AMENDED AGENDA
PLANNING AND LAND USE COMMITTEE
MEETING OF FEBRUARY 19, 2015, AT 9:00 A.M.
COUNCIL CHAMBERS
CITY HALL, 1 CENTENNIAL SQUARE

Page

CALL TO ORDER

APPROVAL OF AGENDA

CONSENT AGENDA

ADOPTION OF MINUTES

1. Minutes from the meeting held on February 5, 2015. 7 - 14

[Addenda]

COMBINED DEVELOPMENT APPLICATION REPORTS

2. Rezoning Application No. 00463 for 960-962 Yates Street 15 - 93
--A. Meyer, Assistant Director - Development Services Division, Sustainable Planning and Community Development

A proposal to rezone the property to authorize an eighteen-storey residential building with ground floor commercial space. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: To advance the application to Public Hearing.

3. Development Permit with Variances Application No. 000391 for 960-962 Yates Street 95 - 134
--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A development permit with variances application to authorize the design, siting and landscaping for an 18-storey residential building, and to reduce the number of required parking spaces.

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

4. Rezoning Application No. 00475 for 838 Fort Street 135 - 150
--A. Meyer, Assistant Director - Development Services Department, Sustainable Planning and Community Development Department

A proposal to rezone the property to increase the floor area of an existing building in the Harris Green neighbourhood and to allow retail uses on the ground floor and offices above. A Public Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: To advance the application to Public Hearing.

5. Development Permit with Variances Application No. 000407 for 838 Fort Street 151 - 161
--A. Meyer, Assistant Director - Development Services Department, Sustainable Planning and Community Development Department

A development permit with variances application to authorize renovations to an existing vacant building to allow a street café and offices on the upper floors. The variances are related to the building's street frontage and front yard setback. A Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: To advance the application to a Hearing.

6. Official Community Plan Amendment Application, Development Permit with Variance Application No. 000356 and Heritage Permit Application No. 00180 for 251-259 Esquimalt Road 163 - 308
--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A report to recommend an additional public consultation opportunity for the Official Community Plan amendment, necessary to enable the commercial Heritage Phase of the Roundhouse development in the Victoria West neighbhourhood.

Staff Recommendation: To advance the application for further public consultation, including those property owners and occupiers immediately adjacent to the subject properties.

7. Proposed Amendment to the Master Development Agreement (MDA) for 1952 Bay Street (Royal Jubilee Hospital) 309 - 353
--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A report regarding a request from Island Health to extend the deadline for submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus and to allow the replacement of the existing hospital boiler plant.

Staff Recommendation: That Council direct staff to prepare an amendment to the Master Development Agreement.

DEVELOPMENT APPLICATION REPORTS

8. Development Permit Application No. 000400 for 2546 Government Street — 355 - 384

--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A development permit application to authorize the construction of an addition and porte cochere to an automobile dealership. No variances are requested therefore a Hearing is not required.

Staff Recommendation: To authorize the issuance of the permit.

9. Development Permit with Variance Application No. 000403 for 450 Dallas Road — 385 - 406

--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A development permit with variance application to authorize the creation of an additional residential unit within an existing multi-unit building, resulting in a one-stall parking variance in the James Bay neighbourhood. A Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: To advance the application to a Hearing.

LATE CORRESPONDENCE:

[Addenda]

10. Development Permit with Variances Application No. 000395 for 1961 Douglas Street — 407 - 419

--A. Meyer, Assistant Director – Development Services Division, Sustainable Planning and Community Development

A development permit application to authorize the construction of a small addition to the existing hotel and to convert an existing office to a hotel room in the Rock Bay area of the Burnside-Gorge neighbourhood. The addition triggers variances for open site space, site coverage, front yard setbacks and one parking space. The addition of one hotel room triggers the requirement for

one additional on-site parking space. A Hearing is required prior to Council making a final decision on the application.

Staff Recommendation: To advance the application to a Hearing.

DECISION REQUEST

11. 2740 Richmond Road - Easement Over City Property 421 - 439
--R. Woodland, Director of Legislative & Regulatory Services

A report regarding an easement requested over City property at 2740 Richmond Road in the North Jubilee neighbourhood to enable development at 2732 Richmond Road.

Staff Recommendation: That the request be declined.

LATE CORRESPONDENCE:

[Addenda]

PROPERTY MAINTENANCE BYLAW HEARING 10:30 AM

12. Illegal Use and Work Without Permit for 315 Langford Street 441 - 471
--R. Woodland, Director of Legislative & Regulatory Services

A hearing to consider placing a Notice on the land title for an unauthorized dwelling unit.

MOTION TO CLOSE THE FEBRUARY 19, 2015, PLANNING & LAND USE 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 item deals with matters specified in Sections 12 (3) and/or (4) of the Council Bylaw; namely:

• Section 12 (3) (i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CLOSED MEETING

13. Legal Advice
--T. Zworksi, City Solicitor

ADJOURNMENT

MINUTES OF THE PLANNING & LAND USE COMMITTEE MEETING HELD THURSDAY, FEBRUARY 5, 2015, 9:00 A.M.

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

Committee Members Present: Mayor Helps; 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; A. Meyer – Assistant Director, Development Services; B. Sikstrom – Senior Planner; L. Taylor – Planner; R. Woodland – Director, Legislative & Regulatory Services; J. Appleby - Recording Secretary.

2. APPROVAL OF THE AGENDA

Action: It was moved by Councillor Coleman, seconded by Councillor Madoff, that the Agenda of the February 2, 2015, Planning & Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC033

3. ADOPTION OF MINUTES

Minutes from the meeting held January 29, 2015.

A correction to the minutes was noted:

In Section 2 Councillor Coleman advised Committee that he will be leaving the meeting at 10:30 a.m. due to an indirect pecuniary conflict of interest as his wife works for the Anglican Diocese who are the owners of the property involved in Item # 11 – 520 Niagara Street.

Action: It was moved by Councillor Coleman, seconded by Councillor Madoff, that the Minutes from the Planning & Land Use Committee meeting held January 29, 2015, be approved as corrected.

CARRIED UNANIMOUSLY 15/PLUC034

4. COMBINED DEVELOPMENT APPLICATIONS

4.1 Rezoning Application No. 00451 for 1049 Richmond Avenue

Committee received a report regarding a Rezoning Application No. 00451 for 1049 Richmond Avenue. The proposal is to rezone the property to authorize a new small lot house and retain the existing house in the Fairfield-Gonzales neighbourhood.

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

1. That Council direct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00451 for 1049 Richmond Avenue.
2. That Council consider giving first and second reading to the *Bylaw Amendment* after the Bylaw has been drafted.
3. That Council schedule a Public Hearing after the bylaw has received second reading and the following condition has been met:
   a. The provision of a Statutory Right-of-Way of 0.856m on Richmond Avenue to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY 15/PLUC035

4.2 Development Permit Application No. 00451 for 1049 Richmond Avenue

Committee received a report regarding Development Permit Application No. 00451 for 1049 Richmond Avenue. The proposal is for the construction of a new small lot single family dwelling. The proposed new house would be two storeys with a basement and would have three bedrooms and a single vehicle garage. There are variances requested for both the existing and proposed single family dwellings and these relate to building height, number of storeys, proposed side yards and front yard parking.

Action: It was moved by Councillor Coleman, seconded by Councillor Loveday, that Committee recommends that following the Public Hearing for the Rezoning; that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00451 for 1049 Richmond Avenue, in accordance with:

1. Plans date stamped August 27, 2014 and November 26, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   a. Part 4(2)(a): height increased from 7.50m to 8.55m for the existing single family dwelling;
   b. Part 4(2)(b): height increased from 1.5 storeys with basement to 2 storeys with basement for both the existing and proposed single family dwelling;
   c. Part 7(1): site coverage increased from 30% to 33.04% for the

proposed single family dwelling;

d. Part 9(1)(c): south side yard setback reduced from 2.40m to 1.56m for the proposed single family dwelling;
e. Part 9(1)(c): north side yard setback reduced from 2.40m to 1.30m (cantilever portion only) and south side yard setback reduced from 2.40m to 1.20m (cantilever portion only) for the existing single family dwelling;
f. Schedule C 3: parking behind the front wall of the building relaxed to permit one parking stall in the front yard of the existing single family dwelling.

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

Committee discussed the motion:

- There are other options the applicant could have chosen that would have had less of an impact on the neighbours quality of life such as a carriage house or basement suite and still have achieved an increase in density.
- Ownership is the key; you cannot own a garden suite or a carriage house.
- The effect on the immediate neighbour is a concern. When variances are requested they should affect the existing house more than the new house.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the applicant be invited to respond to specific questions from Committee.

Committee discussed:

- That the owners to the south of the property are not in attendance to respond.
- That Committee should be careful to provide procedural fairness. The Committee's role is not to turn this meeting into a public hearing.

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

DEFEATED 15/PLUC036

Main motion discussion:

- There is agreement that there should be an increase in density but it should not be at the cost of the southerly neighbour. By going to a public hearing Council will hear from all those concerned.

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

CARRIED 15/PLUC037

4.3 Official Community Plan Amendment Application and Rezoning Application No. 00435 for 1310 Gladstone Avenue

Committee received a report regarding Official Community Plan Amendment and Rezoning Application No. 00435 for 1310 Gladstone Avenue.

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a request for an *Official Community Plan 2012* (OCP) amendment, a Rezoning Application and a Development Permit Application for the property located at 1310 Gladstone Avenue. The proposal is for a new three-storey building with commercial uses at street level, and commercial or residential use on the upper storey with a floor space ratio (FSR) of 1.49:1.

On October 23, 2014, Council (minutes attached) advanced these Applications to a Public Hearing in a motion that included Council consideration of consultation for the OCP amendment as recommended in an earlier staff report (dated October 2, 2014, attached).

The report provides an expanded recommendation that addresses statutory obligations for consultation on the proposal to amend the Urban Place Designation of the subject properties from Traditional Residential to Small Urban Village. Specifically, staff recommends that notice of the proposed OCP Amendment be provided to the adjacent property owners and occupiers and that notice be posted on the City's website in advance of first and second reading of the OCP Amendment. The notice will invite affected persons, organizations and authorities to ask questions of staff and to provide any written or verbal comments to Council for their consideration.

Committee discussed:

- The 200m notification area for CALUC meetings is a specific distance that has set in the *Land Use Procedures Bylaw*. The Public Hearing notification area for OCP amendments and rezoning applications remains at 100m.

Action: It was moved by Councillor Madoff, seconded by Mayor Helps, that Committee recommends:

1. That Council direct staff to prepare the necessary Official Community Plan Amendment Bylaw and that concurrent with the Rezoning Application advancing to a Public Hearing:

    a. That Council determine, pursuant to Section 879(1) of the *Local Government Act,* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius to the subject properties; determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

b. That Council determine, pursuant to section 879(2)(a) of the *Local Government Act*, that having regard to the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation.
c. That Council consider consultation under Section 879(2)(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.
d. That Council give first reading to the Official Community Plan Amendment Bylaw.
e. 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.
f. That Council give second reading to the Official Community Plan Amendment Bylaw.
g. That Council refer the Official Community Plan Bylaw Amendment Bylaw for consideration at a Public Hearing.

2. That Council direct staff to prepare the Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00435 for 1310 Gladstone, subject to:

   a. Registration on the relevant property title of the following:

      i. Section 219 Covenant to the satisfaction of the City Solicitor and Assistant Director of Sustainable Planning and Community Development for an easement through the driveway of the property located at 2009 Fernwood Road;
      ii. Housing Agreement to the satisfaction of the City Solicitor and Assistant Director of Sustainable Planning and Community Development to ensure that the self-contained dwelling units are rental in perpetuity;
      iii. Statutory Right-of-Way of 1.524m along Gladstone Avenue to the satisfaction of the City Solicitor and Director of Engineering and Public Works,
      iv. Section 219 Covenant for sewage attenuation, as required, to the satisfaction of the City Solicitor and Director of Engineering and Public Works; and
      v. Car Share Agreement for each residential and commercial unit to the satisfaction of the City Solicitor, Assistant Director of Sustainable Planning and Community Development, and the Director of Engineering and Public Works.

b. Securing the requisite monetary deposit to the Victoria Car Share Co-op to be held in trust by the applicant's lawyer, to the satisfaction of the City Solicitor and Director of Engineering and Public Works.

3. Following consideration of the Official Community Plan Amendment Bylaw and Rezoning Application No. 00435, that Council approve a Development Permit for 1310 Gladstone Avenue, in accordance with:

   a. Plans for Rezoning Application No. 00435 and Development Permit Application No. 000354, stamped August 11, 2014.
   b. Development meeting all *Zoning Regulation Bylaw* requirements.
   c. Final plans to be generally in accordance with plans identified above to the satisfaction of the Assistant Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 15/PLUC038

5. POLICY REPORT

5.1 Official Community Plan Review 2014

Committee received a report regarding the Official Community Plan Annual Review 2014 (Annual Review). The Annual Review provides the second annual snapshot of progress towards achieving the *Official Community Plan* (OCP) and presents 17 indicators related to the OCP and reports key findings from the 2013 calendar year.

The preparation of the Annual Report is guided by the OCP adaptive management approach, which establishes a regular cycle of plan implementation, monitoring and adjustment. Overtime, once more information has been collected and analyzed, the Annual Review will help identify emerging trends and issues that may have an impact on the OCP and will inform potential changes to the OCP and other plans, policies and practices.

Overall, the OCP indicators from the 2013 calendar year show that targets are largely being met or exceeded.

These include:

- Exceeded targets for regional share of new housing
- Improved bicycle network by increasing cycling lanes
- Greater vibrancy through increased activities in public spaces
- Healthier environment through increased tree planting
- Balanced housing rental market.

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

1. That Council receive the Official Community Plan Annual Review 2014 for information, and

2. That Council direct staff to communicate the findings and highlights from the Annual Review to the public.

Committee discussed:

- Demolition permits and if those numbers could be tracked and compared to the City of Vancouver
- The 200 units of housing built in James Bay and a request to staff to identify where those units are located.
- Pedestrian and cycling improvements.

Amendment: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

1. That Council receive the Official Community Plan Annual Review 2014 for information.
2. That Council direct staff to communicate the findings and highlights from the Annual Review to the public.
3. **That Council direct staff to create a separate status report to reflect the updated timelines and priorities in the 2015-2018 Strategic Plan.**

On the amendment:
CARRIED UNANIMOUSLY 15/PLUC039

On the main motion as amended:
CARRIED UNANIMOUSLY 15/PLUC040

6. NEW BUSINESS

6.1 Amendment to Highway Access Bylaw

Council amended the Highway Access Bylaw in 2013 to provide discretion to the Director of Engineering to approve siting a driveway crossing for a corner lot on a higher classification highway in order to avoid unsafe or impractical situations or interference with protected trees or City infrastructure.

An additional minor amendment to the bylaw would extend this discretion to the Director of Engineering to ensure that new developments do not contribute to traffic volumes on highways that are inconsistent with the City's established priorities for transportation corridors, such as people-priority greenways for walking and cycling.

Several anticipated development applications in the City may contribute to traffic volumes that are inconsistent with identified priorities for lower-classification highways, and it is therefore prudent to proceed with a bylaw amendment at this time, to ensure land-use patterns are consistent with established transportation plans.

Action: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to prepare on a priority basis an amendment to the Highway Access Bylaw to add a new paragraph:

12(2)(d): interfere with established priorities for lower classification highways including those identified in the *Greenways Plan, Cycling Master Plan, Pedestrian Master Plan and Official Community Plan.*

CARRIED UNANIMOUSLY 15/PLUC041

7. ADJOURNMENT

Action: It was moved by Councillor Coleman, seconded by Councillor Lucas, that Committee adjourn the Planning & Land Use Committee meeting of February 5, 2015, at 10:20 a.m.

CARRIED UNANIMOUSLY 15/PLUC042

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Mayor Helps, Chair

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2014

To:	Planning and Land Use Committee	**Date:**	February 5, 2014
From:	Charlotte Wain, Senior Planner – Urban Design, Development Services Division		
Subject:	**Rezoning Application #00463 for 960–962 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 #00463 for 960-962 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 legal agreements have been prepared to the satisfaction of the City Solicitor and the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

LEGISLATIVE AUTHORITY

In accordance with section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with section 904(1) of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

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 960-962 Yates Street. The proposal is to increase the density and allow a multi-unit residential use at this location.

The following points were considered in assessing this Application:

- The property is designated as Core Residential in the *Official Community Plan 2012 (OCP).*
- The proposal is generally consistent with the relevant design guidelines regarding land use and density.

- The *Downtown Core Area Plan* includes the subject site within the density bonus area and identifies a base density of 3:1 floor space ratio (FSR) and a maximum density of 5.5:1 FSR.
- A third party economic analysis of the project has been completed, which determined that a monetary contribution of $261,750 should be made. The applicant is amenable to this community amenity contribution.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow a multi-unit residential use and increase the maximum density (FSR) of 1.5:1 in the existing S-1 Zone (Limited Service District) to 5.5:1 FSR.

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

Sustainability Features

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

Land Use Context

The area is characterized by a mixture of low-rise (one and two-storey buildings) and multi-unit buildings ranging in height from four storeys to 15 storeys. Immediately adjacent land uses are commercial buildings and surface parking lots.

Existing Site Development and Development Potential

The site is presently occupied by a single-storey commercial building and surface parking. Under the current S-1 Zone (Limited Service District), the property could be developed up to 1.5:1 FSR with a maximum height of 15m. The range of uses permitted in the Zone includes but is not limited to restaurants, clubs, garages, automobile rental and retail sales.

Data Table

The following data table compares the proposal with the relevant guidelines from the Downtown Core Area Plan (DCAP). An asterisk is used to identify where the proposal is less stringent than the policy.

Zoning Criteria	Proposal	DCAP Guidelines
Density (Floor Space Ratio) – maximum	5.50:1	3:1 (base) 5.50:1 (bonus)
Total floor area (m^2) – maximum Residential Retail	7570.00 7375.00 145.00	N/A

Zoning Criteria	Proposal	DCAP Guidelines
Floor Plate (m^2) – maximum		
Portion of building between 20-30m	475	930
Portion of building above 30m	460 Levels 15-16 330 Level 17	650
Height (m) - maximum	52.20*	50
Storeys – maximum	18* (mechanical unit only)	17
Setbacks (m) - minimum		
Front (Yates Street)	Levels 1-3: Nil Levels 4-10: 4.00 Levels 11-16: 4* Levels 17: 5.35*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Rear	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-16: 5.50* Levels 17: 8.40	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Side (east)	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-17: 5.50*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Side (west)	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-17: 5.50*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Parking - minimum	96	N/A
Visitor parking - minimum Included in the overall units	5	N/A
Bicycle storage - minimum	88	N/A
Bicycle rack - minimum	6	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on August 14, 2014. A letter dated October 15, 2014 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. Diverse housing types are noted as being appropriate for this context including low, mid and high-rise multi-unit residential and mixed use. The OCP states

that new development in locations that are west of Quadra Street may exceed the maximum density of 3:1 FSR prescribed for Core Residential areas with extra density up to 5.5:1 FSR.

At the local area level, the OCP provides a land use policy vision and strategic direction for the Downtown and Harris Green within the City-wide context. Policies relevant to the subject property include Yates Street (east of Douglas Street) being identified as an area appropriate for increased height and density and overall support to accommodate a significant share of the forecasted new population within the Urban Core.

The proposal is consistent with the objectives set out in the OCP in relation to land use and density.

Downtown Core Area Plan

Aligned with the OCP, the *Downtown Core Area Plan* (DCAP) has policies related to density and land use and also supports the location of higher density development along Yates Street. The subject property is identified in the Residential Mixed Use District, which encourages multi-residential development appropriate to the context, respecting the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged along Yates Street to help increase pedestrian activity. The proposal is consistent with the objectives set out in the DCAP in relation to land use and density.

The subject property falls within the density bonus area identified in the DCAP. New development in this location may have a base density of 3:1 FSR with extra density up to 5.5:1 FSR. In accordance with the policy contained within the DCAP, any development that seeks additional density through the density bonus system should submit an independent third-party land lift analysis to quantify the value (if any) of the land lift above the base density. The applicant has volunteered to undertake this analysis in advance of the Planning and Land Use Committee meeting and the consultant concluded that the proposed increase in density will result in an increased land value for the property. In line with City policy, staff are recommending for Council's consideration, that a public amenity contribution of 75% of the land lift which equates to $261,750, of which $196,312.50 (75%) be contributed to the Downtown Core Area Public Realm Improvement Fund and $65,437.50 (25%) be contributed to the Downtown Core Area Heritage Seismic Upgrade Fund. The applicant is amenable to these amenity contributions.

Encroachment Agreement for Underpinning

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

CONCLUSIONS

The proposal is aligned with the OCP and DCAP policies related to mixed-use and higher-density development along Yates Street. The OCP states that new development in this location may exceed the maximum density of 3:1 FSR prescribed for Core Residential areas with extra density up to 5.5:1 FSR. Accordingly, the applicant has provided a land lift analysis for the increased density from 3:1 FSR to 5.5:1 FSR and is amenable to the reports findings.

ALTERNATE MOTION

That Council decline Rezoning Application #00463 for the property located at 960-962 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: February 11, 2015

CW:aw
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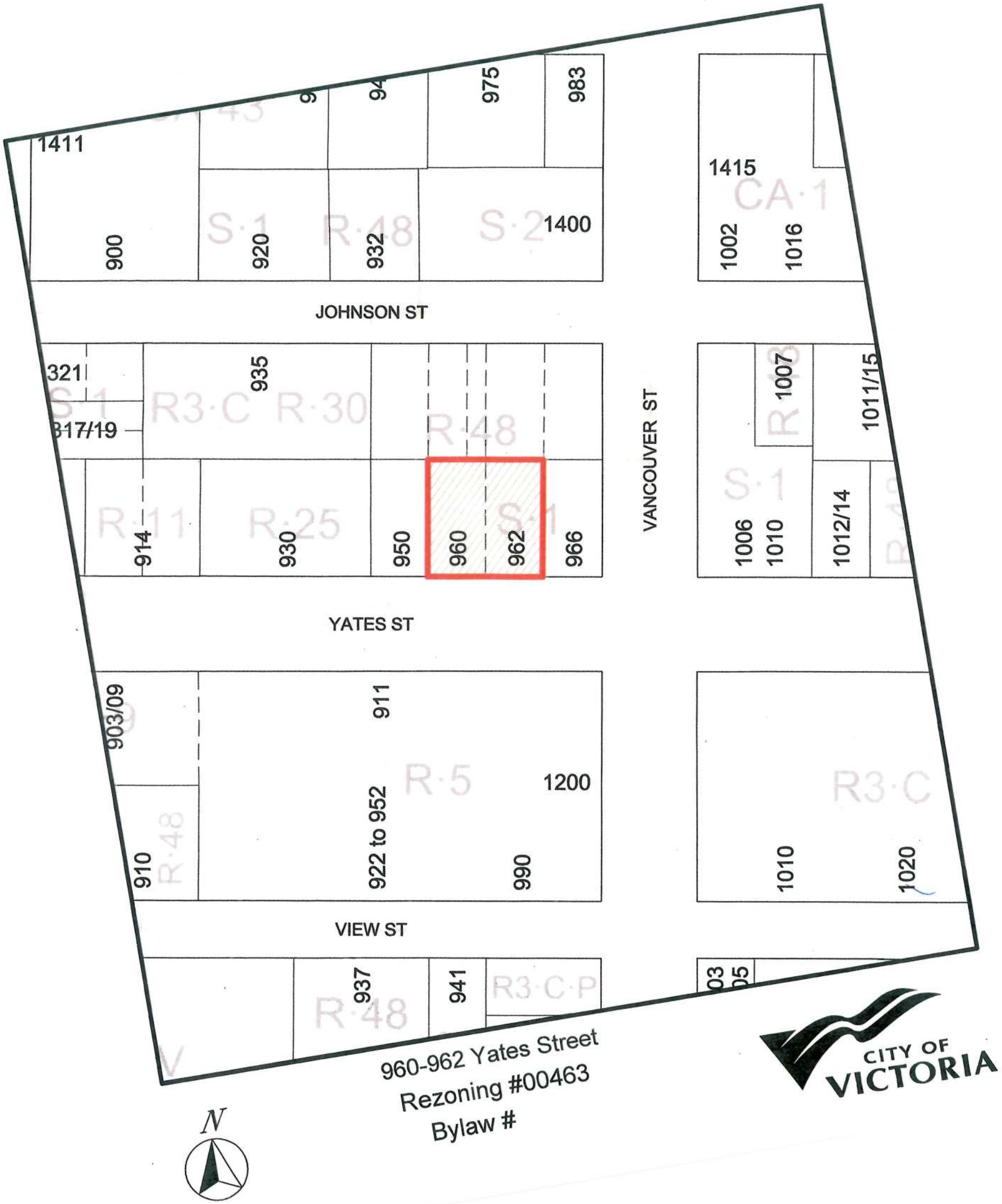
List of Attachments

- Zoning map
- Aerial photo
- Letter from de Hoog & Kierulf architects, dated November 27, 2014
- Letter from Downtown Residents Association, dated October 15, 2014
- Land Lift and Amenity Contribution Analysis, dated January 27, 2014
- Plans for Rezoning Application #00463 and Development Permit Application #000391.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960-962 Yates Street

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CITY OF VICTORIA

27 November 2014

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

977 Fort Street
Victoria, BC V8V 3K3
T 250-658-3367
F 250-658-3397
mail@dhk.ca
www.dhk.ca

RE: 960/962 Yates Street - Application for Re-zoning/Development Permit

Dear Mayor & Members of Council:

On behalf of our client, Alpha Project Developments Ltd., we are pleased to submit this application for re-zoning and concurrent development permit for the above named property.

The proposed development is located on the north side of Yates Street near the intersection of Vancouver and Yates in the Harris Green Neighborhood of Victoria. The site is currently zoned S-1 - LIMITED SERVICE DISTRICT.

We are requesting a site specific zone that is generally in compliance with the City of Victoria Downtown Core Area Plan (DCAP) and the Official Community Plan (OCP). The site is located within Development Permit Area 3 (HC), and is currently used as a single storey retail store with surface parking.

The proposed development is consistent with the development potential identified in the OCP and DCAP documents. The site is located in the Residential Mixed-Use District, anticipating predominantly residential buildings with street level commercial uses. The proposed mixed-use building is 17 storeys with three levels of underground parking and a mechanical penthouse. Two commercial/retail units are located on the main floor with 16 floors of residential suites above. The DCAP identifies base density for this site as 3.0:1 with a maximum density of 5.5:1. The proposed project achieves this maximum density. The DCAP identifies the maximum height for this site as 17 stories for residential use. The proposed project achieves this maximum height. An additional storey is provided as a mechanical penthouse to enclose mechanical equipment and the elevator controller closet, rather than expose mechanical equipment on the roof. It also provides space for a Crest Communications transmission facility for the Victoria Fire Department.

The residential lobby and two commercial/retail units are located at street level on the east half of the property and directly face the bus stop. Surface parking for visitors, and the underground parking drive aisle is located on the west half. A decorative screen expressive of the building's theme separates the surface parking from the sidewalk. Behind this screen, space is provided for the temporary storage of garbage/recycling containers on pick-up days. A 6-stall bicycle rack near the lobby entrance and convenient pedestrian access from the secure underground parking are also within the covered area. The entire area is directly observable from the street and is designed to be well-lit, finished with high quality, light coloured materials on walls and soffits, and feature a decorative drive surface creating a courtyard effect.

The existing street trees will be replaced with species consistent with City of Victoria requirements in locations that do not conflict with underground services. The curved grassed boulevards will be maintained. Sidewalk improvements adjacent to the building will be consistent with the Harris Green standard and tie into the proposed column locations. Existing decorative paving elements along the street will be maintained, protected, and reinstated, where necessary.

The first two floors of apartments are located directly over the first floor with no set backs. This creates a 3 storey street wall of living rooms and terraces facing directly onto the street, enhancing the residential quality of the street frontage. Behind these street-front units, the second and third floors are dedicated to the building core and double height amenity spaces. The remainder of the second floor area is a landscaped podium with deep planters that include bio-swales for rainwater management and appropriately scaled trees and other plantings, patios, an outdoor kitchen, and exercise area for residents.

The upper fourteen residential floors of the building are set back from the main floor podium creating expansive terraces along Yates Street at the 4th level. All suites on the fourth to fourteenth levels are provided with balconies that overlook the landscaped podium below. There is a total of 88 residential suites consisting of 8 junior 1-bedroom suites, 4 junior 2-bedroom suites, 22 one bedroom/one bath suites, 44 two bedroom/two bath suites, 8 sub penthouse suites and 2 penthouse suites. Suites range in size form 47m2 to 143m2 and have been designed to provide a good mix for downtown living within an affordable price range. A covenant will be placed on title to allow rental use into perpetuity.

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Proposed setbacks generally meet all requirements of the DCAP. The first three storeys are built to the front property line with no setback along the sidewalk in conformance with primary commercial street (wide) interface guidelines. This podium is approximately 11.5 meters high and the apparent height is increased with the addition of a trellis structure at the fourth floor. The tower then sets back 6m from all sides to meet the requirements in the DCAP for buildings at 45m high. The 15th and 16th floors step back an additional 3m at sides and back. The 17th floor generally steps back an additional 4m at sides and back. Due to planning considerations and to provide articulation on the 17th floor, the northwest and northeast corners infringe on this setback requirement. The result is a slender, elegant building with an efficient floor plan creating high quality and affordable residences.

The primary street-wall is proposed to be lower than recommended in the DCAP to prevent a stark contrast to existing buildings beside and across from the proposed development and provide a gentle transition to future buildings that would either need to conform to lower scale Harris Green zoning requirements or larger scale DCAP requirements. A secondary street wall, a strategy to reduce the bulk and mass of larger developments, is not introduced due to the small size of the site. The podium has been divided into six bays to provide a pedestrian scaled rhythm along the street frontage. Three bays are retail units, one bay is the residential lobby entrance, one bay is the parking entrance, and the last bay forms a screen between the surface parking and the sidewalk. The six bays create an appropriately scaled rhythm to the sidewalk with canopies and a common signage band weaving them into a cohesive urban fabric. Further articulation that may be required of a larger scale development to reduce its mass would result in a broken expression of the street frontage at this smaller scaled site.

The building facade has been articulated vertically to emphasize its presence at a significant site in the Harris Green neighborhood: Its location on the mid block and north side of the street minimizes its shadowing effect on the street. The shadowing effect on neighboring properties is mitigated by the generous setback from the north, east and west property lines.

Commercial/retail use is provided at ground level along street frontage to provide activity and interest to the pedestrian environment. There are no ground level suites along the street frontage. Upper level residential windows and balconies have been placed to allow overlook to the street below. Ground floor walls for retail/commercial spaces have maximized the amount of glazing to make activities and merchandise visible from the sidewalk to increase interaction between pedestrians and businesses. Metal and glass canopies are provided along the street frontage with a curved feature canopy at the residential entrance, giving the residential entrance a unique identity. Entrances to the commercial/retail units are recessed into glazed alcoves to provide further weather protection and

articulation of the building at the sidewalk. High quality, durable building materials are proposed including stone tile and painted concrete. Balcony guards are treated as ornamentation and feature horizontal railing details and glass panel accents.

The proposed development provides 96 parking stalls, exceeding a ratio of 1:1 stalls per suite. Secure, underground parking includes 88 parking stalls for residents and one stall specifically designated as an electric car high-speed charging station. Surface parking includes 5 stalls for visitors consistent with recommendations by the parking study (included with the rezoning/development permit package). One visitor stall is designated as an accessible stall. There are also two designated commercial stalls, one for each commercial unit. Bicycle parking includes one Class 1 bicycle stall for each suite located in common bicycle rooms sized and arranged according to recommended City standards. A 6-space bicycle rack is also provided at the front of the building adjacent the residential lobby entrance.

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All outdoor spaces will be designed in accordance with CPTED guidelines to ensure that safety and security requirements will be addressed for all users. The covered surface parking will be screened from the street. This area will also be finished with high quality materials, well lit, and protected with security cameras. Glass block and glazing at the residential entrance and other lighting will maintain a glowing atmosphere within the covered area that is inviting and safe for residents with no blind corners. Visibility and security will also be addressed in the parkade by eliminating blind corners and providing glass enclosed elevator lobbies, painted walls, and appropriate lighting levels.

Conclusion

The proposed development is a high quality mixed use building that conforms to the new OCP requirements, and with only a few minor variances, is also consistent with the Downtown Core Area Plan. All recommended guidelines are followed with a few minor exceptions for architectural expression.

This project develops a significant urban site in Harris Green, enlivens the street-front along Yates Street, and expands the available housing options in the downtown area by providing a good mix of suite sizes accessible to all income levels. The project is of an appropriate scale to its location and has been designed to minimize the impact of the building on the street and adjacent building sites, while providing a handsome and affordable addition to the Harris Green neighborhood.

Sincerely yours,

Peter de Hoog Architect AIBC MRAIC
de Hoog & Kierulf architects

VICTORIA
DOWNTOWN
RESIDENTS
ASSOCIATION

1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

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

October 15, 2014

Re: 960 Yates Street – CALUC Meeting Review

Dear Mayor Fortin and Council,

The DRA LUC has reviewed the drawings for the proposed building and hosted a CALUC meeting on August 14, 2014 for the above-mentioned application. Thirty-two people registered their attendance at the door. The presentation was conducted by Peter De Hoog of Kierulf de Hoog Architects.

Based on the information presented by the applicant, the purpose of the rezoning is to create a 17 storey, 88 unit residential condominium tower with ground floor commercial space fronting Yates Street. The building would have an underground parking structure for 88 cars. The proposal appears to comply with OCP guidelines and no variances are requested.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- Concerns were expressed about the excavation and the possibility of neighbouring properties subsiding. The architect mentioned much of the excavation will be primarily in rock.
- Questions were asked about the future land use for the property between the proposal and the Manhattan building. The Architect responded that they had no control over that property as the applicant did not own it.
- A resident of the 12th floor of the Manhattan building at 930 Yates expressed the height should be reduced as his view would be obstructed.
- An attendee commented that when they purchased their units downtown they expected to lose their view eventually as they did not own the adjacent properties.
- A resident of the Manhattan building asked if a traffic study would be conducted and recommended that the number of parking stalls be increased as their experience was that there was a need for additional stalls in more upmarket buildings.
- An attendee suggested that a carshare spot be dedicated for residents and a carshare program be set up by the strata.

- Two attendees expressed concerns regarding the proposed height and density of the proposal.
- Concerns were expressed that the exterior be clad in the highest quality materials possible. The Architect described the exterior cladding as a combination of rough cut limestone aluminum and metal spandrels and painted concrete.
- Concerns were expressed about the colour scheme and that any proposed colour scheme should avoid the gray pallet if possible.
- Complements were made regarding the design and colour scheme of the developers last project "The Mondrian".

DRA Land Use Committee review of this proposal finds it in keeping with the objectives of the OCP and of a high build quality and design. It is also commendable that stormwater management has been included within the proposal to treat and detain roof runoff.

The DRA supports this proposal will bring additional vitality to the Harris Green precinct and provide additional high quality residences Downtown.

Sincerely,

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

ROLLO LTD
+ ASSOCIATES
Land Economists - Development Strategists

January 27, 2015

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

Re: 960-962 Yates Street Amenity Contribution Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete an Amenity Contribution Analysis for the rezoning of 960-962 Yates Street (hereafter referred to as 'the Site') in order to determine an estimate of potential fees that could be collected for public amenities from the lift in land values created from rezoning the Site.

Specifically, GPRA has been retained to determine the potential lift in land value from the current Official Community Plan (OCP) planning policy which would support the development of mixed residential and commercial to a density of 3.0 FSR to a new zone that would allow for development up to 5.5 FSR for a mix of residential strata apartments, with the ground level commercial retail uses.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site assuming it already had the new zoning for 5.5 FSR under current market conditions, as well as to determine the value that could be afforded if developed under the base density expressed in the OCP. GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the new zoning. The 'Lift' is then calculated as the difference in residual land values under both current OCP designation and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is 1,377 square metres in area and can be developed under the current OCP policy which supports a mix of ground floor commercial with residential above at a density up to 3.0 FSR. The proposed new development would be 7,570 square metres of GBA, comprised of 7,425 square metres of multi-unit apartments, and 145 square metres of ground floor commercial space.

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.

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www.RolloAssociates.com * E-Mail: gerry@rolloassociates.com

ROLLO + ASSOCIATES

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total 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.

The residual land value determined from this analysis is then compared to the value of the site using the supported base density as noted in the OCP to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning to 5.5 FSR 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. 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.

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CONCLUSIONS & RECOMMENDATIONS

GPRA identifies the lift on the 930-932 Yates Street Site from rezoning as being roughly $349,000. As indicated above it is our understanding that the City would be seeking 75% of the lift in value, which would be approximately $262,000. If there are additional costs identified that would be applicable solely to requirements by the City for developing to 5.5 FAR these should be reflected in the final contribution through additional analysis.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 960-962 Yates Street. I am available to discuss this further at your convenience.

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

1 Location Plan
A001 1:500

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
17 STOREY RESIDENTIAL BUILDING + MECHANICAL PENTHOUSE

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

ZONE:
EXISTING: S-1 - LIMITED SERVICE DISTRICT
PROPOSED: NEW ZONE

DEVELOPMENT PERMIT AREA:
DPA3 (HC)

SITE AREA: 1377 m2 (14, 822 s.f.)

FLOOR AREA:

COMM /RETAIL L1:	145 m2 (1 560 sf)	
RESIDENTIAL L1:	90 m2 (970 sf)	- includes exit mezzanine
RESIDENTIAL L2:	436 m2 (4 680 sf)	
RESIDENTIAL L3:	375 m2 (4 040 sf)	
RESIDENTIAL L4-L14:	475 m2 (5 115 sf) X 11 = 5 225 sm	
RESIDENTIAL L15-L16:	460 m2 (4 950 sf) X 2 = 920 sm	
RESIDENTIAL L17:	330 m2 (3 550 sf)	
MECHANICAL PH:	50m2 (560 sf)	
TOTAL PROPOSED:	7 570 m2 (81 483 sf, excl. parkade)	

FLOOR SPACE RATIO:
PERMITTED (DCAP): 5.5 : 1 FSR 7 574 m2 (81 523 sf)
PROPOSED: 5.5 : 1 FSR

SITE COVERAGE: 99%

OPEN SITE SPACE: 1% (L2 & L4 landscaped terrace = 55%)

GRADE OF BUILDING:
22.1 m (GEODETIC) See Site Plan for Grade Calculation

HEIGHT OF BUILDING:
PERMITTED (DCAP): 50.0 m MAX.
PROPOSED: 50.0 m + 2.2m Mechanical Penthouse = 52.2m

NUMBER OF STOREYS:
17 STOREYS + Mechanical Penthouse = 18

RESIDENTIAL PARKING:
REQUIRED (schedule C): 1.40 stalls per suite = 123
PROVIDED: 1.07 stalls per suite = 94 stalls (incl. 5 visitor w/1 HC)

COMMERCIAL PARKING:
REQUIRED (schedule C): 1 stall per 37.5 sm = 4
PROVIDED: 2

BICYCLE PARKING:
RESIDENTIAL: 1 per suite = 88 (100% Class I) + 6-space rack
PROVIDED: 88 Class 1 + 6-space rack

MAIN FLOOR SETBACKS:

	permitted (DCAP)	provided	
FRONT:	0.0 m	0.0 m	(Yates Street)
SIDE:	0.0 m	0.0 m	(East & West)
REAR:	0.0 m	0.0 m	(North)

UPPER LEVEL SETBACKS:
See Building Plans & Sections

SUITE SUMMARY:

Junior 1 Bed:	8 suites @	47 sm =	376 sm
Junior 2 Bed :	4 suites @	64 sm =	256
1 Bed / 1 Bath:	22 suites @	54 sm =	1 188
2 Bed / 2 Bath:	22 suites @	83 sm =	1 826
2 Bed / 2 Bath:	22 suites @	86 sm =	1 892
2 Bed + Den / 2 Bath:	8 suites @	107 sm =	856
2 Bed + Den / 2.5 Bath:	2 suites @	143 sm =	286
TOTAL:	**88 SUITES @**		**6 680 sm**

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
- GROUP C - RESIDENTIAL

BUILDING AREA:
- 1260 sq.m. (13 563 s.f.)

BUILDING HEIGHT:
- 18 STOREYS

NUMBER OF STREETS FACING:
- 1

ACCESSIBLE FACILITIES
- ACCESSIBLE ENTRANCE
- ACCESSIBLE PARKING STALL

CONSTRUCTION REQUIREMENTS:

- 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
- NON-COMBUSTIBLE CONSTRUCTION WITH 2HR MIN FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

PROJECT DESCRIPTION

CIVIC ADDRESS:
960-962 YATES STREET,
VICTORIA, BC.

LEGAL DESCRIPTION:
LOTS 803 and 814, VICTORIA CITY

REGISTERED OWNER
Alpha Project Developments Ltd.
P O Box 846
Victoria B.C.
V8W 2R9

ARCHITECT
de Hoog & Kierulf architects — Peter de Hoog
977 Fort Street — tel: 658-3367
Victoria, BC — fax: 658-3397
V8V 3K3 — pdh@dhk.ca

STRUCTURAL CONSULTANT
RJC — Bruce Johnson
220 - 645 Tyee Road — tel: 386-7794
Victoria, BC — fax: 381-7900
V9A 6X5 — bjohnson@rjc.ca

SURVEYOR
Brad Cunnin Land Surveyor — Brad Cunnin
#2 - 576 Hillside Avenue — tel: 381-2257
Victoria, BC — fax: 381-2289
V8T 1Y9 — brad@bcsurveyor.ca

LANDSCAPE ARCHITECT
Murdoch de Greeff Inc. — Scott Murdoch
200-524 Culduthel Rd. — tel: 412-2819
Victoria, BC — fax: 412-2892
V8Z 1G1 — scott@mdldesign.ca

LIST OF DRAWINGS

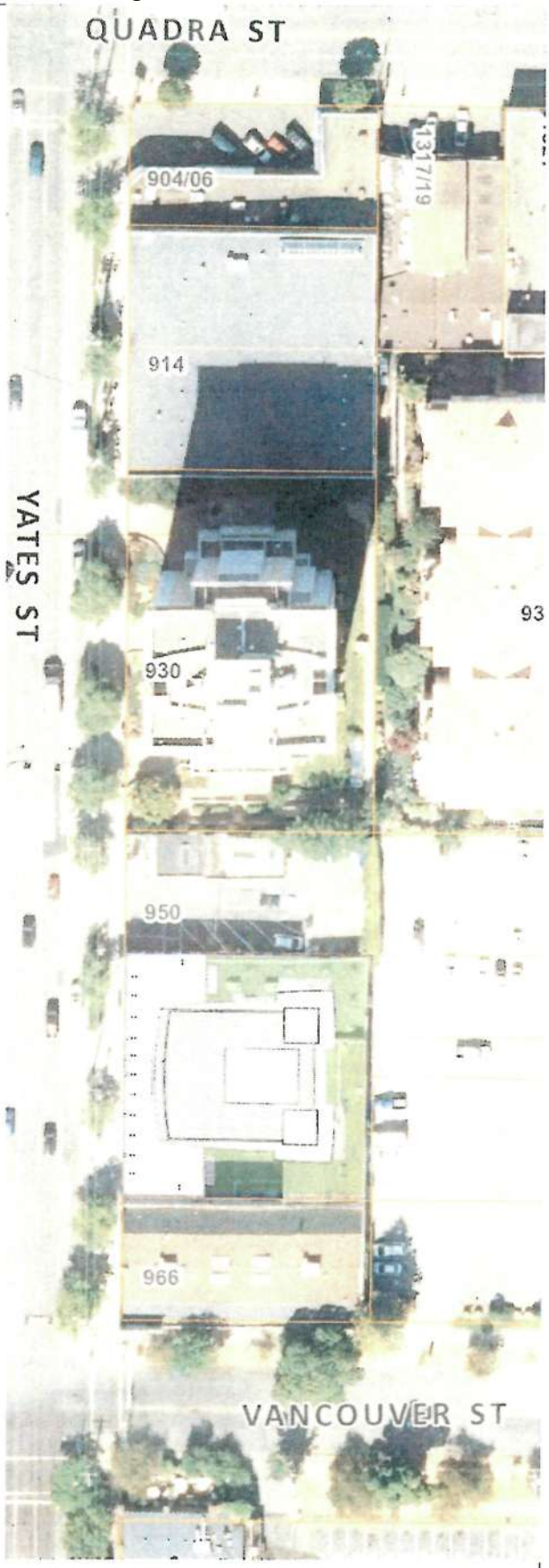
1	27 AUG 14	ISSUED FOR REZONING APPLICATION
2	4 SEP 14	ISSUED FOR REZONING APPLICATION
No.	Date	Revision
3	3 Aug 14	
4	3 Aug 14	
5	3 Aug 14	
6	3 Aug 14	

de Hoog & Kierulf architects

960 Yates Street
Victoria BC

Project Data

A001 -



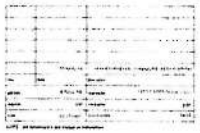
1 Aerial View
A002 1:300

2 Street View
A002 1:300

de Hoog & Kharaf architects
960 Yates Street
Victoria BC
Street Context
A002

View to Water Tower

View to Downtown

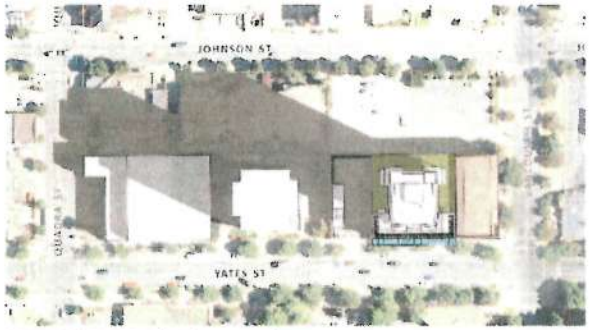


de Hoog & Kieruff architects

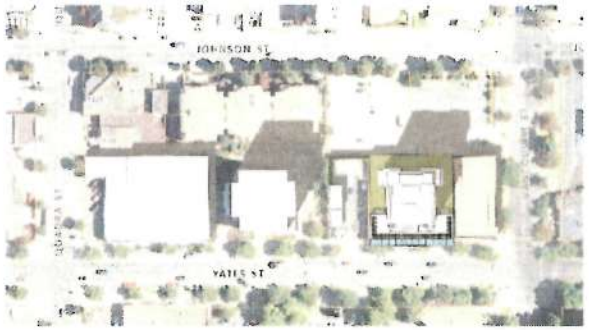
960 Yates Street
Victoria BC

Street Views

A003

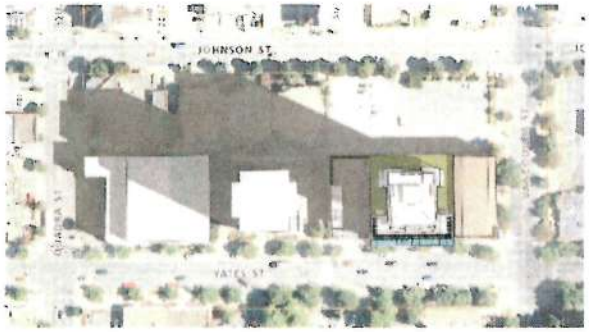


SUMMER SOLSTICE 9:00 a.m.

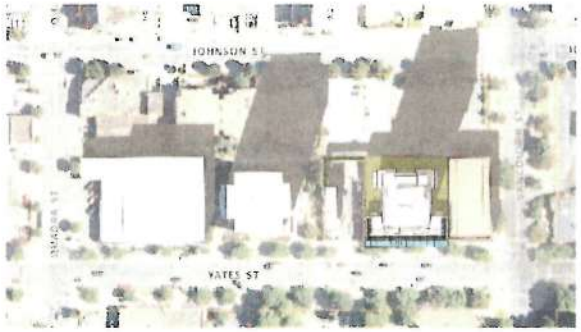


1:30 p.m.

5:00 p.m.



EQUINOX 9:00 a.m.



