and transportation.



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- Applications that do not flow through the process efficiently. Perhaps there should be a position in the city where this person is a liaison between the staff and applicant. To check daily that the applications are flowing through efficiently and when not, troubleshoot and correct.
- Overall, the City can be much more progressive in terms of sustainability design applications that promote positive triple bottom line outcomes (e.g. rain gardens instead of medians, indigenous flora that require less maintenance, interim uses for vacant properties), community social marketing efforts to support vision statements that are represented in OCPs etc. A more visible Planning team that inspires innovation and creativity, rather than one that is primarily policy and regulatory focused would also be beneficial. More leadership by the City to create a unique and interesting City that would win awards based on its initiatives (such as those developed by Portland over the past 20 years). City staff should inspire us, rather than simply indulge us.
- Insufficient detail for the Fairfield -Gonzales area within the OCP.
- We are very concerned about the time, perhaps 10 years to get local area plans in place. We believe city planning does not have the resources required to expedite local area planning, particularly given that many plans going forward will be site specific.
- Better Design Guidelines to improve the aesthetic quality of developments. Incentives to developers to clean up the horrid tangle of Electrical, Cable TV and Phone communication wiring lofting over our neighbourhoods. And while you are at it, a practical and long-term approach to cleaning up existing wiring where development permits and rezonings are not required.
- The disconnect between the OCP and activity on the ground; being in endless planning processes and conversely, where plans have been left to languish for decades, being advised to ignore them as they are out of date but the promised timeline for updating keeps getting pushed out.
- Two weeks is not enough time for volunteers who are working full time at jobs, to schedule time for a daytime meeting. This development summit was first discussed in May. The land use committees were informed June 25th (unless I am mistaken and information was circulated in some other form at an earlier date). It's summer and many people are away. It is useful, when incorporating surveys of this nature in pre-workshop planning, to include a way for the people surveyed to easily have a copy of their remarks.



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Please identify any areas of strength that the City of Victoria can build on to further improve its development processes?

- Speed it up. Give a definite yes or no much earlier in the process. The details can be worked out later, but the basics should be approved within six weeks. So many stories, so many suites, parking ingress, # of parking stalls, and so on. Then, work out the nitty-gritty over time. But, take the risk out.
- Good question no answer it seems so broken
- Victoria has good people, great councillors and they are taking steps to go in the right direction. This is a positive.
- Maintain and improve access to key staff. - Building Permits are getting better. Support the team approach and intake meetings with all key BP staff.
- I have not been impressed with much lately. I do like the new offices.
- Council needs to delegate more decision-making abilities to staff.
- Remove the concept of selling bonus FSR. Make the process quicker.
- Continue to add knowledgeable progressive planning staff. There has been a great improvement over the past 5 years. Keep fees down and processing time short. Even though I have stated my concerns I give much credit to all staff on how polite and helpful they all try to be. Very much appreciated.
- None.
- Staff is usually competent.
- Speed up and streamline the process. Delays are costly. Encourage departments. Provide incentives, not roadblocks. Commit to maintaining and improving the infrastructure for a growing city.
- I covered everything I can think of elsewhere!
- All staff members are excellent to work with. Need a mandate to follow through more effectively.
- Better integration of City departments that may run well independently, but appear not to operate as a single entity with a common interest in serving community members.
- Recognize that the process need to be sped up, remove unnecessary steps (and cost), the staff expertise is available.
- The Rezoning Process Flow Chart is a great start but it could be refined somewhat.
- I think that new council members are much more transparent and willing to listen and work with communities.
- The designation of community liaisons is a good idea to maintain.
- The CALUC process, LAPs and OCP are strengths, when adhered to.





Suite 585, 1111 West Hastings Street, Vancouver BC V6E 2J3 | 604.687.2281

5th Floor, 844 Courtney Street, Victoria BC V8W 1C4 | 250.383.0304

Suite 300, 160 Quarry Park Boulevard SE, Calgary AB T2C 3G3 | 403.336.2468

www.cityspaces.ca

Development Summit Action Items

Status and Next Steps

Development Summit Action Items:

Background:

- July 2014, the City hosted a Development Summit with the development industry, Community Association Land Use Committee (CALUC) representatives, Council and staff.
- Outcome was presented to Council in September 2014 with an Action Plan.
- Action Plan contained 22 suggested improvements.
- Improvements covered 4 themes:
 - Improving processes
 - Improving customer service
 - Fostering better relationships
 - Improving development-related policies, regulations and practices.