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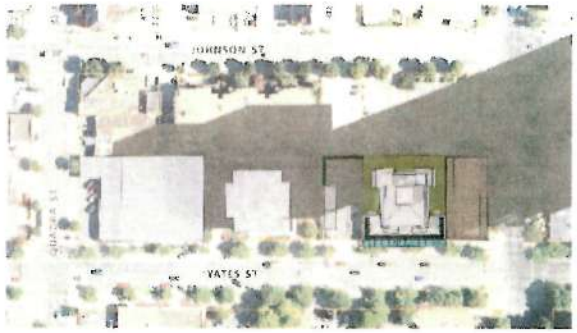

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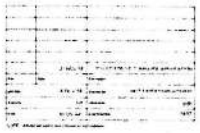
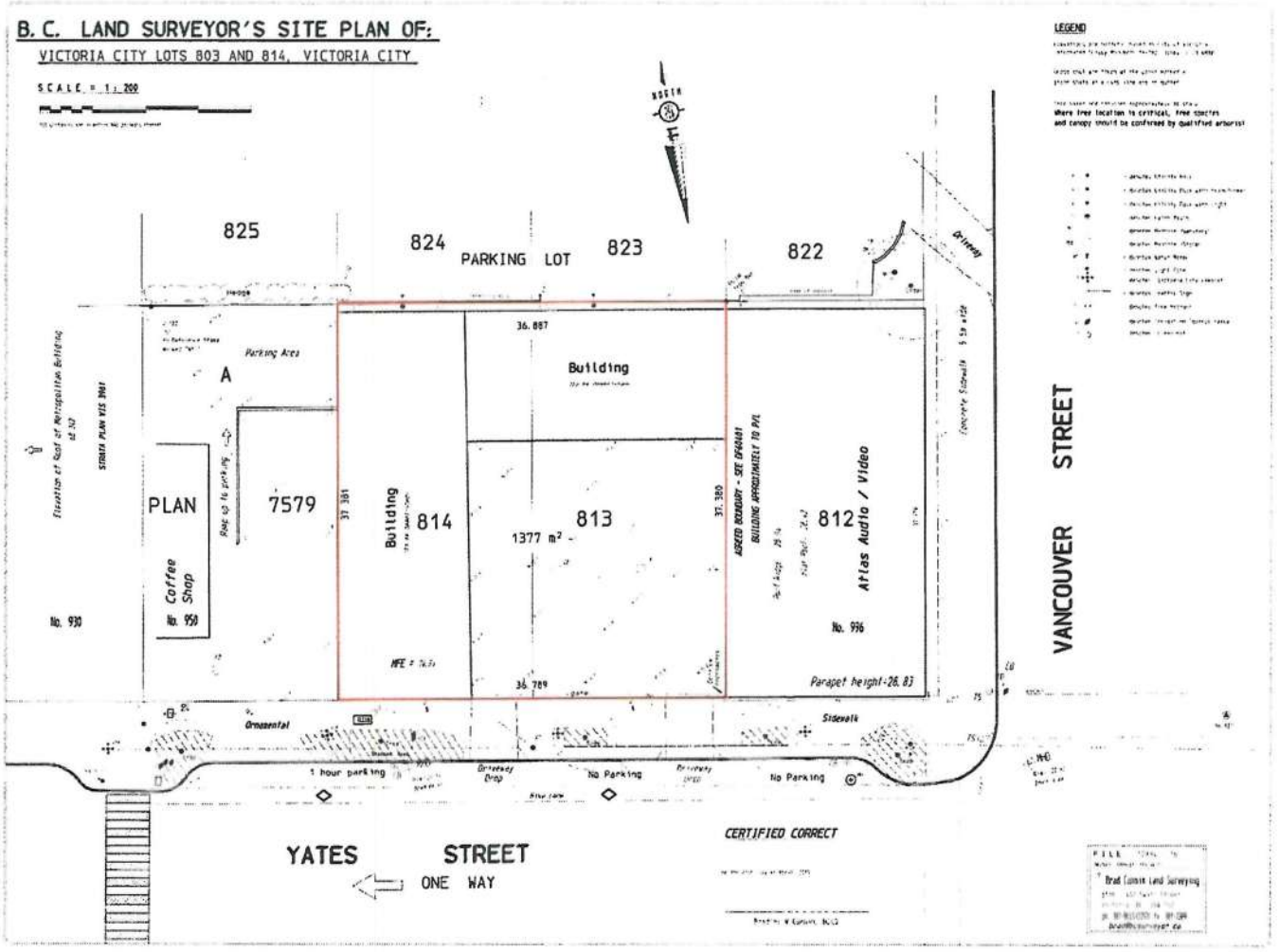
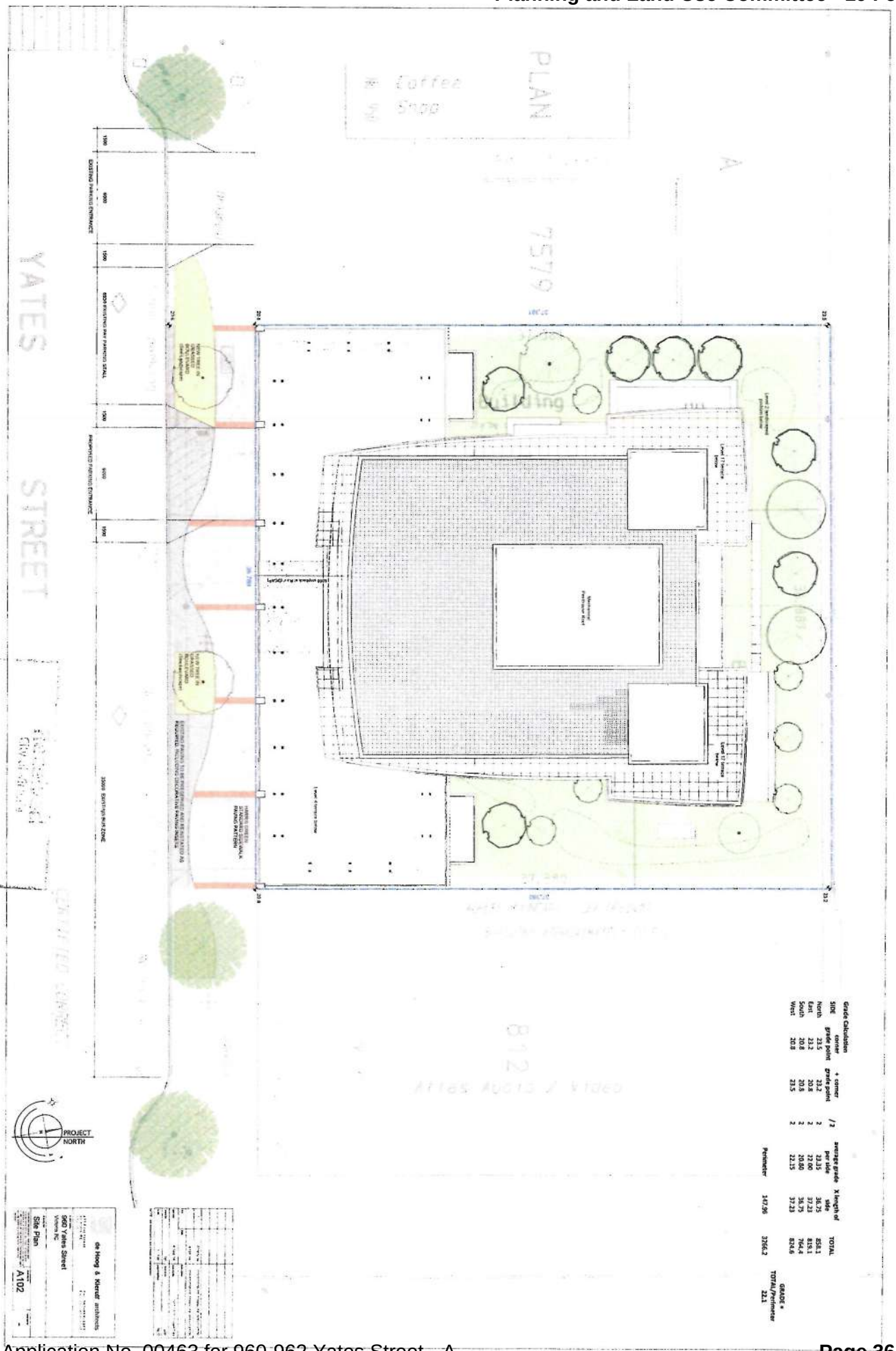
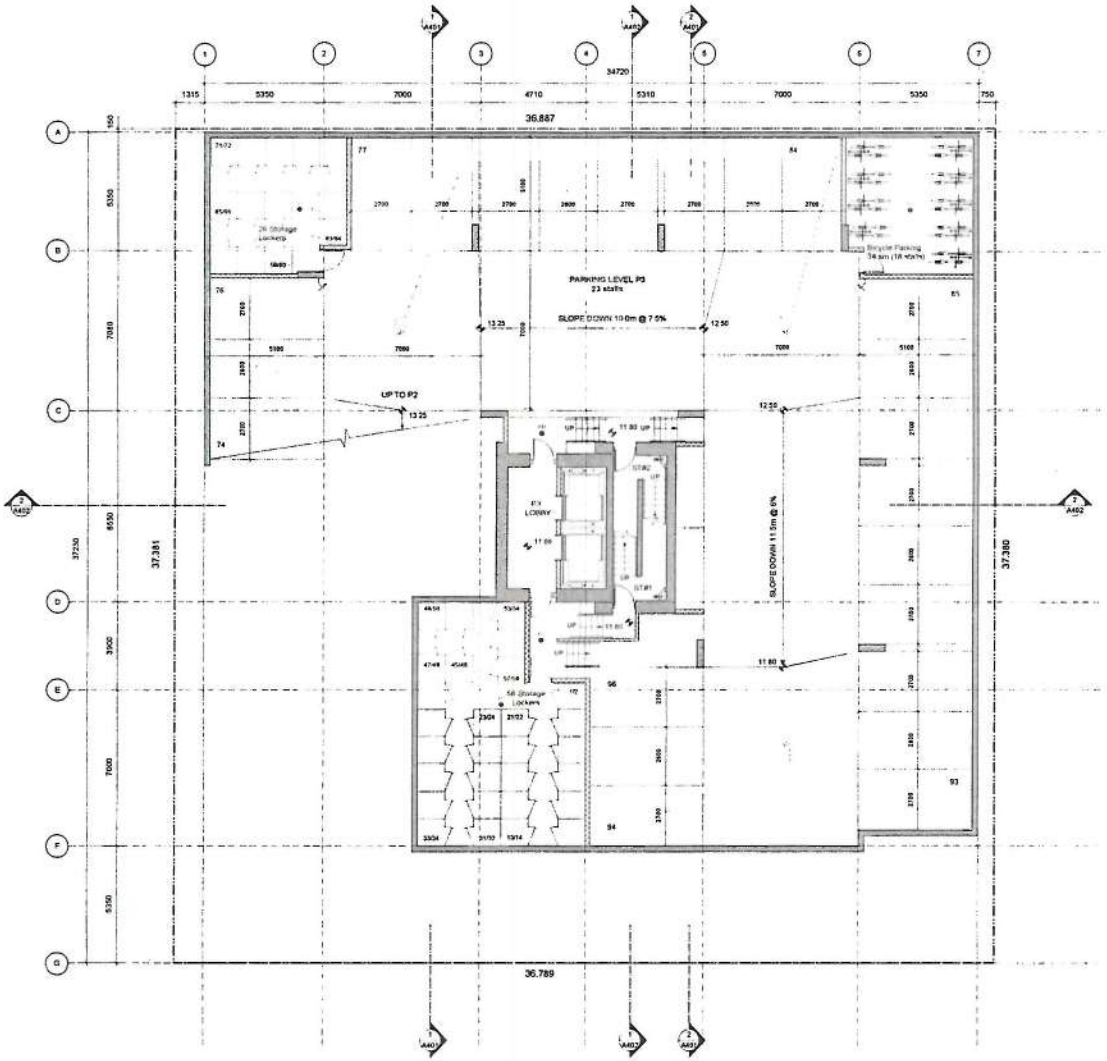





Grade Calculation
SIDE
corner grade point
+ corner grade point
/2
average grade per side
X length of side
TOTAL
North 23.5 23.2 2 23.35 36.75 858.1
East 23.2 20.8 2 22.00 37.23 819.1
South 20.8 20.6 2 20.60 36.75 756.4
West 20.8 23.5 2 22.15 37.23 824.6
Perimeter 147.96 3258.2
GRADE = TOTAL/Perimeter 22.1
PLAN
Coffee Shop
7579
YATES STREET
PROJECT NORTH
DEC 03 2014
Planning & Development Department
Development Services Division
de Hoog & Kierulf architects
960 Yates Street
Victoria BC
Site Plan
A102

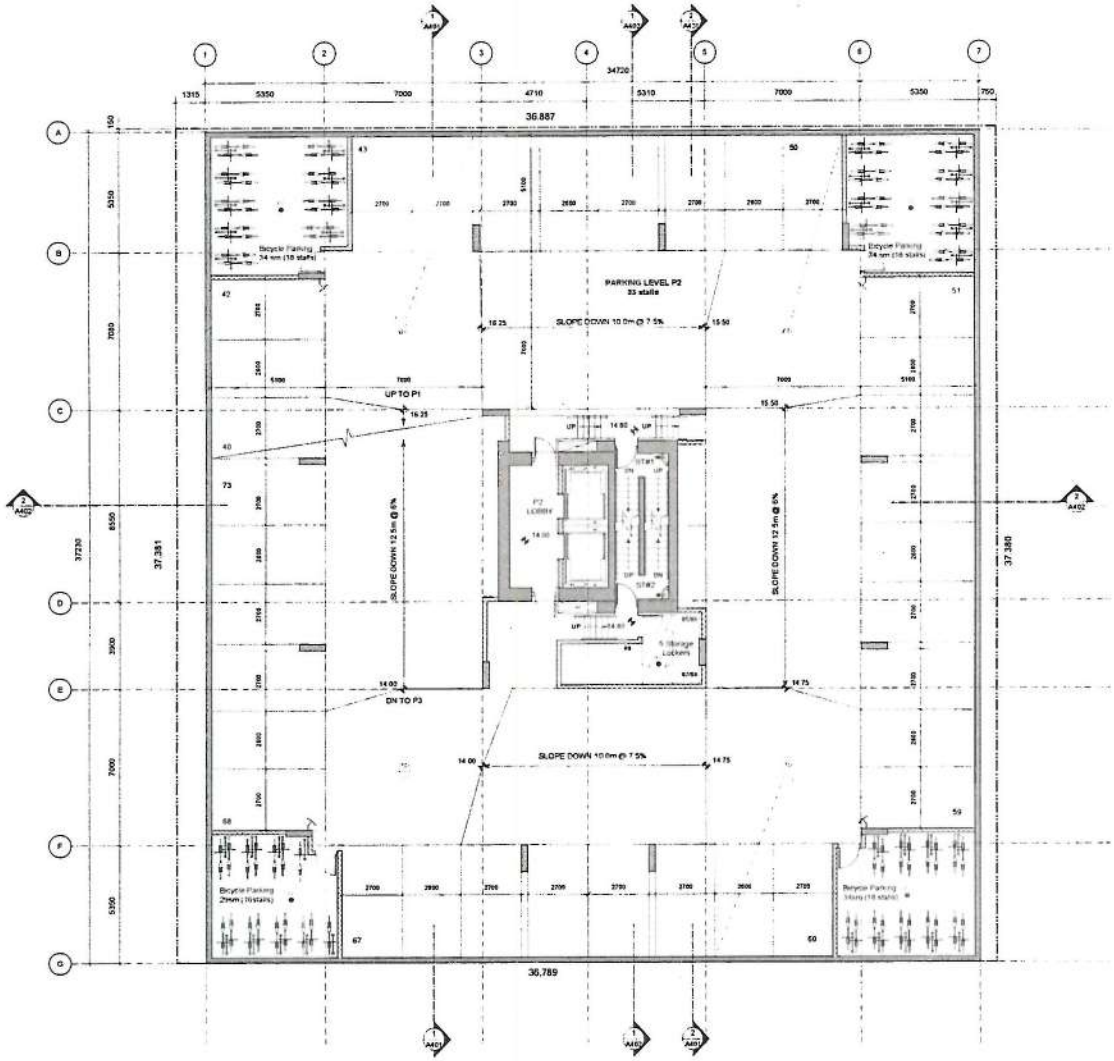


de Hoog & Kleruff architects

960 Yates Street
Victoria BC

P3 Parking Plan

A201



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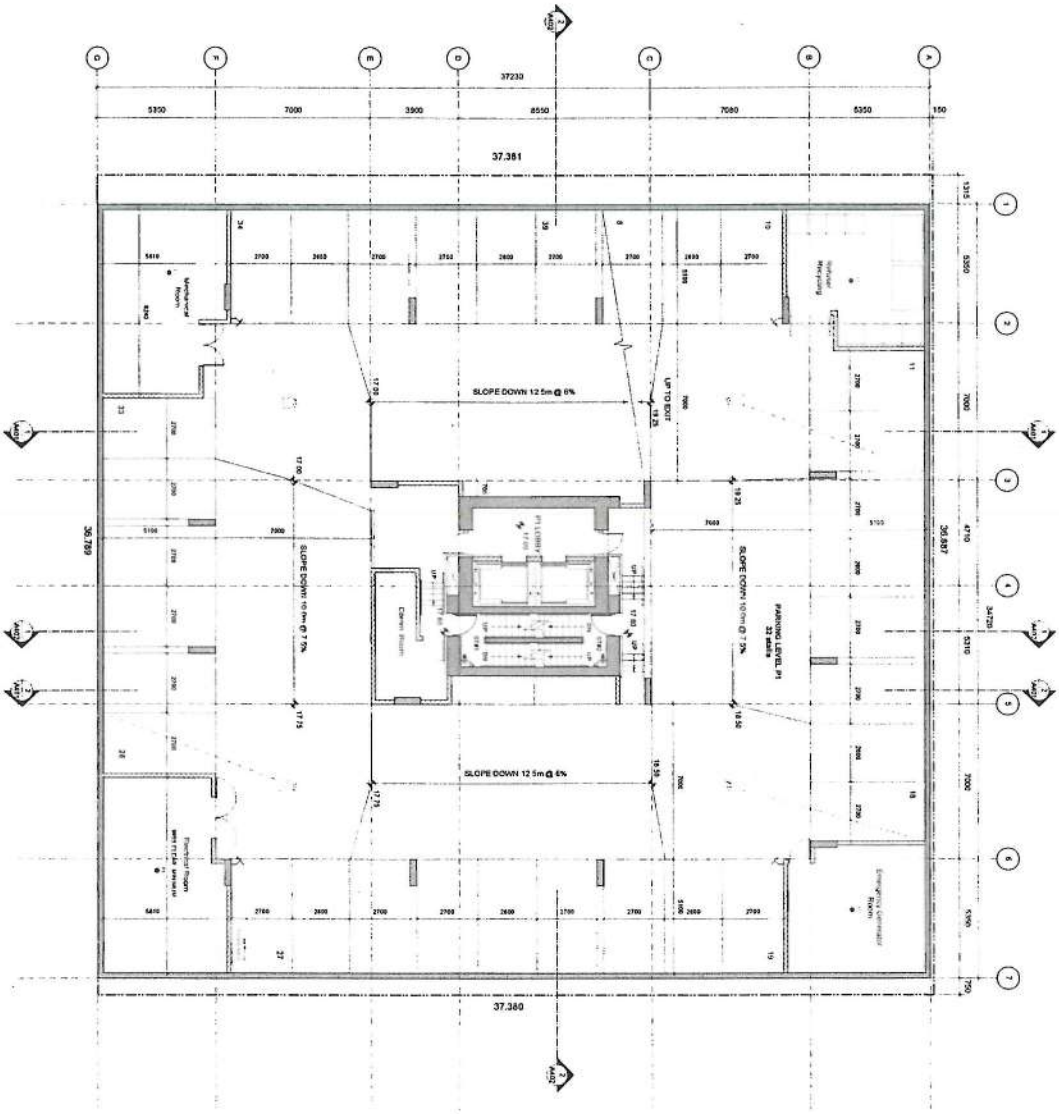
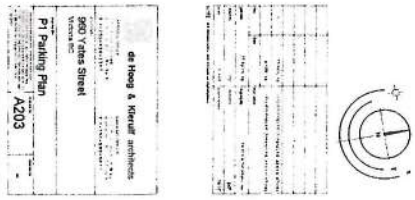
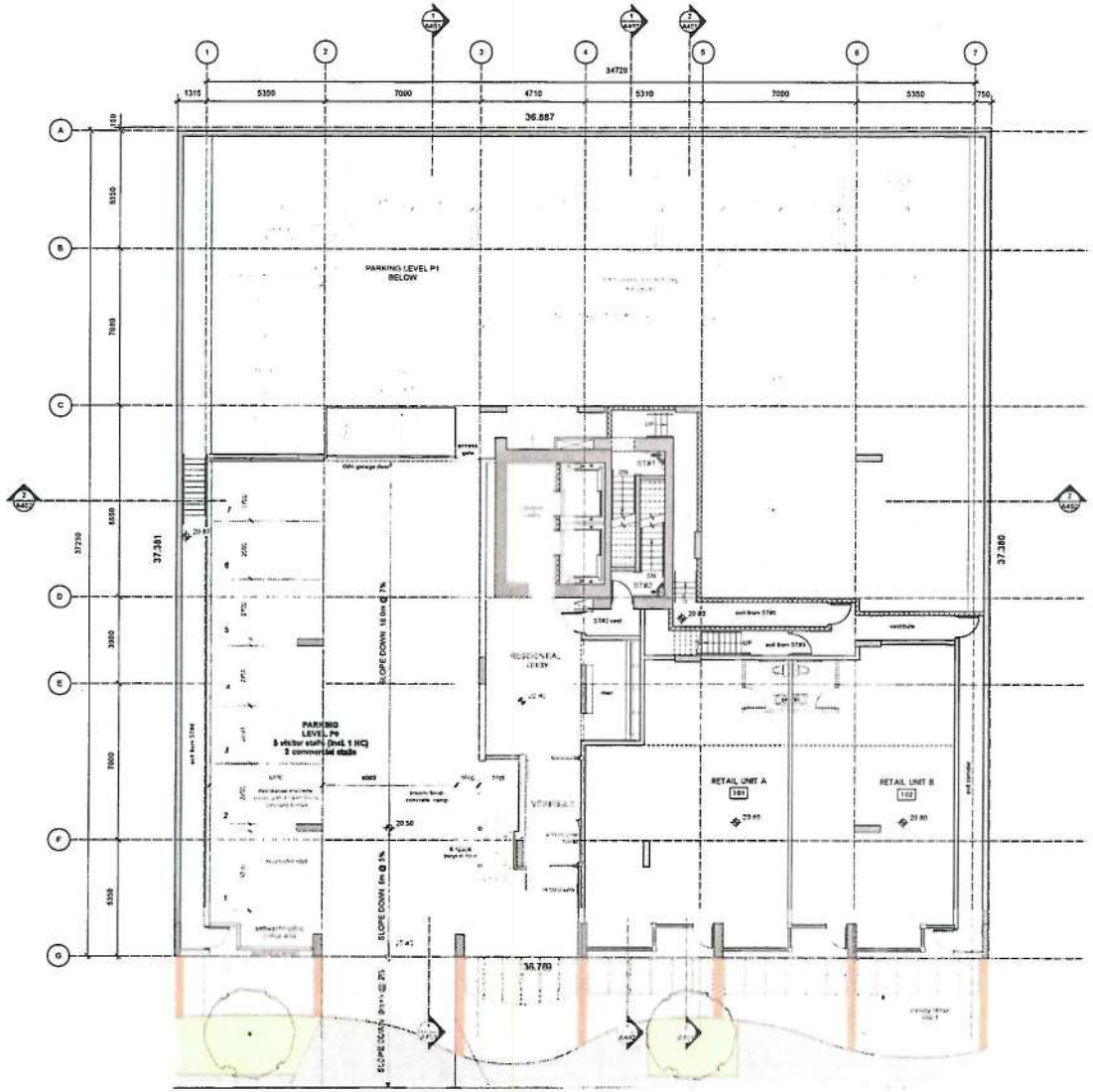
960 Yates Street
Victoria BC

P2 Parking Plan

A202

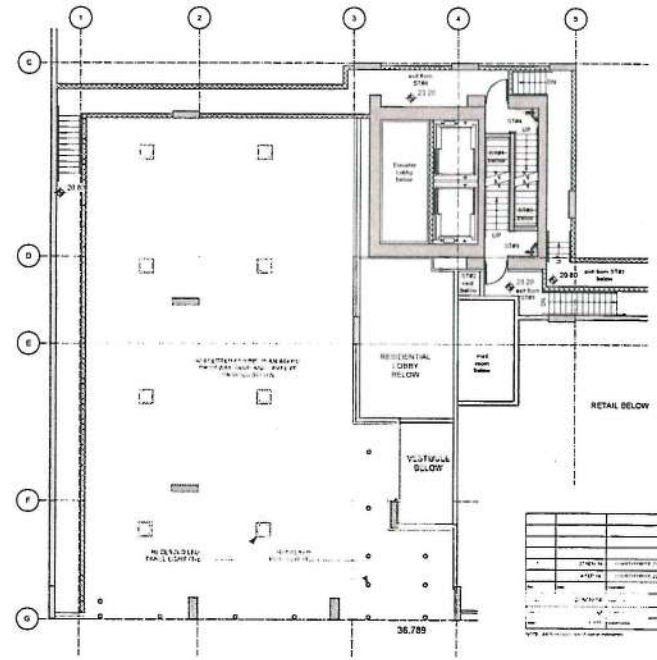

37230
5350
7000
3900
8550
7000
5350
150
37.381
SLOPE DOWN 12.5m @ 6%
SLOPE DOWN 10.1m @ 7%
SLOPE DOWN 10.1m @ 7%
SLOPE DOWN 12.5m @ 6%
PARKING LEVEL P1
32 stalls
Garbage Room
Mechanical Room
Electrical Room
Emergency Generator Room
36.789
36.687
37.380


de Hoog & Kiteraff architects
960 Yates Street
Victoria BC
P1 Parking Plan
A203



1 A204 Site & L1 Floor Plan 1:100

TOTAL MAIN FLOOR AREA (ceiling height above 23.90m geodetic) = 180 sm (35 sm Residential, 145 sm Commercial)



2 A204 L1 Exit Mezzanine Detail Plan 1:100

TOTAL EXIT MEZZANINE FLOOR AREA (ceiling height above 23.90m geodetic) = 55 sm Residential

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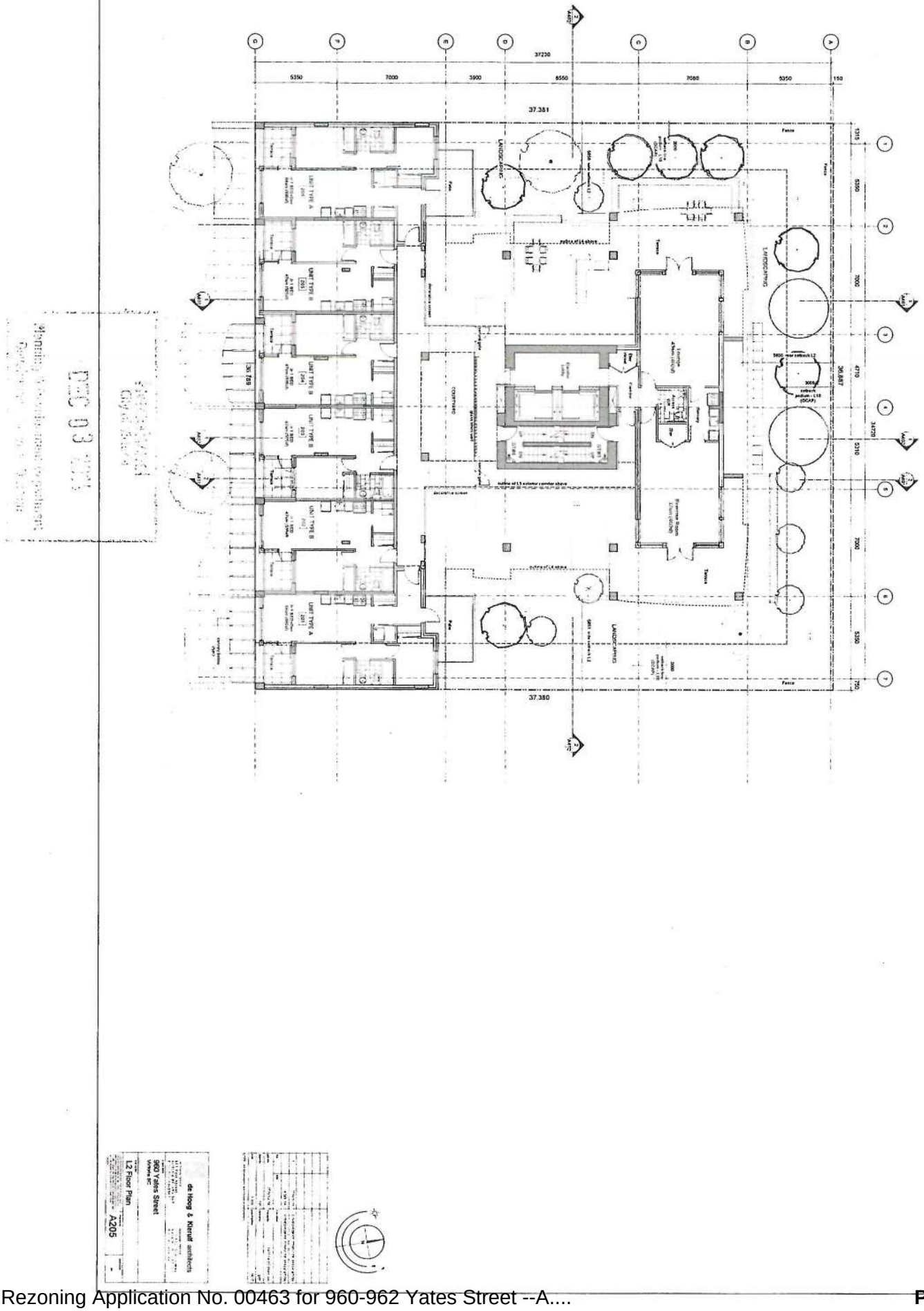
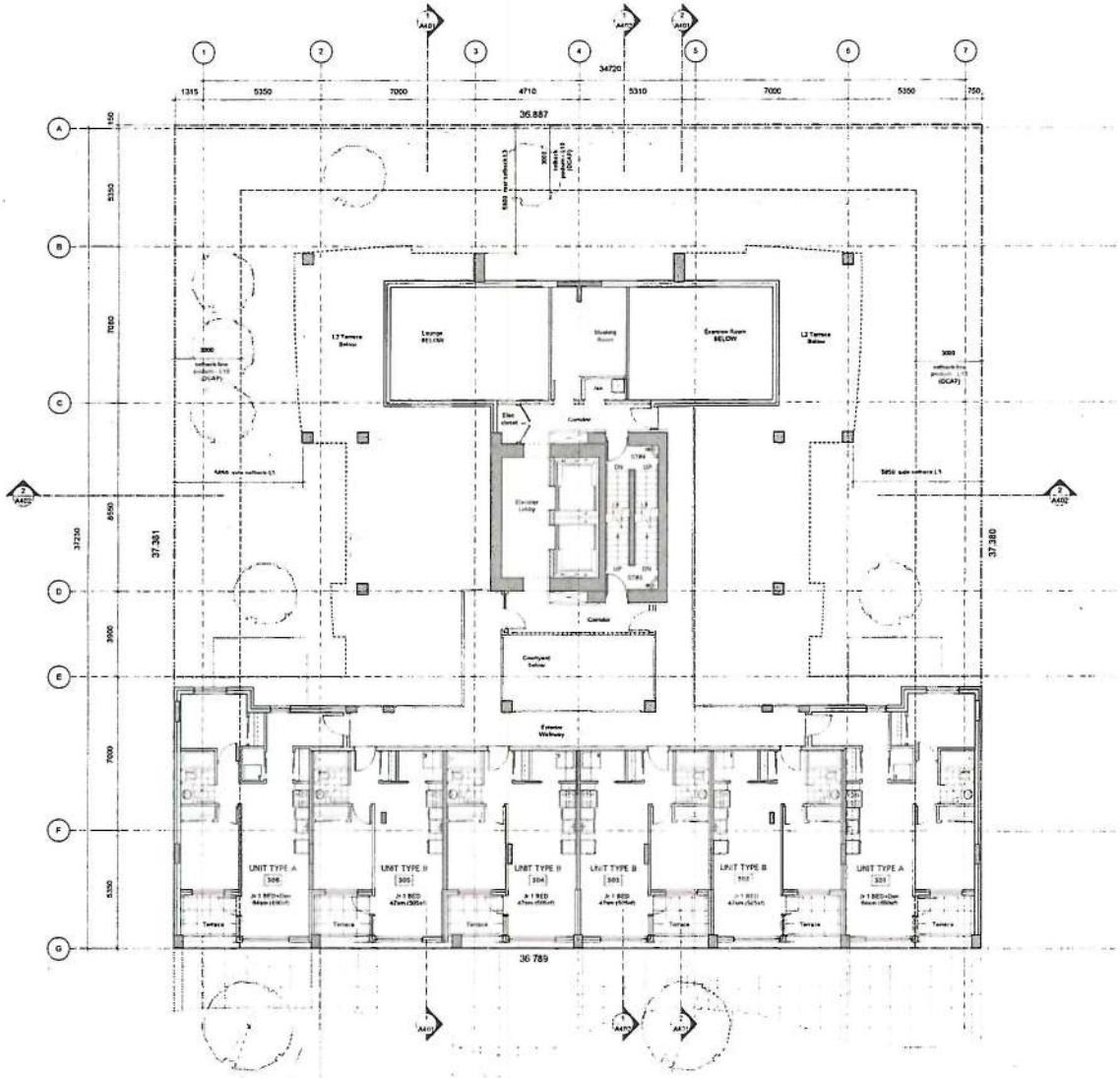
Victoria BC

L1 Floor Plan

A204


G
F
E
D
C
B
A
37230
5350
7000
3900
6550
7080
5350
150
37.381
37.380
1
2
3
4
5
6
7
1315
5350
7000
4710
5310
7000
5350
750
36.887
LANDSCAPING
UNIT TYPE A
206
UNIT TYPE B
205
204
203
202
UNIT TYPE A
201
Terrace
Patio
COURTYARD
Lounge
Fitness Room
Fence
de Hoog & Kierulf architects
960 Yates Street
Victoria BC
L2 Floor Plan
A205



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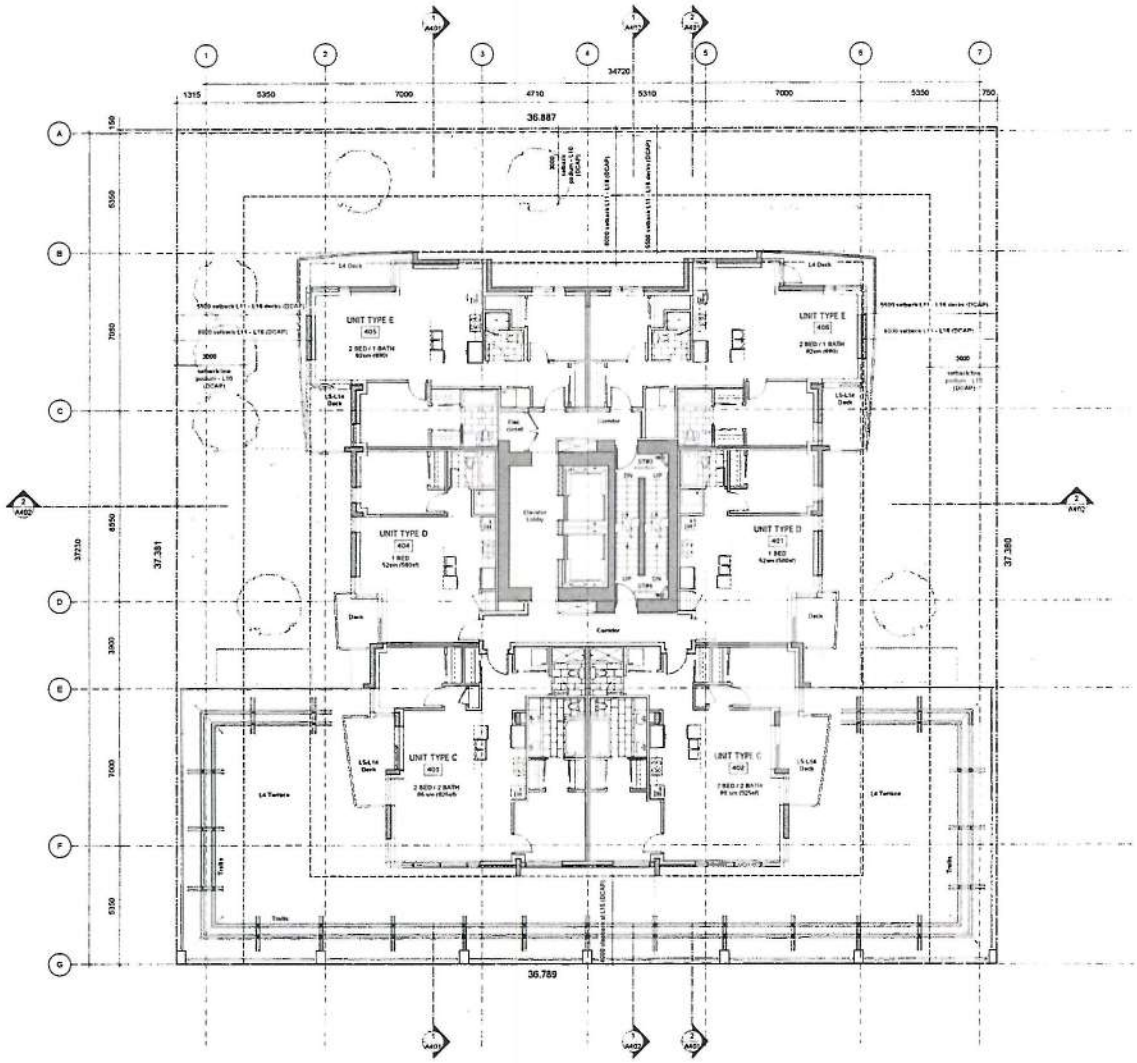
960 Yates Street
Victoria BC

L3 Floor Plan

A206

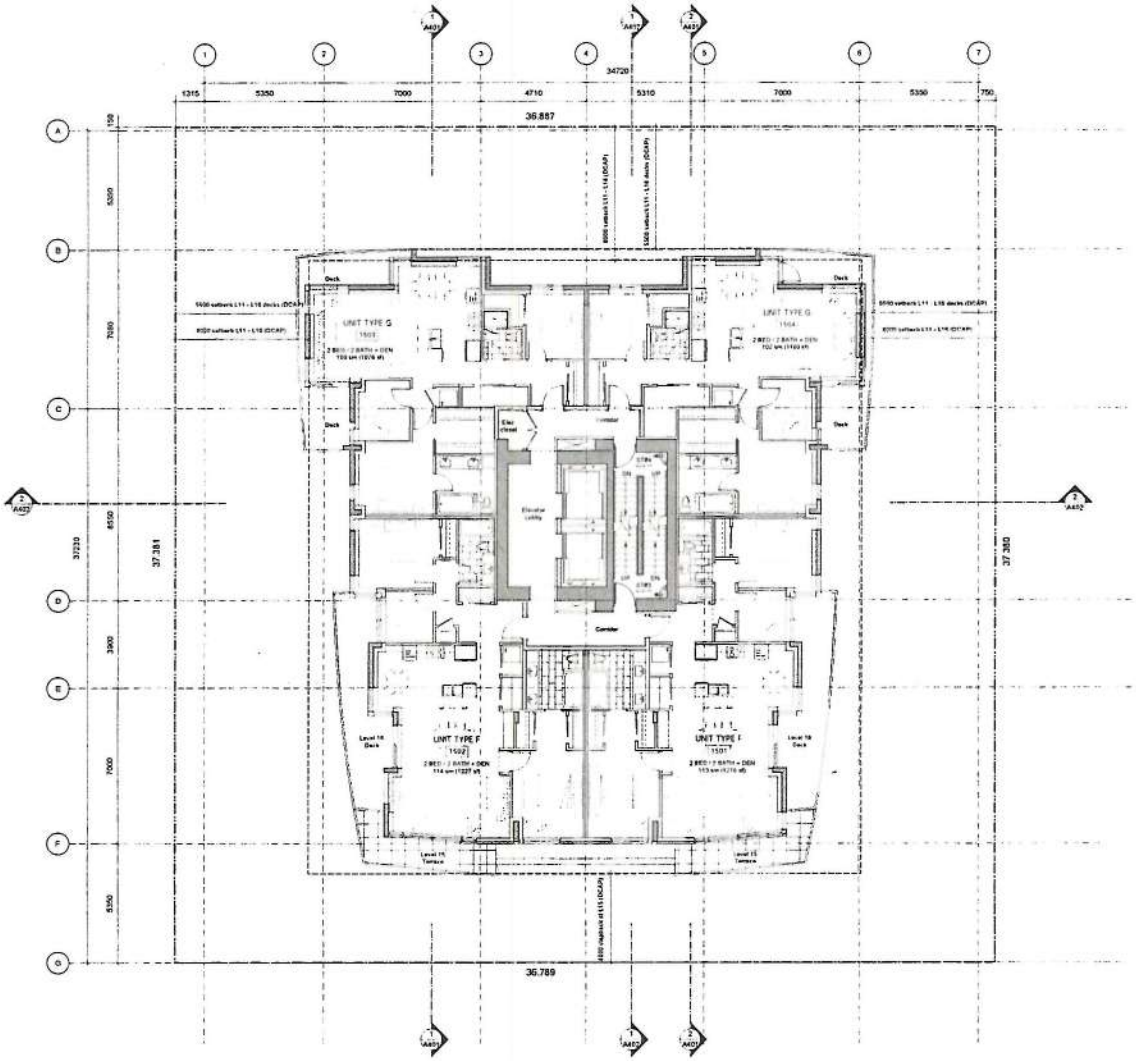


de Hoog & Kierulf architects

960 Yates Street
Victoria BC

L4-L14 Floor Plan

A207

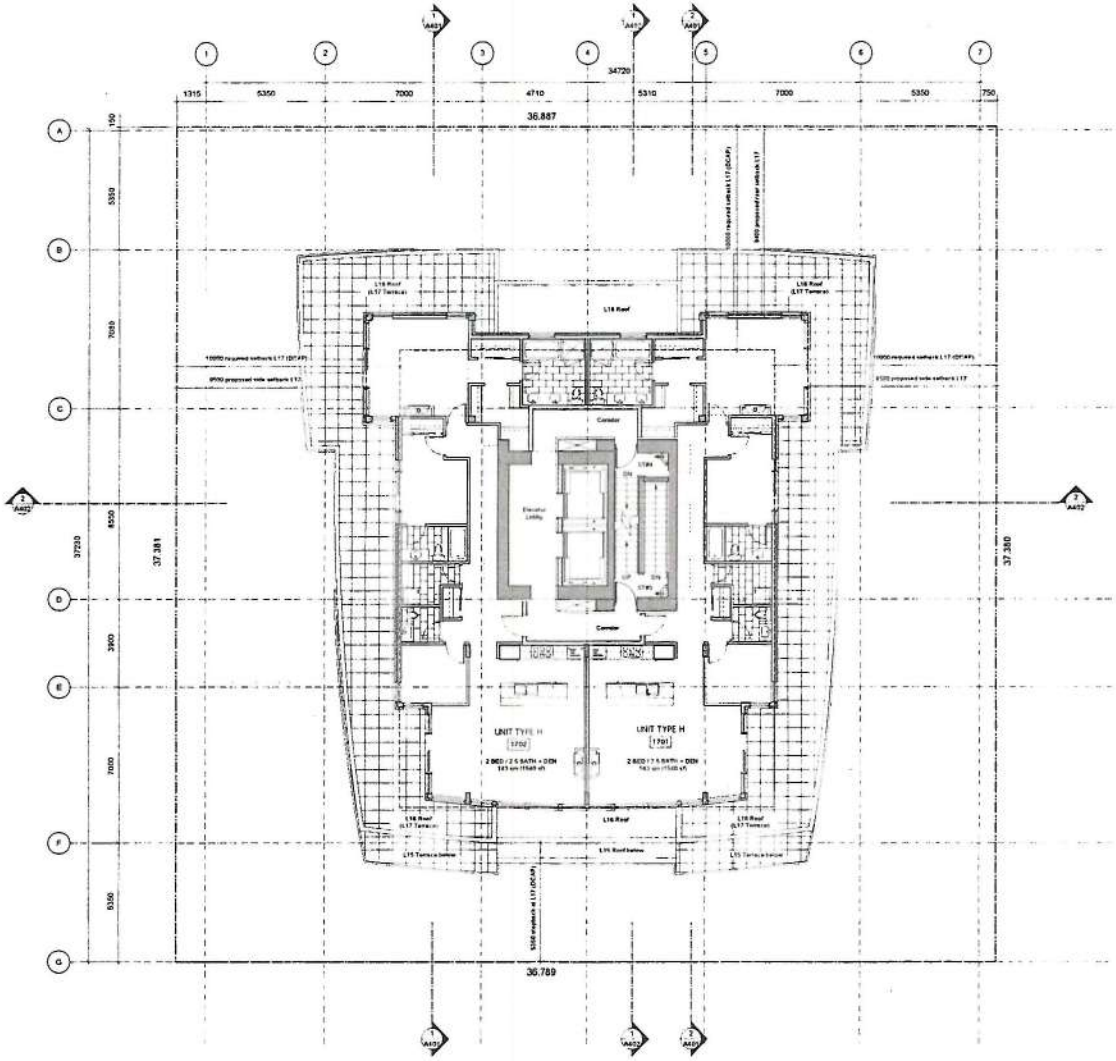


de Hoog & Kierulf architects

960 Yates Street
Victoria BC

L15-L16 Floor Plan

A208



de Hoog & Kierulf architects

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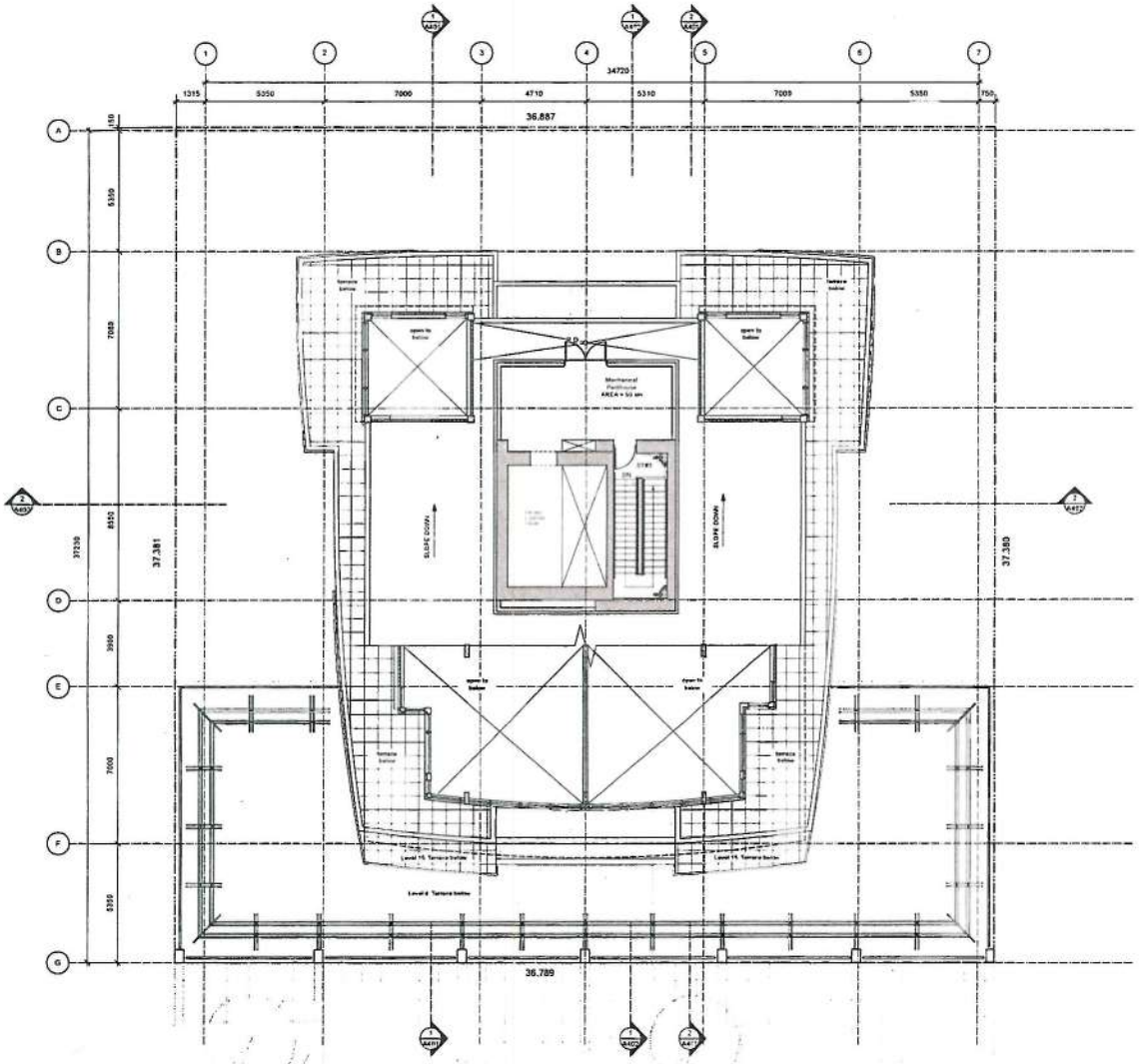
Victoria BC

L17 Floor Plan

A209



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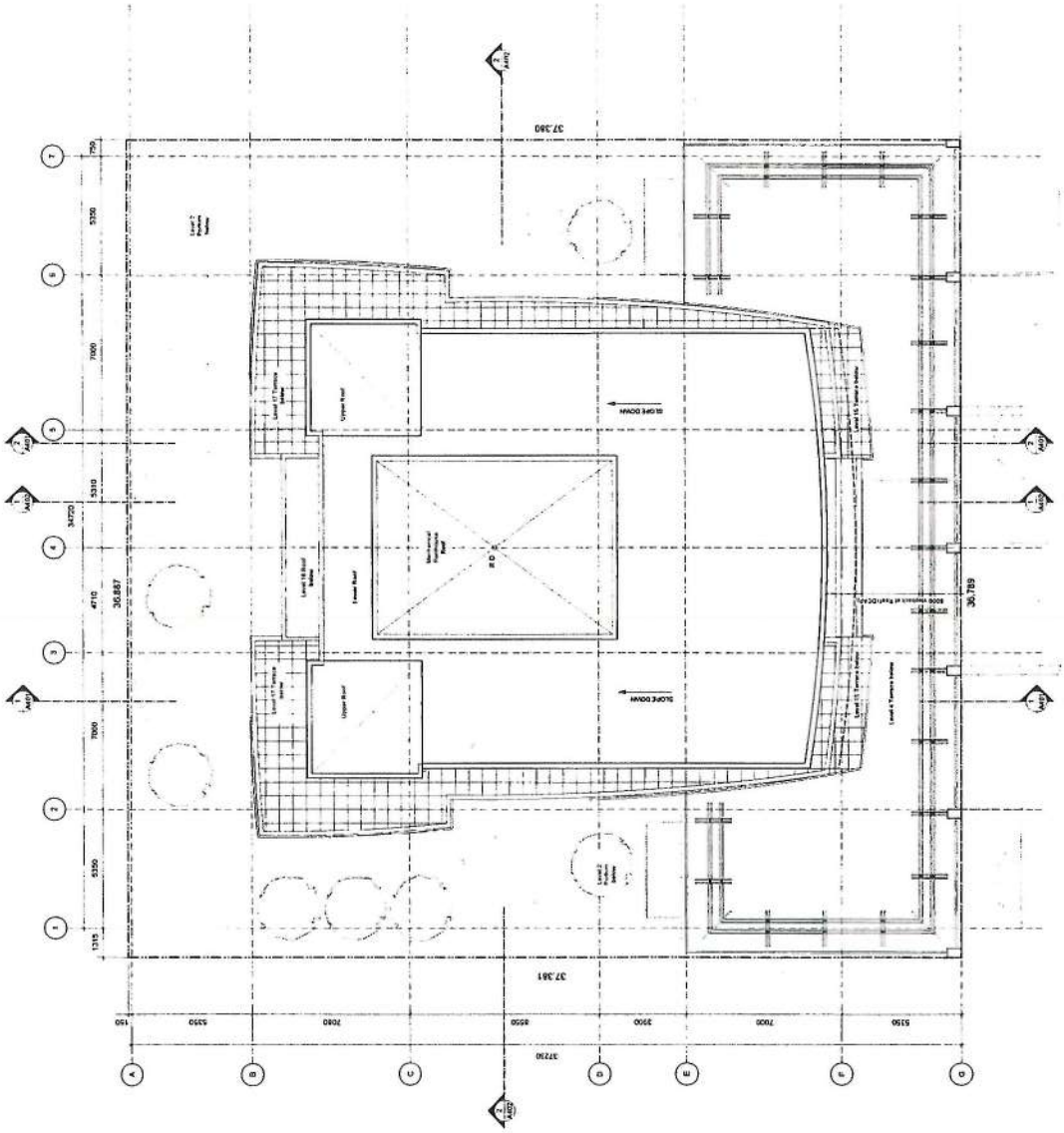
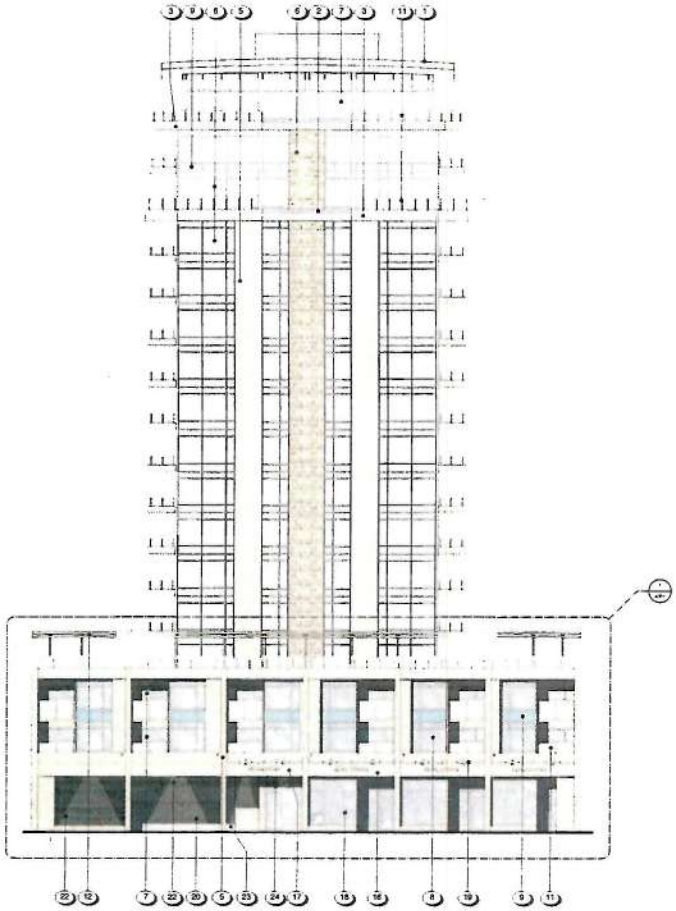
Victoria BC

Lower Roof Plan

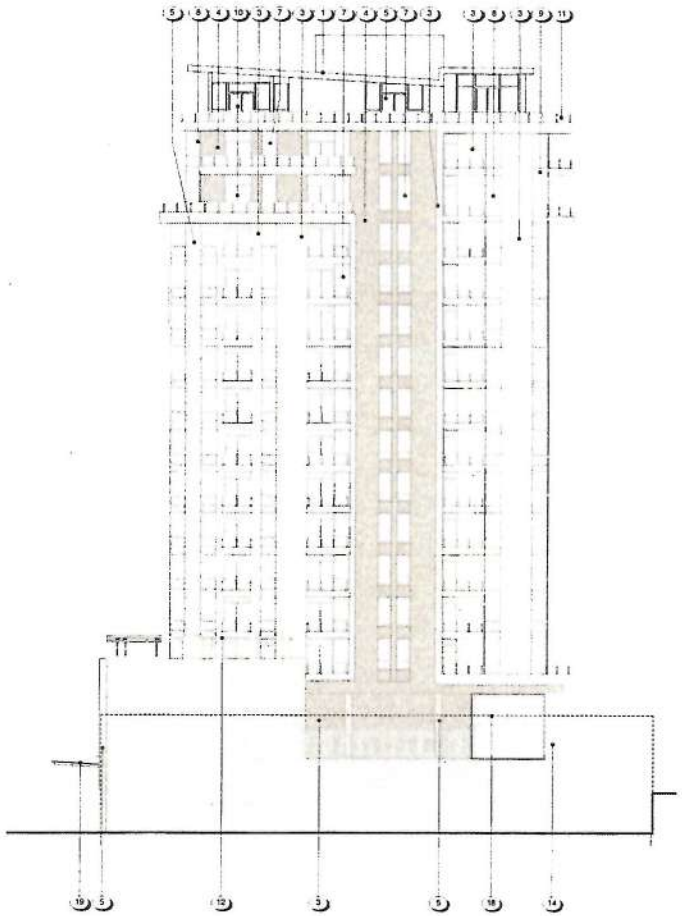
A210

-


de Hoog & Kleruff architects
960 Yates Street
Upper Roof Plan
A211
SLOPE DOWN
SLOPE DOWN
37,380
37,381
37230
36,887
36,789
34720
Upper Roof
Lower Roof
Upper Roof



1 South Elevation (Yates Street)
A301 1:150



2 East Elevation
A301 1:150

MATERIALS SCHEDULE

1. PREFINISHED METAL FASCIA
2. PREFINISHED METAL FLASHING
3. PAINTED CONCRETE - [illegible]
4. PAINTED CONCRETE - [illegible]
5. LIMESTONE VENEER - [illegible]
6. LIMESTONE VENEER - rough
7. PRE-FINISHED ALUMINUM WINDOW
8. PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
9. INSULATED SPANDREL PANELS
10. PRE-FINISHED TEMPERED GLASS DOORS
11. TEMPERED CLEAR GLASS GUARD WITH PREFINISHED ALUMINUM FRAME
12. PAINTED METAL TRELLIS
13. GLASS BLOCK
14. PREFINISHED METAL FENCE
15. TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN
16. SIGNAGE BAND
17. BUILDING SIGNAGE
18. PRE-FINISHED ALUMINUM STOREFRONT WINDOW
19. PRE-FINISHED METAL AND TRANSLUCENT GLASS CANOPY
20. PREFINISHED METAL O/H SECURITY GATE
21. PLANTER
22. PREFINISHED METAL SCREEN
23. PREFINISHED METAL GATE
24. PREFINISHED METAL SCREEN WITH BUILDING NAME

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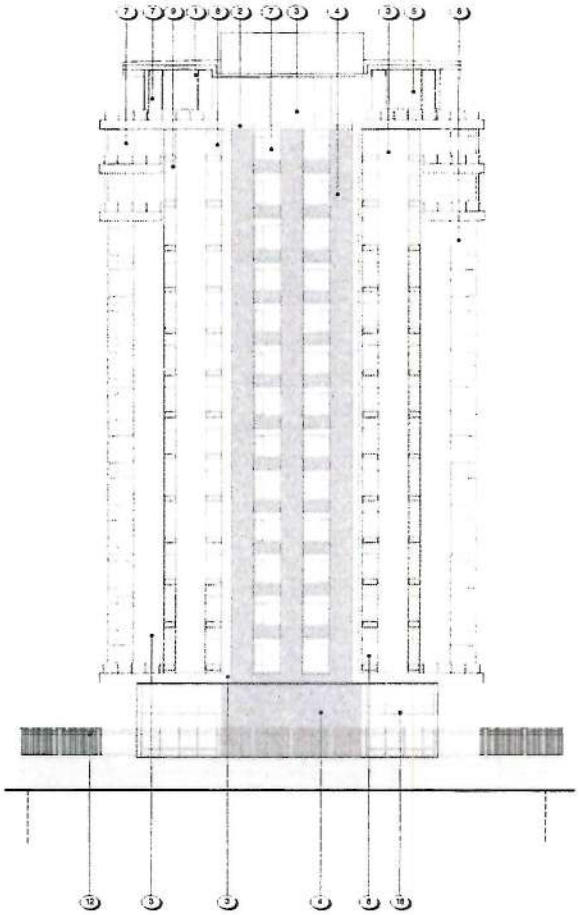
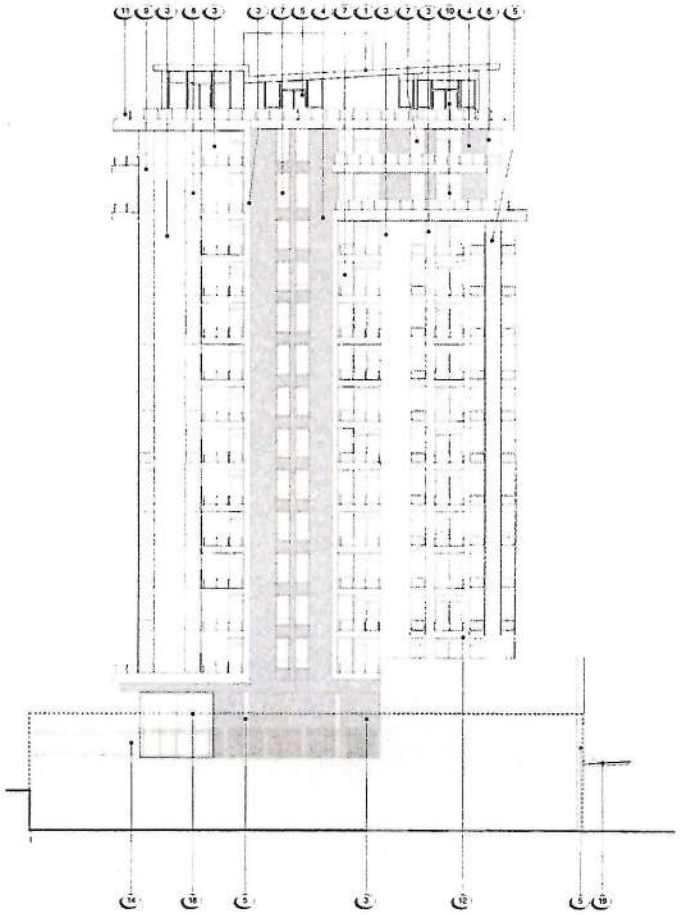
960 Yates Street
Victoria BC

South & East Elevations

A301



1 North Elevation
A302 1:150



2 West Elevation
A302 1:150

MATERIALS SCHEDULE

1. PREFINISHED METAL FASCIA
2. PREFINISHED METAL FLASHING
3. PAINTED CONCRETE - Paint exterior
4. PAINTED CONCRETE - accent colour
5. LIMESTONE VENEER - honed
6. LIMESTONE VENEER - rough
7. PRE-FINISHED ALUMINUM WINDOW
8. PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM
9. INSULATED SPANDREL PANELS
10. PRE-FINISHED TEMPERED GLASS DOORS
11. TEMPERED CLEAR GLASS GUARD WITH PREFINISHED ALUMINUM FRAME
12. PAINTED METAL TRELLIS
13. GLASS BLOCK
14. PREFINISHED METAL FENCE
15. TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN
16. SIGNAGE BAND
17. BUILDING SIGNAGE
18. PRE-FINISHED ALUMINUM STOREFRONT WINDOW
19. PRE-FINISHED METAL AND TRANSLUCENT GLASS CANOPY
20. PREFINISHED METAL O/H SECURITY GATE
21. PLANTER
22. PREFINISHED METAL SCREEN
23. PREFINISHED METAL GATE
24. PREFINISHED METAL SCREEN WITH BUILDING NAME

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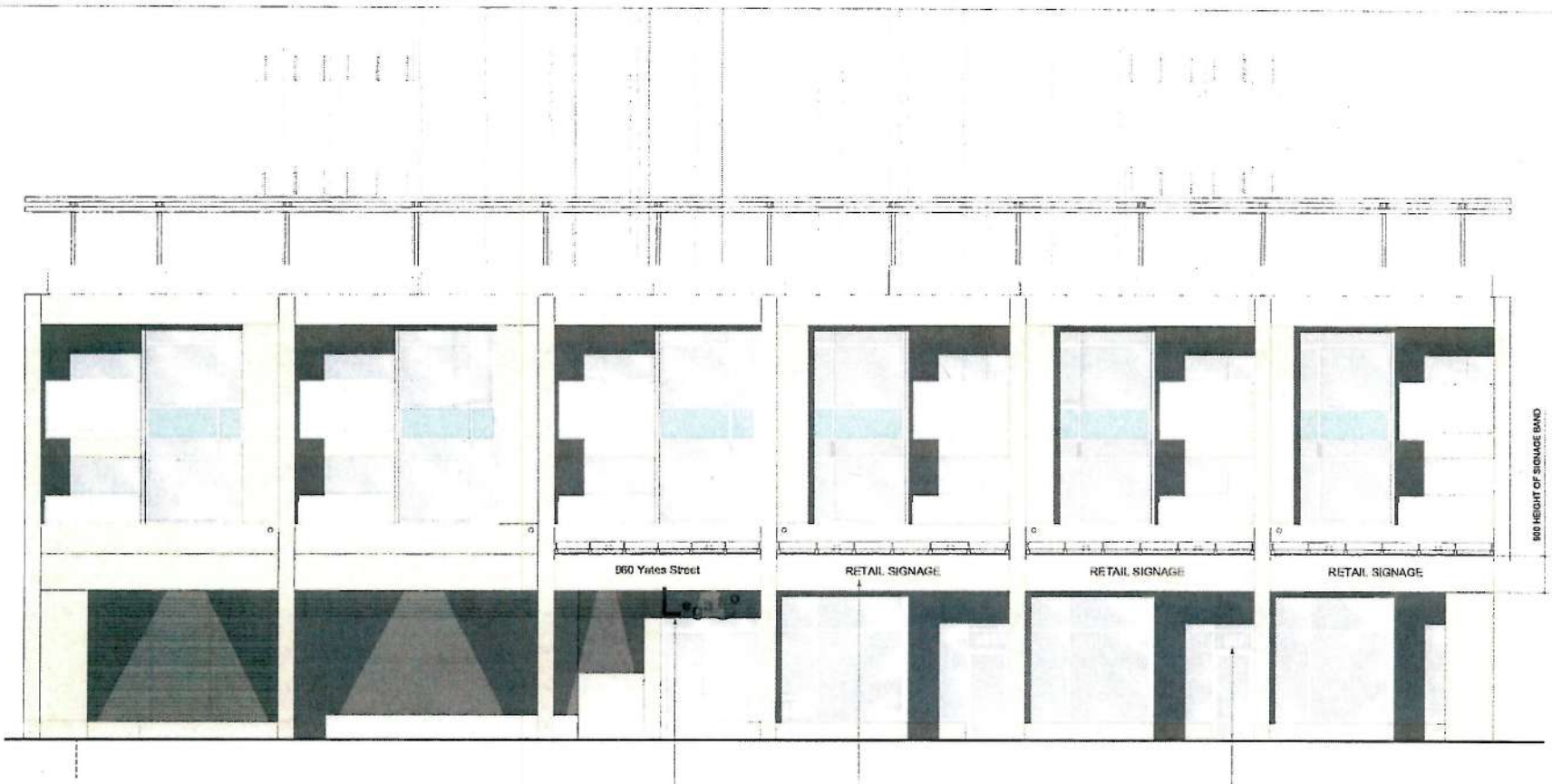
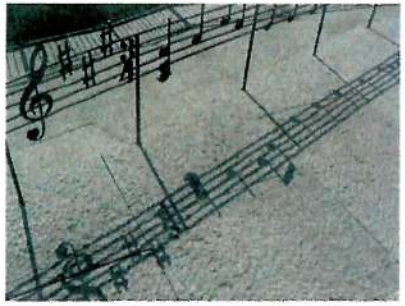
960 Yates Street
Victoria BC

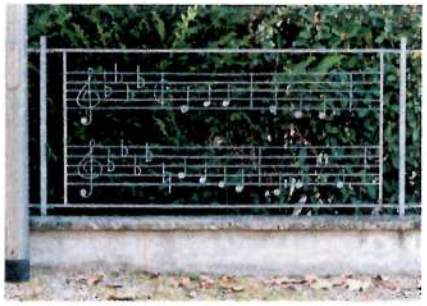
North & West Elevations

A302



1 A303 South Elevation Detail 1:50





2 A303 Concept for Decorative Screen NTS

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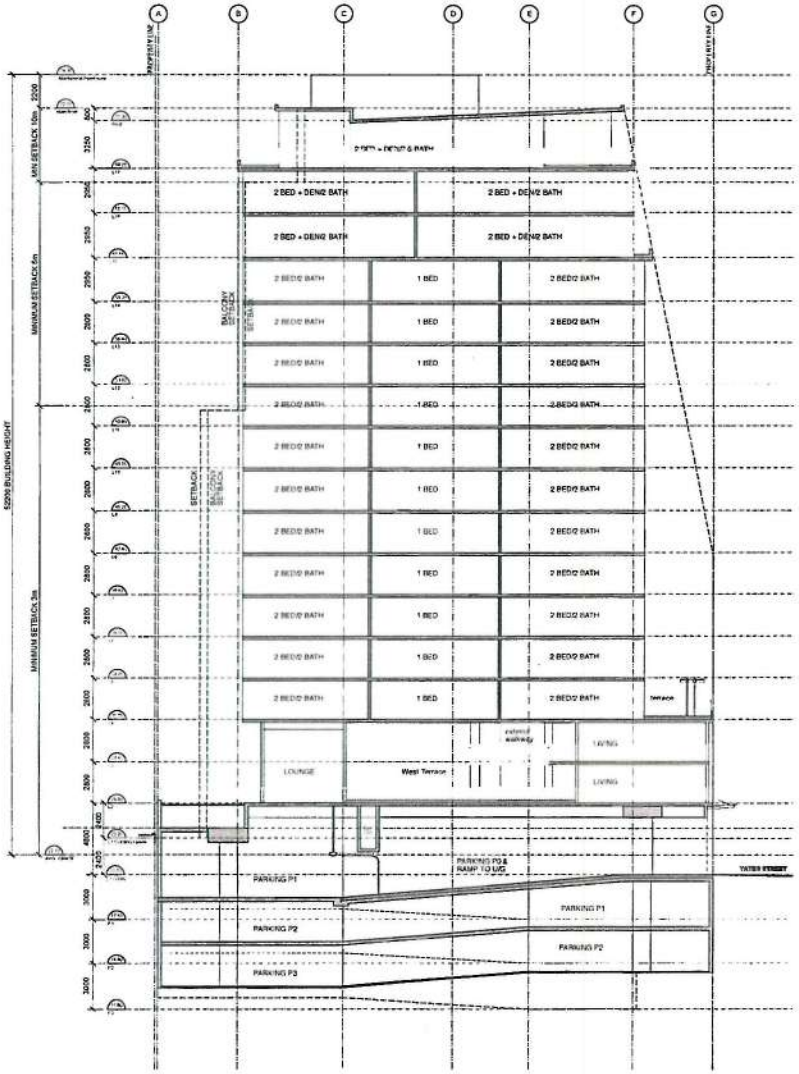
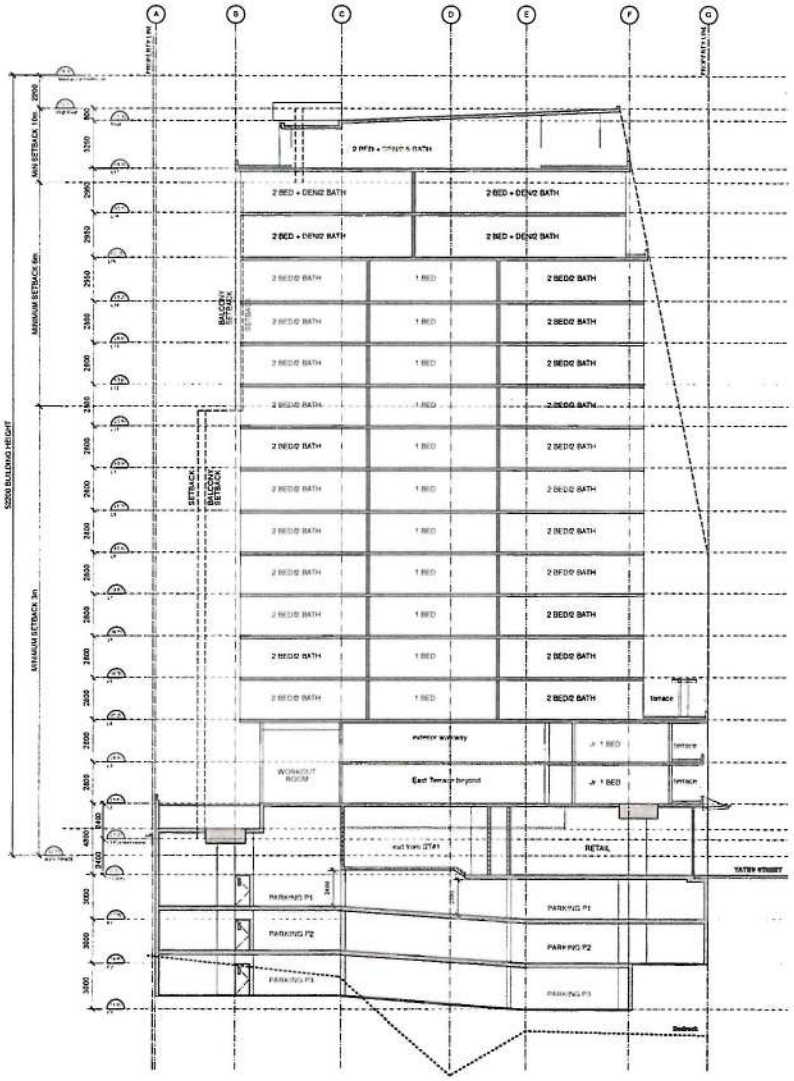
960 Yates Street
Victoria BC

Signage Details

A303



1 A401 Building Section Through Ramp
1:150



2 A401 Building Section Through Retail
1:150

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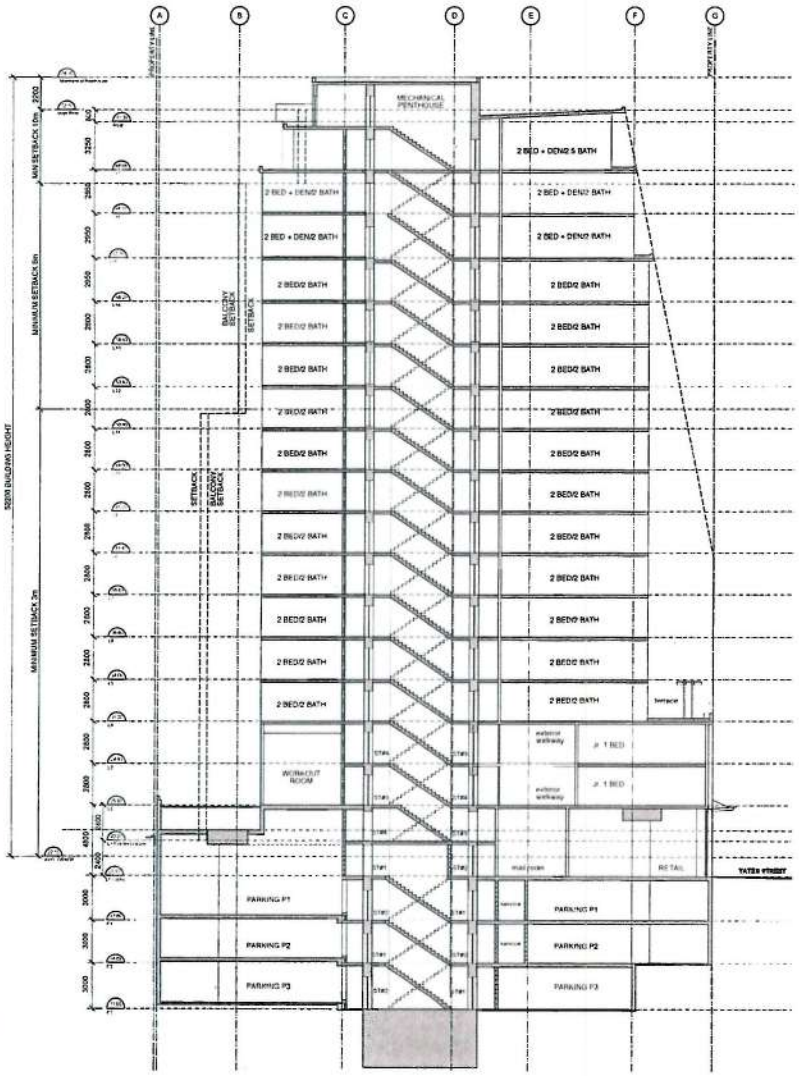
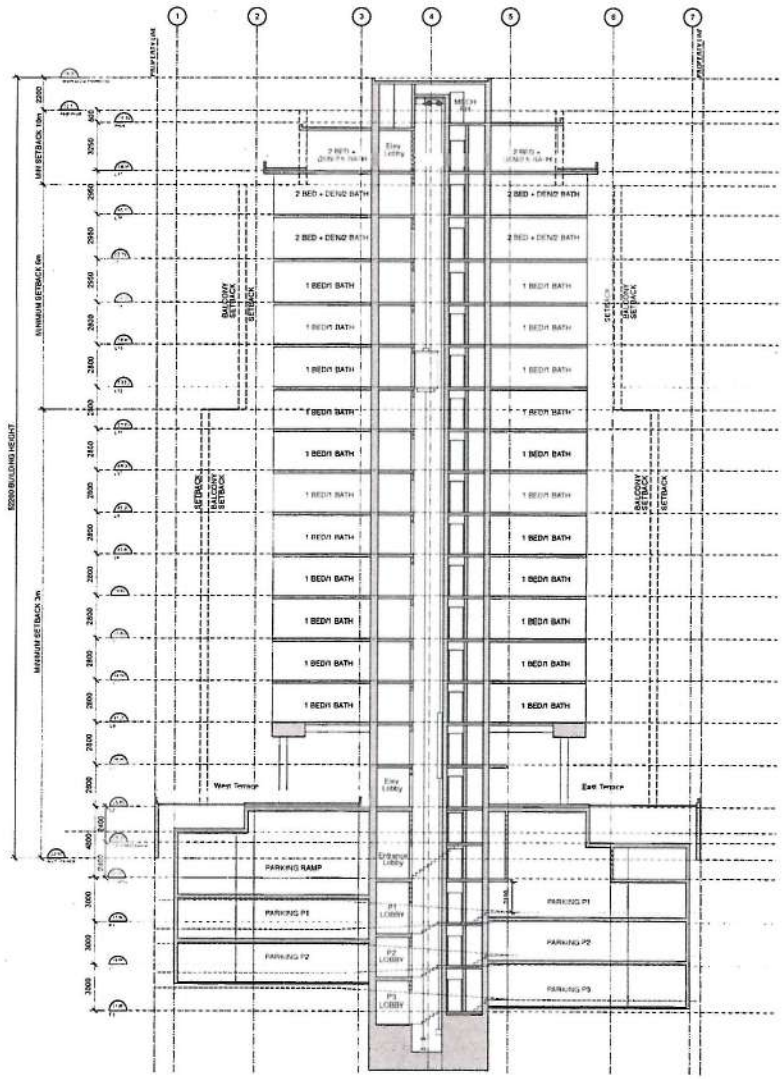
960 Yates Street
Victoria BC

Building Sections

A401



1 A402 Building Section Through Stair Core
1:150



2 A402 Building Section Through Elevator Core
1:150

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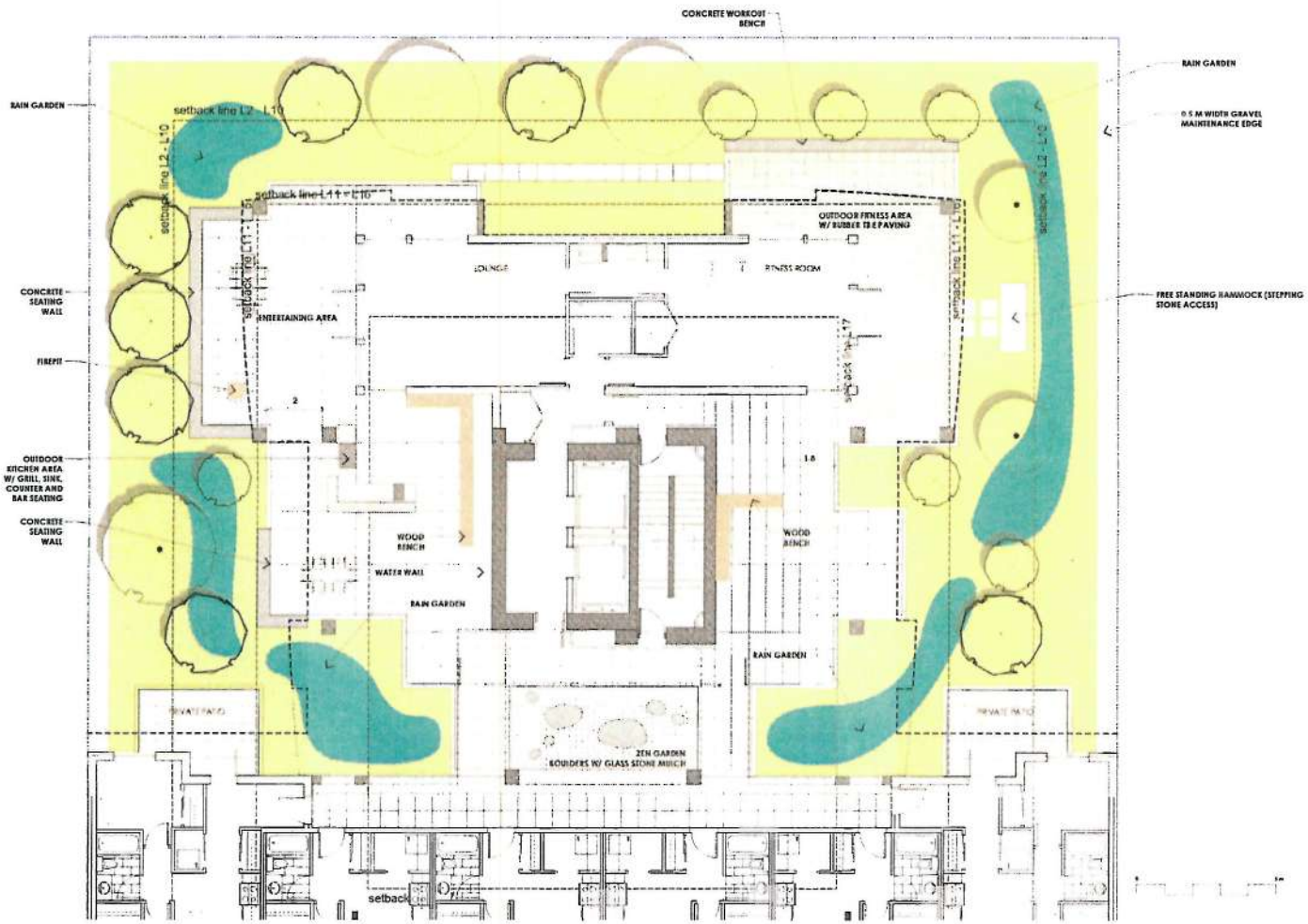
960 Yates Street
Victoria, BC

Building Sections

A402



LEGEND

- Property line
- Rain garden - TOP OF POOL

Landscape Materials

- Hydrapressed Slab paving
- Rubber Tile Surface - Outdoor Fitness Area
- Planting Area
- Rain Garden Area (SEE DETAIL, L3.01)
- Gravel Maintenance Edge (0.5 m width)

DRAWING NOTES

1. DO NOT SCALE DRAWING; Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and containers, to current HABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
9. General Contractor and/or sub contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing for existing trees, to be installed prior to commencement of all site work.

Murdoch de Greeff

PAVING MATERIAL PALETTE

HYDRAPRESSED SLABS (600 X 600 MM)

RUBBER TILE PAVING (OUTDOOR FITNESS AREA)

LANDSCAPE FEATURES

OUTDOOR KITCHEN

WATER WALL WITH LIGHTING

WOOD BENCH

SEATING WALL

FIREPIT

FREE STANDING HAMMOCK

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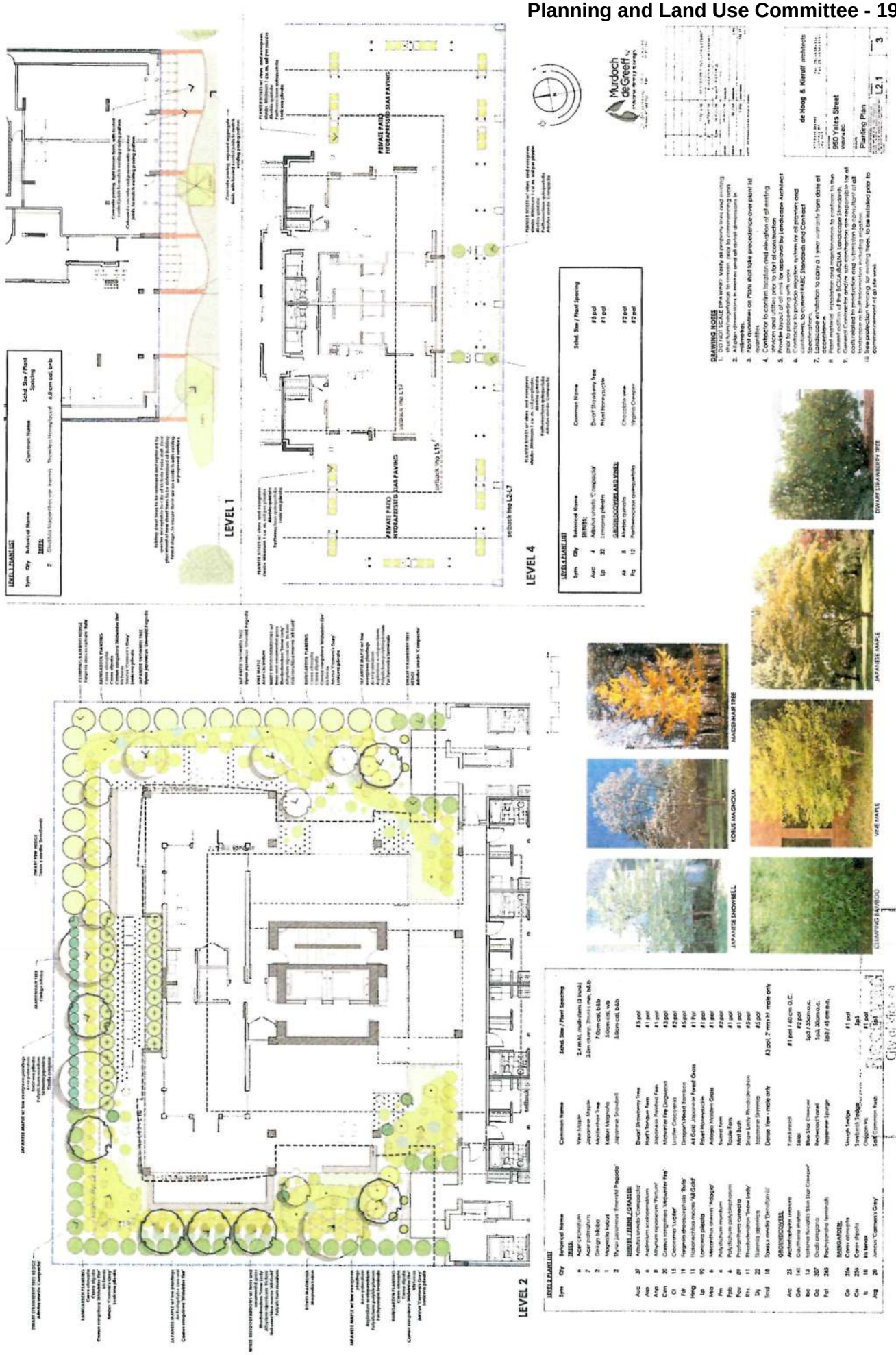
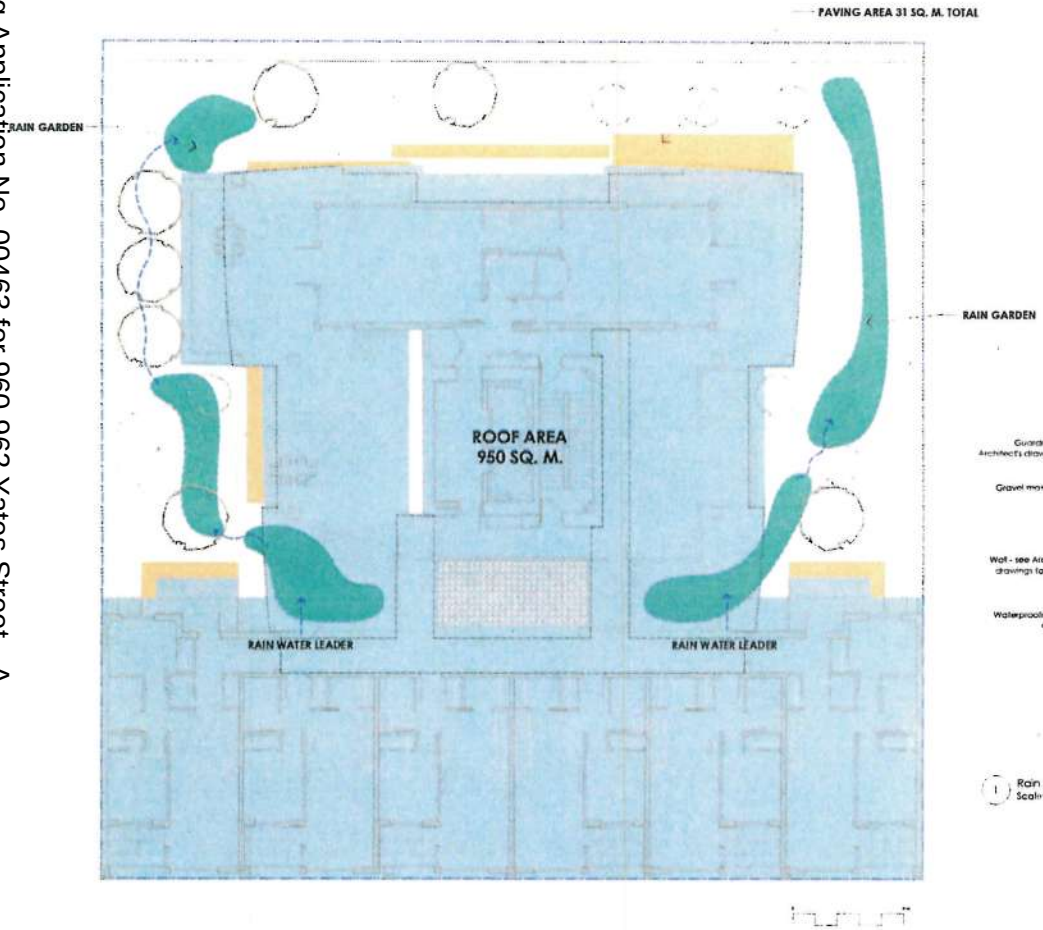
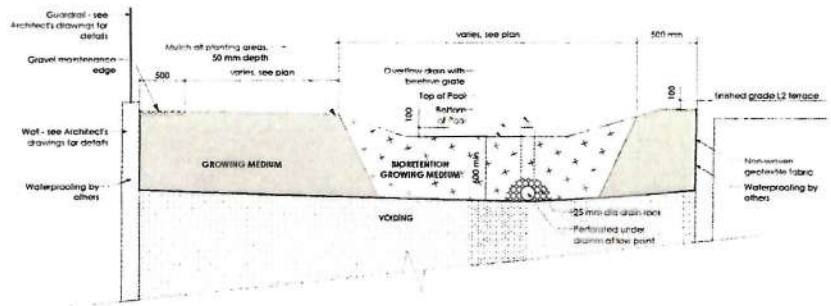
960 Yates Street
Victoria BC

Landscape Plan - Level 2

L1.1 1


LEVEL 1
LEVEL 2
LEVEL 4
Murdoch deGreeff
de Haag & Kierulf architects
960 Yates Street
Victoria BC
Planting Plan
L2.1
DRAWING NOTES
JAPANESE SNOWBELL
KOBUS MAGNOLIA
MACEDNIAN PINE
VINE MAPLE
JAPANESE MAPLE
DWARF STRAWBERRY TREE
CLIMBING HYDRANGEA
DEC 03 2014
City of Victoria





1 Rain garden detail
Scale: 1:25

Rain Garden Capacity Calculation:

Catchment Area	Contributing Impervious Area (sq. m.)	Design Storm Runoff Volume Contributing to Rain Garden (cu. m./day)	Planter Growing Medium Depth (m.)	Stormwater Treatment Capacity per sq. m. of Rain Garden (cu. m./day)	Rain Garden Area (sq. m.)	Rain Garden Capacity (cu. m./day)	Excess (+) or Deficient (-) Capacity (cu.m./day)
Catchment A	980.8	46.6	0.60	0.7	77.5	54.3	7.7

Assumptions

1 Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.