Development Signage – “Before”:

LAND USE APPLICATION

THIS PROPERTY IS SUBJECT TO A REZONING APPLICATION TO PERMIT:

THIS PROPERTY IS SUBJECT TO A REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION. THE CURRENT PROPOSAL (JANUARY 16, 2015) IS TO PERMIT ADDITIONAL USES IN ALL DEVELOPMENT AREAS, TO INCREASE PERMITTED FLOOR AREA IN DEVELOPMENT AREA D AND DEVELOPMENT AREA E, AND TO INTRODUCE NEW DESIGN GUIDELINES IN DEVELOPMENT PERMIT AREA 13 CORE SONGHEES.



313 Tree Road
Rezoning #00473
Bylaw #

FOR DETAILS CONTACT CITY PLANNING AT 361-0212 OR WWW.VICTORIA.CA

Public Meeting Notices will be posted here.

Development Signage – “After”:

It's Your Neighbourhood

This property is subject to a rezoning application. The proposal is to permit of a new 18-storey, mixed-use building containing 88 self-contained dwelling units and ground floor retail.

Address:
960–962 Yates Street
Rezoning #00463
Bylaw #

Get involved, have your say.

Public Hearing
Check back for more details.

CITY OF VICTORIA
victoria.ca/publicnotices
publichearings@victoria.ca
250.361.1234

Action Item: Improve information and use technology to facilitate greater understanding for applicants and the public.

Public Notices:

Before:

After:

It's Your Neighbourhood

Thursday, October 23 at 7 p.m. to discuss the following rezoning applications and amendment.

What's being proposed?

- 1 1950 Blanshard Street – Rezoning Application**
To rezone the land on the 1950 block of Blanshard Street from Light Industrial to Multiple Dwelling which would increase the permitted density of development on the land and would allow for residential as well as commercial uses to permit the development of a 7-storey mixed-use building.
- 2 1950 Blanshard Street – Development Permit Application**
A Development Permit is being considered by the City which would approve the exterior design and finishes for the missed residential/commercial building as well as landscaping.
- 3 508 Springfield Street – Rezoning Application**
What is being proposed? Rezoning the property from Single Family Dwelling to Single Family Dwelling with a Garden Suite.
- 4 1156 Fort Street**
Rezoning the land from Multiple Dwelling District to a new zone – Fort Street Commercial and Cultural Facility District. This will permit a public building, cultural facility, commercial exhibits, artistic studios, retail sales, restaurants, and professional and businesses offices.
- 5 105 and 109 Wilson Street**
Rezoning the area to permit increased density, building height and reduced sideyard setbacks and parking requirements to accommodate the construction of a 10-storey residential building
- 6 Proposed Amendment to the Zoning Regulation Bylaw**
Amending the bylaw to ensure accessory buildings (buildings which uses are supplementary to that of a principal building situated on the same lot) are used for what they were approved for.

When: Thursday, Oct. 23, 7 p.m.

Where: Council Chambers, City Hall
1 Centennial Square, Victoria, BC

Can't attend in person?

Write us or email publichearings@victoria.ca
by PUT DATE HERE.



Get involved

If you are affected by or interested in any of the proposed changes being considered, you are invited to share your views with City Council at the Public Meeting.



How do I get more information?

A copy of the proposed bylaws and relevant background information may be inspected at City Hall until **October 23, 2014** between 8 a.m. to 4:30 p.m. Monday to Friday excluding holidays and also online at victoria.ca



1 Centennial Square
Victoria, BC V8W 1P6
victoria.ca

[illegible]

Social Media:



City of Victoria @CityOfVictoria · Feb 13

Last night Council approved rezoning for 1515 Douglas & 750 Pandora.

[victoria.civicweb.net/Documents/Docu ...](http://victoria.civicweb.net/Documents/Docu...)