2 Rain Garden design based on 100 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain prior to commencing work
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work
6. Contractor to provide irrigation system for all planters and containers, to current BMBC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.
10. Tree protection fencing for existing trees, to be installed prior to commencement of all site work

Murdoch deGreeff

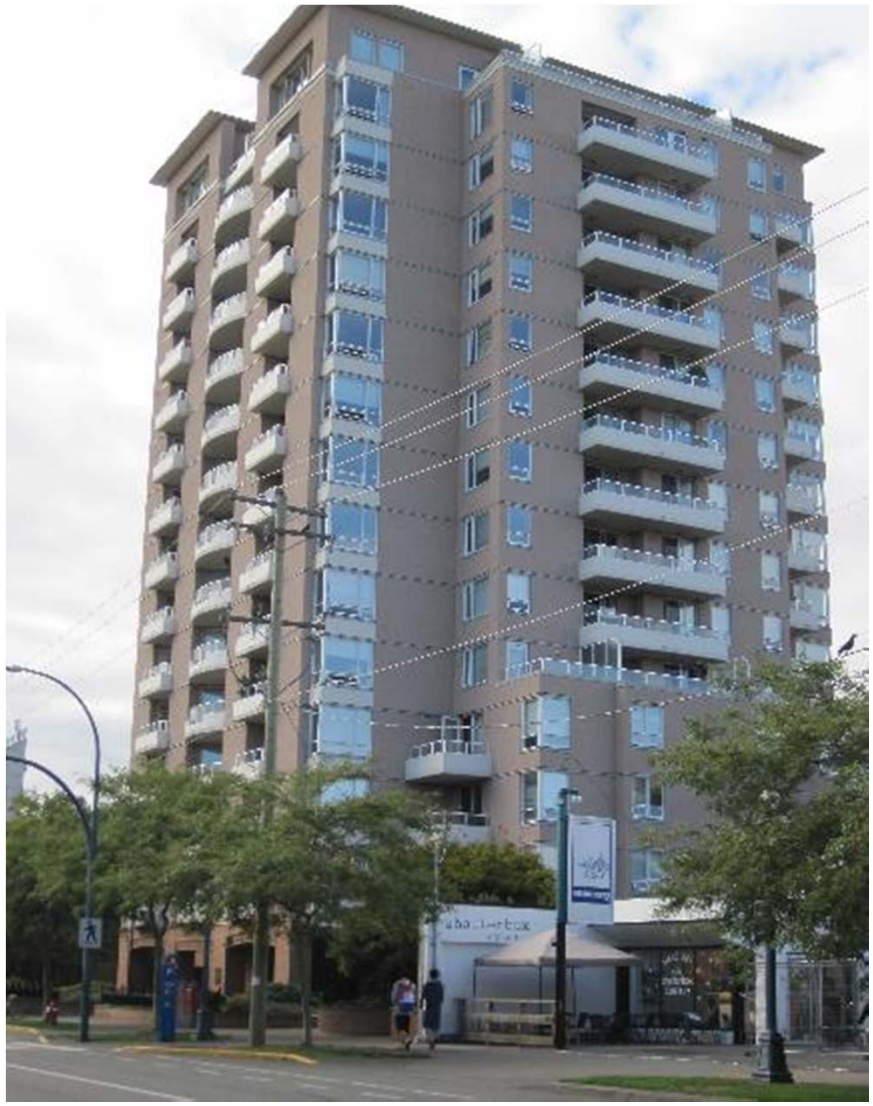
de Hoog & Kierulf architects

960 Yates Street
Victoria BC

Stormwater Management Plan

L3.1 | 1


914
935
930
YATES ST
911
950
960
962
951
966
VANCOUVER ST
JOHNSON ST
1002
1007
1006
1010



YATES STREET | **CONTEXT**

YATES STREET (SOUTH) | **CONTEXT**

JOHNSON STREET | **CONTEXT**

DENSITY

SECTION FOUR: DENSITY FRAMEWORK

MAP 15
Areas for Density Bonus System

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
A-1	commercial	4:1	6:1
	residential	3:1	3:1
	mixed use [1,2]	4:1	6:1

1. The base density for mixed use development is 4:1 FSR, of which the residential portion shall not exceed 3:1 FSR
2. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
A-2	commercial	3:1	5:1
	residential	3:1	3:1
	mixed use [3,4]	3:1	5:1

3. The base density for mixed use development is 3:1 FSR
4. The maximum density for mixed use development is 5:1 FSR, of which the residential portion shall not exceed 3:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
B-1	commercial	3:1	5:1
	residential	3:1	5:1
	mixed use [5,6]	3:1	5:1

5. The base density for mixed use development is 3:1 FSR
6. The maximum density for mixed use development is 5:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
B-2	commercial	3:1	4.5:1
	residential	3:1	4.5:1
	mixed use [7,8]	3:1	4.5:1

7. The base density for mixed use development is 3:1 FSR
8. The maximum density for mixed use development is 4.5:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
C-1	commercial	3:1	5.5:1
	residential	3:1	5.5:1
	mixed use [9,10]	3:1	5.5:1

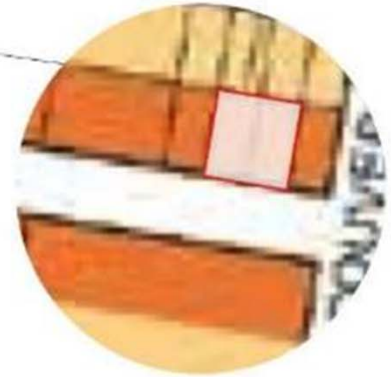
9. The base density for mixed use development is 3:1 FSR
10. The maximum density for mixed use development is 5.5:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
C-2	commercial	1:1	3:1
	residential	3:1	5.5:1
	mixed use [11,12]	3:1	5.5:1

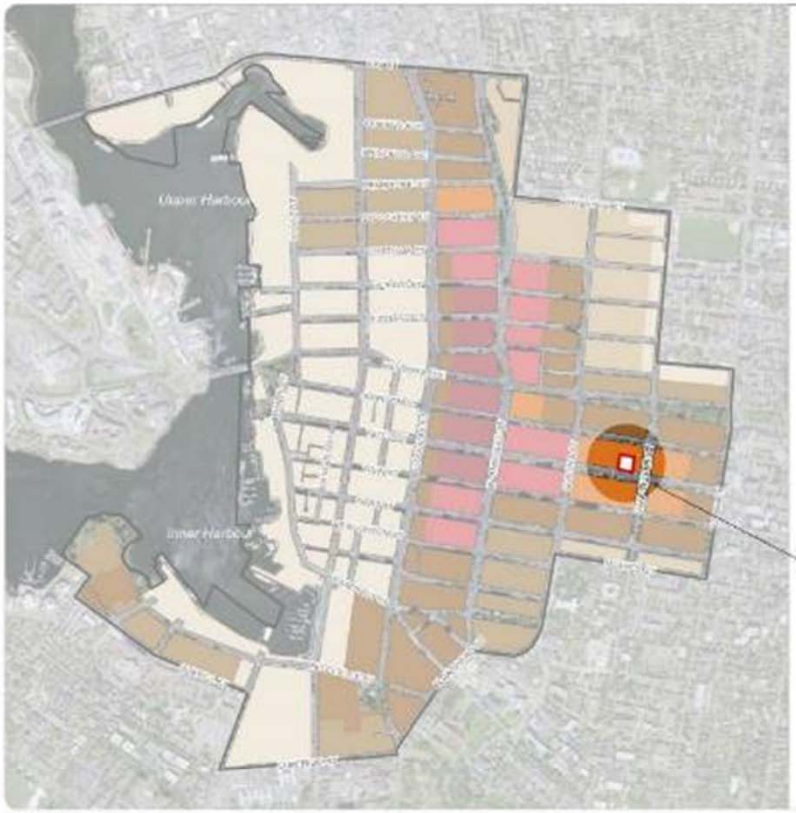
11. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
12. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 3:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
C-3	commercial	1:1	1:1
	residential	3:1	5.5:1
	mixed use [13,14]	3:1	5.5:1

13. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
14. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR



BUILDING HEIGHT



MAP 32
Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

N

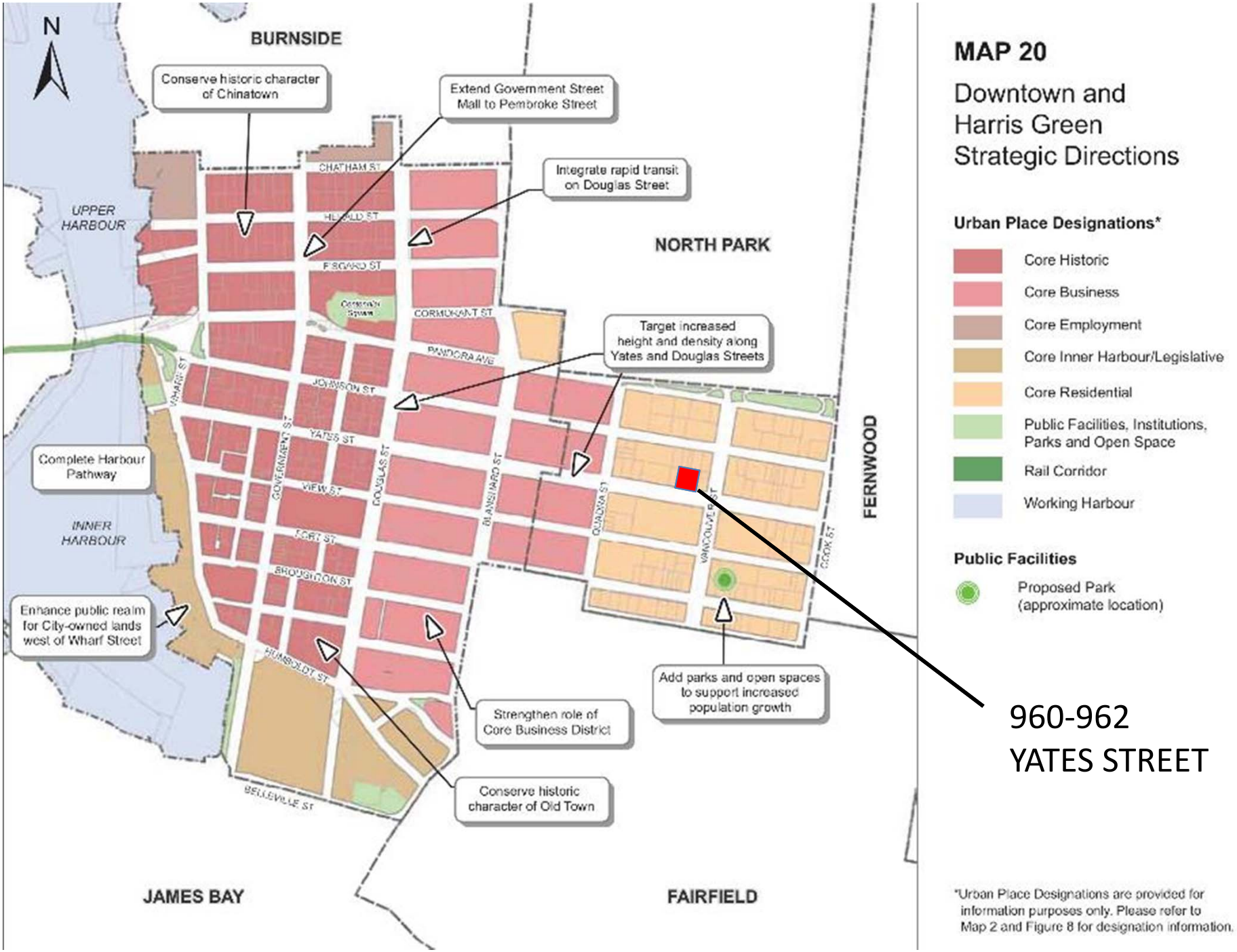
Metres
0 75 150 300

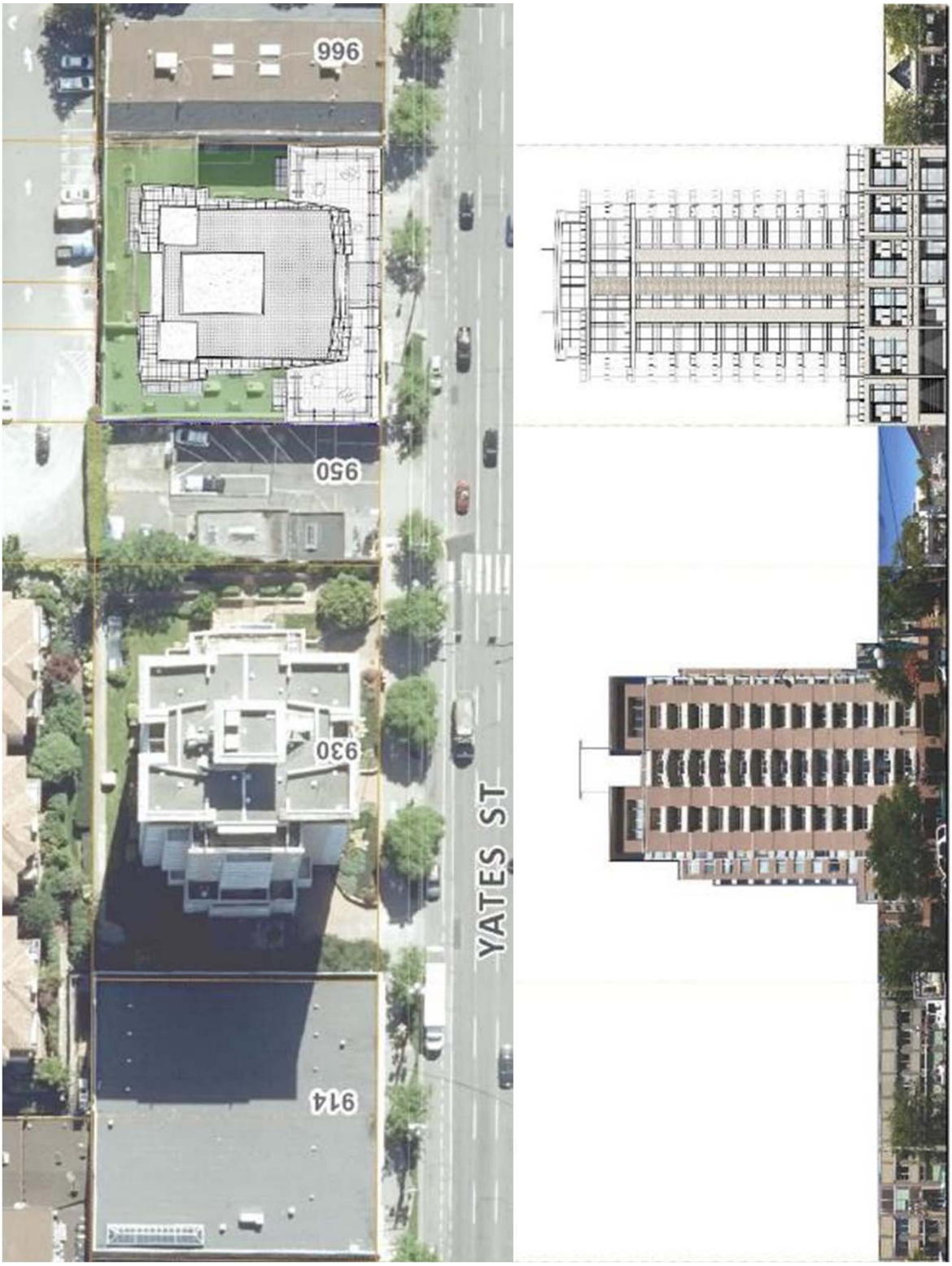
UPDATED MAY 8, 2013

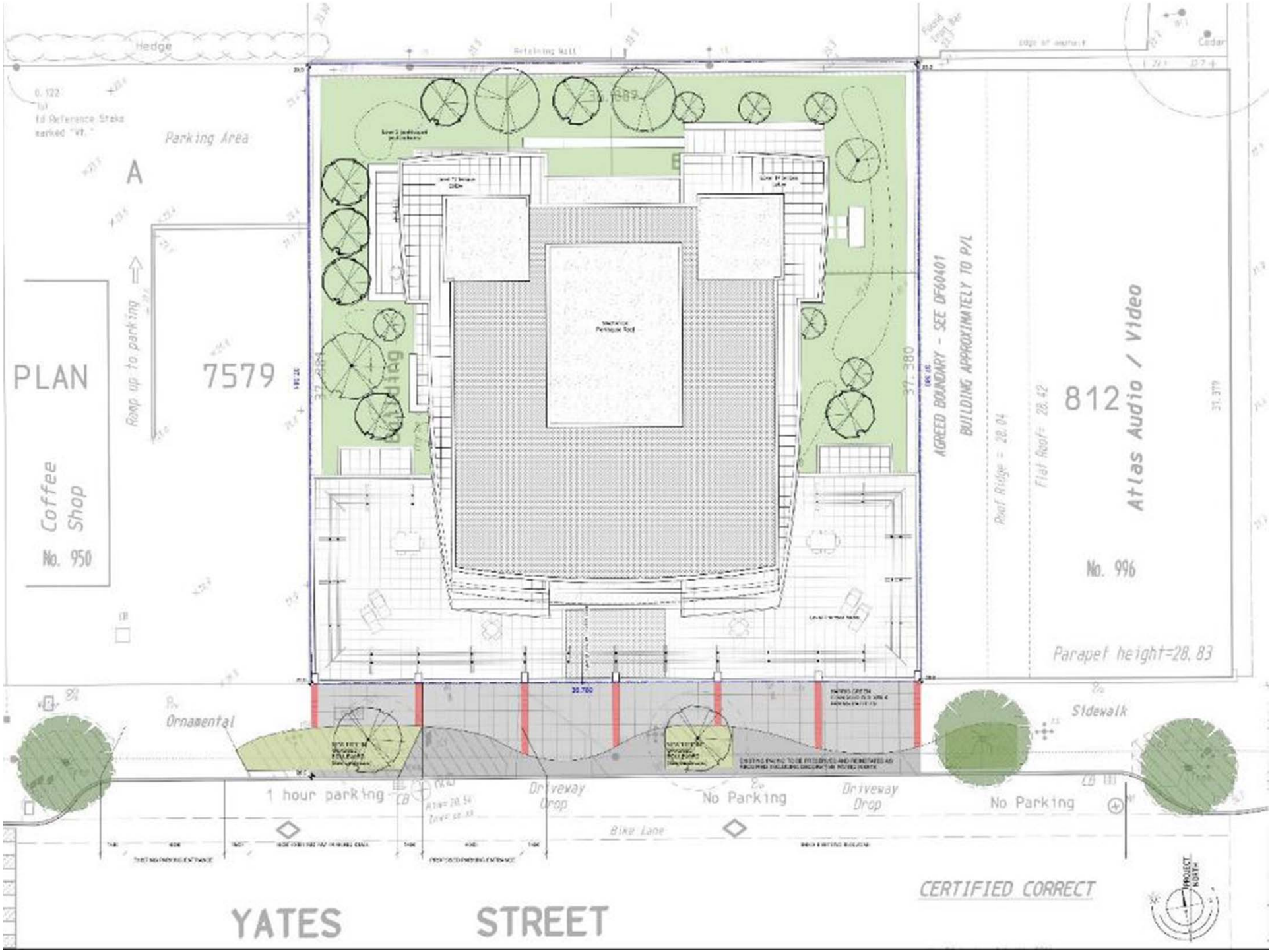
City of Victoria | Downtown Core Area Plan 89

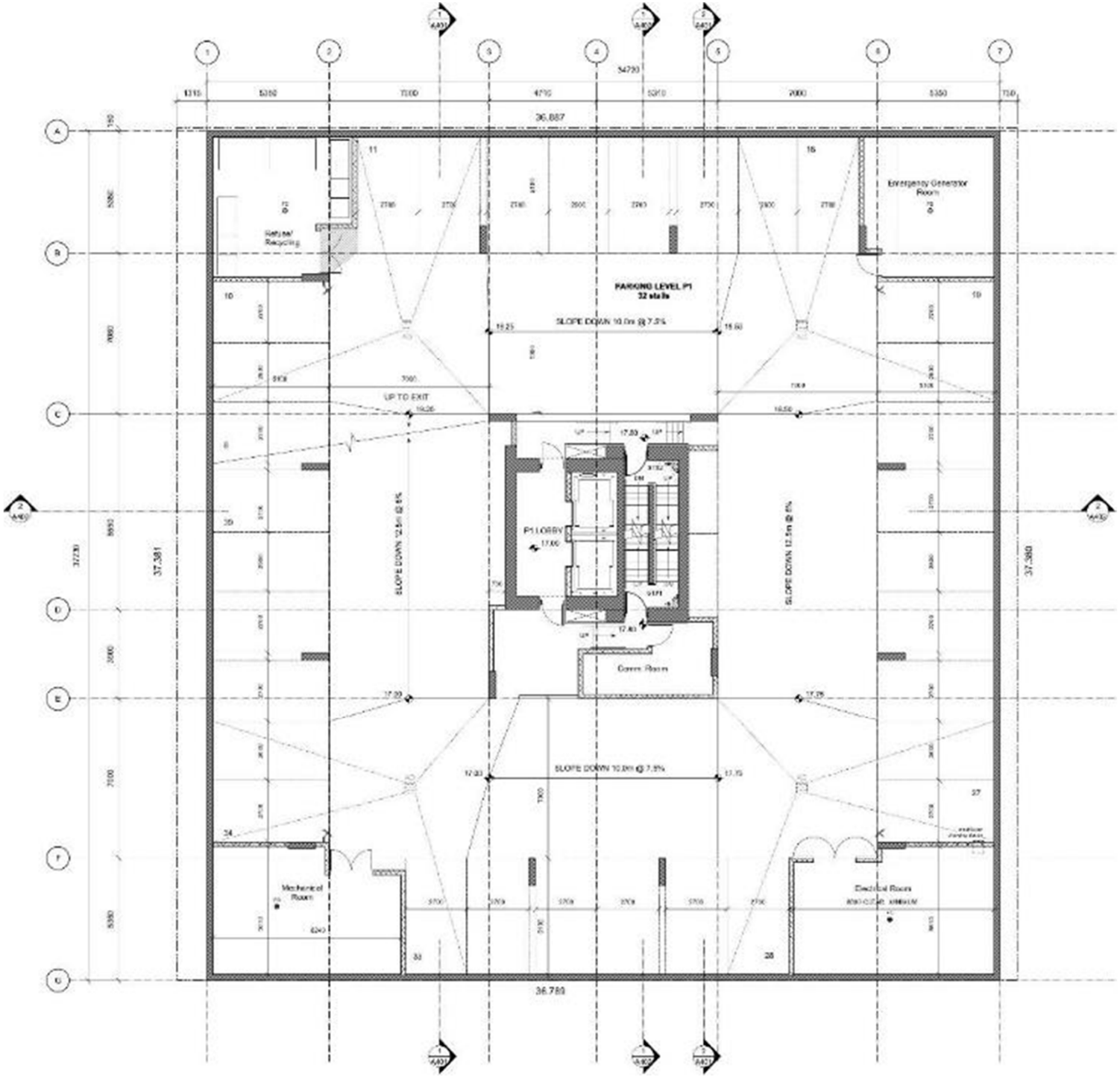
Max. Height		Max. Storeys
50m	13	17

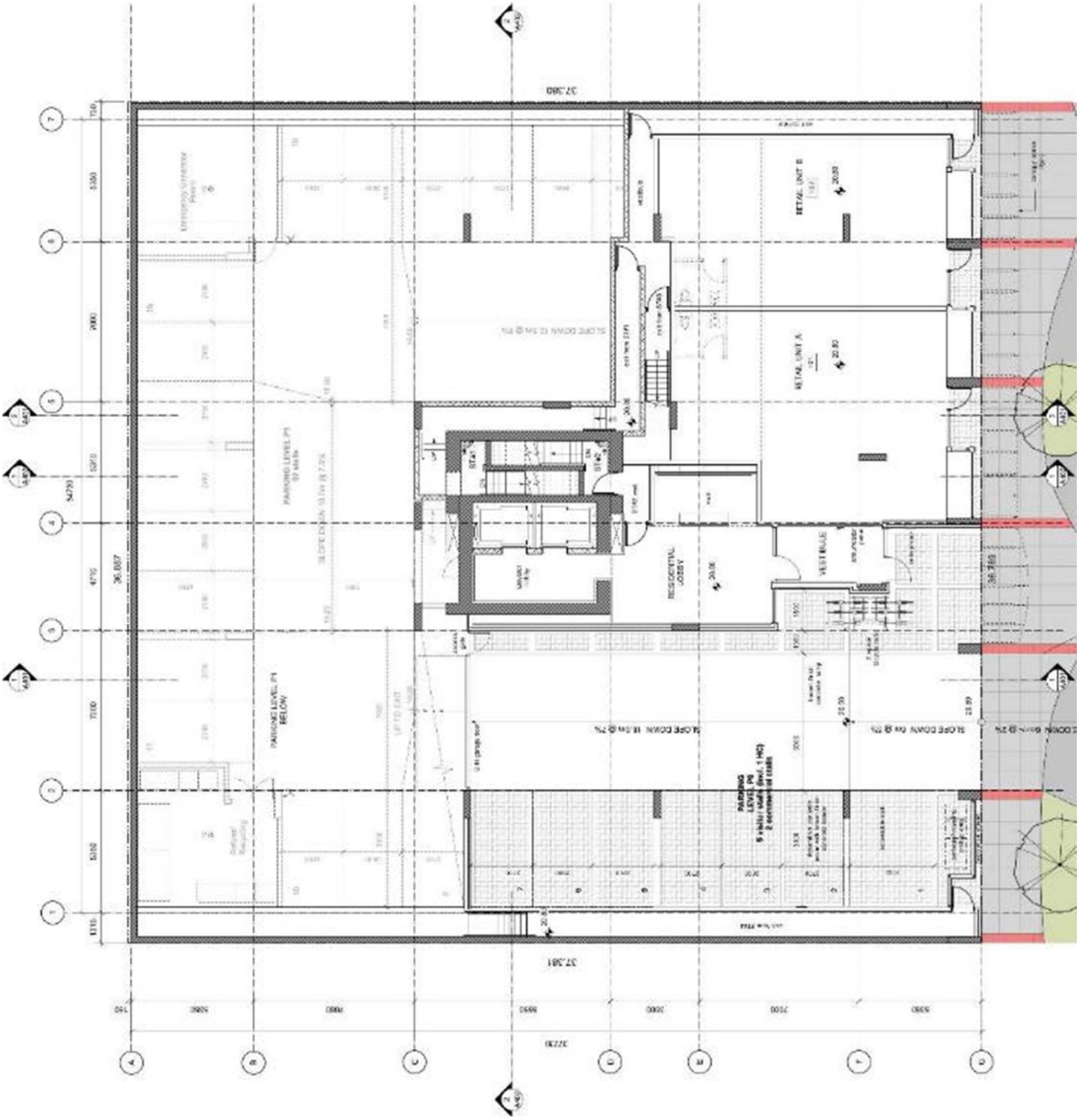

914
935
930
YATES ST
950
960
962
951
966
VANCOUVER ST
JOHNSON ST
1002
1007
1006
1010
911

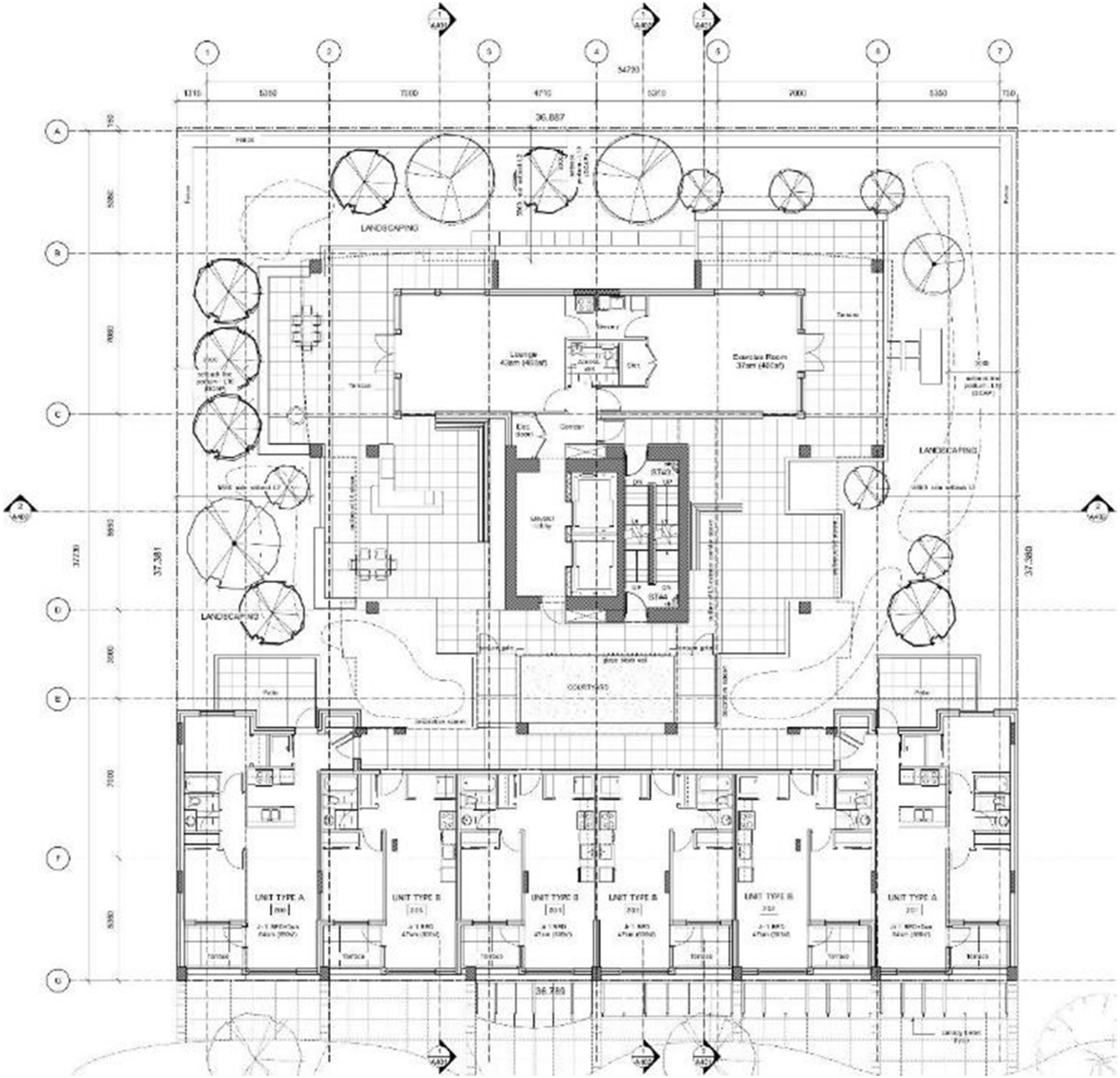

MAP 20
Downtown and Harris Green Strategic Directions
Urban Place Designations*
Core Historic
Core Business
Core Employment
Core Inner Harbour/Legislative
Core Residential
Public Facilities, Institutions, Parks and Open Space
Rail Corridor
Working Harbour
Public Facilities
Proposed Park (approximate location)
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.
N
BURNSIDE
NORTH PARK
FERNWOOD
JAMES BAY
FAIRFIELD
UPPER HARBOUR
INNER HARBOUR
Conserve historic character of Chinatown
Extend Government Street Mall to Pembroke Street
Integrate rapid transit on Douglas Street
Target increased height and density along Yates and Douglas Streets
Complete Harbour Pathway
Enhance public realm for City-owned lands west of Wharf Street
Add parks and open spaces to support increased population growth
Strengthen role of Core Business District
Conserve historic character of Old Town
CHATHAM ST
HERALD ST
FISGARD ST
CORMORANT ST
PANDORA AVE
JOHNSON ST
YATES ST
VIEW ST
FORT ST
BROUGHTON ST
HUMBOLDT ST
BELLEVUE ST
WHARF ST
GOVERNMENT ST
DOUGLAS ST
BLANSHARD ST
QUADRA ST
VANCOUVER ST
COOK ST
960-962
YATES STREET

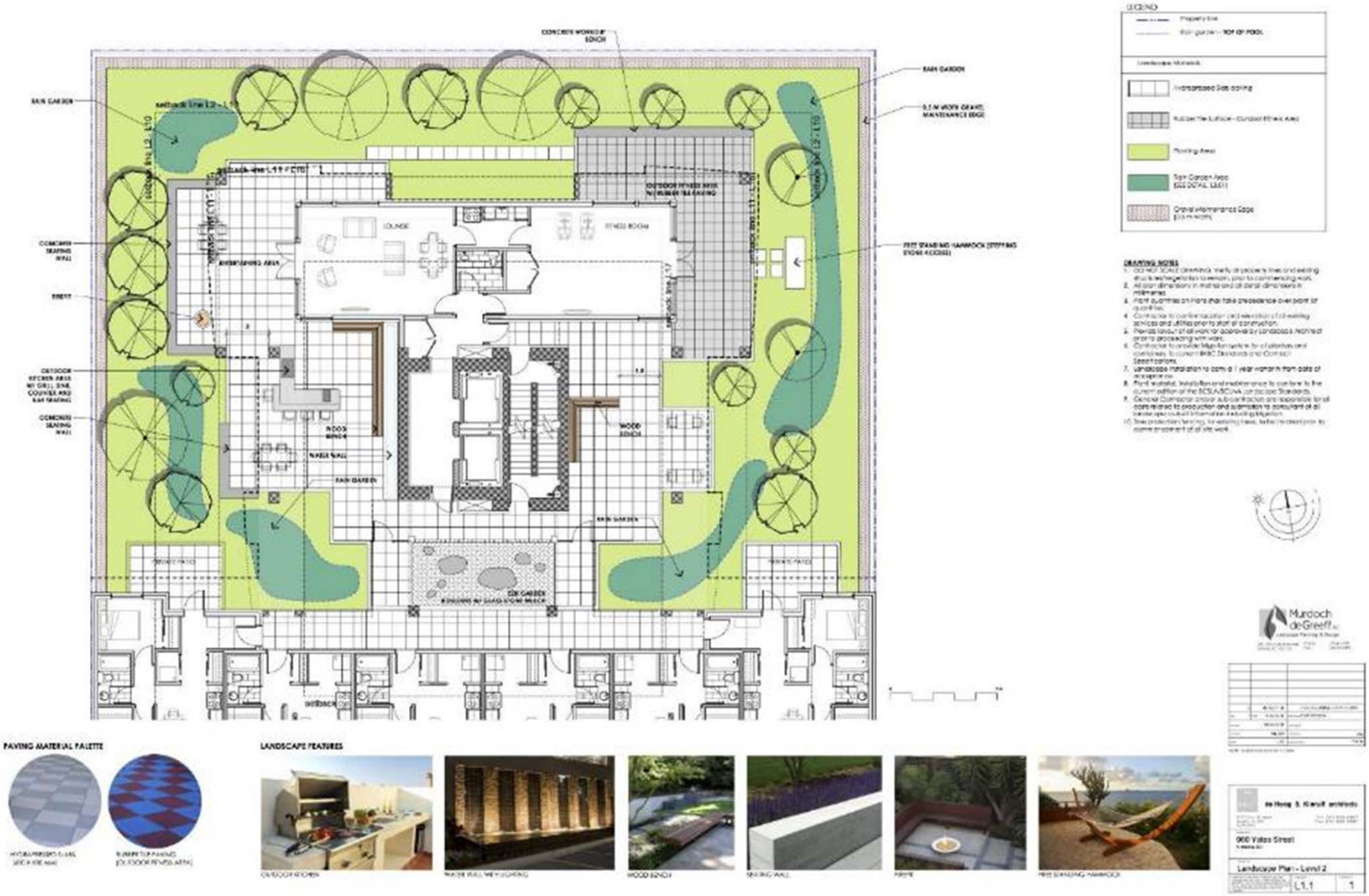

914
930
950
966
YATES ST

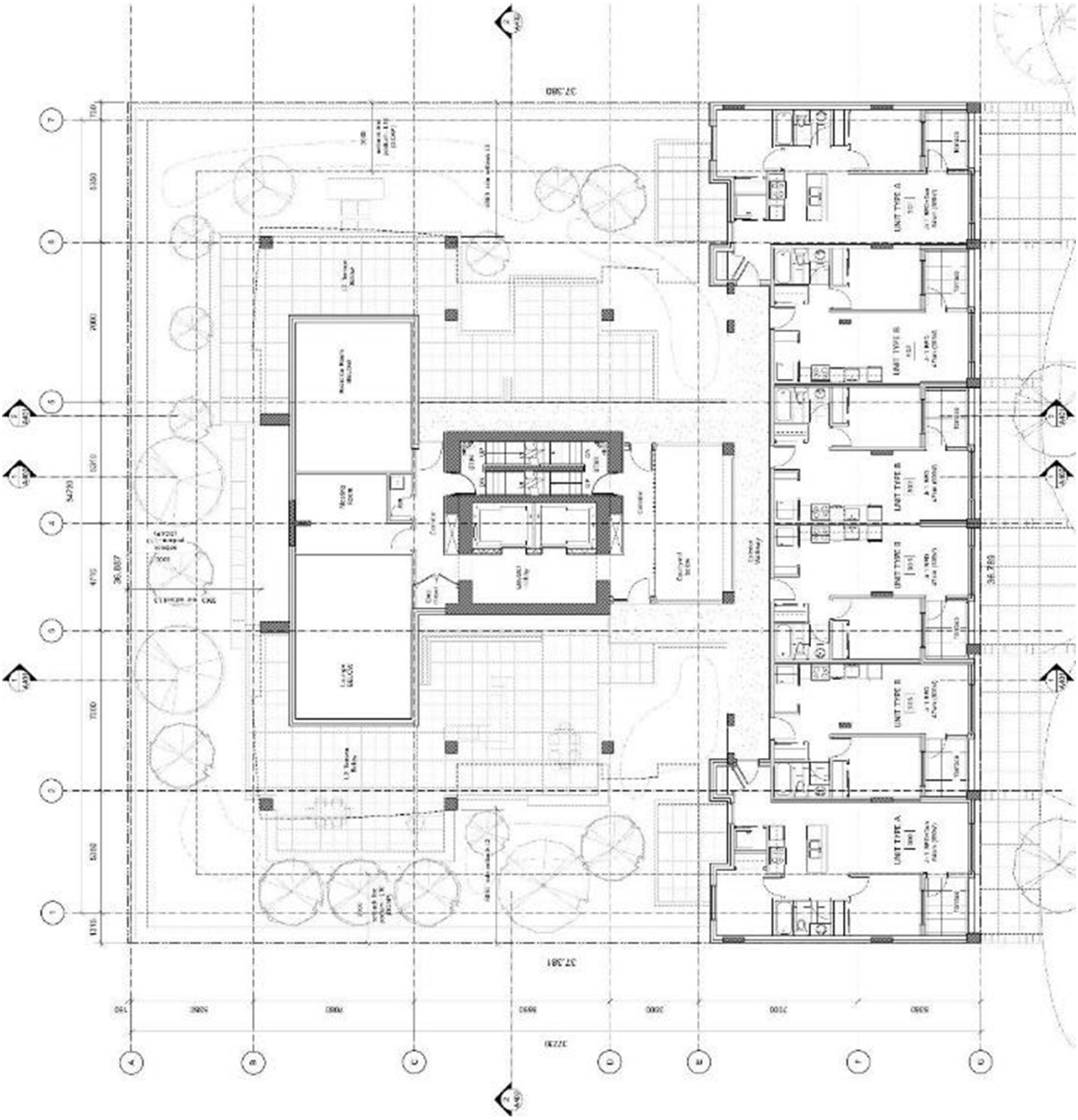

Hedge
Retaining Wall
Cedar
Parking Area
A
PLAN
Coffee Shop
No. 950
Ramp up to parking
7579
Garden
Pergola Roof
AGREED BOUNDARY - SEE DF60401
BUILDING APPROXIMATELY TO P/L
Roof Ridge = 28.04
Flat Roof= 28.42
812
Atlas Audio / Video
No. 996
Parapet height=28.83
Ornamental
Sidewalk
1 hour parking
Driveway Drop
No Parking
Driveway Drop
No Parking
Bike Lane
CERTIFIED CORRECT
YATES STREET

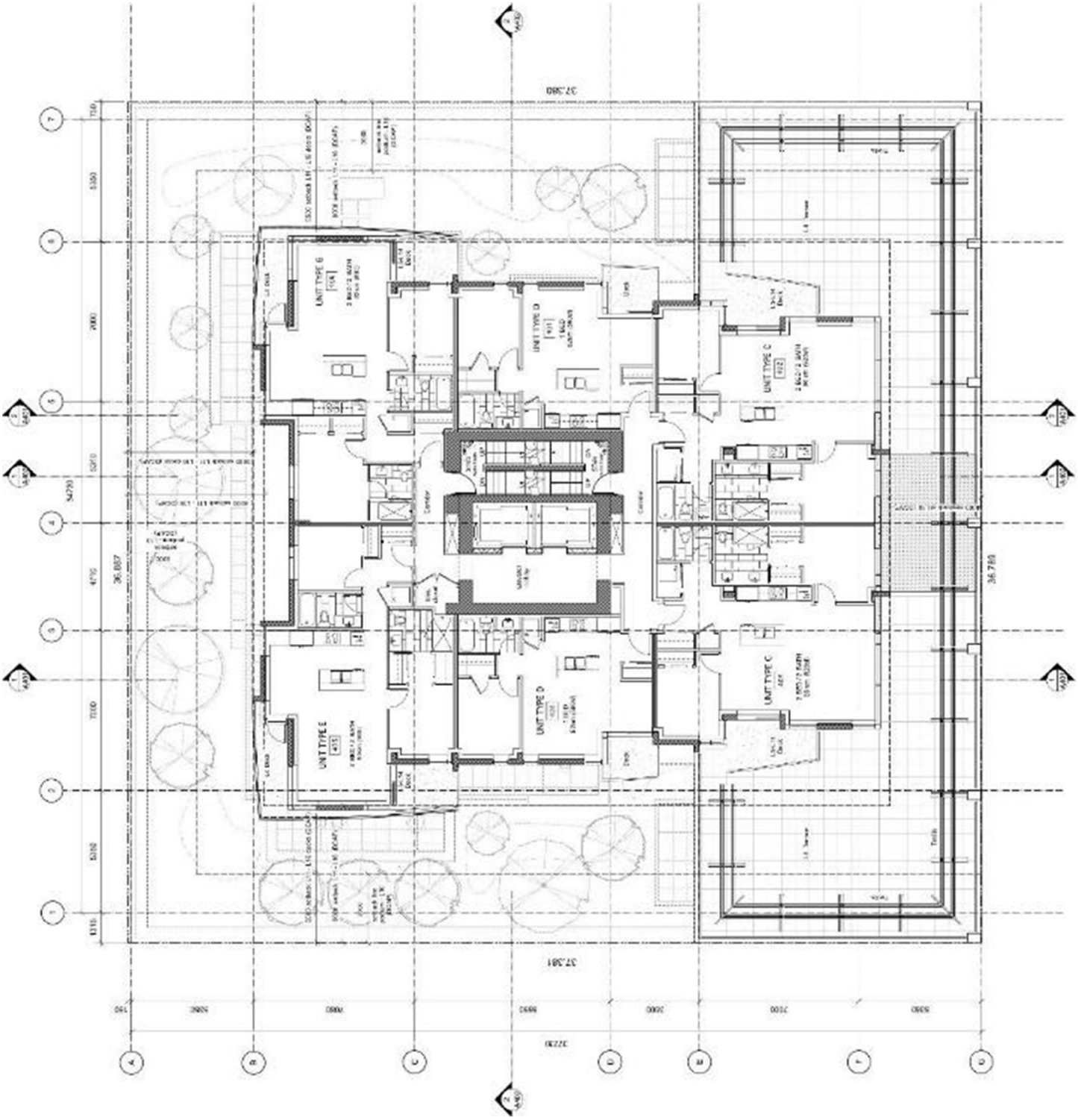

Emergency Generator Room
Refuse/ Recycling
PARKING LEVEL P1
32 stalls
SLOPE DOWN 10.0m @ 7.5%
UP TO EXIT
P1 LOBBY
SLOPE DOWN 12.5m @ 8%
SLOPE DOWN 12.5m @ 8%
Comm Room
SLOPE DOWN 10.0m @ 7.5%
Mechanical Room
Electrical Room
36.887
36.780
37.381
37.380

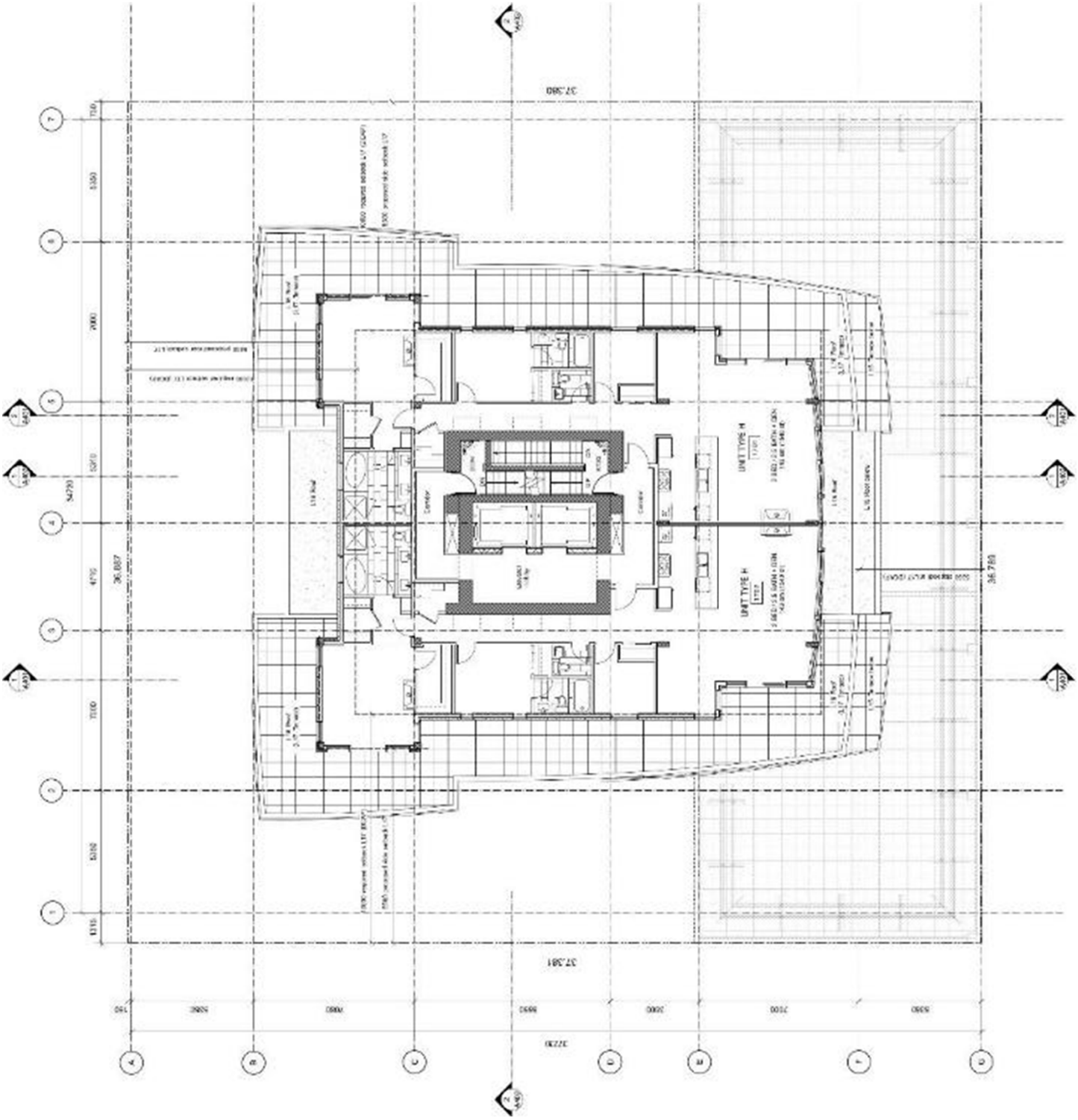

RETAIL UNIT B
RETAIL UNIT A
RESIDENTIAL LOBBY
VESTIBULE
PARKING LEVEL P1 BELOW
SLOPE DOWN 12.5% @ 7%
SLOPE DOWN 6% @ 7%
SLOPE DOWN 6% @ 7%
PARKING LEVEL P4
37,380
37,381
36,887
34,790
37,230


LANDSCAPING
LANDSCAPING
LANDSCAPING
Lounge
Exercise Room
Garden
STAIR
STAIR
COURTYARD
UNIT TYPE A
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE A
36.887
37.381
37.380
36.780


LEGEND
DRAWING NOTES
Murdoch deGreeff
900 Yates Street
Landscape Plan - Level 2
L1.1
1
PAVING MATERIAL PALETTE
LANDSCAPE FEATURES




UNIT TYPE E
UNIT TYPE D
UNIT TYPE C
UNIT TYPE C
UNIT TYPE D
UNIT TYPE E
Corridor
Corridor

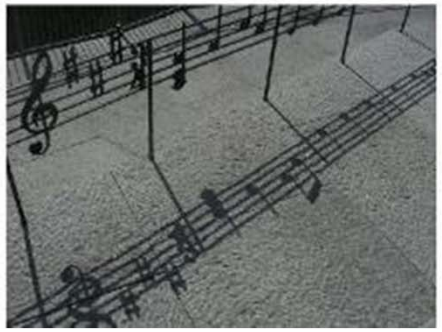


1 South Elevation Detail
(scale) 1:100

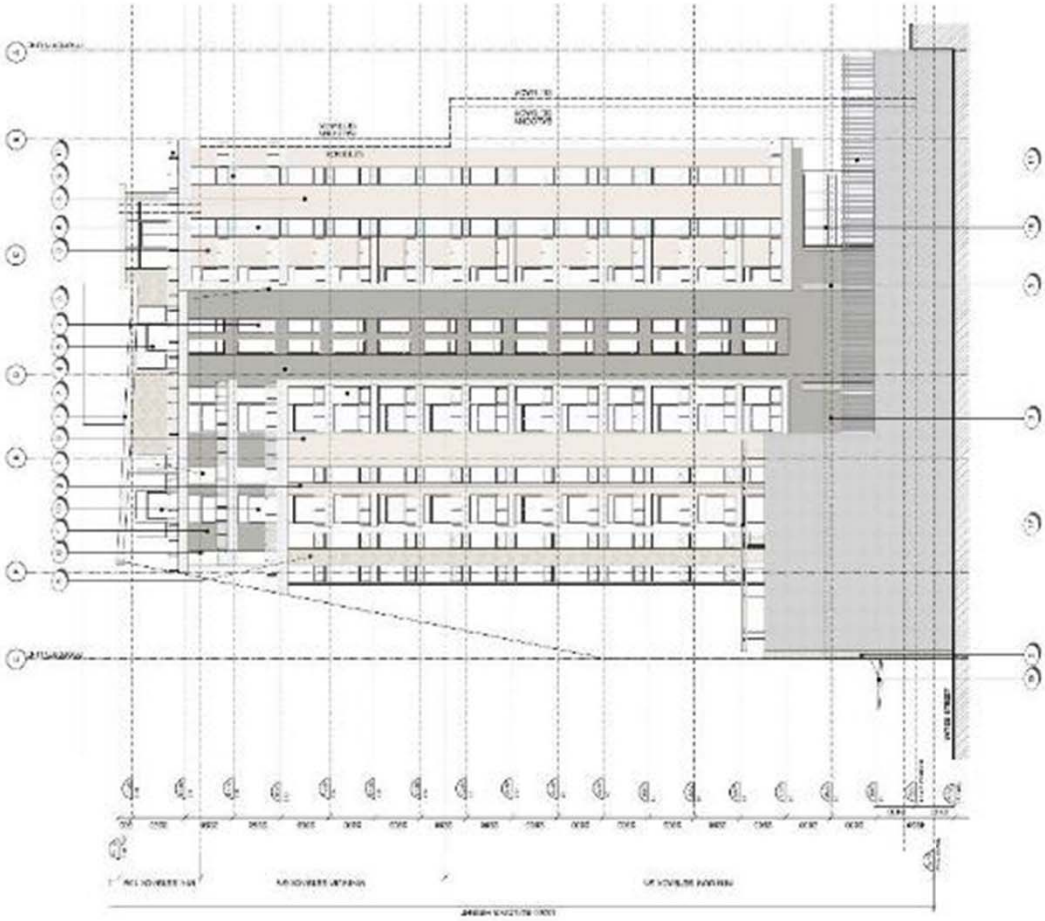
PAINTED CAST LETTERS 500mm MAX HIGH
AFFIXED TO DECORATIVE SCREEN

PREFINISHED RAISED LETTERS 250mm HIGH MAX
TO 4m WIDTH MAX WITHIN SIGNAGE BAND (typ.)