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[View more photos and videos](#)

Action Item: Improve information and use technology to facilitate greater understanding for applicants and the public.

Target Turnaround Times:

Building, Electrical and Plumbing Permits:		
Permit Type	Target	Target Met (%)
Permits for: <ul style="list-style-type: none"> • Simple demolitions • Interior strip-outs • Blasting • Emergency repairs • Plumbing • Electrical 	1 - 2 business days	54%
Commercial tenant interior improvements	5 - 7 business days	70%
New buildings, including commercial buildings	15 - 20 business days	78% (prior to Dec 19, 2014) 25% (after Dec 19, 2014 code changes)
Other building permits	10 - 20 business days	98%

Target Turnaround Times:

Planning Applications:		
Application Type	Target	Target Met (%)
Development Permits	3 – 4 months	43%
Heritage Alteration Permits	3 – 4 months	43%
Rezoning Applications	6 – 8 months	41%

*Development permits and heritage alteration permits associated with concurrent rezoning applications were not included in the 3 – 4 month target categories.

Development Tracker

Home | What's New | Events | Blog | Contact Us | Select Language | SEARCH

Community Business City Hall Departments I Want To...

Home Departments Sustainable Planning & Co... Development Tracker Text size Share page

Departments

- Mayor & Council
- Engineering & Public Works
- Human Resources
- Parks, Recreation & Culture
- Sustainable Planning & Community Development
- Getting Started
- Development Services
- Community Planning Division
- Permits & Inspections
- Current Projects
- Documents & Publications
- FAQs
- Emergency Management
- Finance
- Legislative & Regulatory Services

Development Tracker

Welcome to the new Development Tracker, a tool to help keep you informed on developments happening in your neighbourhood and community.

To get started, click the icon below. You will be directed to a start menu, where you can choose to sort by neighbourhood, or view all current rezoning applications. All applications will have a list of completed and upcoming milestones, as well as plans and other documents to give you more information on what each project is all about.

Launch the Development Tracker

Get up-to-date information on developments happening in your neighbourhood and community.

Launch the App

Related Links

- Board of Variance
- Heritage Advisory Panel
- Advisory Design Panel
- Zoning Information
- VicMap

Contact Info

Permits and Inspections
Email [Permits](#)
250.381.0342

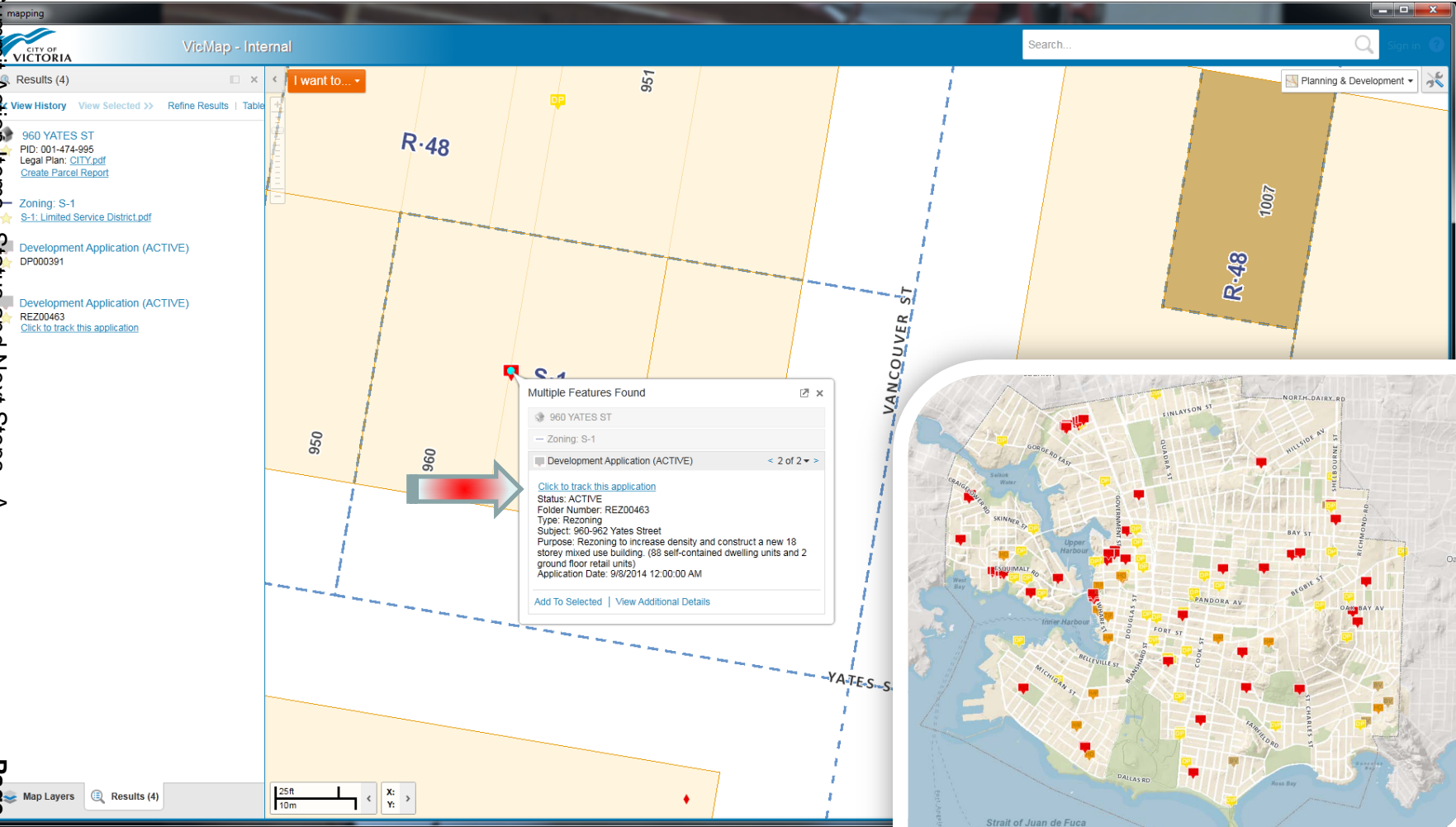
Circulating Permits
250.381.0344

Development Services
250.381.0382
Email [Development Services](#)


Community Planning
250.381.0382
Email [Community Planning](#)

At this time, only rezoning applications are currently available through this tool, but we will be making development permits, development variance permits, and other applications types in the coming months.

VicMap Connection



Main Page

 Development Tracker			Menu
Application Date: Dec 16, 2014 Rezoning to permit a cultural facility with ancillary uses.			Details
2822 CEDAR HILL RD	Rezoning Application	REZ00467	
Application Date: Dec 10, 2014 Rezoning to permit three new small lots and construct one new small lot single family dwelling while retaining the two existing single family dwellings			Details
913 BURDETT AVE	Rezoning Application	REZ00466	
923 BURDETT AVE			
929 BURDETT AVE			
914 MCCLURE ST			
924 MCCLURE ST			
Application Date: Nov 21, 2014 Rezoning to construct a 139 units seniors residence.			Details
1609 FORT ST	Rezoning Application	REZ00465	
Application Date: Oct 31, 2014 Rezoning to permit liquor retail store			Details
960 YATES ST	Rezoning Application	REZ00463	
962 YATES ST			
Application Date: Sep 08, 2014 Rezoning to increase density and construct a new 18 storey mixed use building. (68 self-contained dwelling units and 2 ground floor retail units)			Details
816 GOVERNMENT ST	Rezoning Application	REZ00461	
811 WHARF ST			
813 WHARF ST			
Application Date: Sep 04, 2014 THE CURRENT PROPOSAL (DECEMBER 22, 2014) IS TO PERMIT INCREASED DENSITY FOR RESIDENTIAL AND OFFICE USES. THE APPLICATION IS ALSO TO PERMIT BREWERY, BREW PUB AND DISTILLERY USES AND A LIQUOR RETAIL STORE AS AN ACCESSORY USE TO A DISTILLERY OR BREWERY.			Details
149 MONTREAL ST	Rezoning Application	REZ00458	
Application Date: Aug 05, 2014 Rezoning to permit daycare building			Details
1049 RICHMOND AVE	Rezoning Application	REZ00451	
Application Date: Jul 15, 2014 Rezoning to retain the existing single family dwelling and subdivide the property creating a new parcel for a Single Family Dwelling. The proposal requires variances for height, number of storeys, setbacks and the location of a vehicle parking space.			Details
2232 BELMONT AVE	Rezoning Application	REZ00424	
Application Date: May 13, 2014 Rezoning to permit a 56m2 one storey garden suite in the rear yard.			Details
			« 1 2 »