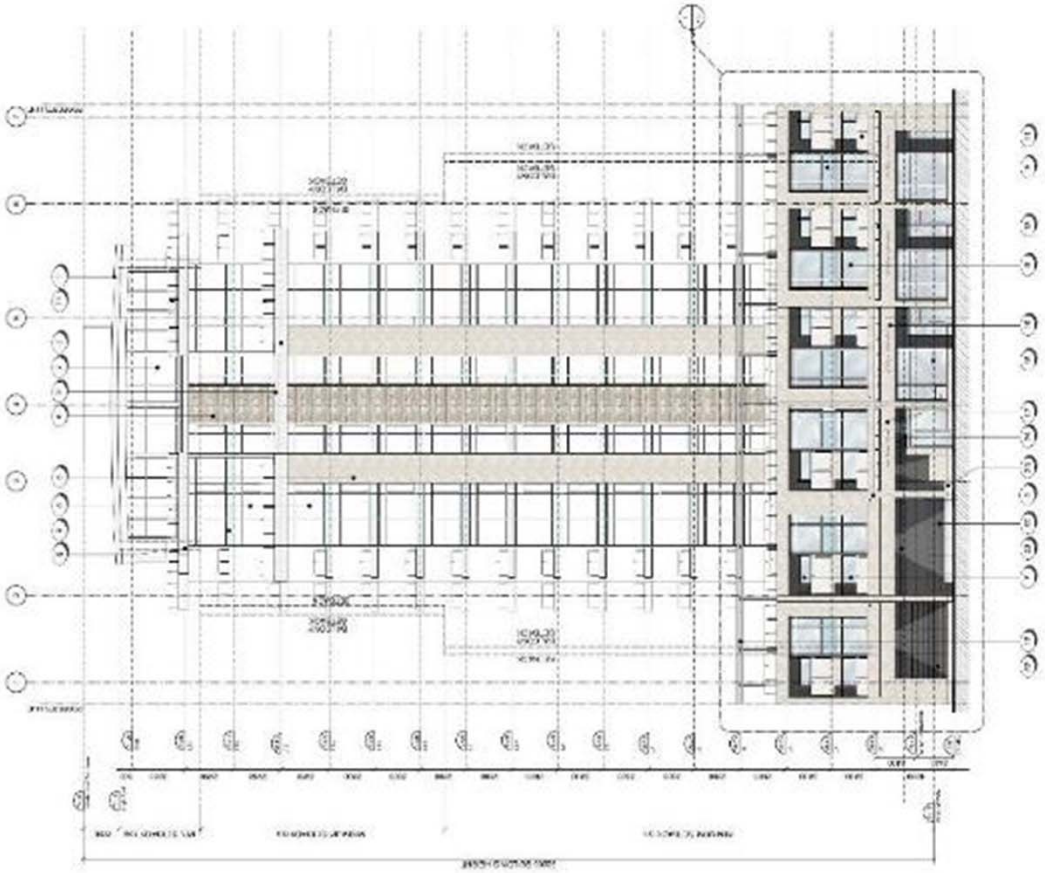
WHITE ADHESIVE ADDRESS NUMBERS
AFFIXED TO INSIDE FACE OF GLASS



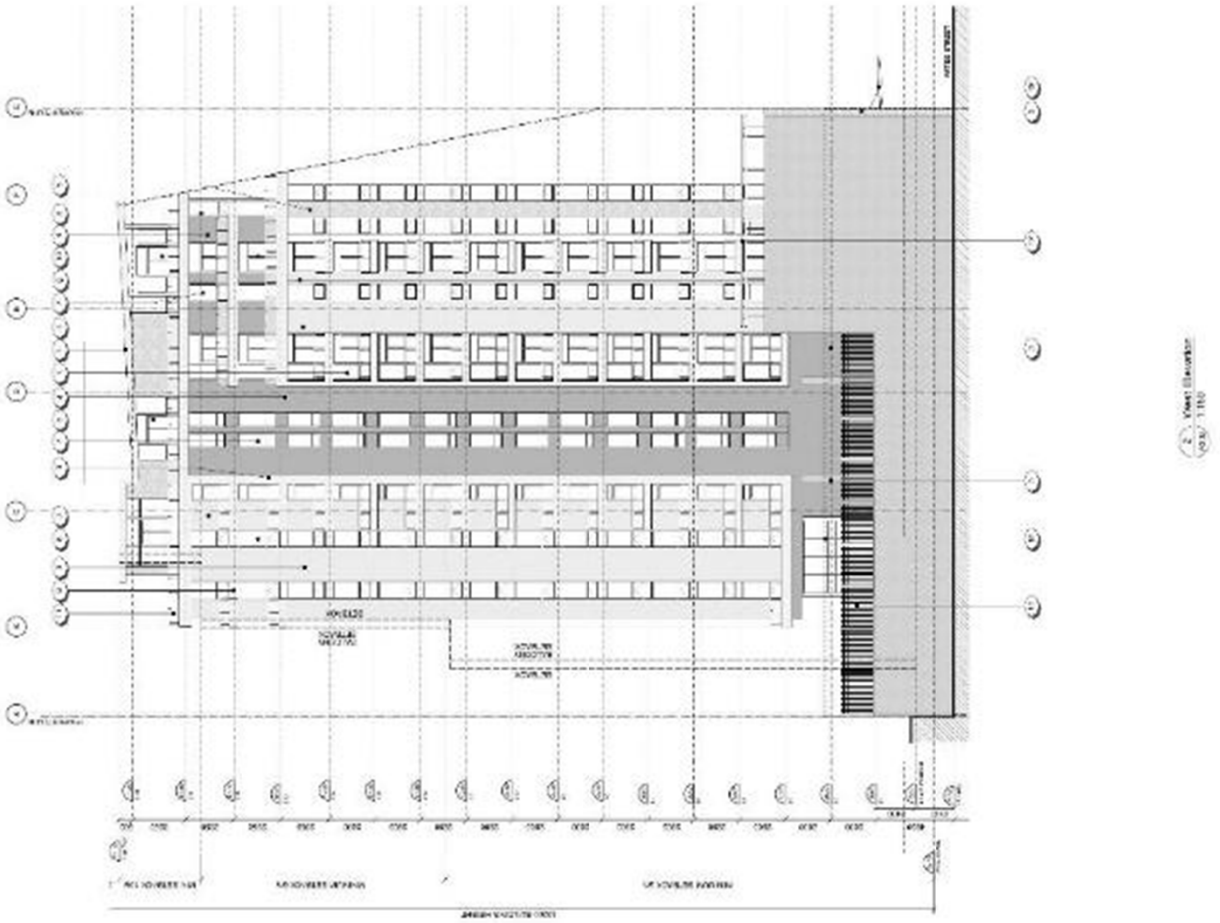
2 Concept for Decorative Screen
(scale) NTS



2 East Elevation
1:100

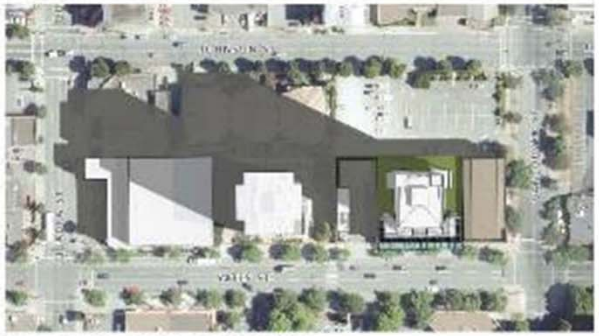


1 South Elevation (Yates Street)
1:100



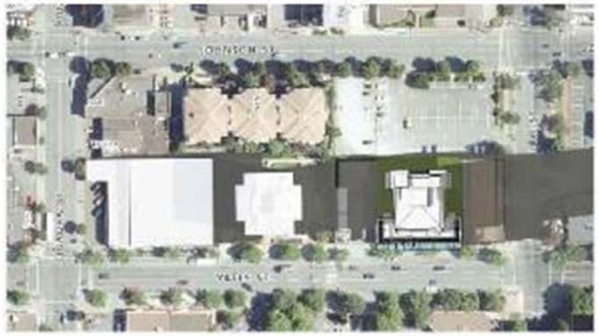
MATERIALS SCHEDULE

1. WOOD ACCENT (Interior & Exterior)
2. SLATE (Exterior Paving, Interior Lobby Floor)
3. OPAQUE GLASS (SPANDREL)
4. TRANSLUCENT GLASS (PRIVACY SCREENS)
5. CARPET TILE (Interior Corridors)
6. LIMESTONE VENEER - Field
7. PAINTED CONCRETE - Accent
8. PAINTED CONCRETE - Field
9. PRE-FINISHED ALUMINUM WINDOW, ACCENT METAL (Canopies, Guards, Trellis)
10. CEMENTITIOUS PANEL (Soffits)
11. LIMESTONE VENEER - Accent

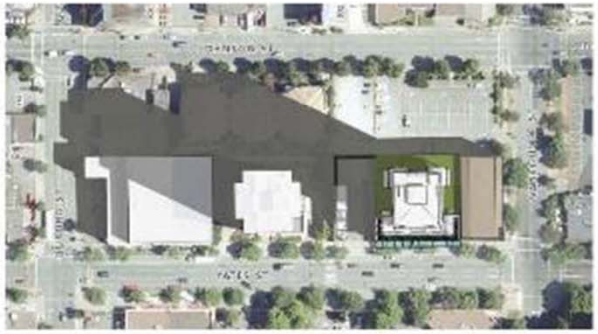


SUMMER SOLSTICE 9:00 a.m.

1:30 p.m.

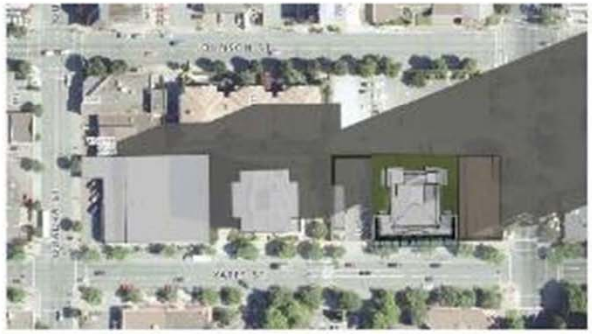


5:00 p.m.



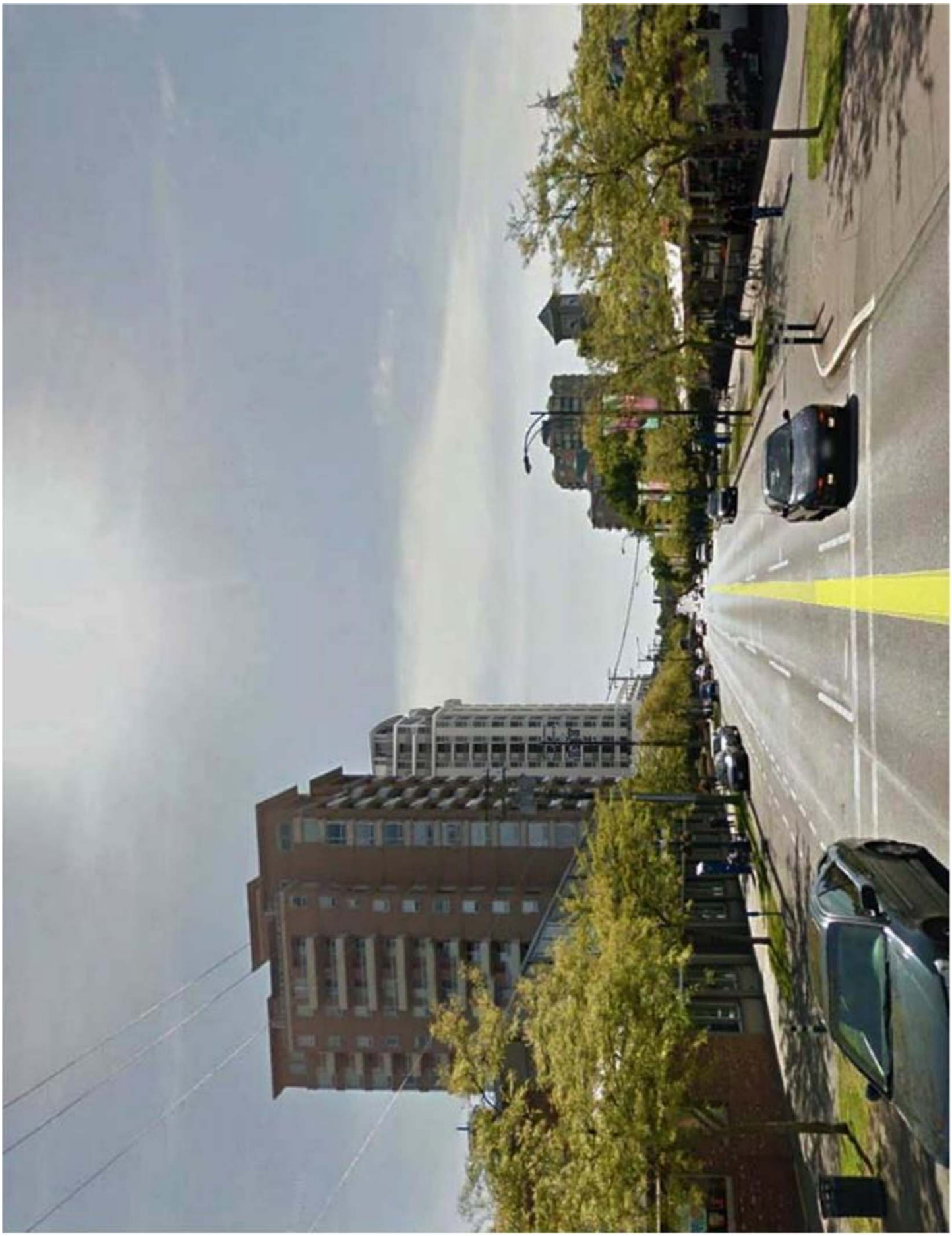
EQUINOX 9:00 a.m.

1:30 p.m.



5:00 p.m.


ATLAS
AUDIO VIDEO



STREET SETBACKS

SECTION SIX: URBAN DESIGN

STREET WALLS AND SETBACKS – WIDE STREETS

6.185. The following design criteria will apply for new buildings that are located along a public street with a right-of-way width generally greater than 25 metres, except along the east side of Douglas Street between the south side of Caledonia Avenue and the north side of Burdett Avenue:

6.185.1. Provide a primary street wall along a minimum length of 60 percent of the building face parallel to the street that has a minimum height of 15 metres and a maximum height of 20 metres.

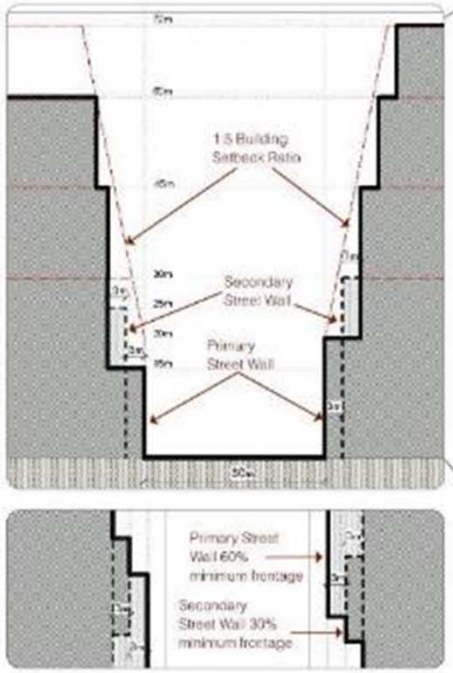
6.185.2. Locate the required primary street wall between 0 to 3 metres from the property line parallel to the street.

6.185.3. Provide a secondary street wall along a minimum length of 30 percent of the building face parallel to the street that has a minimum height of 25 metres and a maximum height of 30 metres, measured from grade.

6.185.4. Locate the required secondary street wall between 3 to 6 metres from the property line parallel to the street.

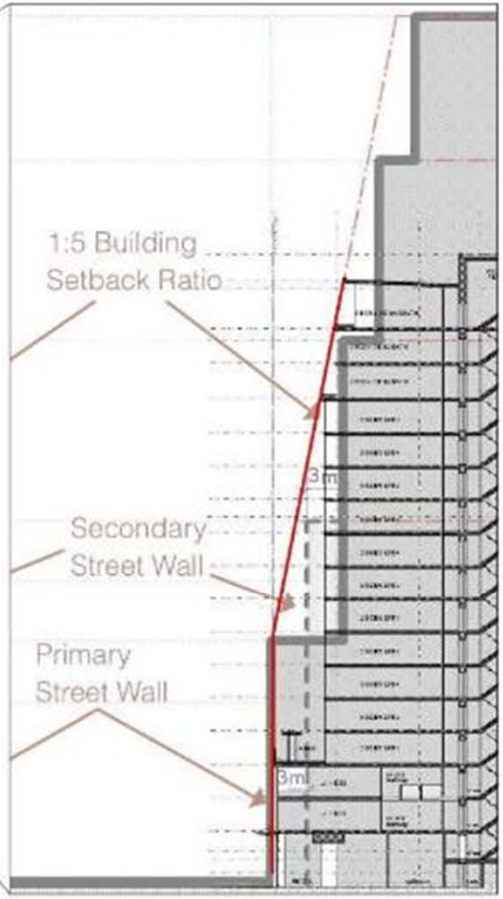
6.185.5. Provide a minimum 6-metre horizontal setback measured from the property line parallel to the street for any portion of the building that faces the street and is greater than 30 metres in height.

6.185.6. In addition to the setback and street wall criteria described above, ensure that all portions of the building, excluding parapets, cornices, guardrails and other architectural elements are contained within a 1:5 building setback ratio established at 20 metres above grade from the property line parallel to the street.



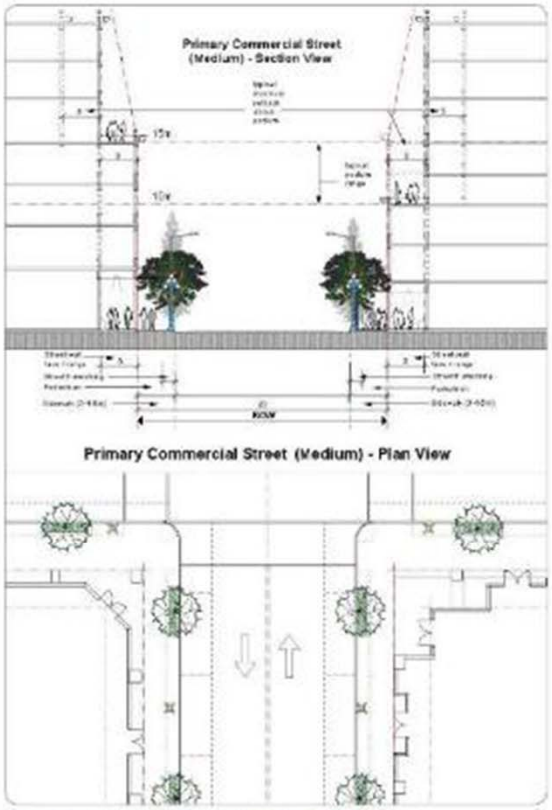
Conceptual illustration of street wall and setback criteria applied on a wide street (Greater than 25 m width).

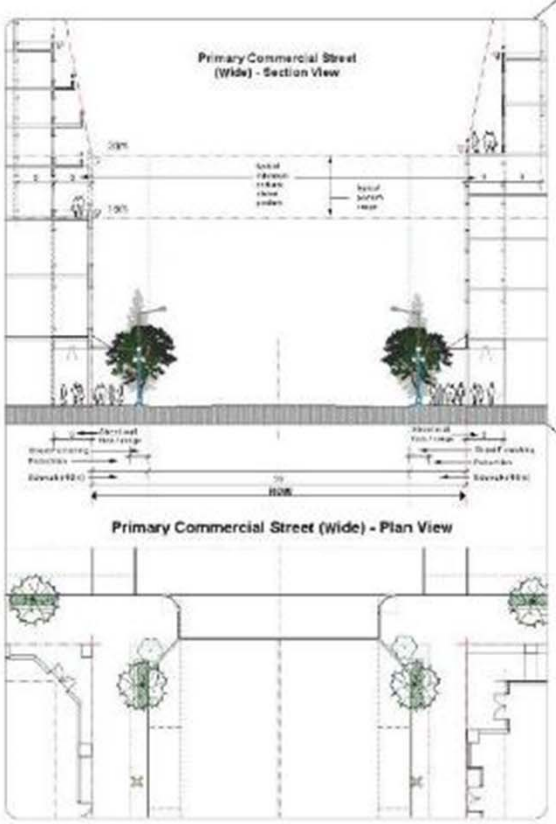
Note: All dimensions expressed in metres.

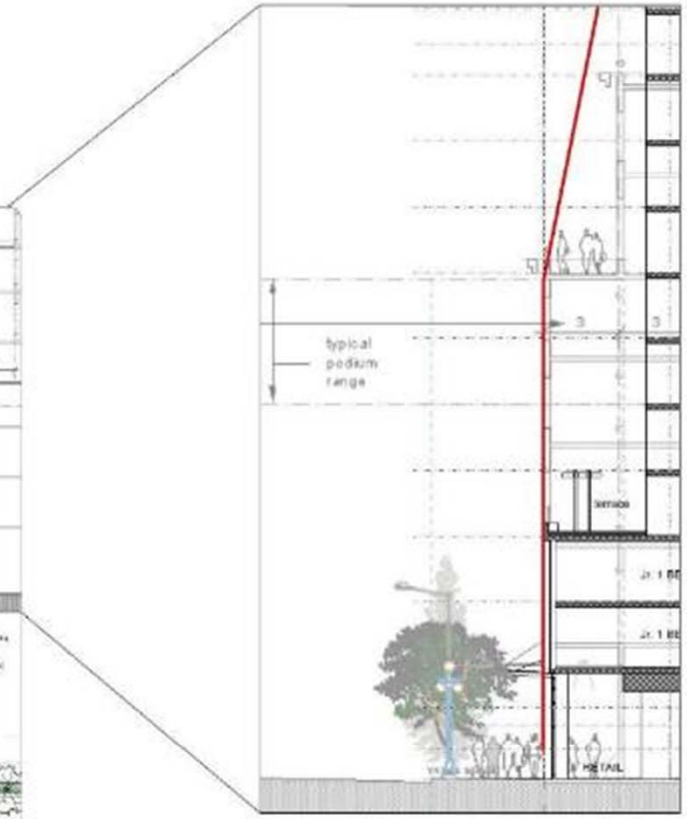


STREET SECTIONS

APPENDIX FIVE: BUILDING AND STREET INTERFACE GUIDELINES







Conceptual Illustration of Primary Commercial Streets
Note: All dimensions expressed in metres

BUILDING MASSING

BUILT FORM POLICIES AND ACTIONS

MASSING AND DESIGN

6.175. Reduce building bulk of upper storeys to minimize the effects of shading and wind corridors, to maintain views to the open sky, and to avoid the visual presence of bulky upper building mass.

6.176. Encourage varied heights and massing to avoid uniformity in building design.

6.177. Encourage the use of terraced or stepped building forms to distinguish building podiums from upper storeys.

6.178. Ensure that scale and height of street walls are generally in similar ranges on both sides of a street, regardless of differences in allowances for maximum building height.

6.179. Consider street wall heights that are appropriate for the context of each street.

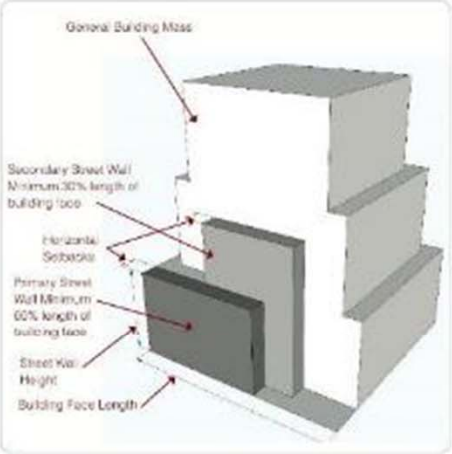
6.180. Consider design elements such as recessed entries, small plazas, sidewalk dining areas and inset or chamfered building corners to provide visual articulation along street walls.

6.181. Encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians.

BUILDING SEPARATION POLICIES AND ACTIONS

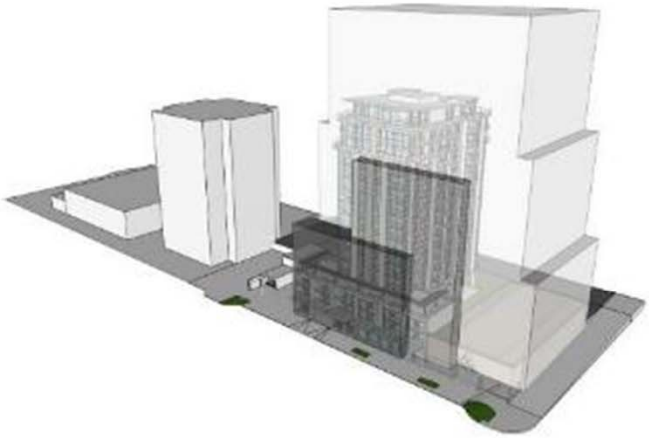
6.182. Provide appropriate clearances for residential and commercial buildings as described in Appendix 7 to improve privacy and access to sunlight.

6.183. Review and amend the *Zoning Regulation Bylaw* to reflect built form design guidelines and policies described in this Plan.

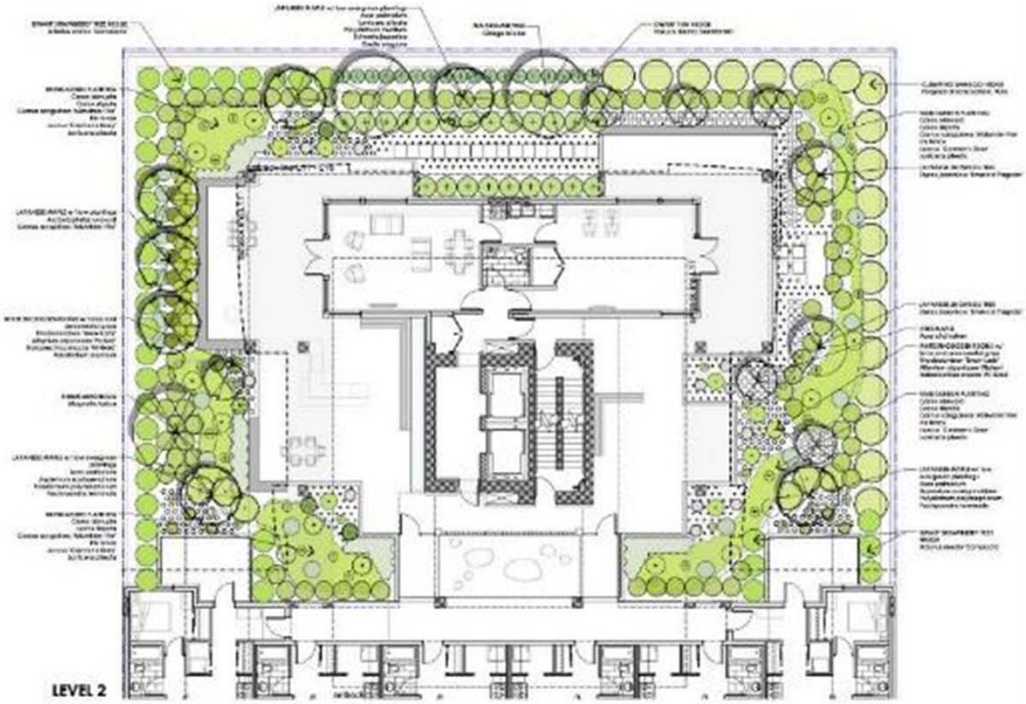


Conceptual illustration of how building massing, street wall and setbacks can be applied to reduce the mass and bulk of taller buildings.

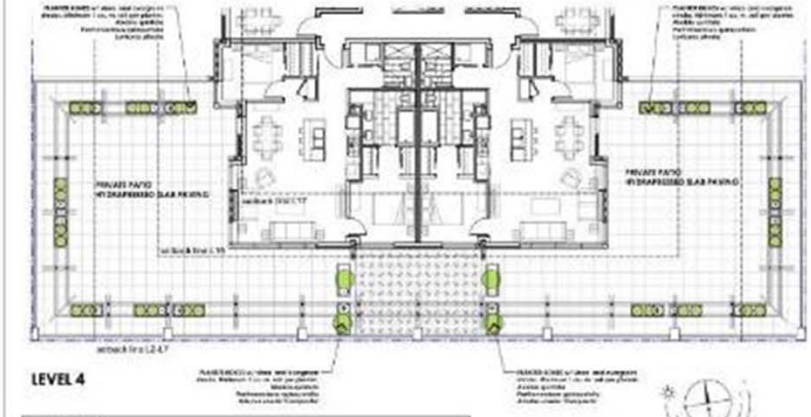
Proposed Massing



Suggested Massing
Proportional to Proposed Massing

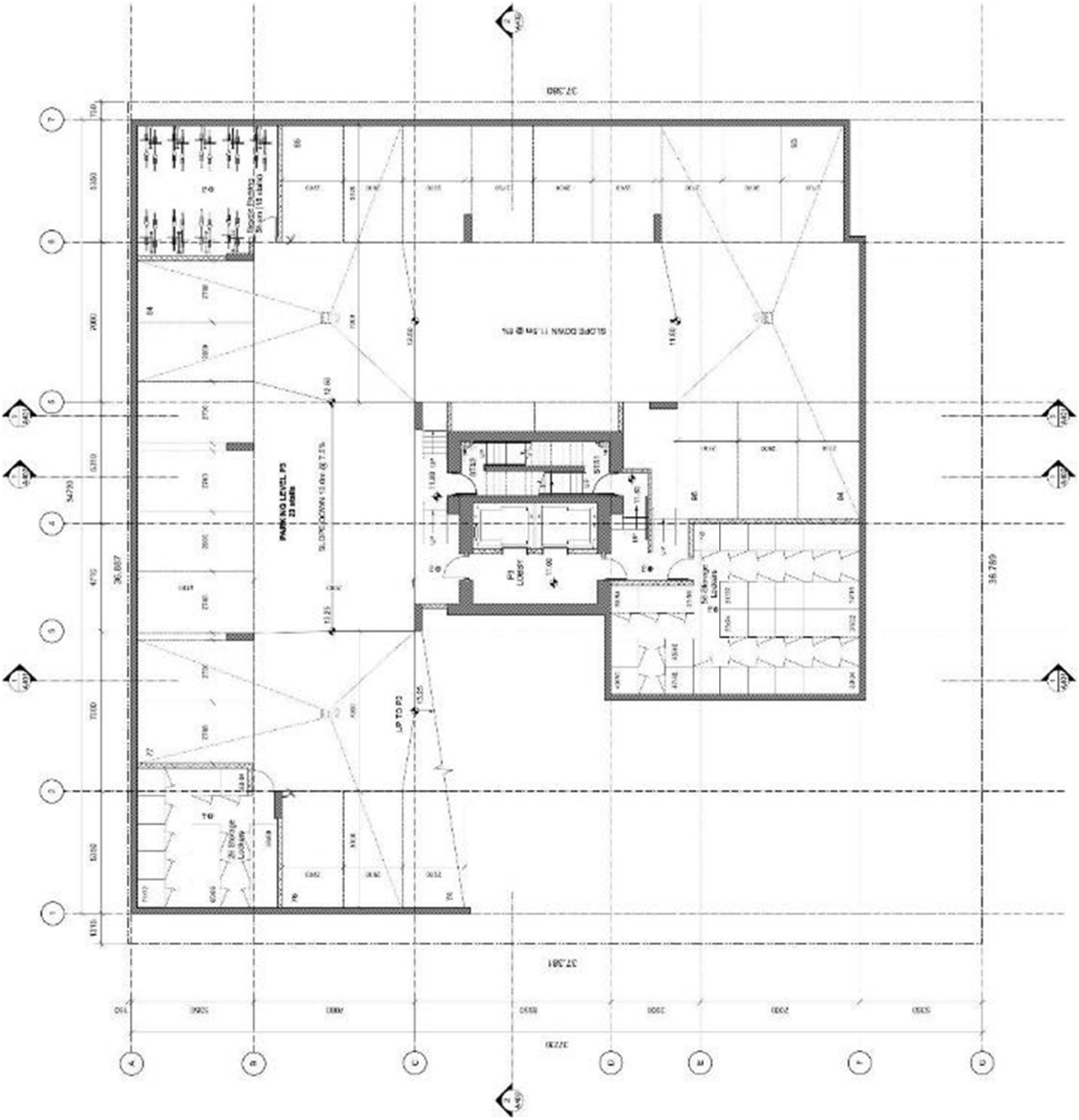

LEVEL 2

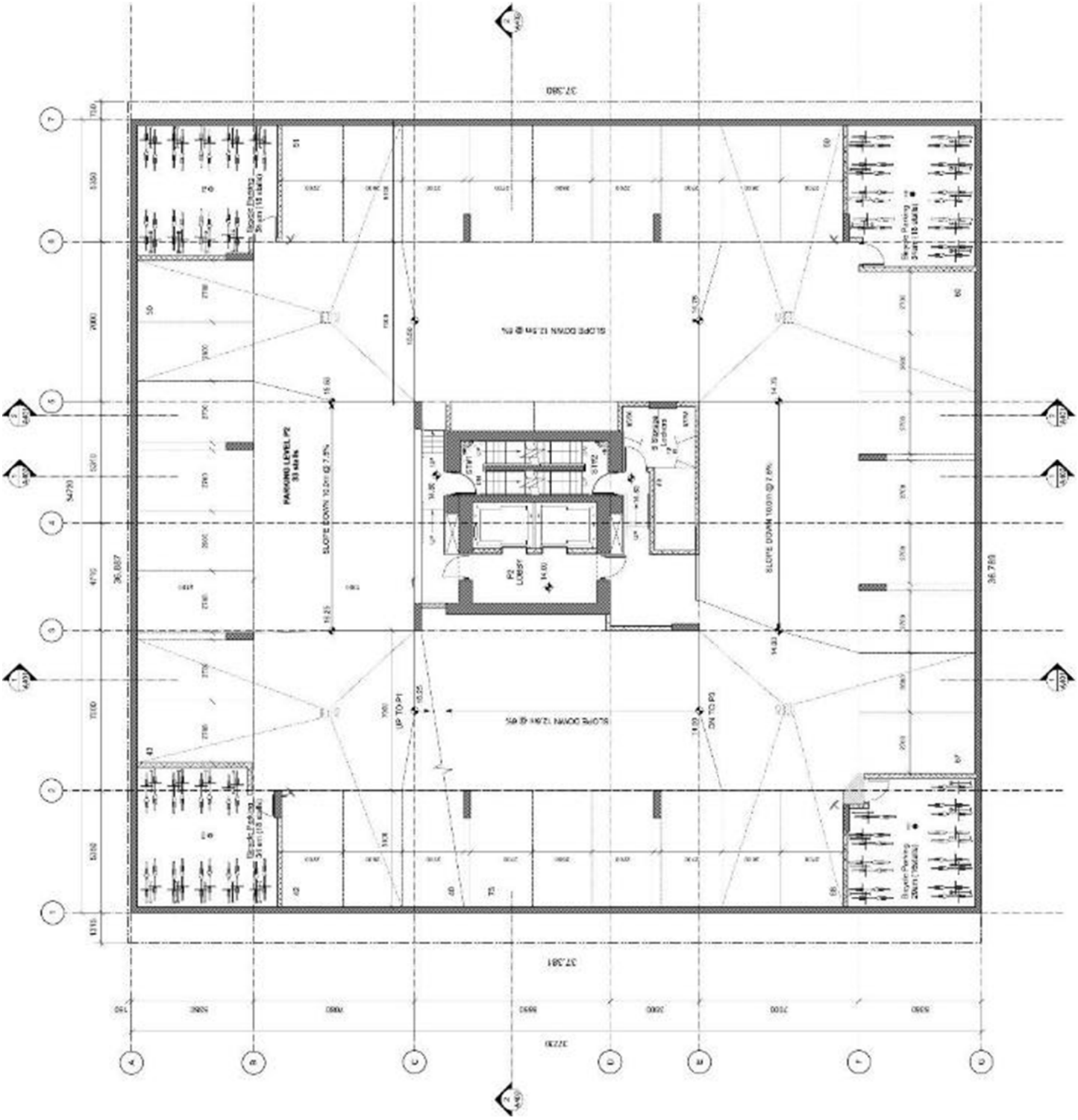

LEVEL 1


LEVEL 4

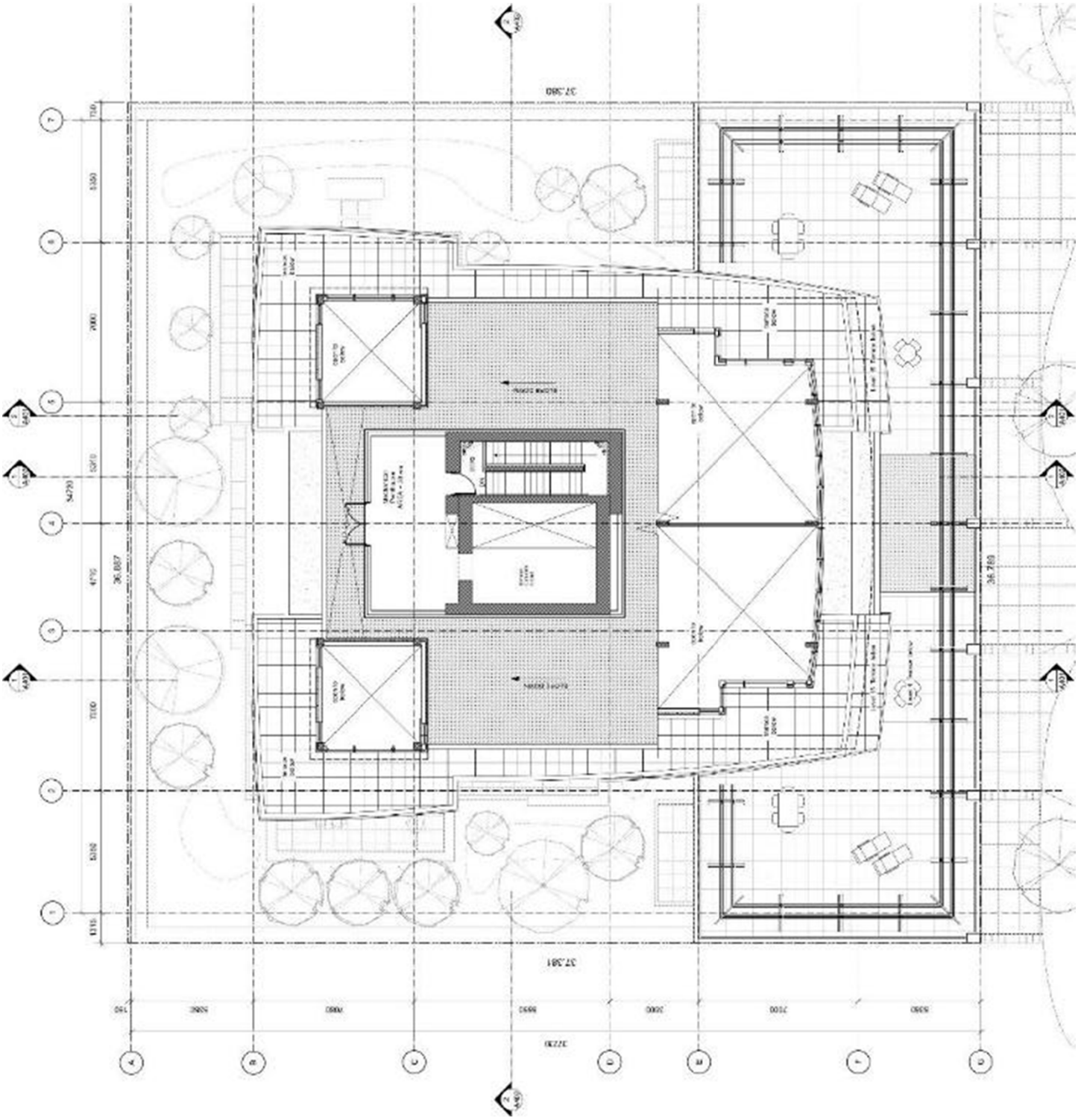

JAPANESE SNOWBELL
KOBUS MAGNOLIA
MAGNIMAN PINE

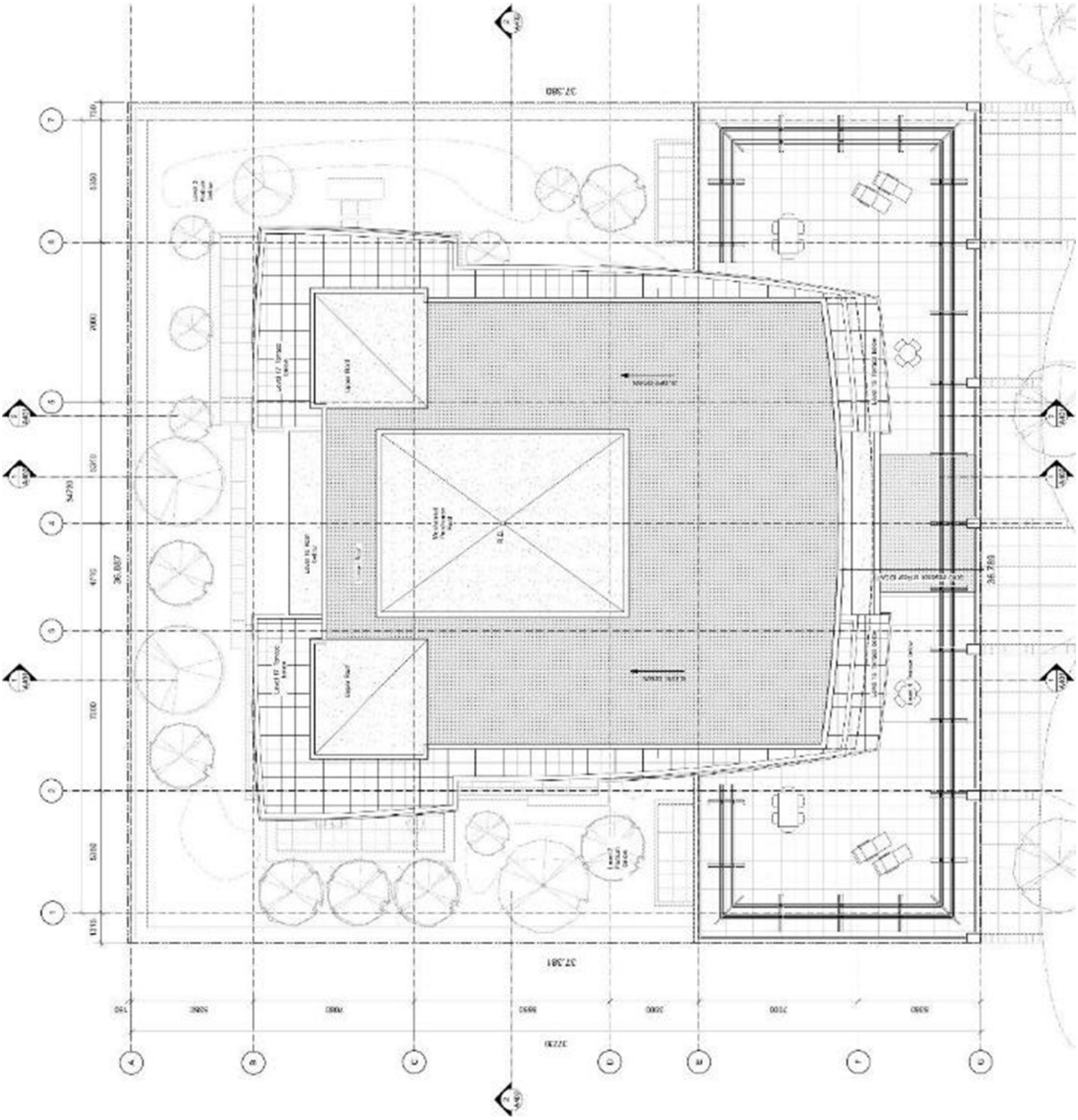

CLIMBING BAMBOO
VINE MAPLE
JAPANESE MAPLE

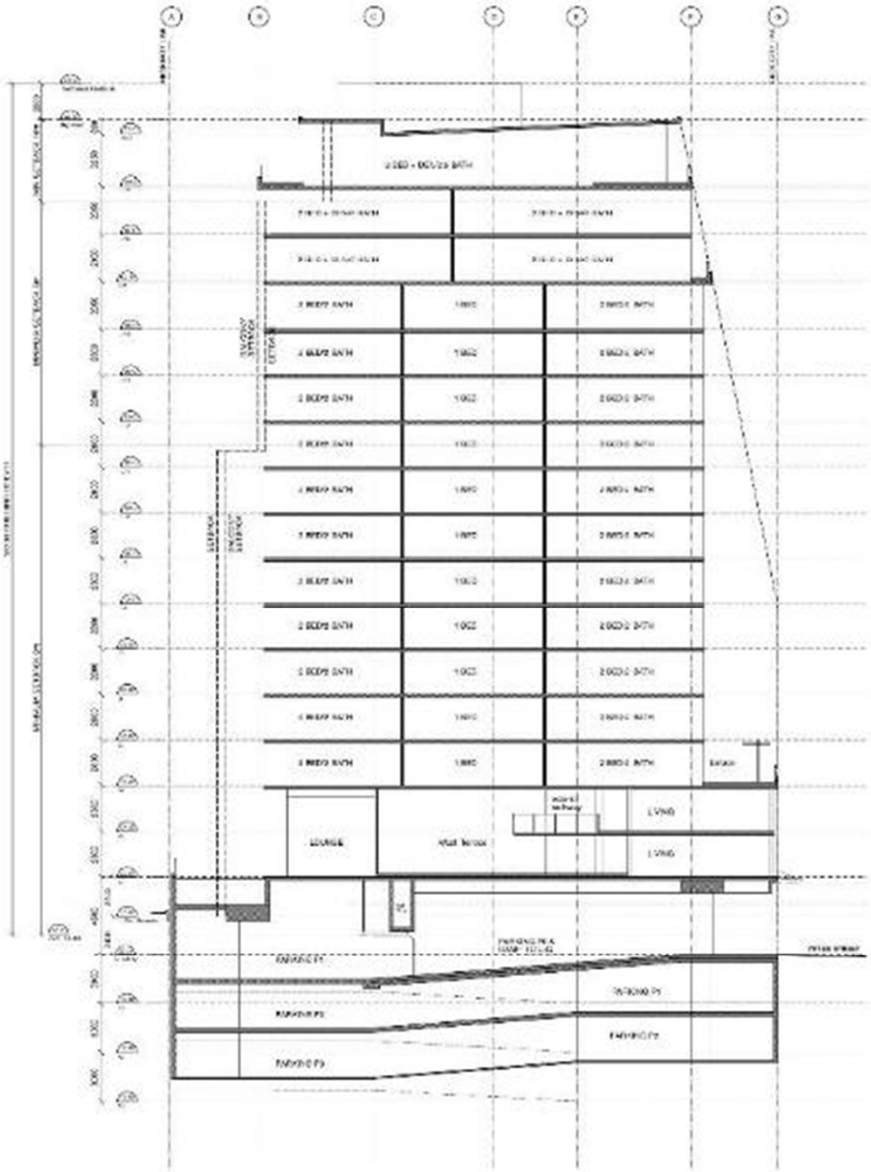

PARKING LEVEL P3
23 stalls
SLOPE DOWN 11.5m @ 8%
SLOPE DOWN 10.6m @ 7.5%
P3 LOBBY
UP TO P2
Bicycle Lockers
Bicycle Lockers
Bicycle Parking Stalls (15 stalls)
37,380
37,381
36,887
36,789
34,790