80%

Details Page

960 YATES ST

Application Contact:

PETER DE HOOG
Telephone: 250-658-3367
Email: pdh@dhk.ca

Project Type:

Rezoning Application
REZ00463

Folder Number:

Sep 08, 2014

Application Date:

960 YATES ST

Addresses:

962 YATES ST

City Contact:

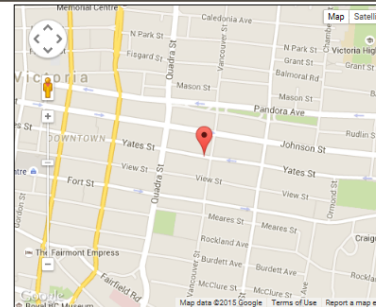
CHARLOTTE WAIN
Email: cwain@victoria.ca
Telephone: 250-361-0340

Purpose:

Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)

Links:

[Zoning Regulation Bylaw](#)



Documents

- Plans - Revisions (Mar 27 2015) REZ00463 (11x17).pdf
- Letter - To Council (March 26 2015).pdf
- Minute - Council (February 26 2015).pdf
- Minute - Planning and Land Use Committee (February 19 2015).pdf
- Report - Planning and Land Use (February 19 2015).pdf
- Plans - Revisions (December 3 2014) REZ00390 (11x17).pdf
- Study - Transportation - Boulevard (December 3 2014).pdf
- Letter - From Community Land Use Committee (October 15 2014).pdf
- Plans - Submission (Sep 8 2014) REZ00463 (11x17).pdf

Scheduled Council Meetings (Legend)

	SCHEDULED	Meeting Date: May 14, 2015
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Task Progress (Legend)

Application Received	Start Date: Sep 08, 2014	Completed Date: Sep 08, 2014
Application Review by City	Start Date: Sep 10, 2014	Completed Date: Oct 06, 2014
City Provides Comments to Applicant	Start Date: Oct 06, 2014	Completed Date: Oct 06, 2014
With applicant	Start Date: Oct 06, 2014	Completed Date: Dec 03, 2014
Staff Review of Revised Plans	Start Date: Dec 03, 2014	Completed Date: Feb 05, 2015
★ Planning & Land Use Committee Meeting (PLUC)	Start Date: Feb 19, 2015	Completed Date: Feb 19, 2015
★ Advisory Design Panel Meeting	Start Date: Feb 25, 2015	Completed Date: Feb 25, 2015
★ Council Meeting - Ratify (PLUC)	Start Date: Feb 26, 2015	Completed Date: Feb 26, 2015
With applicant	Start Date: Feb 25, 2015	Completed Date: Mar 26, 2015
Bylaw and Notice Preparation	Start Date: Feb 26, 2015	Completed Date: Apr 14, 2015
Staff Review of Revised Plans	Start Date: Mar 27, 2015	Completed Date: Apr 30, 2015
★ Council Meeting - Set Hearing Date	Start Date: Apr 30, 2015	Completed Date: Apr 30, 2015
★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
★ Council Meeting - Bylaw Introduction		

Disclaimer

80%

Details & Map

960 YATES ST

Application Contact: PETER DE HOOG
 Telephone: 250-658-3367
 Email: pdh@dhk.ca

Project Type: Rezoning Application

Folder Number: REZ00463

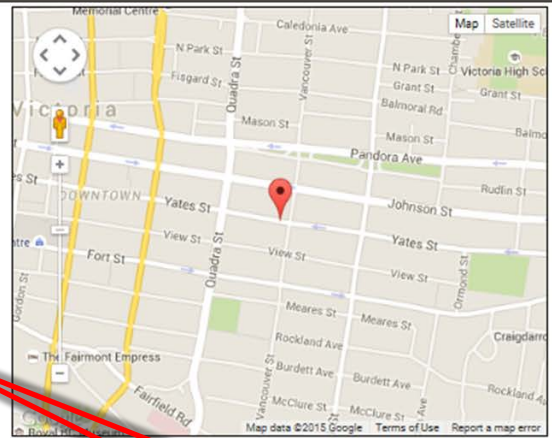
Application Date: Sep 08, 2014

Addresses: 960 YATES ST
 962 YATES ST

City Contact: CHARLOTTE WAIN
 Email: cwain@victoria.ca
 Telephone: 250-361-0340

Purpose: Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)

Links: [Zoning Regulation Bylaw](#)



- Application Contact
- Project Type
- Application Date
- City Contact
- Purpose (Project description)
- Links
- Map



960 YATES ST			
Application Contact:	PETER DE HOOG	Telephone:	250-658-3367
Project Type:	Rezoning Application		
Folder Number:	REZ00463		
Application Date:	Sep 08, 2014		
Addresses:	960 YATES ST		
City Contact:	CHARLOTTE WAIN	Email:	cwain@victoria.ca
Purpose:	Rezoning to increase density and construct a new 18 storey mixed use building. (88 self-contained dwelling units and 2 ground floor retail units)		
Links:	Zoning Regulation Bylaw		
	Map		
	Map data ©2015 Google Terms of Use Report a map error		

Scheduled Council Business View all			
1	Capital Budgeting, Public Hearing	20140908-001	Meeting Date: Sep 10, 2014

End Request			
1	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
2	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
3	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
4	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
5	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
6	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
7	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
8	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
9	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
10	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
11	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
12	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
13	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
14	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
15	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
16	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
17	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
18	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
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21	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
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92	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
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94	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
95	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
96	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
97	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
98	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
99	Agenda Item	20140908-001	Completed Date: Sep 10, 2014
100	Agenda Item	20140908-001	Completed Date: Sep 10, 2014

Details - Documents

Documents

[Plans - Revisions \(Mar 27 2015\) REZ00463 \(11x17\).pdf](#)
[Letter - To Council \(March 26 2015\).pdf](#)
[Minute - Council \(February 26 2015\).pdf](#)
[Minute - Planning and Land Use Committee \(February 19 2015\).pdf](#)
[Report - Planning and Land Use \(February 19 2015\).pdf](#)
[Plans - Revisions \(December 3 2014\) REZ00390 \(11x17\).pdf](#)
[Study - Transportation - Boulevard \(December 3 2014\).pdf](#)
[Letter - From Community Land Use Committee \(October 15 2014\).pdf](#)
[Plans - Submission \(Sep 8 2014\) REZ00463 \(11x17\).pdf](#)

- Plans
- Revised plans
- Letters
- Reports
- Minutes
- Relevant documents

The screenshot shows a web interface with a map on the right and a list of documents on the left. A red box highlights a document titled "Transportation - Boulevard (December 3 2014).pdf" in the list. A red arrow points from the "Documents" section header to this highlighted document.

Document Title	Date	Version
Plans - Submission (Sep 8 2014) REZ00463 (11x17).pdf	2014-09-08	1.0
Letter - From Community Land Use Committee (October 15 2014).pdf	2014-10-15	1.0
Study - Transportation - Boulevard (December 3 2014).pdf	2014-12-03	1.0
Plans - Revisions (December 3 2014) REZ00390 (11x17).pdf	2014-12-03	1.0
Report - Planning and Land Use (February 19 2015).pdf	2015-02-19	1.0
Minute - Planning and Land Use Committee (February 19 2015).pdf	2015-02-19	1.0
Minute - Council (February 26 2015).pdf	2015-02-26	1.0
Letter - To Council (March 26 2015).pdf	2015-03-26	1.0
Plans - Revisions (Mar 27 2015) REZ00463 (11x17).pdf	2015-03-27	1.0