PARKING LEVEL P2
SLOPE DOWN 10.2m @ 7.5%
SLOPE DOWN 12.3m @ 6%
SLOPE DOWN 10.0m @ 7.5%
SLOPE DOWN 12.3m @ 6%
P2 LOBBY
UP TO P1
DN TO P3
Bicycle Parking
Bicycle Parking
Bicycle Parking
Bicycle Parking
36.887
36.780
37.380
37.381
37.230

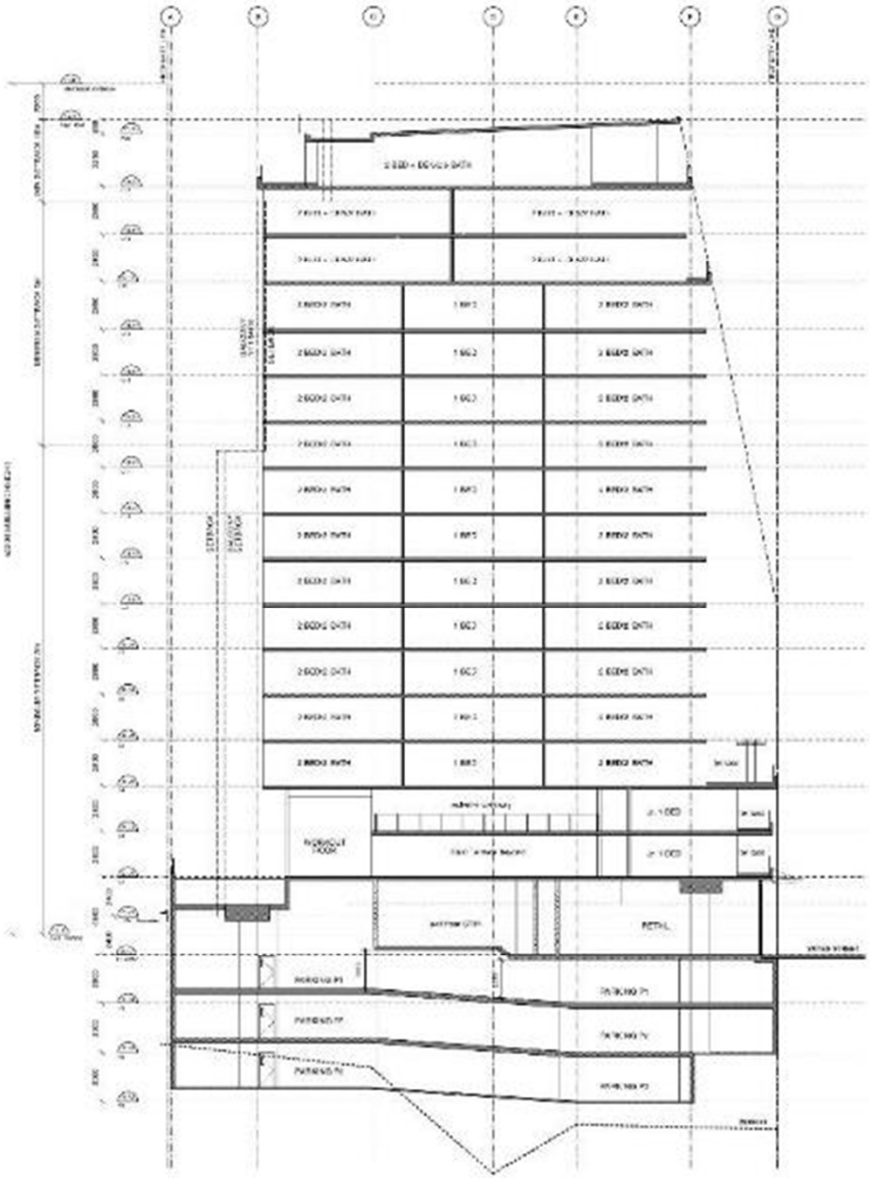

RETAIL BELOW
RESIDENTIAL LOBBY BELOW
VESTIBULE BELOW
36.887
36.780
37.380
37.381



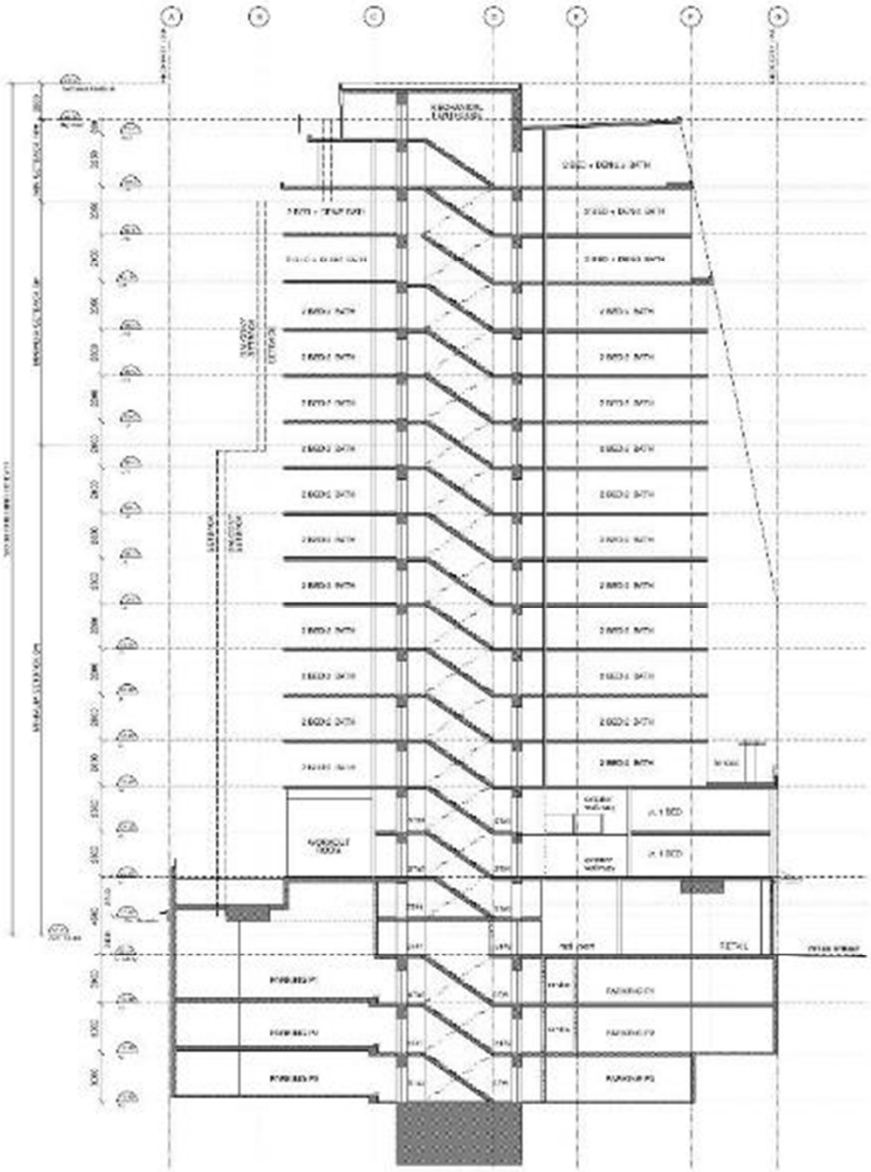




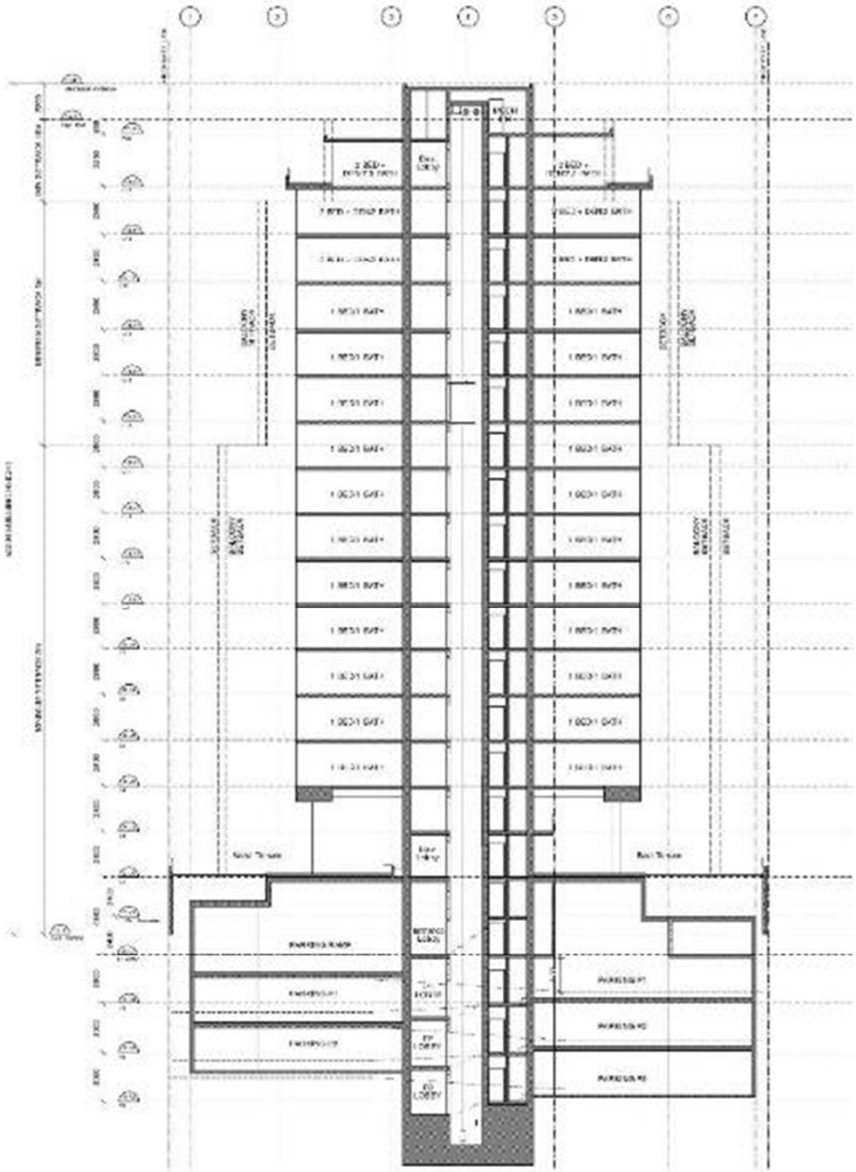
1 Building Section Through Ramp



2 Building Section Through Retail



1 Building Section Through Stair Core



2 Building Section Through Elevator Core

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2014

To:	Planning and Land Use Committee	**Date:**	February 5, 2014
From:	Charlotte Wain, Senior Planner – Urban Design, Development Services Division		
Subject:	**Development Permit with Variances Application #000391 for 960-962 Yates Street**		

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the surface parking courtyard
- the residential entrance
- the design of the primary tower and the perceived massing of the upper storeys.

Following this referral, and after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application #00463, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application #000391 for 960-962 Yates Street, in accordance with:

1. Plans date stamped December 3, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. Schedule C, 7.2(g) – Required residential visitor parking is reduced from 10 spaces to five;
   ii. Schedule C, 16.A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 1 space per dwelling unit;
   iii. Schedule C, 16.C.4 – Required commercial parking is reduced from four spaces to two.
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."

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 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, the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 960-962 Yates Street. The proposal is to construct an 18-storey mixed-use building containing 88 residential units and two ground-floor commercial units. A parking variance is related to this Application.

The following points were considered in assessing this Application:

- The proposed building is subject to regulation under Development Permit Area 3 (HC) and is generally consistent with the applicable Design Guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP).
- Although the proposal is largely consistent with the relevant design guidelines, it would benefit from a review by the Advisory Design Panel with specific reference to the surface parking courtyard, the recessed residential entrance and the design of the primary tower.
- A parking reduction for both residential and visitor spaces is being proposed. The results from the accompanying parking study conclude that the impacts on the surrounding neighbourhood would be minimal.

BACKGROUND

Description of Proposal

The proposal is for an 18-storey mixed-use building with 88 residential units and two ground-floor commercial units. The proposed site plan, architecture and landscape design include the following details:

- high-rise building form with a primary street wall along the Yates Street and all parking provided underground
- a mixture of siding, including rough and honed limestone veneer, painted concrete in cream and grey colours
- aluminum windows with accent metal and panels of insulated spandrel glazing
- replacement of the two existing street trees with two new trees consistent with City standards
- sidewalk improvements adjacent to the building, consistent with the Harris Green standards
- a landscaped podium and recreational amenity space on the roof of the second floor, with deep planters that include bio-swales for rainwater management as well as various tree and shrub species
- 96 vehicle parking spaces and five visitor parking spaces located within three levels of underground parking
- 88 class one bike storage spaces located underground
- six class two bike racks located at street level adjacent to the main residential entrance.

A parking variance is associated with the proposal and is discussed in more detail later in this report.

Sustainability Features

As indicated in the applicant's letter dated November 27, 2014, the sustainability features associated with this Application include an electric vehicle charging station, secure bike storage for each residential unit and bioswales on the roof of the second floor podium for rainwater management.

Existing Site Development and Development Potential

The site is presently occupied by a single storey commercial building and surface parking.

Under the current S-1 Zone (Limited Service District), the property could be developed up to 1.5:1 FSR with a maximum height of 15m. The range of uses permitted in the Zone includes but is not limited to restaurants, clubs, garages, automobile rental and retail sales.

Data Table

The following data table compares the proposal with the relevant guidelines from the Downtown Core Area Plan (DCAP). An asterisk is used to identify where the proposal is less stringent than the policy.

Zoning Criteria	Proposal	DCAP Guidelines
Density (Floor Space Ratio) – maximum	5.50:1	3:1 (base) 5.50:1 (bonus)
Total floor area (m^2) – maximum Residential Retail	7570.00 7375.00 145.00	N/A
Floor Plate (m^2) – maximum Portion of building between 20-30m Portion of building above 30m	 475 460 Levels 15-16 330 Level 17	 930 650
Height (m) - maximum	52.20*	50
Storeys - maximum	18* (mechanical unit only)	17
Setbacks (m) - minimum		
Front (Yates Street)	Levels 1-3: Nil Levels 4-10: 4.00 Levels 11-16: 4* Levels 17: 5.35*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Rear	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-16: 5.50* Levels 17: 8.40	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00

Zoning Criteria	Proposal	DCAP Guidelines
Side (east)	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-17: 5.50*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Side (west)	Levels 1-3: Nil Levels 4-10: 5.50 Levels 11-17: 5.50*	Levels 1-3: Nil Levels 4-10: 3.00 Levels 11-17: 6.00
Parking - minimum	96	N/A
Visitor parking - minimum Included in the overall units	5	N/A
Bicycle storage - minimum	88	N/A
Bicycle rack - minimum	6	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on August 14, 2014. A letter dated October 15, 2014 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. The OCP also identifies this property in Development Permit Area 3 (HC) Core Mixed-Use Residential. The objectives of this DPA are to transform the form and character of the area through mid-to-high-rise residential mixed use and commercial buildings, with the greatest heights along Yates Street. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA. The proposed development at 960-962 Yates Street is consistent with DPA 3 (HC) objectives for redevelopment and overall high-quality design.

Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the Residential Mixed District (RMD) includes the 900-block of Yates Street, noted as a transitional zone from high-to-medium density, in the "Cross Town Concept" and where height transitions from high-rise to mid-rise buildings in the "Urban Amphitheatre Concept" with the concentration of tall buildings along Yates Street, east of Douglas Street.

Multi-unit residential development is encouraged in the RMD with higher density focussed along Yates Street. The RMD encourages multi-residential development appropriate to the context, respecting the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged along Yates Street to help increase pedestrian activity. The current proposal is generally consistent with these objectives as it contributes new street-level commercial space in the RMD, which is further supported by residential uses above. However the proposal is for a 52.5m high building, which is 2.5m above the recommended 50m maximum height in the guidelines. Staff recommend for Council's consideration that this is supportable as it does meet the recommended

number of storeys (17) and the additional height relates only to the mechanical penthouse on the roof, which is also intended to be used for a transmission facility for the Victoria Fire Department.

The DCAP provides both broad urban design objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the design of buildings. Overall, the proposal is consistent with these policies, however, some inconsistencies with the design policies are discussed below.

Building Setbacks and Street Walls

DCAP contains policies for street wall heights and setbacks that are appropriate for the context of each street. The intent of these guidelines is to:

- minimize the effects of shading and wind
- maintain views to the open sky
- avoid the visual presence of bulky upper building mass.

Yates Street fits the category "wide street" in the DCAP, where the front setback should be less than 3m in order to create a sense of animation. The proposed site plan for the residential mixed-use development is consistent with this guideline, although minor deviations exist for other aspects of the building design. The design guidelines recommend a side and rear setback of 6m for portions of buildings above 30m in height (in this case, for level 11 and above). The proposal does not comply with this for levels 11 to 16, which are setback 5.5m (half a meter under the recommended setback). This is considered an acceptable minor deviation from the design guidelines.

The primary street wall is 11.5m in height, which is slightly shorter (by 3.5m) than the recommended 15m. The applicant has indicated in the supporting letter that the intention of this design response is to ensure an appropriate transition from the adjacent building to the east and that the provision of a trellis helps to increase the apparent height at the street. In addition, there is no secondary street wall for the building as recommended in the guidelines. Instead the entire building is stepped back 4m at the fourth storey, with vertical articulation being emphasized from levels four to 14, and horizontal articulation at the top three storeys. This setback is 2m below the recommended guidelines for portions of buildings above 30m in height. Although the reduced floor plate of the tower and setbacks on the rear and sides, do help to reduce the apparent mass of the main building, staff suggest the Application would benefit from a review by the Advisory Design Panel (ADP) on this matter.

Building Design

Overall, the proposed form and massing is organized to demarcate the building base, body and top. Commercial units provide multiple entrances off the street, with canopies giving weather protection for pedestrians. Staff have raised concerns regarding the recessed residential entrance and visitor parking on the ground level of the building, which could become a Crime Prevention Through Environmental Design (CPTED) challenge. The applicant has responded to this by stating that the area will be well-lit and finished with high quality materials, although no specific details have been provided. Staff recommend that the Application be forwarded to the Advisory Design Panel for consideration of this issue.

Building and Street Interface

In the DCAP Appendix 5 "Building and Street Interface Guidelines", this block of Yates Street is identified as a "Primary Commercial Street". In these locations, public realm improvements should be designed to relate to adjacent land uses and to provide comfortable, safe and animated

pedestrian environments. The proposal includes commercial uses at grade and this would contribute to street animation through multiple entrances, extensive glazing and awnings for weather protection for pedestrians. Also, two new street trees are proposed along with sidewalk improvements consistent with the Harris Green standards for the Yates Street frontage (south.)

Advisory Design Guidelines for Buildings Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: comprehensive design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, detailing, street relationship, vistas, landscaping plan, colours and textures. The Application is consistent with these Guidelines.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes to introduce high quality screening between the sidewalk and the surface level 'courtyard' parking.

Proposed Parking Variances

The proposed parking supply is for a total of 96 stalls, which is 41 fewer than the requirements under Schedule C. However, it is worth noting that the R-48 Zone (Harris Green District) is a common multi-unit residential zone that is applied to a number of properties in the area, which does not contain a parking requirement. Instead, it allows the market and developer to dictate the number of parking stalls that are provided. The requirements of Schedule C of the *Zoning Regulation Bylaw* are summarized below:

Parking Stall Type	Schedule C Requirement (minimum)	Proposed
Residential	123 (ratio of 1.4:1)	88 (ratio of 1:1)
Residential visitor	10	5
Commercial	4	2
Electric Charging Station	0	1
Total	**137**	**96**

The applicant has submitted a parking study to review the proposed parking supply and assess if the reduced parking provision will meet the demand for the subject site. The parking study has compared similar multi-unit sites in the Harris Green neighbourhood as well as vehicle ownership data from ICBC and concluded that the proposed resident and visitor parking supply will meet the parking demand. In addition, commercial visitor parking will be exceeded only in peak periods resulting in up to two vehicles seeking parking on the street. As the impacts to the surrounding neighbourhood will be minimal and on-street parking is available within one block of the subject site, staff recommend that Council support the proposed parking variance.

CONCLUSIONS

The proposed high-rise mixed-use development at 960-962 Yates Street would support the planning objectives for the Downtown found in the OCP and the DCAP. The proposal is generally consistent with the design guidelines contained within the DCAP and includes high quality building materials and landscape finishes. The proposed parking variance is considered supportable based on the vehicle ownership and demand within the surrounding area. However, the Application would benefit from a review by the ADP in relation to the potential CPTED concerns for the recessed residential entrance, surface parking courtyard and the and the perceived massing of the upper storeys.

ALTERNATE MOTION

That Council decline Development Permit Application #000391 for the property located at 960-962 Yates Street.

Respectfully submitted,

C. R. Wain

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

A. 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: Feb. 12, 2015

CW:aw

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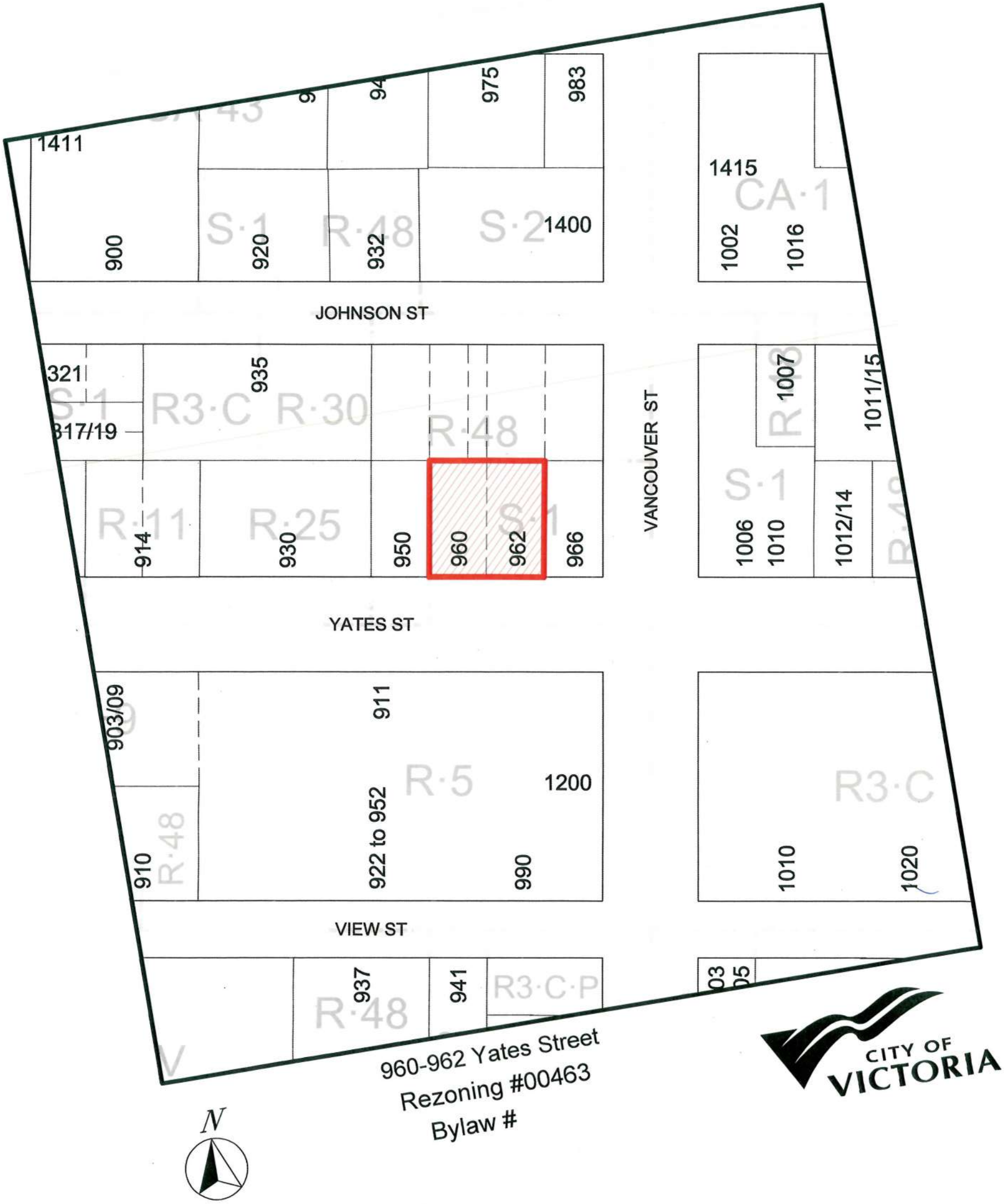
List of Attachments

- Zoning map
- Aerial photo
- Letter from de Hoog & Kierulf architects, dated November 27, 2014
- Letter from Downtown Residents Association, dated October 15, 2014
- Plans for Rezoning Application #00463 and Development Permit Application #000391.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911
922 to 952
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VIEW ST
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R3-C-P
960-962 Yates Street
Rezoning #00463
Bylaw #
N
CITY OF VICTORIA

960-962 Yates Street

Rezoning #00463

Bylaw #

N

CITY OF VICTORIA

27 November 2014

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

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RE: 960/962 Yates Street - Application for Re-zoning/Development Permit

Dear Mayor & Members of Council:

On behalf of our client, Alpha Project Developments Ltd., we are pleased to submit this application for re-zoning and concurrent development permit for the above named property.

The proposed development is located on the north side of Yates Street near the intersection of Vancouver and Yates in the Harris Green Neighborhood of Victoria. The site is currently zoned S-1 - LIMITED SERVICE DISTRICT.

We are requesting a site specific zone that is generally in compliance with the City of Victoria Downtown Core Area Plan (DCAP) and the Official Community Plan (OCP). The site is located within Development Permit Area 3 (HC), and is currently used as a single storey retail store with surface parking.

The proposed development is consistent with the development potential identified in the OCP and DCAP documents. The site is located in the Residential Mixed-Use District, anticipating predominantly residential buildings with street level commercial uses. The proposed mixed-use building is 17 storeys with three levels of underground parking and a mechanical penthouse. Two commercial/retail units are located on the main floor with 16 floors of residential suites above. The DCAP identifies base density for this site as 3.0:1 with a maximum density of 5.5:1. The proposed project achieves this maximum density. The DCAP identifies the maximum height for this site as 17 stories for residential use. The proposed project achieves this maximum height. An additional storey is provided as a mechanical penthouse to enclose mechanical equipment and the elevator controller closet, rather than expose mechanical equipment on the roof. It also provides space for a Crest Communications transmission facility for the Victoria Fire Department.

The residential lobby and two commercial/retail units are located at street level on the east half of the property and directly face the bus stop. Surface parking for visitors, and the underground parking drive aisle is located on the west half. A decorative screen expressive of the building's theme separates the surface parking from the sidewalk. Behind this screen, space is provided for the temporary storage of garbage/recycling containers on pick-up days. A 6-stall bicycle rack near the lobby entrance and convenient pedestrian access from the secure underground parking are also within the covered area. The entire area is directly observable from the street and is designed to be well-lit, finished with high quality, light coloured materials on walls and soffits, and feature a decorative drive surface creating a courtyard effect.

The existing street trees will be replaced with species consistent with City of Victoria requirements in locations that do not conflict with underground services. The curved grassed boulevards will be maintained. Sidewalk improvements adjacent to the building will be consistent with the Harris Green standard and tie into the proposed column locations. Existing decorative paving elements along the street will be maintained, protected, and reinstated, where necessary.

The first two floors of apartments are located directly over the first floor with no set backs. This creates a 3 storey street wall of living rooms and terraces facing directly onto the street, enhancing the residential quality of the street frontage. Behind these street-front units, the second and third floors are dedicated to the building core and double height amenity spaces. The remainder of the second floor area is a landscaped podium with deep planters that include bio-swales for rainwater management and appropriately scaled trees and other plantings, patios, an outdoor kitchen, and exercise area for residents.

The upper fourteen residential floors of the building are set back from the main floor podium creating expansive terraces along Yates Street at the 4th level. All suites on the fourth to fourteenth levels are provided with balconies that overlook the landscaped podium below. There is a total of 88 residential suites consisting of 8 junior 1-bedroom suites, 4 junior 2-bedroom suites, 22 one bedroom/one bath suites, 44 two bedroom/two bath suites, 8 sub penthouse suites and 2 penthouse suites. Suites range in size form 47m2 to 143m2 and have been designed to provide a good mix for downtown living within an affordable price range. A covenant will be placed on title to allow rental use into perpetuity.

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Proposed setbacks generally meet all requirements of the DCAP. The first three storeys are built to the front property line with no setback along the sidewalk in conformance with primary commercial street (wide) interface guidelines. This podium is approximately 11.5 meters high and the apparent height is increased with the addition of a trellis structure at the fourth floor. The tower then sets back 6m from all sides to meet the requirements in the DCAP for buildings at 45m high. The 15th and 16th floors step back an additional 3m at sides and back. The 17th floor generally steps back an additional 4m at sides and back. Due to planning considerations and to provide articulation on the 17th floor, the northwest and northeast corners infringe on this setback requirement. The result is a slender, elegant building with an efficient floor plan creating high quality and affordable residences.

The primary street-wall is proposed to be lower than recommended in the DCAP to prevent a stark contrast to existing buildings beside and across from the proposed development and provide a gentle transition to future buildings that would either need to conform to lower scale Harris Green zoning requirements or larger scale DCAP requirements. A secondary street wall, a strategy to reduce the bulk and mass of larger developments, is not introduced due to the small size of the site. The podium has been divided into six bays to provide a pedestrian scaled rhythm along the street frontage. Three bays are retail units, one bay is the residential lobby entrance, one bay is the parking entrance, and the last bay forms a screen between the surface parking and the sidewalk. The six bays create an appropriately scaled rhythm to the sidewalk with canopies and a common signage band weaving them into a cohesive urban fabric. Further articulation that may be required of a larger scale development to reduce its mass would result in a broken expression of the street frontage at this smaller scaled site.

The building facade has been articulated vertically to emphasize its presence at a significant site in the Harris Green neighborhood: Its location on the mid block and north side of the street minimizes its shadowing effect on the street. The shadowing effect on neighboring properties is mitigated by the generous setback from the north, east and west property lines.

Commercial/retail use is provided at ground level along street frontage to provide activity and interest to the pedestrian environment. There are no ground level suites along the street frontage. Upper level residential windows and balconies have been placed to allow overlook to the street below. Ground floor walls for retail/commercial spaces have maximized the amount of glazing to make activities and merchandise visible from the sidewalk to increase interaction between pedestrians and businesses. Metal and glass canopies are provided along the street frontage with a curved feature canopy at the residential entrance, giving the residential entrance a unique identity. Entrances to the commercial/retail units are recessed into glazed alcoves to provide further weather protection and

articulation of the building at the sidewalk. High quality, durable building materials are proposed including stone tile and painted concrete. Balcony guards are treated as ornamentation and feature horizontal railing details and glass panel accents.

The proposed development provides 96 parking stalls, exceeding a ratio of 1:1 stalls per suite. Secure, underground parking includes 88 parking stalls for residents and one stall specifically designated as an electric car high-speed charging station. Surface parking includes 5 stalls for visitors consistent with recommendations by the parking study (included with the rezoning/development permit package). One visitor stall is designated as an accessible stall. There are also two designated commercial stalls, one for each commercial unit. Bicycle parking includes one Class 1 bicycle stall for each suite located in common bicycle rooms sized and arranged according to recommended City standards. A 6-space bicycle rack is also provided at the front of the building adjacent the residential lobby entrance.

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All outdoor spaces will be designed in accordance with CPTED guidelines to ensure that safety and security requirements will be addressed for all users. The covered surface parking will be screened from the street. This area will also be finished with high quality materials, well lit, and protected with security cameras. Glass block and glazing at the residential entrance and other lighting will maintain a glowing atmosphere within the covered area that is inviting and safe for residents with no blind corners. Visibility and security will also be addressed in the parkade by eliminating blind corners and providing glass enclosed elevator lobbies, painted walls, and appropriate lighting levels.

Conclusion

The proposed development is a high quality mixed use building that conforms to the new OCP requirements, and with only a few minor variances, is also consistent with the Downtown Core Area Plan. All recommended guidelines are followed with a few minor exceptions for architectural expression.

This project develops a significant urban site in Harris Green, enlivens the street-front along Yates Street, and expands the available housing options in the downtown area by providing a good mix of suite sizes accessible to all income levels. The project is of an appropriate scale to its location and has been designed to minimize the impact of the building on the street and adjacent building sites, while providing a handsome and affordable addition to the Harris Green neighborhood.

Sincerely yours,

Peter de Hoog Architect AIBC/MRAIC
de Hoog & Kierulf architects

VICTORIA
DOWNTOWN
RESIDENTS
ASSOCIATION

1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

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

October 15, 2014

Re: 960 Yates Street – CALUC Meeting Review

Dear Mayor Fortin and Council,

The DRA LUC has reviewed the drawings for the proposed building and hosted a CALUC meeting on August 14, 2014 for the above-mentioned application. Thirty-two people registered their attendance at the door. The presentation was conducted by Peter De Hoog of Kierulf de Hoog Architects.

Based on the information presented by the applicant, the purpose of the rezoning is to create a 17 storey, 88 unit residential condominium tower with ground floor commercial space fronting Yates Street. The building would have an underground parking structure for 88 cars. The proposal appears to comply with OCP guidelines and no variances are requested.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- Concerns were expressed about the excavation and the possibility of neighbouring properties subsiding. The architect mentioned much of the excavation will be primarily in rock.
- Questions were asked about the future land use for the property between the proposal and the Manhattan building. The Architect responded that they had no control over that property as the applicant did not own it.
- A resident of the 12th floor of the Manhattan building at 930 Yates expressed the height should be reduced as his view would be obstructed.
- An attendee commented that when they purchased their units downtown they expected to lose their view eventually as they did not own the adjacent properties.
- A resident of the Manhattan building asked if a traffic study would be conducted and recommended that the number of parking stalls be increased as their experience was that there was a need for additional stalls in more upmarket buildings.
- An attendee suggested that a carshare spot be dedicated for residents and a carshare program be set up by the strata.

- Two attendees expressed concerns regarding the proposed height and density of the proposal.
- Concerns were expressed that the exterior be clad in the highest quality materials possible. The Architect described the exterior cladding as a combination of rough cut limestone aluminum and metal spandrels and painted concrete.
- Concerns were expressed about the colour scheme and that any proposed colour scheme should avoid the gray pallet if possible.
- Complements were made regarding the design and colour scheme of the developers last project "The Mondrian".

DRA Land Use Committee review of this proposal finds it in keeping with the objectives of the OCP and of a high build quality and design. It is also commendable that stormwater management has been included within the proposal to treat and detain roof runoff.

The DRA supports this proposal will bring additional vitality to the Harris Green precinct and provide additional high quality residences Downtown.

Sincerely,

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

1 Location Plan
A001 1:500

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
17 STOREY RESIDENTIAL BUILDING + MECHANICAL PENTHOUSE

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

ZONE:
EXISTING: S-1 - LIMITED SERVICE DISTRICT
PROPOSED: NEW ZONE

DEVELOPMENT PERMIT AREA:
DPA3 (HC)

SITE AREA: 1377 m2 (14, 822 s.f.)

FLOOR AREA:

COMM /RETAIL L1:	145 m2 (1 560 sf)	
RESIDENTIAL L1:	90 m2 (970 sf)	- includes exit mezzanine
RESIDENTIAL L2:	435 m2 (4 680 sf)	
RESIDENTIAL L3:	375 m2 (4 040 sf)	
RESIDENTIAL L4-L14:	475 m2 (5 115 sf) X 11 = 5 225 sm	
RESIDENTIAL L15-L16:	460 m2 (4 950 sf) X 2 = 920 sm	
RESIDENTIAL L17:	330 m2 (3 550 sf)	
MECHANICAL PH:	50m2 (560 sf)	
TOTAL PROPOSED:	7 570 m2 (81 485 sf, excl. parkade)	

FLOOR SPACE RATIO:
PERMITTED (DCAP): 5.5 : 1 FSR 7 574 m2 (81 523 sf)
PROPOSED: 5.5 : 1 FSR

SITE COVERAGE: 99%

OPEN SITE SPACE: 1% (L2 & L4 landscaped terrace = 55%)

GRADE OF BUILDING:
22.1 m (GEODETIC) See Site Plan for Grade Calculations

HEIGHT OF BUILDING:
PERMITTED (DCAP): 50.0 m MAX.
PROPOSED: 50.0 m + 2.2m Mechanical Penthouse = 52.2m

NUMBER OF STOREYS:
17 STOREYS + Mechanical Penthouse = 18

RESIDENTIAL PARKING:
REQUIRED (schedule C): 1.40 stalls per suite = 123
PROVIDED: 1.07 stalls per suite = 94 stalls (incl. 5 visitor w/1 HC)

COMMERCIAL PARKING:
REQUIRED (schedule C): 1 stall per 37.5 sm = 4
PROVIDED: 2

BICYCLE PARKING:
RESIDENTIAL: 1 per suite = 88 (100% Class I) + 6-space rack
PROVIDED: 88 Class 1 + 6-space rack

MAIN FLOOR SETBACKS:

	permitted (DCAP)	provided	
FRONT:	0.0 m	0.0 m	(Yates Street)
SIDE:	0.0 m	0.0 m	(East & West)
REAR:	0.0 m	0.0 m	(North)

UPPER LEVEL SETBACKS:
See Building Plans & Sections

SUITE SUMMARY:

Junior 1 Bed:	8 suites @	47 sm =	376 sm
Junior 2 Bed :	4 suites @	64 sm =	256
1 Bed / 1 Bath:	22 suites @	54 sm =	1 188
2 Bed / 2 Bath:	22 suites @	83 sm =	1 826
2 Bed / 2 Bath:	22 suites @	86 sm =	1 892
2 Bed + Den / 2 Bath:	8 suites @	107 sm =	856
2 Bed + Den / 2.5 Bath:	2 suites @	143 sm =	286
TOTAL:	88 SUITES @		6 680 sm

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
- GROUP C - RESIDENTIAL

BUILDING AREA:
- 1260 sq.m. (13 563 s.f.)

BUILDING HEIGHT:
- 18 STOREYS

NUMBER OF STREETS FACING:
- 1

ACCESSIBLE FACILITIES
- ACCESSIBLE ENTRANCE
- ACCESSIBLE PARKING STALL

CONSTRUCTION REQUIREMENTS:

- 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
- NON-COMBUSTIBLE CONSTRUCTION WITH 2HR MIN FIRE RESISTANCE RATING TO FLOORS AND LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

PROJECT DESCRIPTION

CIVIC ADDRESS:
960-962 YATES STREET,
VICTORIA, BC.

LEGAL DESCRIPTION:
LOTS 803 and 814, VICTORIA CITY

REGISTERED OWNER
Alpha Project Developments Ltd.
P.O. Box 848
Victoria B.C.
V8W 2R9

ARCHITECT
de Hoog & Kleruff architects — Peter de Hoog
977 Fort Street — tel: 658-3367
Victoria, BC — fax: 658-3397
V8V 3K3 — pdh@dhk.ca

STRUCTURAL CONSULTANT
RJC — Bruce Johnson
220 - 645 Tyee Road — tel: 386-7794
Victoria, BC — fax: 381-7900
V9A 6X5 — bjohnson@rjc.ca

SURVEYOR
Brad Cumin Land Surveyor — Brad Cumin
#2 - 576 Hillside Avenue — tel: 381-2257
Victoria, BC — fax: 381-2289
V8T 1Y9 — brad@bcsurveyor.ca

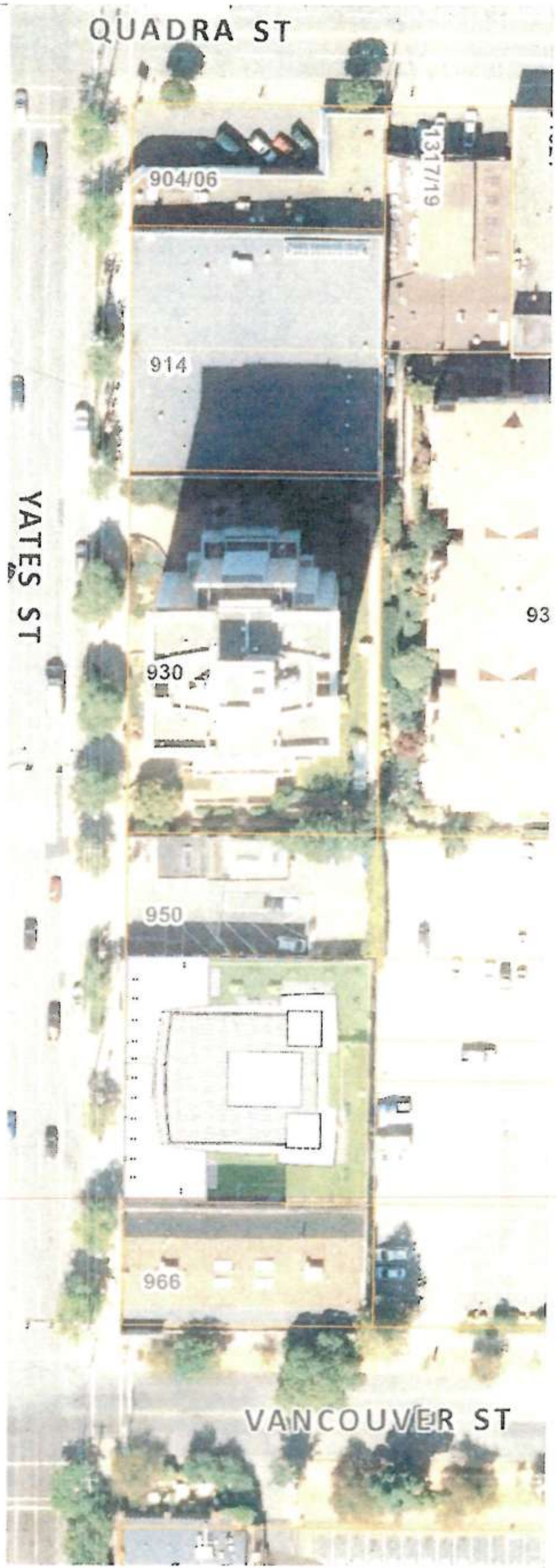
LANDSCAPE ARCHITECT
Murdoch de Greeff Inc. — Scott Murdoch
200-524 Culduthel Rd. — tel: 412-2819
Victoria, BC — fax: 412-2892
V8Z 1G1 — scott@mddesign.ca

LIST OF DRAWINGS

1	27 Feb 14	[illegible]
	4 Oct 13	[illegible]
No.	Date	Revision
[illegible]	2 Aug 13	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NOTE: All dimensions are shown in millimeters

de Hoog & Kleruff architects
[illegible]
960 Yates Street
Victoria BC
Project Data
A001 | -



de Hoog & Kierulf architects

960 Yates Street
Victoria BC

Street Context

A002

View to Water Tower

View to Downtown

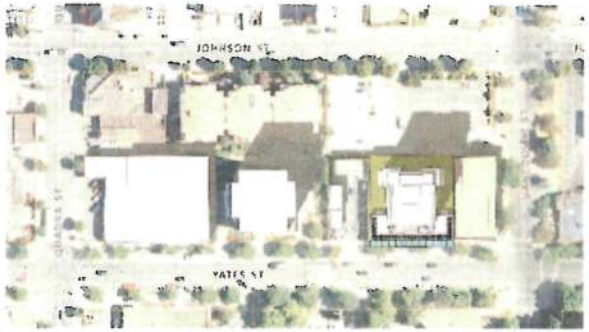
de Hoog & Kleruff architects

960 Yates Street
Victoria BC

Street Views

A003

SUMMER SOLSTICE 9:00 a.m.



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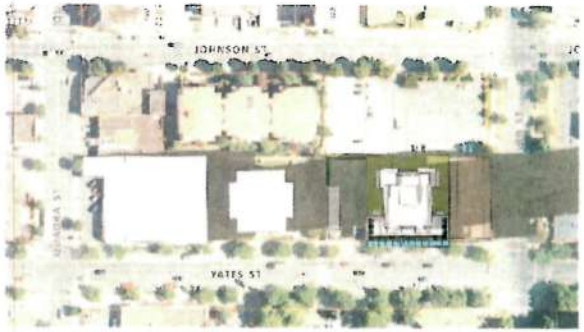
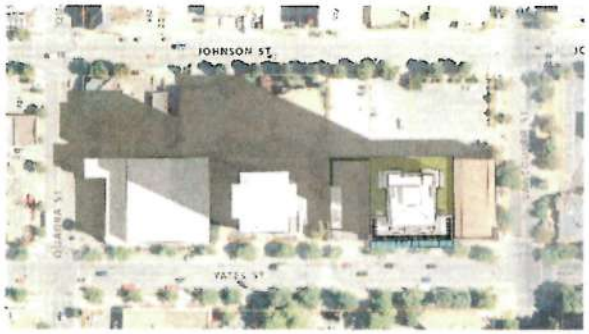
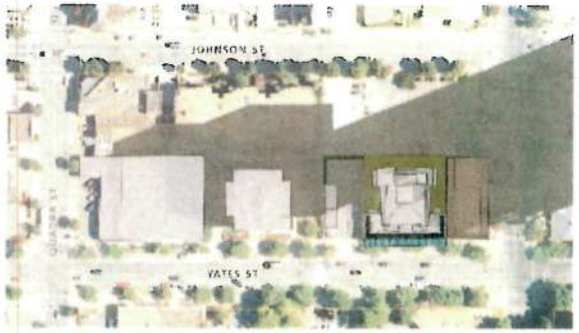


5:00 p.m.



EQUINOX 9:00 a.m.

1:30 p.m.