Details - Tasks

Scheduled Council Meetings (Legend)		
★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
Task Progress (Legend)		
Application Received	Start Date: Sep 08, 2014	Completed Date: Sep 08, 2014
Application Review by City	Start Date: Sep 10, 2014	Completed Date: Oct 06, 2014
City Provides Comments to Applicant	Start Date: Oct 06, 2014	Completed Date: Oct 06, 2014
With applicant	Start Date: Oct 06, 2014	Completed Date: Dec 03, 2014
Staff Review of Revised Plans	Start Date: Dec 03, 2014	Completed Date: Feb 05, 2015
★ Planning & Land Use Committee Meeting (PLUC)	Start Date: Feb 19, 2015	Completed Date: Feb 19, 2015
★ Advisory Design Panel Meeting	Start Date: Feb 25, 2015	Completed Date: Feb 25, 2015
★ Council Meeting - Ratify (PLUC)	Start Date: Feb 26, 2015	Completed Date: Feb 26, 2015
With applicant	Start Date: Feb 25, 2015	Completed Date: Mar 26, 2015
Bylaw and Notice Preparation	Start Date: Feb 26, 2015	Completed Date: Apr 14, 2015
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★ Council Meeting - Public Hearing	SCHEDULED	Meeting Date: May 14, 2015
★ Council Meeting - Bylaw Introduction		

The screenshot shows a web interface with a sidebar on the left containing project details like 'Project Name', 'Project Number', 'Applicant Name', and 'City Council'. The main content area includes a map and a 'Task Progress' table. The table is highlighted with a red border, and a red arrow points from the 'With applicant' row in the main image's table to the same row in the screenshot's table.

Details – Tasks

Scheduled Council Meetings (Legend)

★ Council Meeting - Public Hearing

SCHEDULED

Meeting Date: May 14,

Task Progress (Legend)

Application Received

Start Date: Sep 08, 2014

Completed Date: Sep 0

Application Review by City

City requires further information, revisions or documentation from the Applicant

Completed Date: Oct 06

City Provides Comments to Applicant

Start Date: Sep 08, 2014

Completed Date: Oct 06

With applicant

Start Date: Oct 06, 2014

Completed Date: Dec 0

Staff Review of Revised Plans

Start Date: Dec 03, 2014

Completed Date: Feb 0

★ Planning & Land Use Committee Meeting (PLUC)

Start Date: Feb 19, 2015

Completed Date: Feb 1

★ Advisory Design Panel Meeting

Start Date: Feb 25, 2015

Completed Date: Feb 2

With applicant

Start Date: Oct 06, 2014

Completed Date: Dec 03, 2014

Completed Date: Feb

Staff Review of Revised Plans

Start Date: Dec 03, 2014

Completed Date: Feb 05, 2015

★ Planning & Land Use Committee Meeting (PLUC)

Start Date: Feb 19, 2015

Completed Date: Feb 19, 2015

★ Advisory Design Panel Meeting

Start Date: Feb 25, 2015

Completed Date: Feb 25, 2015

★ Council Meeting - Ratify (PLUC)

Preparation of required bylaw and any agreements necessary for Public Hearing

Completed Date: Feb 26, 2015

With applicant

Start Date: Feb 25, 2015

Completed Date: Mar 26, 2015

Bylaw and Notice Preparation

Start Date: Feb 26, 2015

Completed Date: Apr 14, 2015

Staff Review of Revised Plans

Start Date: Mar 27, 2015

Completed Date: Apr 30, 2015

★ Council Meeting - Set Hearing Date

Start Date: Apr 30, 2015

Completed Date: Apr 30, 2015

★ Council Meeting - Public Hearing

SCHEDULED

Meeting Date: May 14, 2015

★ Council Meeting - Bylaw Introduction

Development Tracker – Next Steps

- Use technology to facilitate and enable processing efficiencies
- Development Permit Applications 2015
- Subscription service
- Completed applications
- Live Today!

Recommendations:

That Council:

1. Direct staff to host a second Development Summit in June 2015.
2. Direct staff to bring forward feedback and an action plan by August 2015.
3. Direct staff to report back quarterly on progress made towards reducing processing times for all types of development applications and building permits.