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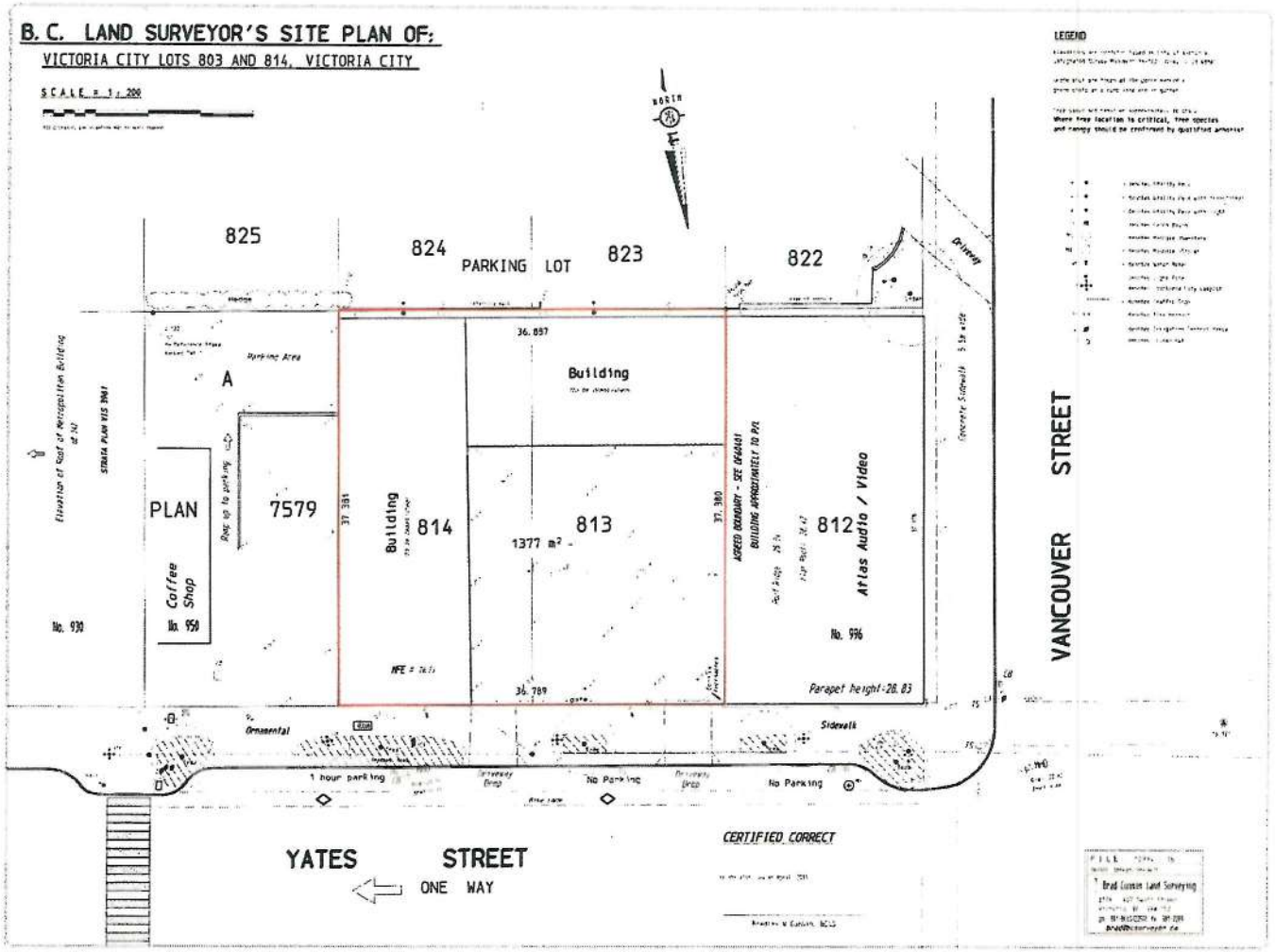

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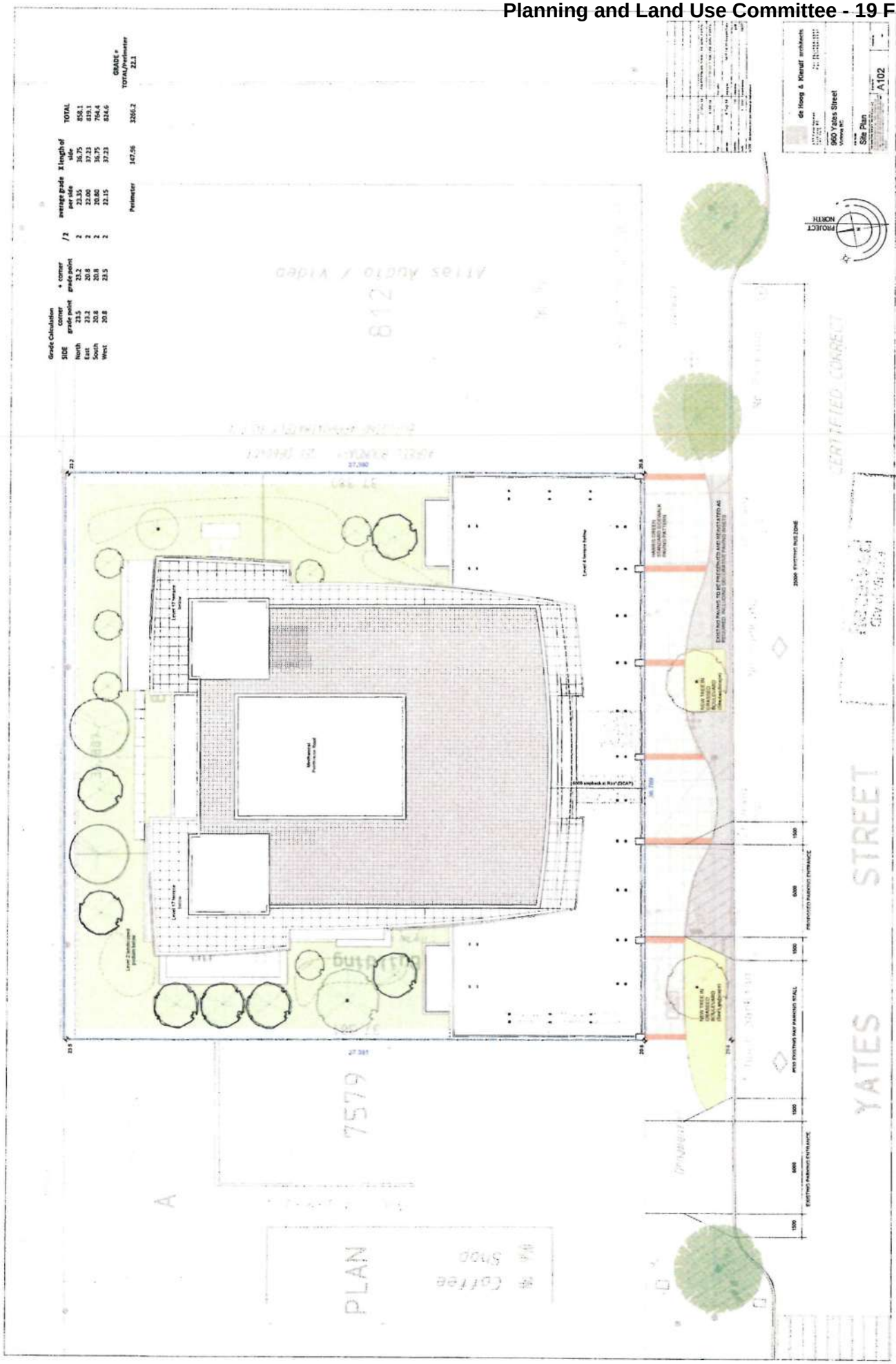
Existing Site Plan
A101


Grade Calculation
SIDE
corner grade point
+ corner grade point
/ 2
average grade per side
X length of side
TOTAL
North 23.5 23.2 2 23.35 36.75 858.1
East 23.2 20.8 2 22.00 37.23 819.1
South 20.8 20.8 2 20.80 36.75 764.4
West 20.8 23.5 2 22.15 37.23 824.6
Perimeter 147.56 3266.2
GRADE = TOTAL/Perimeter 22.1
PROJECT NORTH
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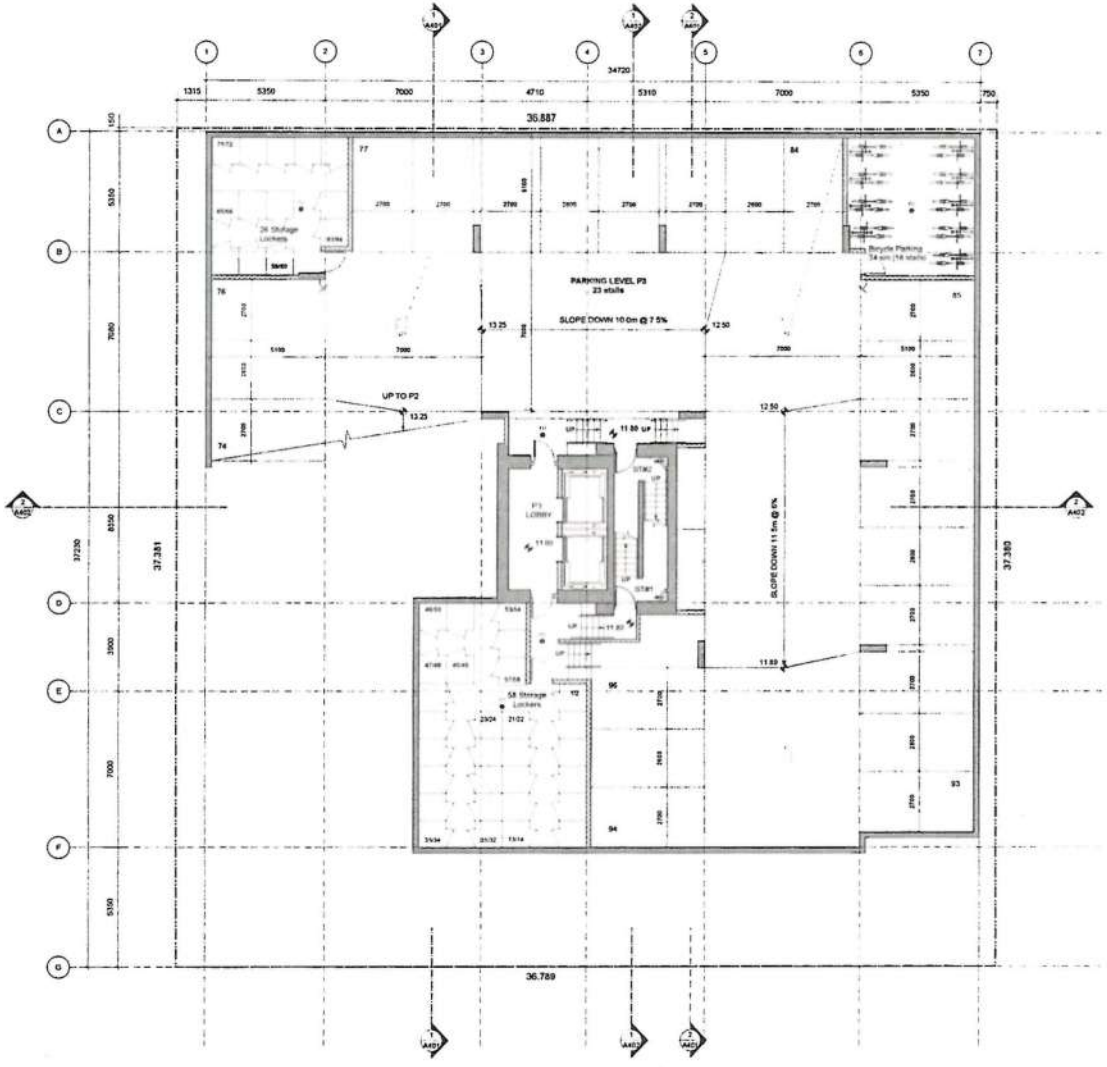
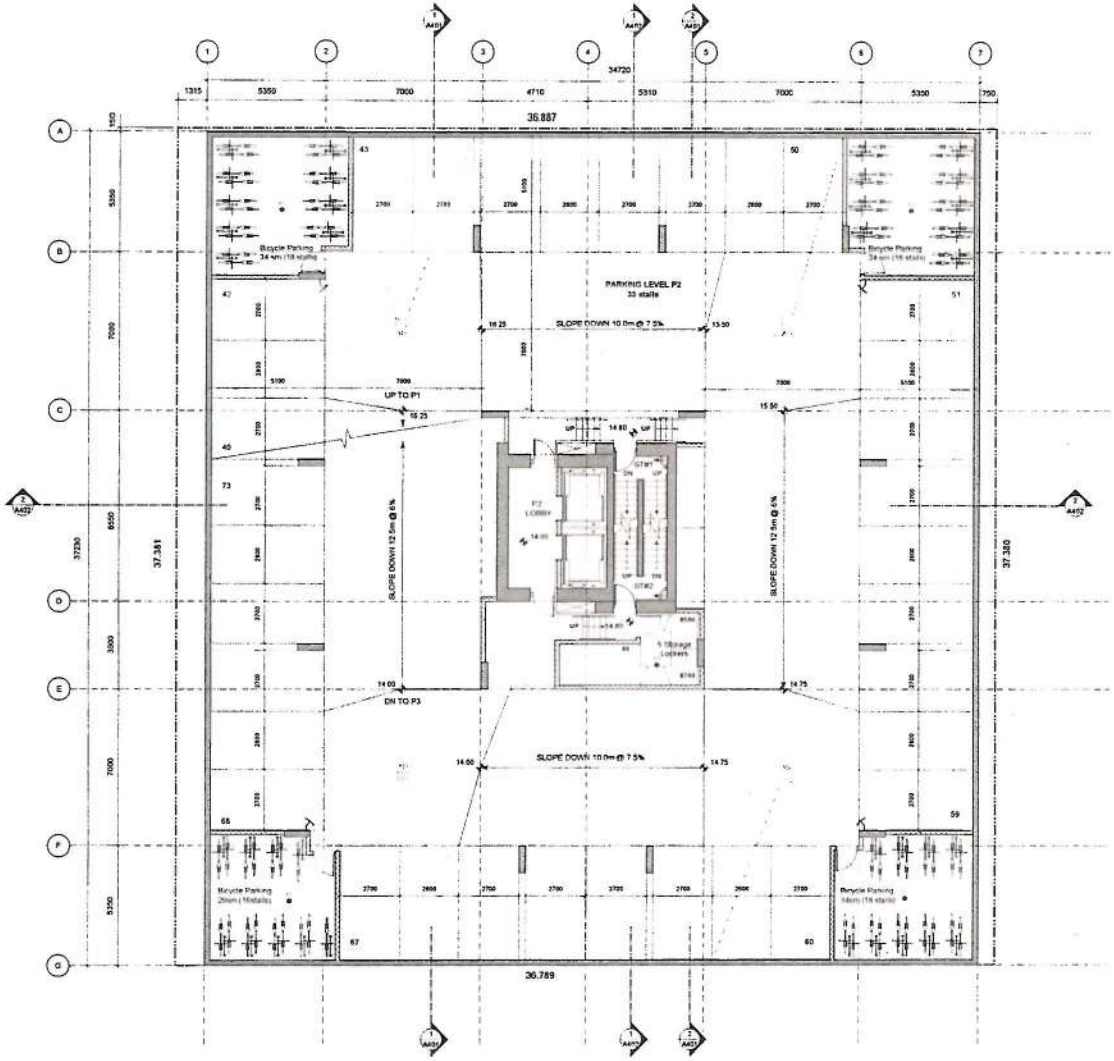
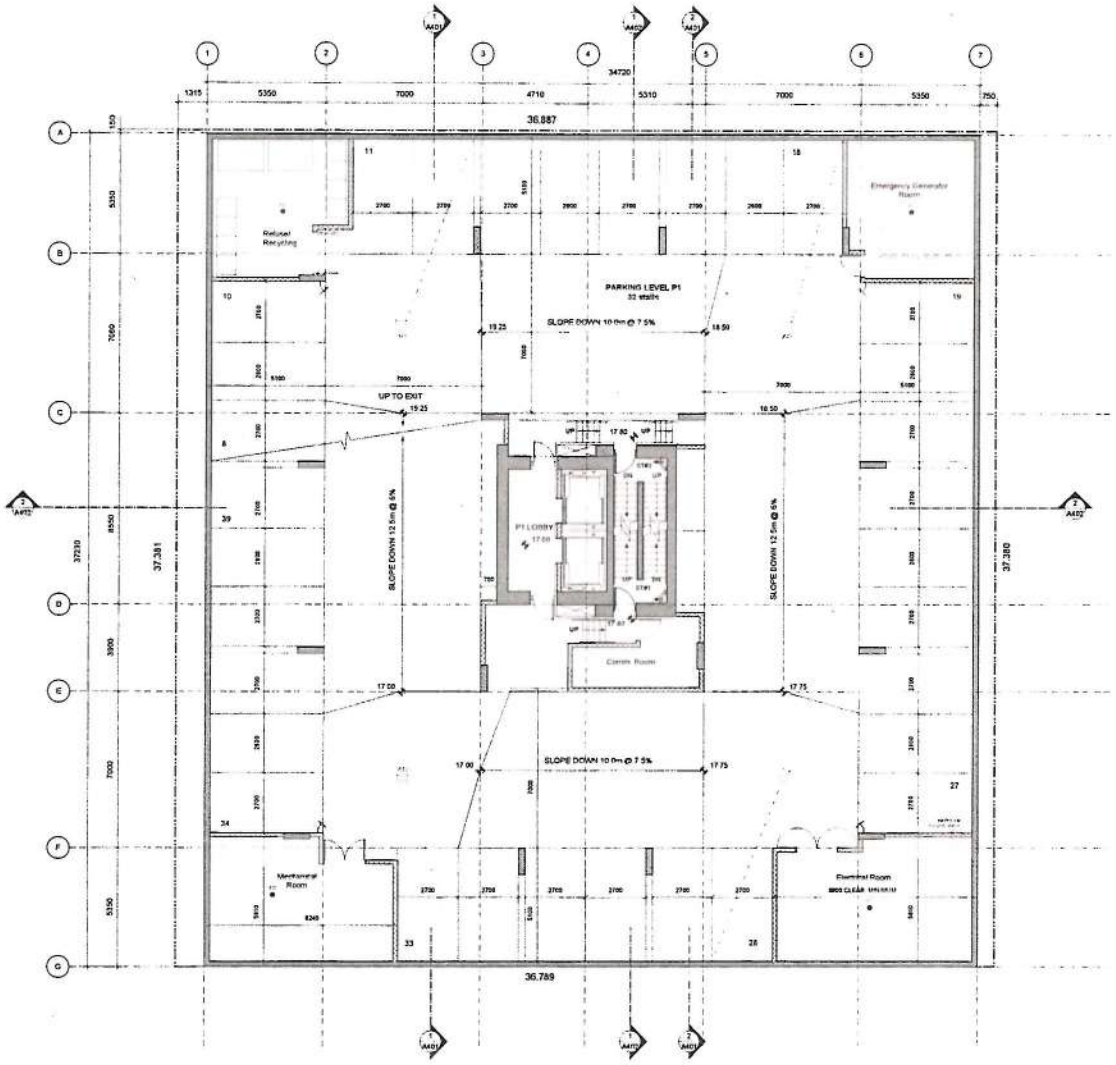
960 Yates Street
Victoria BC
Site Plan
A102
YATES STREET
PLAN
DEC 03 2014
Planning & Development Department
Development Services Division







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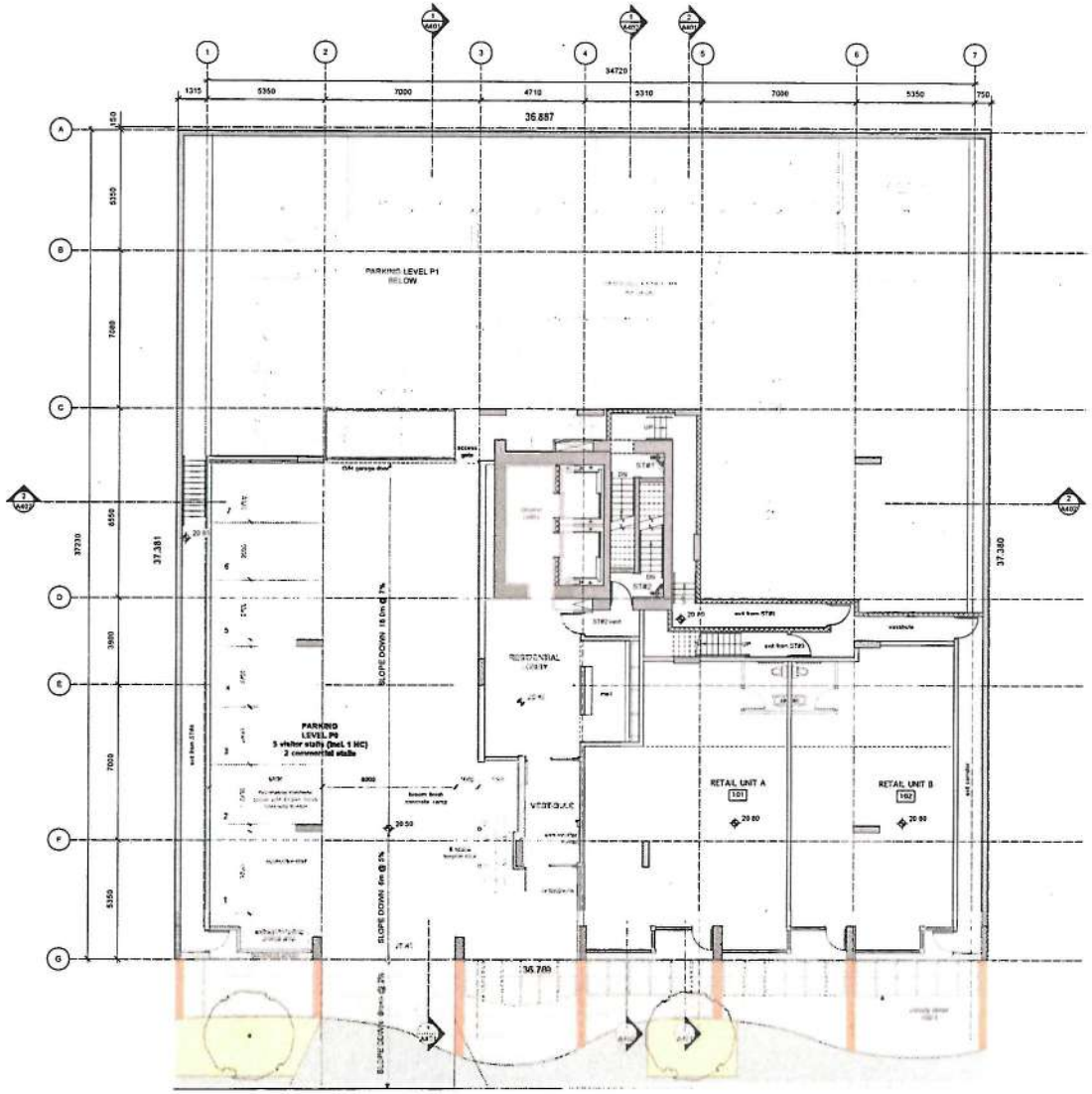
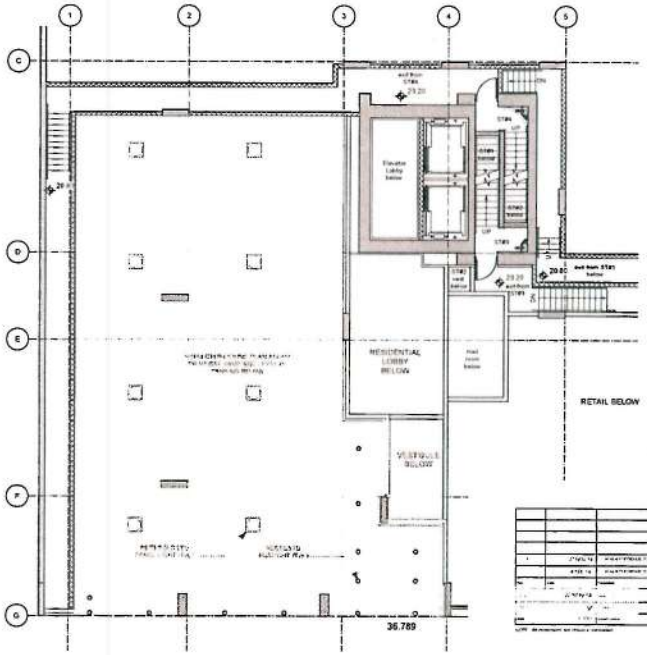
P1 Parking Plan

A203



1 A204 Site & L1 Floor Plan 1:100

TOTAL MAIN FLOOR AREA (ceiling height above 23.90m geodetic) = 180 sm (35 sm Residential, 145 sm Commercial)



2 A204 L1 Exit Mezzanine Detail Plan 1:100

TOTAL EXIT MEZZANINE FLOOR AREA (ceiling height above 23.90m geodetic) = 55 sm Residential

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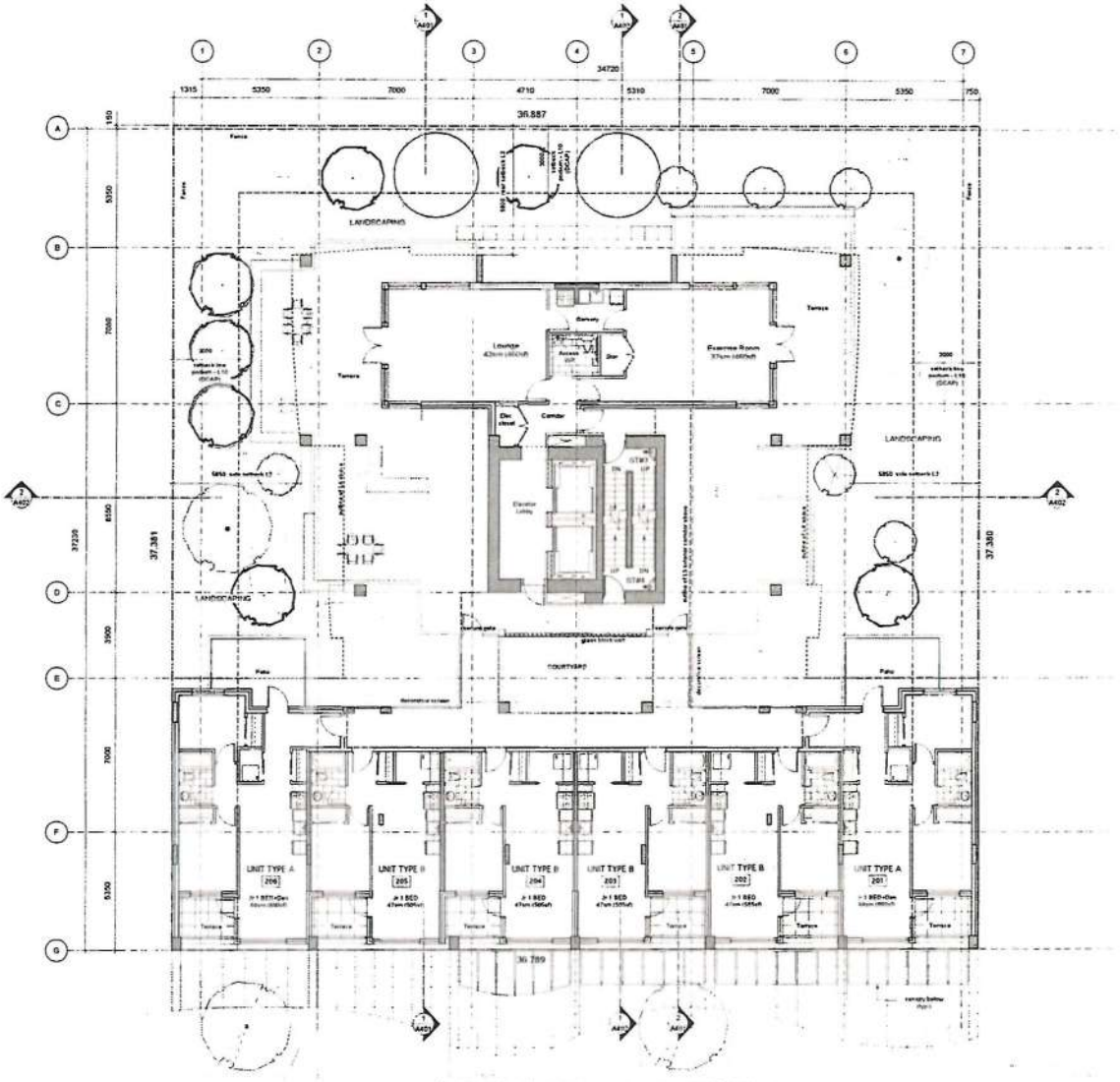
Victoria BC

L1 Floor Plan

A204



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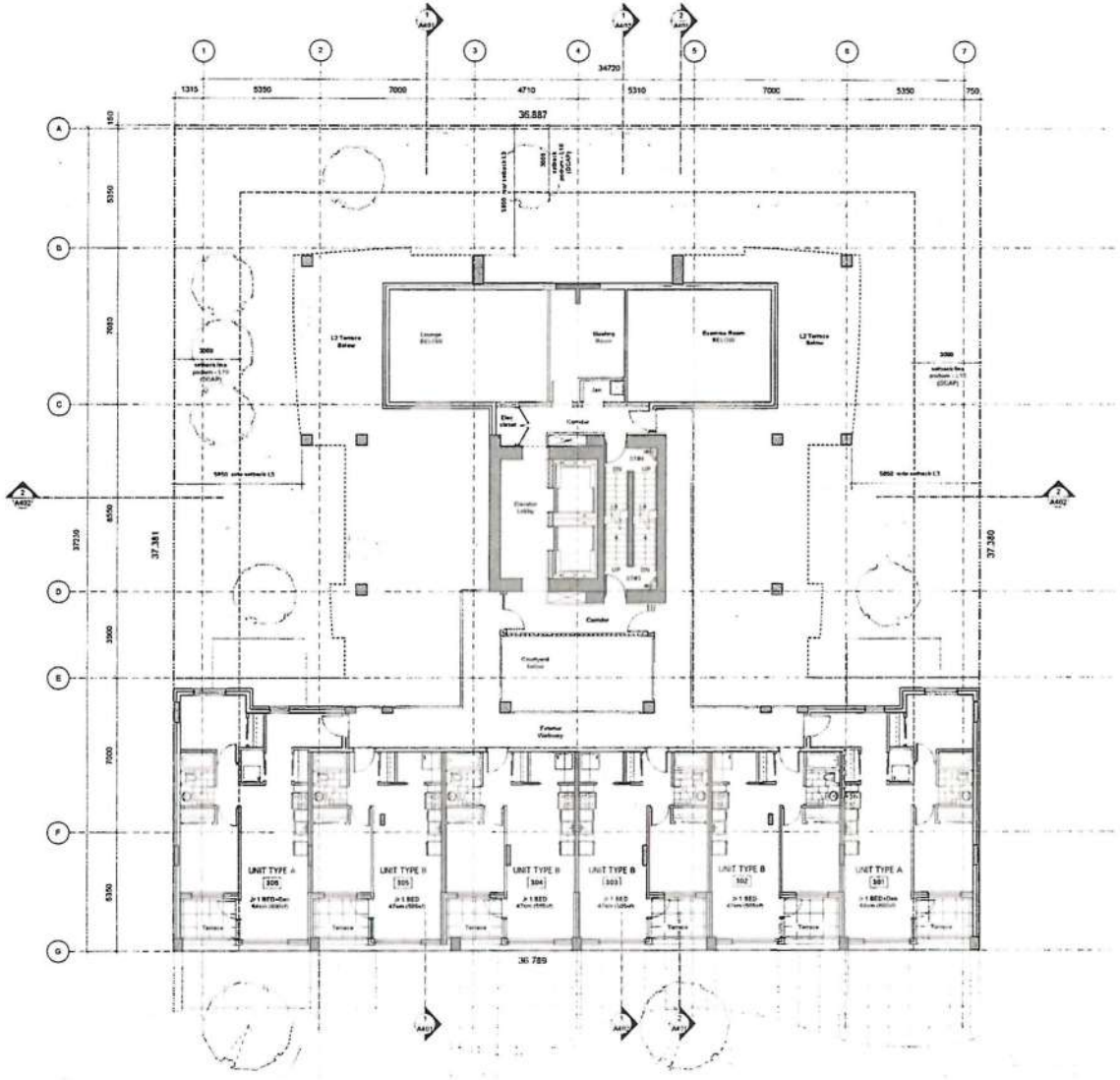
Victoria BC

L2 Floor Plan

A205



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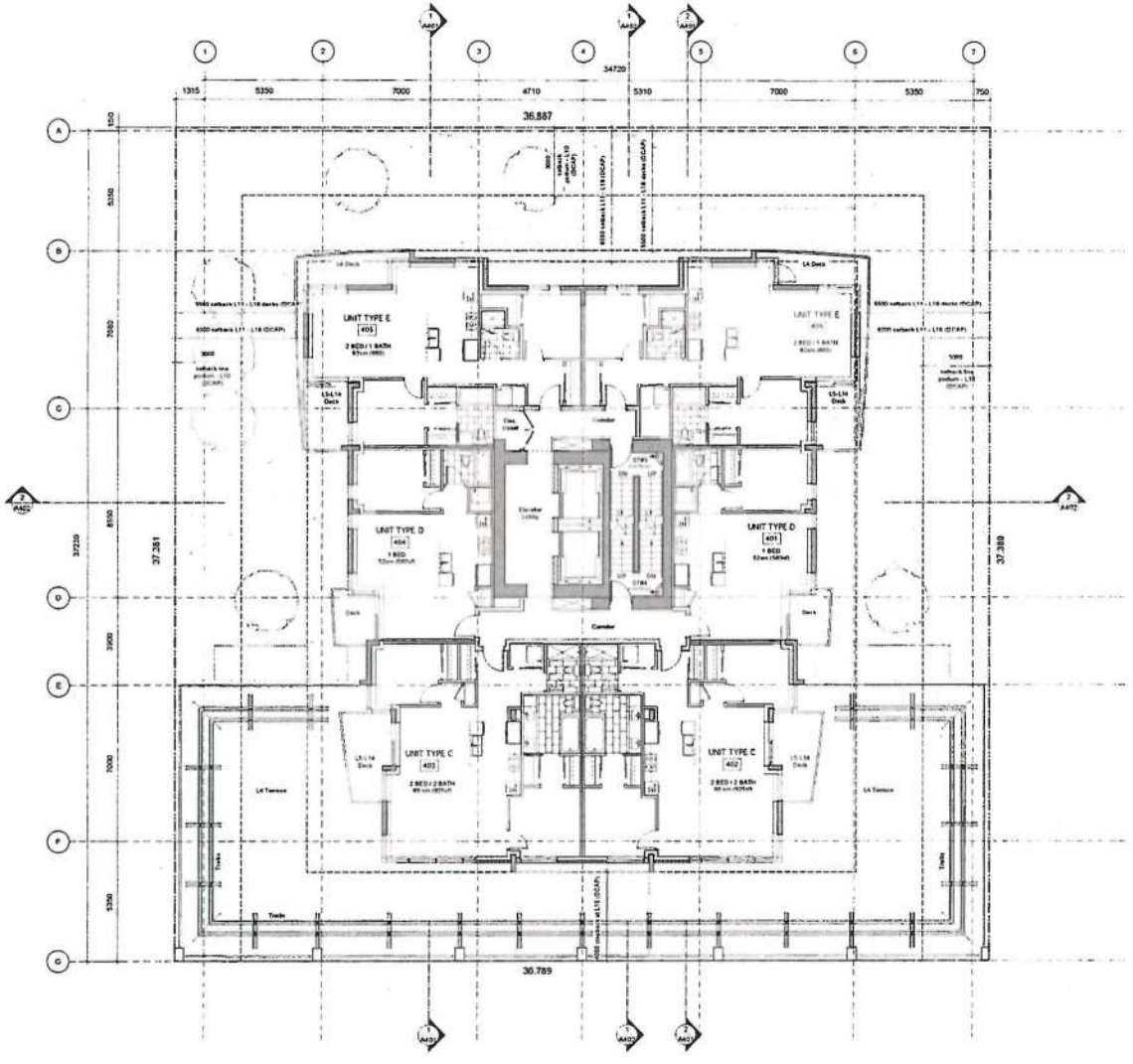
Victoria BC

L3 Floor Plan

A206



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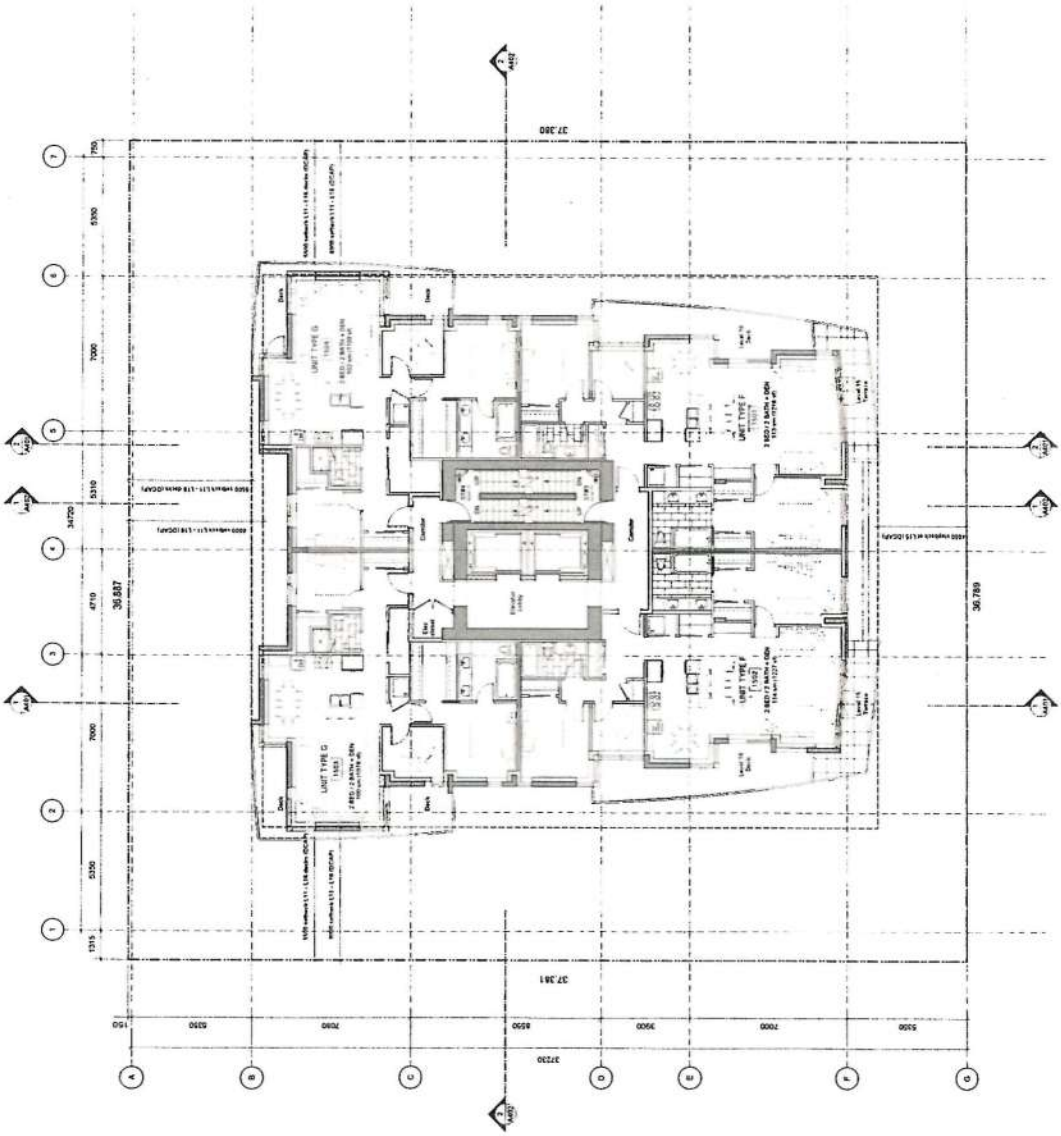
Victoria BC

L4-L14 Floor Plan

A207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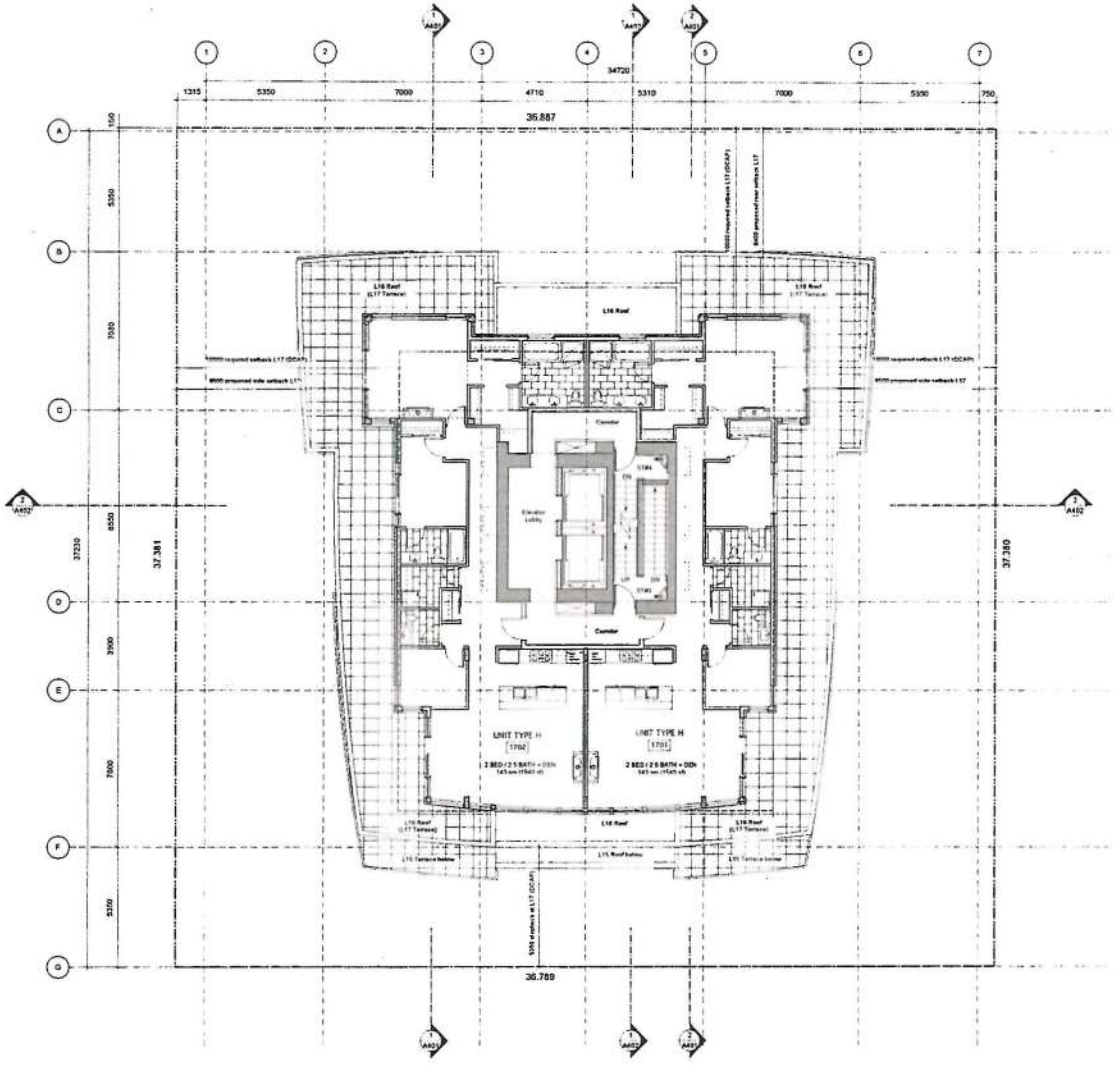
Victoria BC
L15-L16 Floor Plan
A208
UNIT TYPE G
UNIT TYPE F
UNIT TYPE I
Corridor
Elevator Lobby
Deck
37,380
37,361
37,230
36,837
36,789
34,720
5350
7000
7000
5300
5310
4710
1315
750
150
6200
7000
8500
9500
7000
5300



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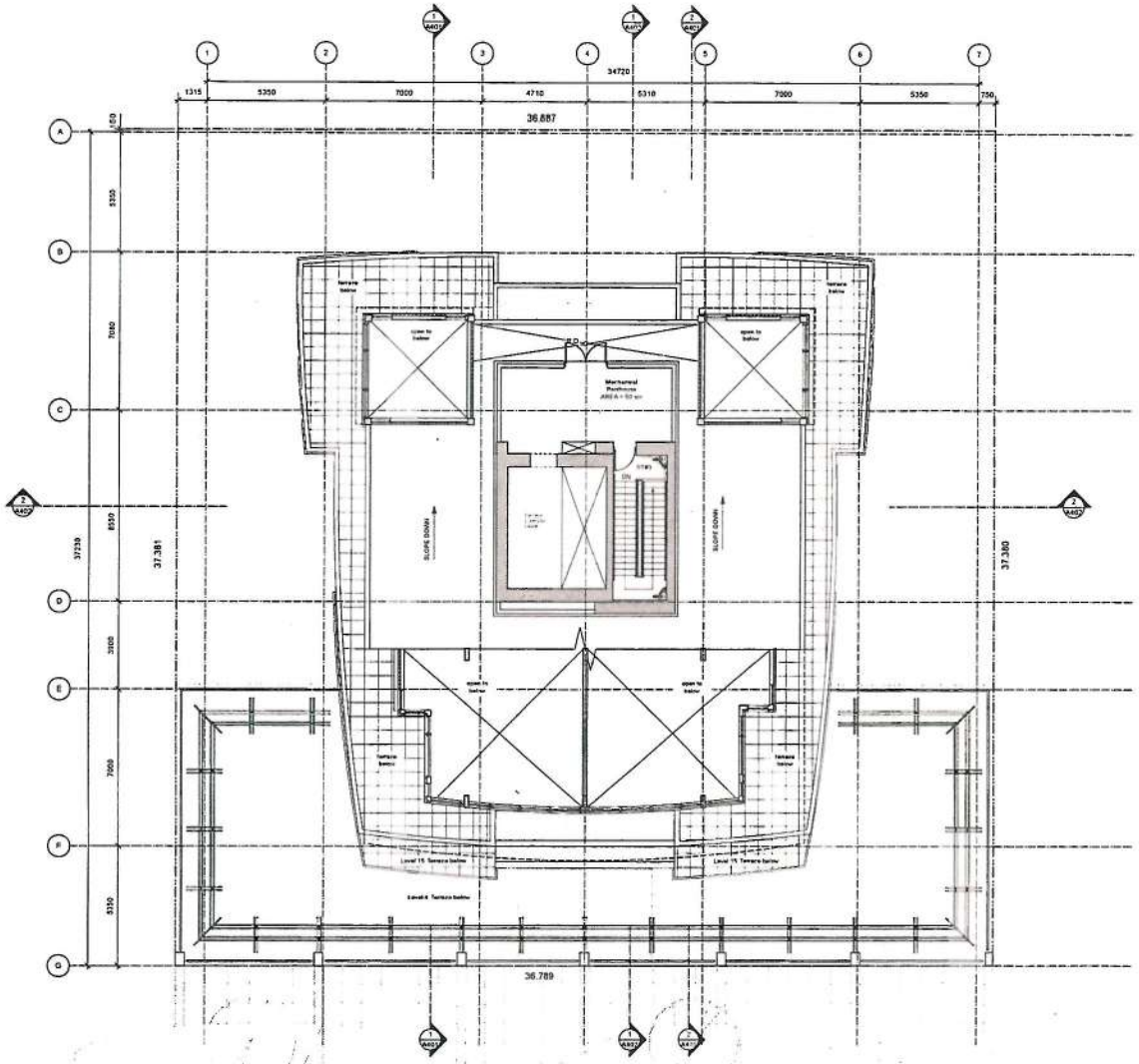
Victoria BC

L17 Floor Plan

A209



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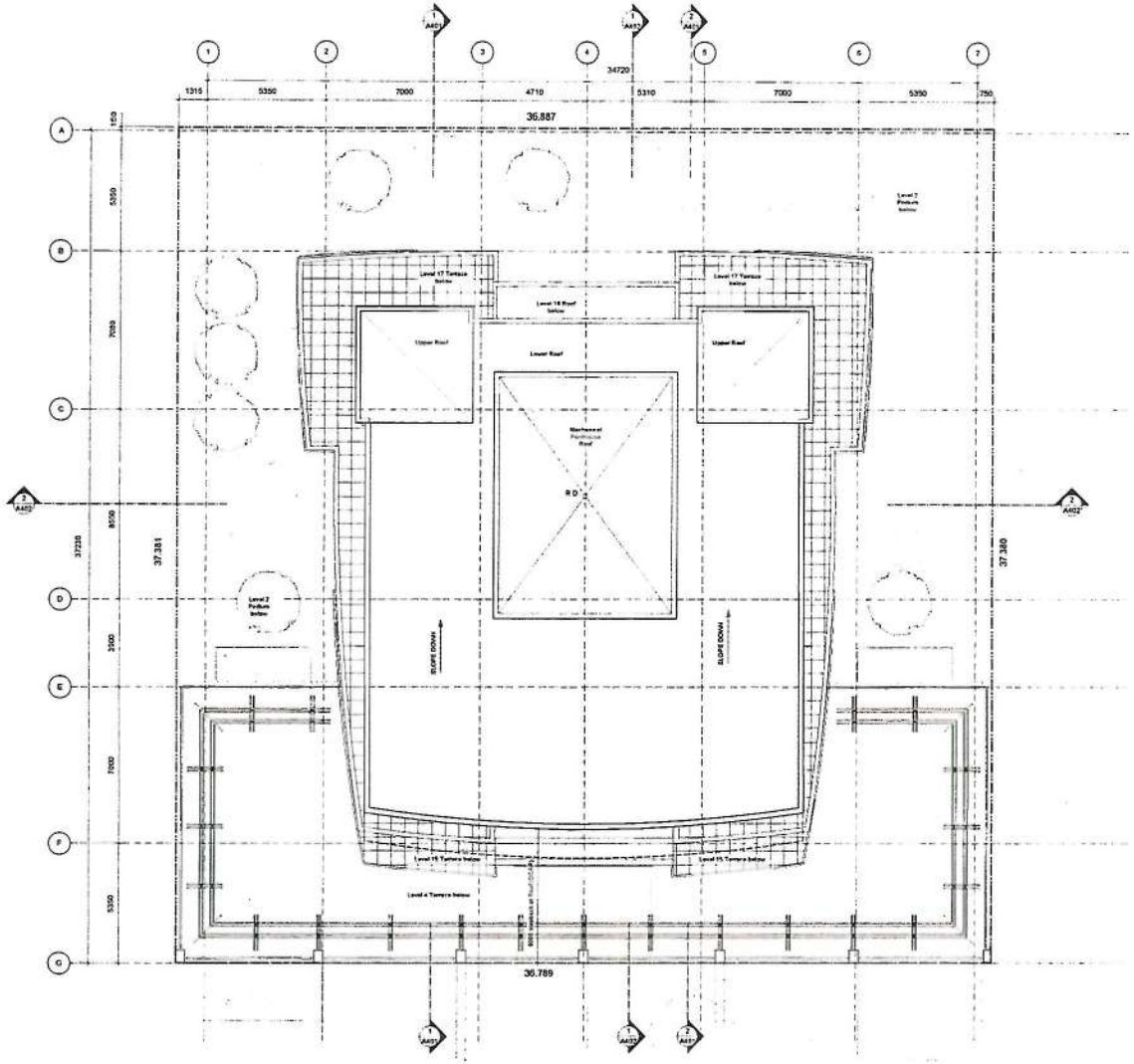
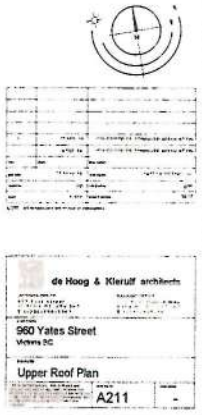
Victoria BC

Lower Roof Plan

A210


36.887
36.789
37.381
37.380
Upper Roof
Lower Roof
Upper Roof
SLOPE DOWN
SLOPE DOWN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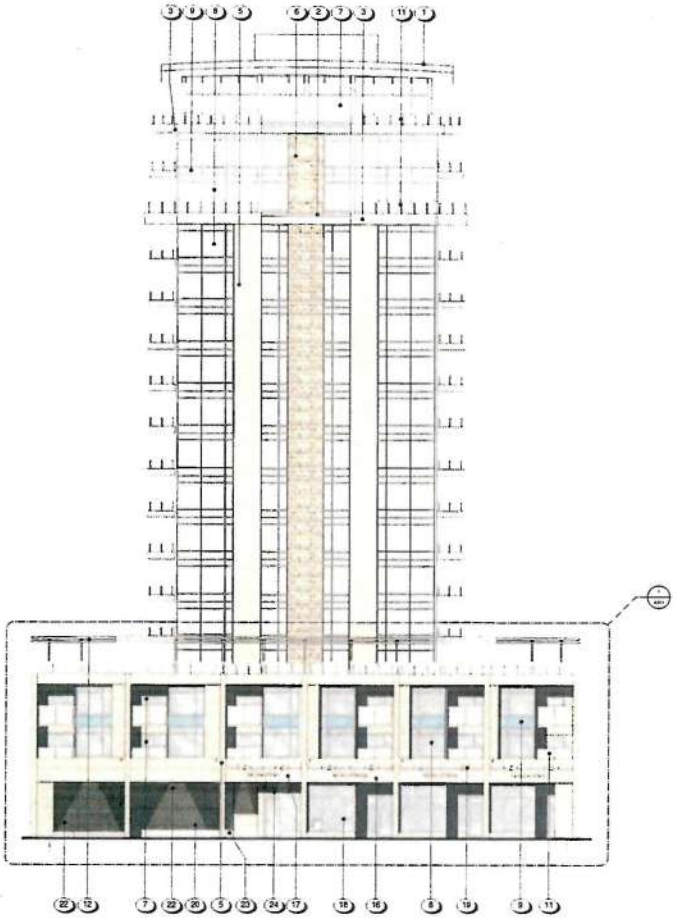
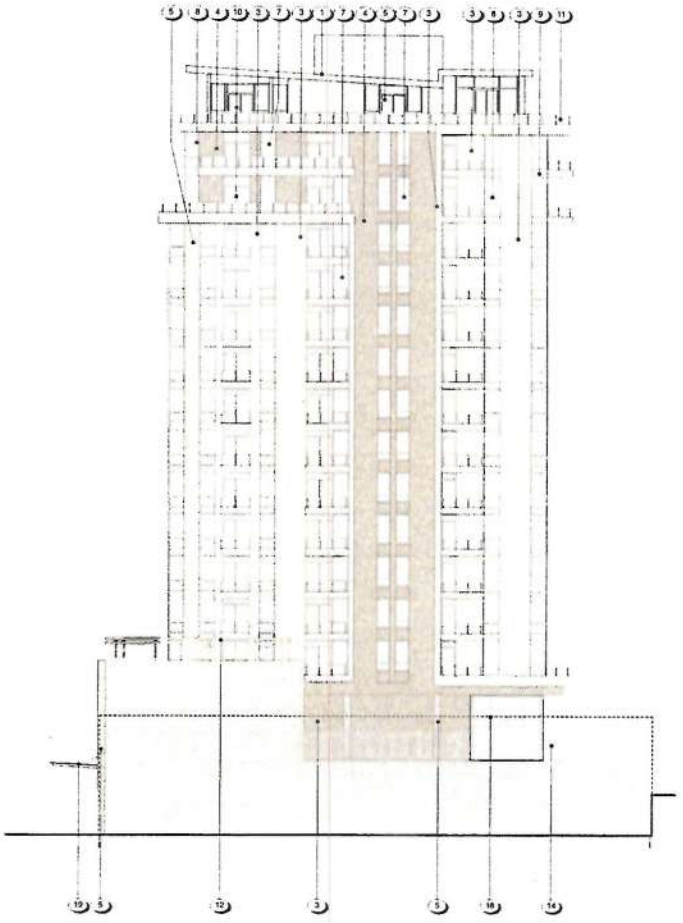
Victoria BC
Upper Roof Plan
A211



1 A301 South Elevation (Yates Street) 1:150



2 A301 East Elevation 1:150

MATERIALS SCHEDULE

1 PREFINISHED METAL FASCIA
2 PREFINISHED METAL FLASHING
3 PAINTED CONCRETE - field colour
4 PAINTED CONCRETE - accent colour
5 LIMESTONE VENEER - honed
6 LIMESTONE VENEER - rough
7 PREFINISHED ALUMINUM WINDOW
8 PREFINISHED ALUMINUM WINDOW WALL SYSTEM
9 INSULATED SPANDREL PANELS
10 PREFINISHED TEMPERED GLASS DOORS
11 TEMPERED CLEAR GLASS GUARD WITH PREFINISHED ALUMINUM FRAME
12 PAINTED METAL TRELLIS
13 GLASS BLOCK
14 PREFINISHED METAL FENCE
15 TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN
16 SIGNAGE BAND
17 BUILDING SIGNAGE
18 PREFINISHED ALUMINUM STOREFRONT WINDOW
19 PREFINISHED METAL AND TRANSLUCENT GLASS CANOPY
20 PREFINISHED METAL GYM SECURITY GATE
21 PLANTER
22 PREFINISHED METAL SCREEN
23 PREFINISHED METAL GATE
24 PREFINISHED METAL SCREEN WITH BUILDING NAME

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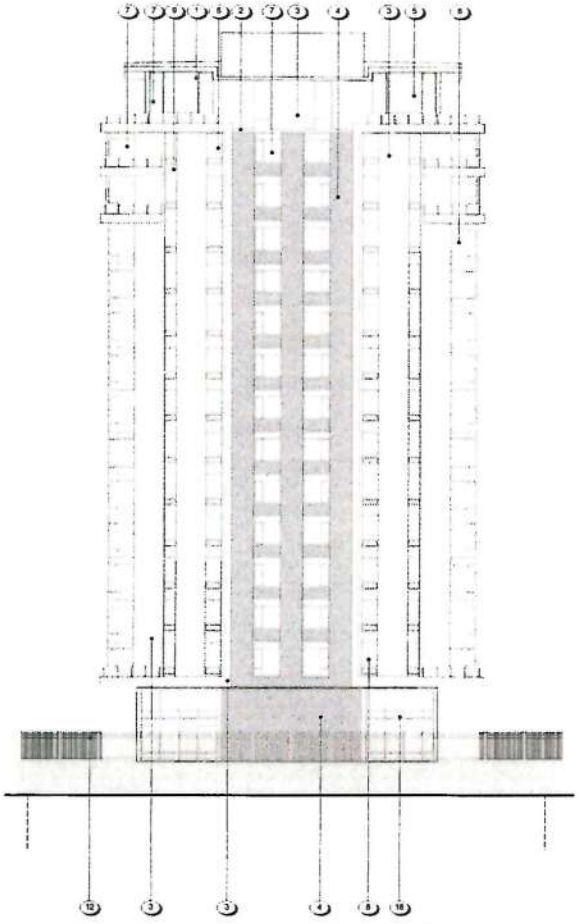
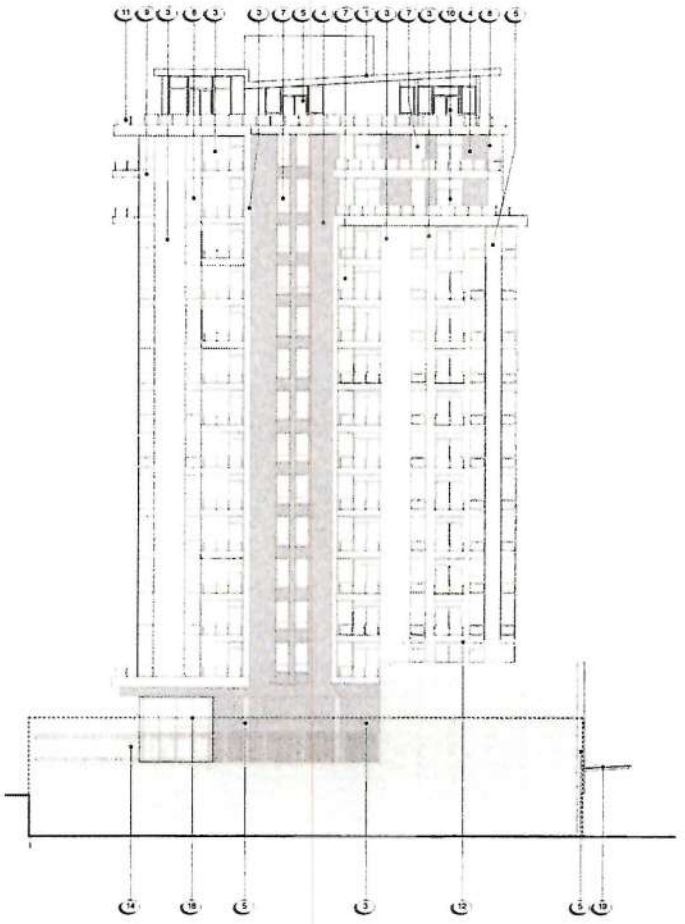
960 Yates Street
Victoria BC

South & East Elevations

A301



1 North Elevation
A302 1:150



2 West Elevation
A302 1:150

MATERIALS SCHEDULE

1 PREFINISHED METAL FASCIA
2 PREFINISHED METAL FLASHING
3 PAINTED CONCRETE - field colour
4 PAINTED CONCRETE - accent colour
5 LIMESTONE VENEER - honed
6 LIMESTONE VENEER - rough
7 PREFINISHED ALUMINUM WINDOW
8 PREFINISHED ALUMINUM WINDOW WALL SYSTEM
9 INSULATED SPANDREL PANELS
10 PREFINISHED TEMPERED GLASS DOORS
11 TEMPERED CLEAR GLASS GUARD WITH PREFINISHED ALUMINUM FRAME
12 PAINTED METAL TRELLIS
13 GLASS BLOCK
14 PREFINISHED METAL FENCE
15 TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN
16 SQUARE BAND
17 BUILDING SIGNAGE
18 PREFINISHED ALUMINUM STOREFRONT WINDOW
19 PREFINISHED METAL AND TRANSLUCENT GLASS CANOPY
20 PREFINISHED METAL GAR SECURITY GATE
21 PLANTER
22 PREFINISHED METAL SCREEN
23 PREFINISHED METAL GATE
24 PREFINISHED METAL SCREEN WITH BUILDING NAME

1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	[illegible]
13	[illegible]	[illegible]
14	[illegible]	[illegible]
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19	[illegible]	[illegible]
20	[illegible]	[illegible]
21	[illegible]	[illegible]
22	[illegible]	[illegible]
23	[illegible]	[illegible]
24	[illegible]	[illegible]

NOTE: All dimensions are shown in millimetres

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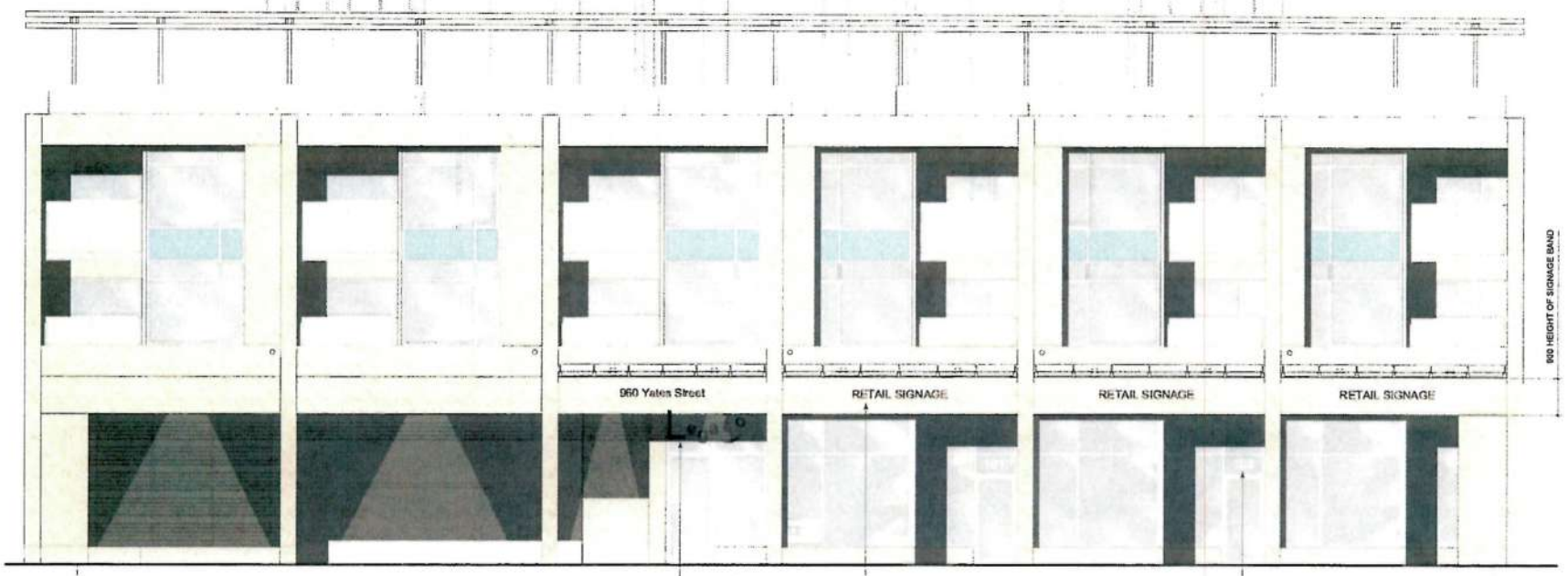
960 Yates Street
Victoria BC

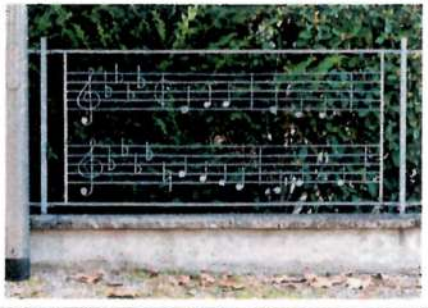
North & West Elevations

A302

RECEIVED
City of Victoria
DEC 03 2014
Planning & Development Department



1 A303 South Elevation Detail
1:50



2 A303 Concept for Decorative Screen
NTS

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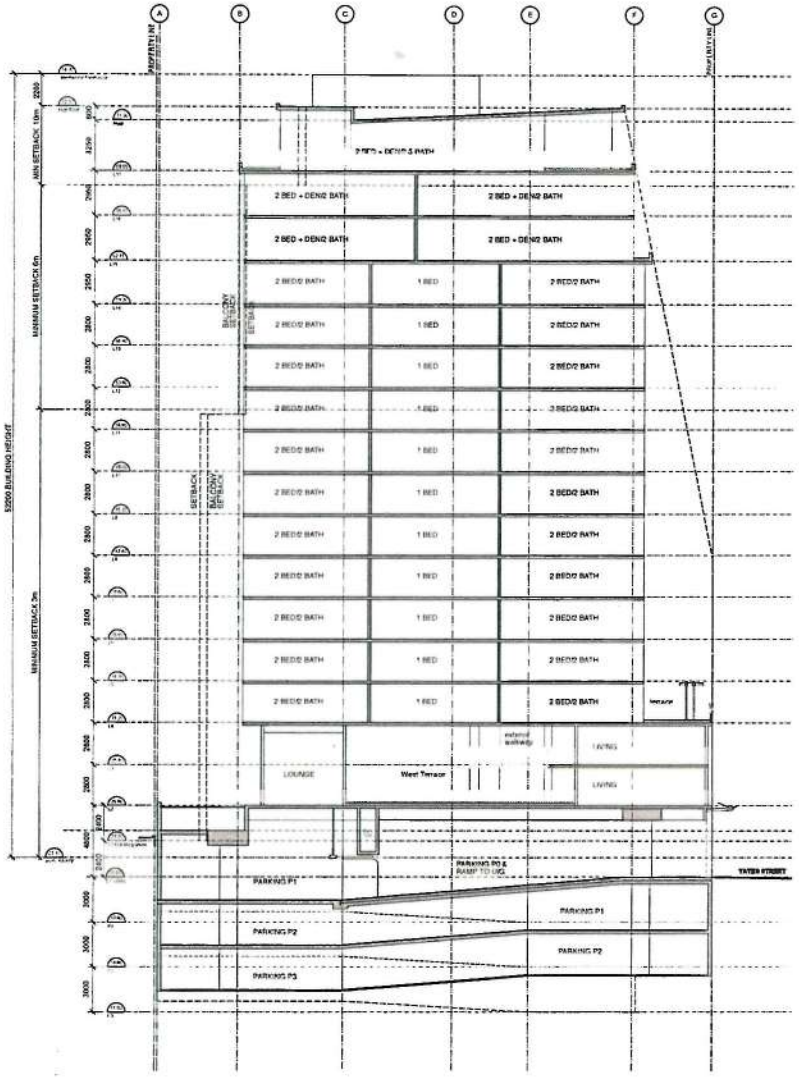
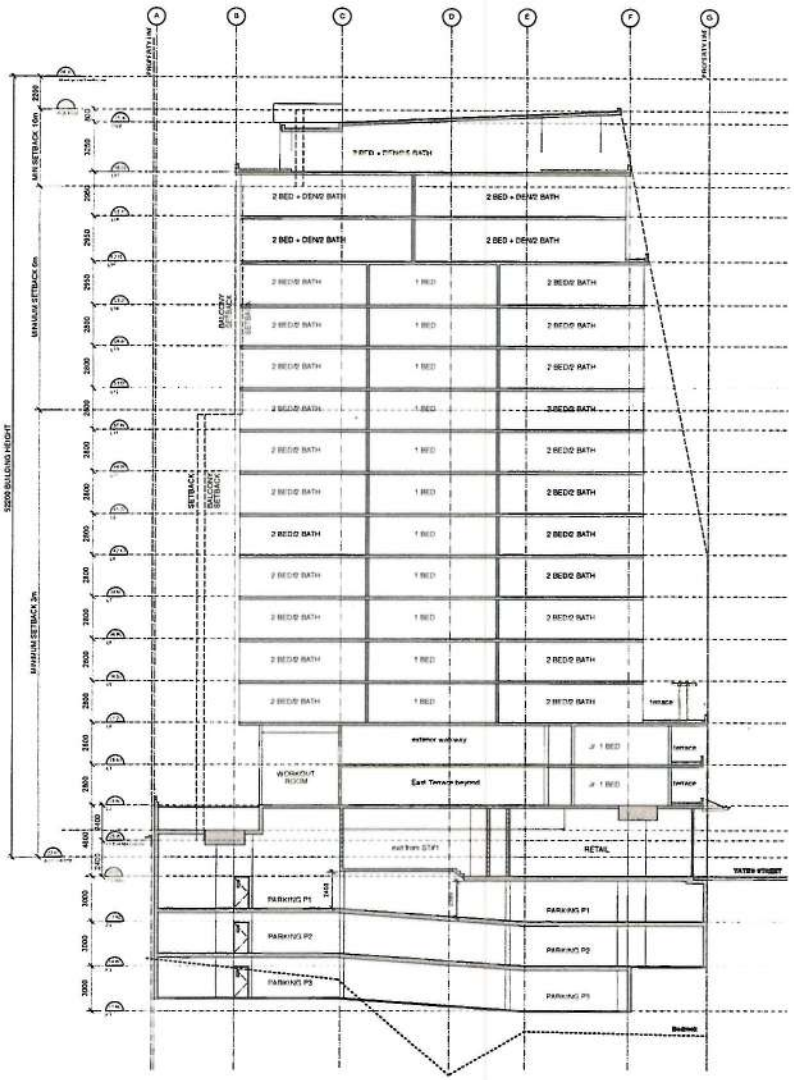
Victoria BC

Signage Details

A303



1 A401 Building Section Through Ramp
1:150



2 A401 Building Section Through Retail
1:150

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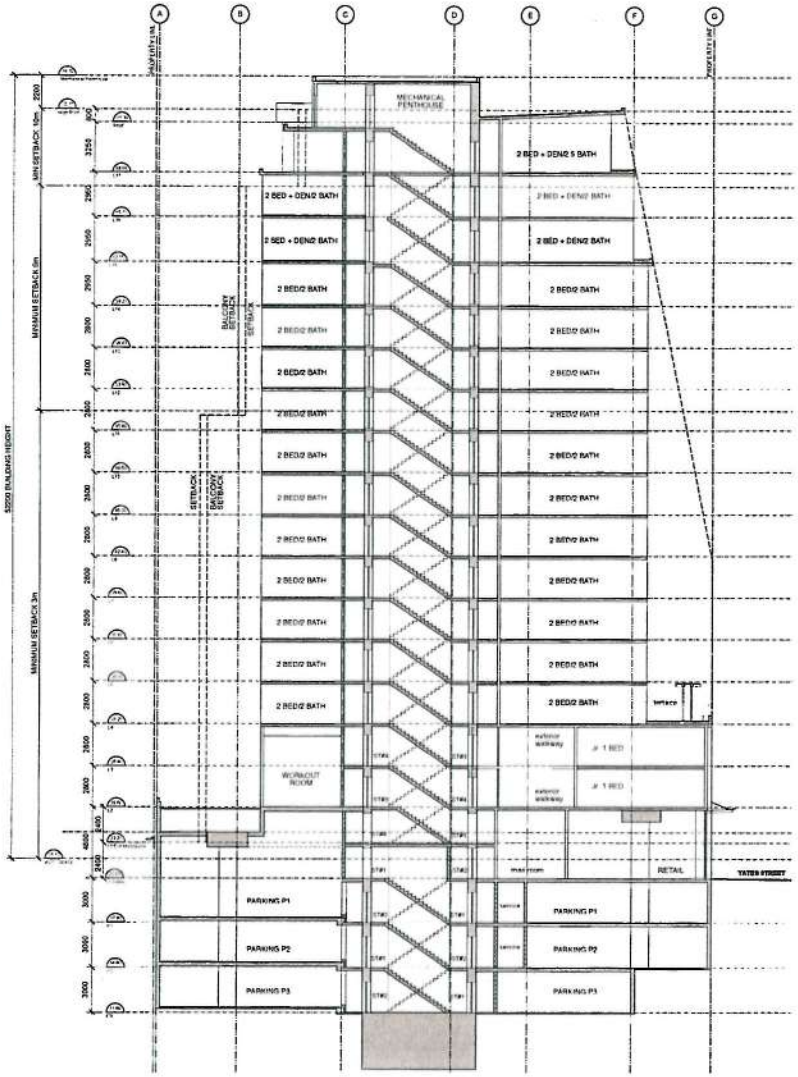
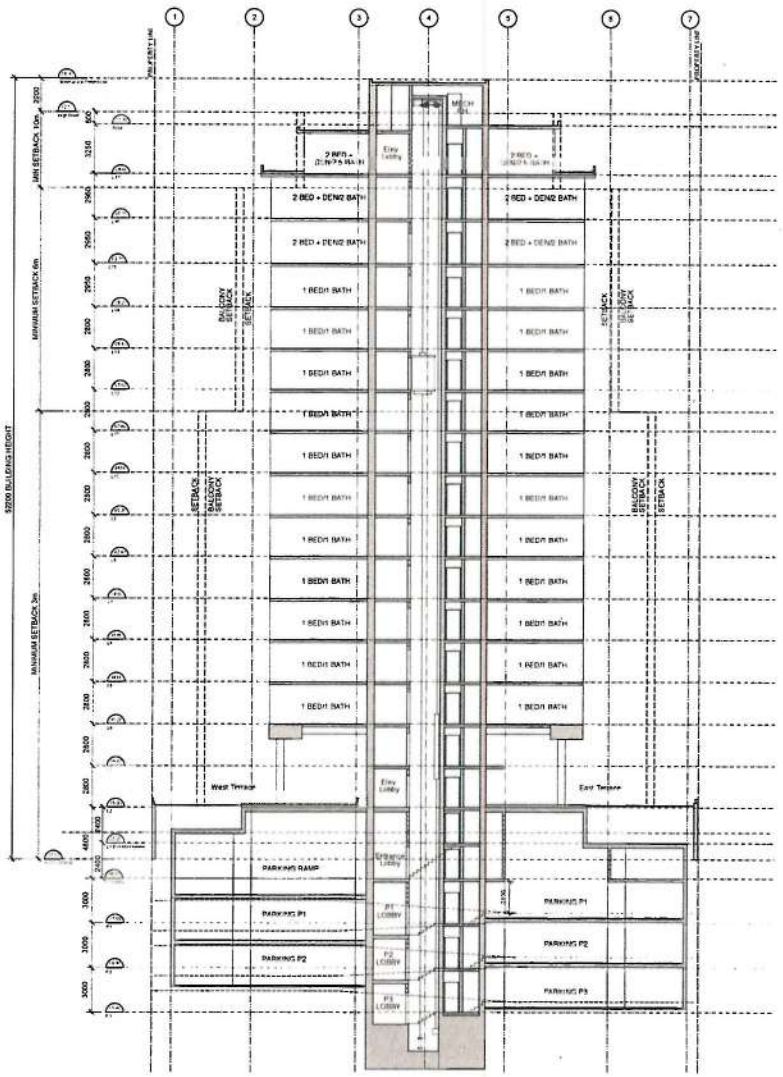
960 Yates Street
Victoria, BC

Building Sections

A401



1 A402 Building Section Through Stair Core
1:150



2 A402 Building Section Through Elevator Core
1:150

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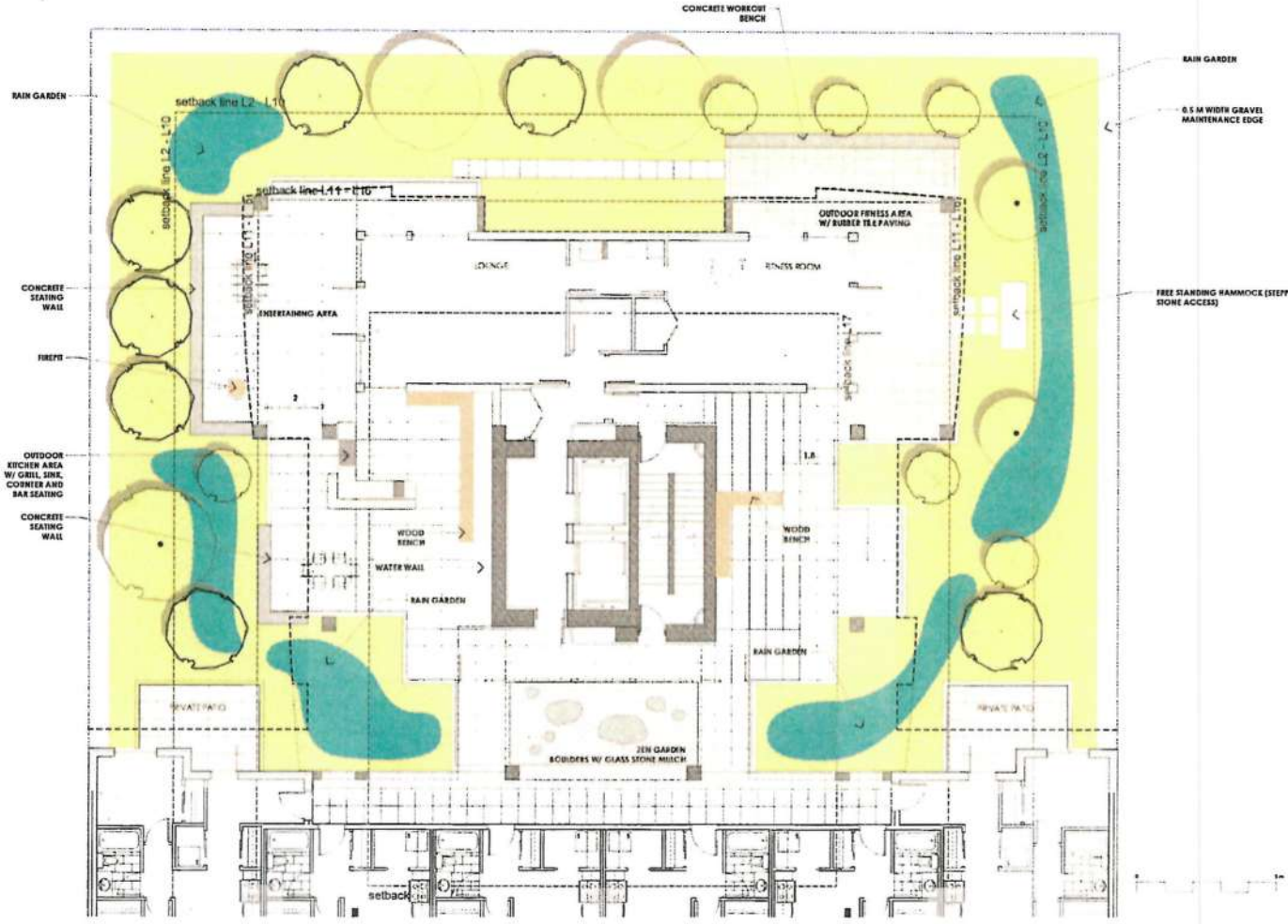
Victoria BC

Building Sections

A402



LEGEND

- Property line
- Rain garden - TOP OF POOL
- Landscape Material:
  - Hydrapressed Slab paving
  - Rubber Tile Surface - Outdoor Fitness Area
  - Planting Area
  - Rain Garden Area (SEE DETAIL, L3.01)
  - Gravel Maintenance Edge (0.5 m width)

DRAWING NOTES

1. DO NOT SCALE DRAWINGS: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and containers, to current BABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

PAVING MATERIAL PALETTE

HYDRAPRESSED SLABS (600 X 600 MM)

RUBBER TILE PAVING (OUTDOOR FITNESS AREA)

LANDSCAPE FEATURES

OUTDOOR KITCHEN

WATER WALL WITH LIGHTING

WOOD BENCH

SEATING WALL

FIREPIT

FREE STANDING HAMMOCK

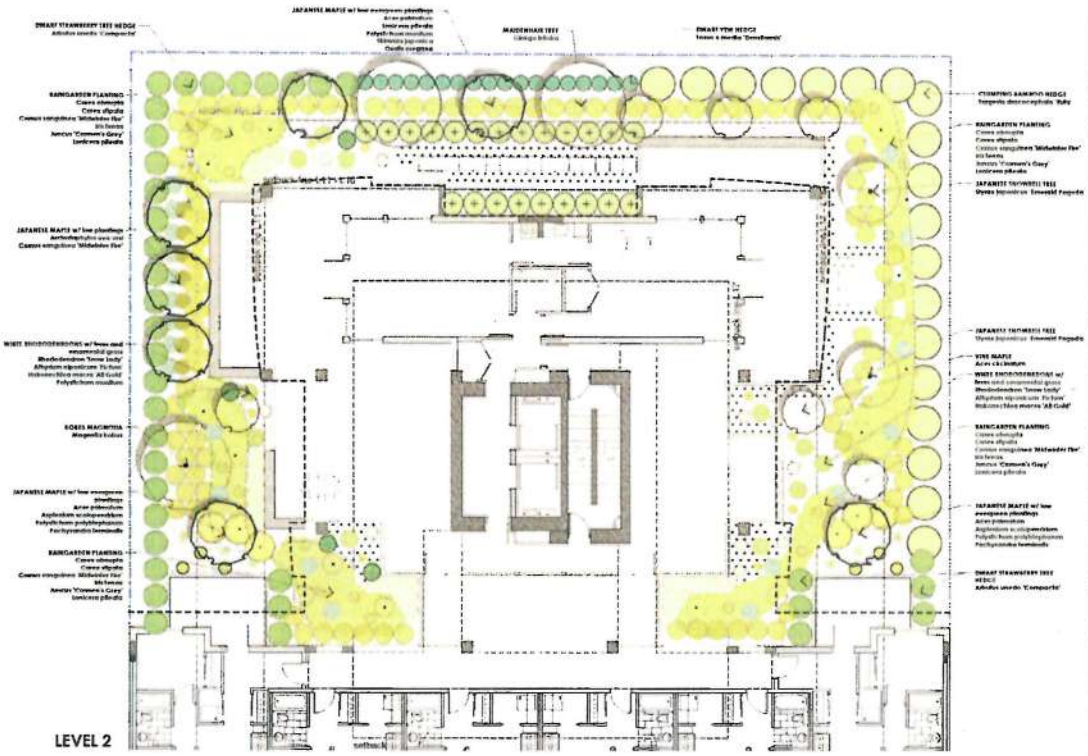
Murdoch deGreeff Inc.

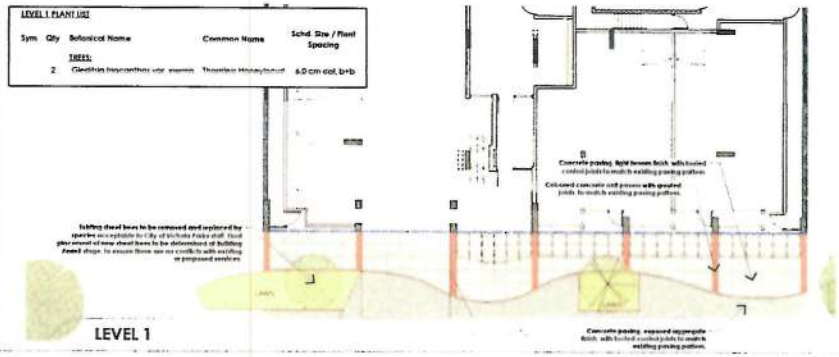
de Hoog & Kierulf architects

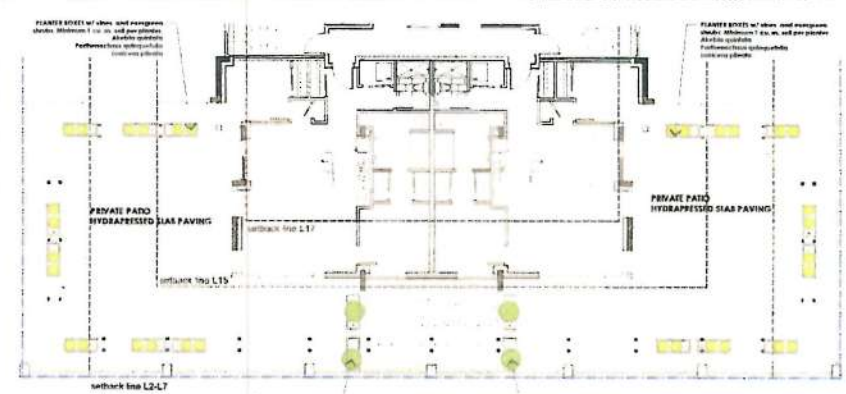
960 Yates Street
Victoria BC

Landscape Plan - Level 2

L1.1 | 1







LEVEL 2 PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		TREES:		
	6	Acer circinatum	Vine Maple	2.4 m ht, multi-stem (3 trunk)
	7	Acer palmatum	Japanese Maple	3.0m clump, 3trunks min, b&b
	2	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b
	1	Magnolia kobus	Kobus Magnolia	5.0cm cal, wb
	2	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
		SHRUBS / FERNS / GRASSES:		
Auc	37	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot
Asp	6	Asplenium scolopendrium	Hart's Tongue Fern	#1 pot
Ana	8	Athyrium nipponicum 'Pictum'	Japanese Painted Fern	#1 pot
Cam	20	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#3 pot
Cl	15	Crocosmia 'Lucifer'	Lucifer Crocosmia	#2 pot
Fdr	19	Fargesia dracocephala 'Rufa'	Dragon's Head Bamboo	#5 pot
Hmg	11	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Lp	90	Lonicera pileata	Privet Honeysuckle	#1 pot
Mst	6	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Pm	4	Polystichum munitum	Sword Fern	#2 pot
Pab	6	Polystichum polyblepharum	Tassle Fern	#1 pot
Pev	89	Pachystima myrsinites	Mint Bush	#1 pot
Rhs	11	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#5 pot
Sly	22	Skimmia japonica	Japanese Skimmia	#5 pot
Tmd	18	Taxus x media 'Densiformis'	Dense Yew - male only	#3 pot, 7 max ht. male only
		GROUNDCOVERS:		
Arc	25	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 40 cm O.C.
Gsh	141	Gaultheria shallon	Salal	#2 pot
Ibc	13	Isotoma fluviatile 'Blue Star Creeper'	Blue Star Creeper	Sp3 / 35cm o.c.
Oo	207	Origanum oregano	Redwood Sorel	Sp3, 30cm o.c.
Pal	265	Pachysandra terminalis	Japanese Spurge	Sp3 / 45 cm o.c.
		RAINGARDEN:		
Co	256	Carex obnupta	Slough Sedge	#1 pot
Cs	256	Carex stipata	Sawbank Sedge	Sp3
Is	18	Iris tenax	Oregon Iris	#1 pot
Jcg	20	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3

LEVEL 4 PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		SHRUBS:		
Auc	4	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot
Lp	32	Lonicera pileata	Privet Honeysuckle	#1 pot
		GROUNDCOVERS AND VINES:		
Ai	8	Akebia quinata	Chocolate vine	#2 pot
Pq	12	Parthenocissus quinquefolia	Virginia Creeper	#2 pot


JAPANESE SNOWBELL


KOBUS MAGNOLIA


MAIDENHAIR TREE


CLUMPING BAMBOO


VINE MAPLE


JAPANESE MAPLE


DWARF STRAWBERRY TREE

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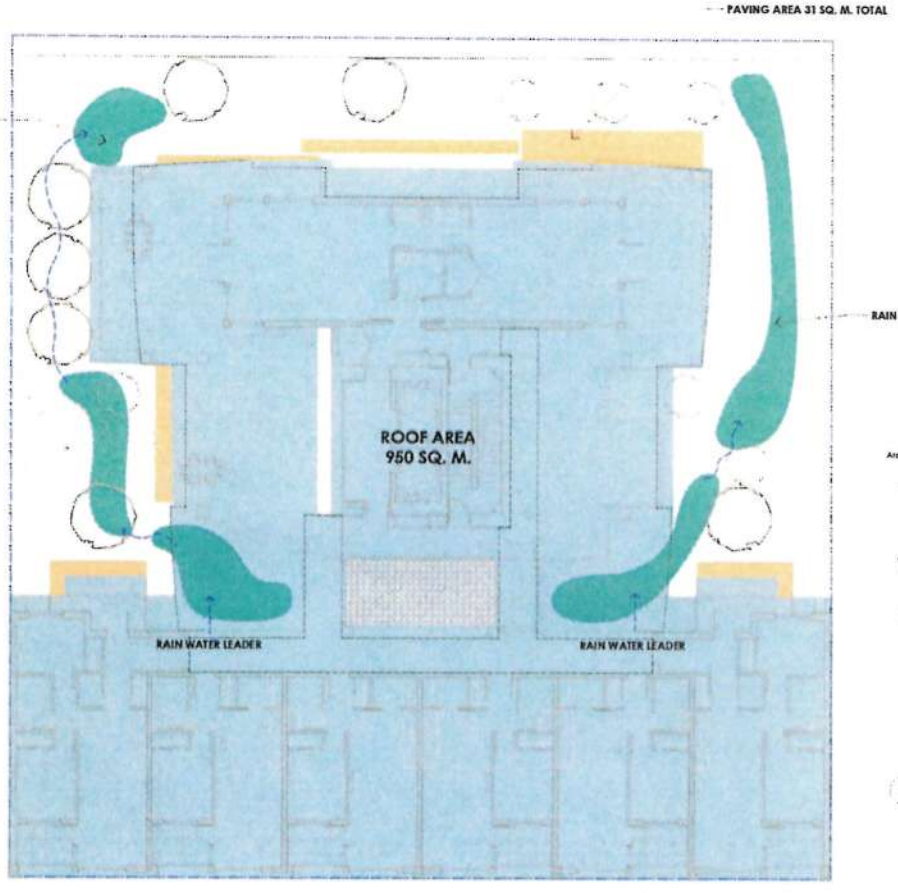
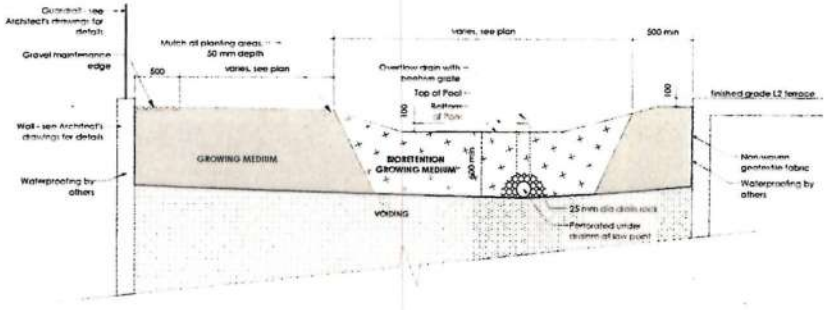
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
9. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

Murdoch deGreeff inc. landscape architecture & planning

de Hoog & Kierulf architects
960 Yates Street
Victoria BC

Planting Plan
L2.1 | 3





1 Rain garden detail
Scale: 1:25

Rain Garden Capacity Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area	Rain Garden Capacity	Excess (+) or Deficient (-) Capacity
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	(cu.m./day)
Catchment A	950.5	46.6	0.60	0.7	77.5	54.3	7.7

Assumptions
1 Design storm is a 2 year storm event which equals 5 cm of water, in a 24 hr period.
2 Rain Garden design based on 100 mm live ponding plus 30% of the sand/ compost growing medium volume (assuming growing medium has 30% void space) with a minimum infiltration rate of 2 mm/hour (or 48 cm per day), via perforated underdrain.

DRAWING NOTES
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and containers, to current BABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material installation and maintenance to conform to the current edition of the BCSLA/BCNLA Landscape Standards.
9. General Contractor and/or sub contractors are responsible for all costs related to production and submission to consultant of all landscape as built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

Murdoch deGreeff

de Hoog & Kleruff architects

960 Yates Street
Victoria BC

Stormwater Management Plan

L3.1 | 1

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	February 12, 2015
From:	Charlotte Wain, Senior Planner - Urban Design		
Subject:	**Rezoning Application No. 00475 for 838 Fort 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. 00475 for 838 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

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 838 Fort Street. The proposal is to amend the existing CA-42 Zone (Harris Green Commercial District) to increase the floor area of an existing vacant building and allow retail uses on the ground floor and offices above.

The following points were considered in assessing this application:

- The property is designated as Core Business in the *Official Community Plan 2012 (OCP.)*
- The proposal is consistent with the objectives of the OCP regarding use and density.
- The proposal is consistent with the design guidelines within The *Downtown Core Area Plan (DCAP).*
- The proposal will allow for the renovation of an existing vacant building through the introduction of a street level café and offices above.

BACKGROUND

Description of Proposal

This Rezoning Application is to amend the existing CA-42 Zone (Harris Green Commercial District) to increase the floor area of an existing vacant building and allow retail uses on the ground floor and offices above.

The following differences from the standard CA-42 Zone are being proposed and would be accommodated in the new zone:

- increasing the permitted density from 2.5:1 Floor Space Ratio (FSR) to 2.8:1 FSR.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal. However, the proposal does include the retention and renovation of an existing vacant building.

Land Use Context

The area is characterized by a mixture of commercial and office buildings ranging in height from one to three storeys.

Existing Site Development and Development Potential

The site presently contains a vacant building. Under the current CA-42 Zone, the property could be developed up to 2.5:1 FSR with a maximum height of 15m. The range of uses permitted in the Zone includes but is not limited to restaurants, professional offices and retail sales.

Data Table

The following data table compares the proposal with the existing CA-42 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to indicate where the building is legally non-conforming.

Zoning Criteria	Existing Building	Proposal	Zone Standard CA-42
Site area (m^2) - minimum	652.65	652.65	N/A
Density (Floor Space Ratio) - maximum	2.76**	2.80:1*	2.50:1
Total floor area (m^2) - maximum	1726.00**	1754.00*	1564.12
Height (m) - maximum	11.86	15.11	15.5
Storeys - maximum	3	4	4
Setbacks (m) - minimum			
Front (Fort Street)	1.2**	1.2*	3
Rear	0	0	N/A
Side (east)	0	0	N/A
Side (west)	0	0	N/A

Zoning Criteria	Existing Building	Proposal	Zone Standard CA-42
Parking - minimum	0	0	N/A

Community Consultation

The applicant has consulted with the Downtown Residents Association. The CALUC have agreed that due to the minor nature of the application, they are willing to waive the requirement for a formal CALUC meeting.

ANALYSIS

Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Business, which supports commercial (including office and retail) uses in buildings up to approximately 24 storeys.

The proposal is consistent with the objectives set out in the OCP in relation to land use and density.

Downtown Core Area Plan

Aligned with the OCP, the *Downtown Core Area Plan* (DCAP) has policies related to density and land use and also supports the location of commercial employment uses alongside complimentary uses such as restaurants and retail stores. The subject property is identified in the Central Business District (CBD), which encourages active commercial street-level uses along Fort Street to help increase pedestrian activity. The proposal is consistent with the objectives set out in the DCAP in relation to land use and density.

CONCLUSIONS

The proposal is aligned with the OCP and DCAP policies related to use and density and would allow the retention and renovation of an existing vacant building within the CBD.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00475 for the property located at 838 Fort Street.

Respectfully submitted,

A. Meye

Charlotte Wain
Senior Planner - Urban Design
Development Services Division

A. Meyer

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

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: Feb. 12, 2015

CW/ljm
S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00475\REZ PLUC REPORT1.DOC

List of Attachments

- Zoning map
- Aerial photo
- Letter from applicant, dated January 31, 2015
- Plans for Rezoning Application No. 00475 and Development Permit Application No. 000407.

31 January 2015

Re: Rezoning Application at 838 Fort Street

Dear Mayor and Council,

We are pleased to submit this application for rezoning of the above-described property.

Project Description

The proposed development is located on the north side of Fort Street between Blanshard Street and Quadra Street. The property is currently zoned CA-42 and is in the Harris Green District. The property is improved with a three-storey building set back from the property line approximately 1.2 metres. A portion of the building (approximately 40%) is further setback from the property line creating a "dead space" which is presently enclosed with a black metal, picket-style fence. The building is currently 100% vacant. It is contemplated that the building will house a mix of retail and office on the main floor and office above.

The intention is to create a café at street level and a roof top patio. The above-described metal fence at street level would be replaced with a glazed storefront with multiple large doors opening onto a south-facing outdoor seating area. In addition to animating the building façade/street presence via the café and roof patio, showers and bike storage will be constructed in the basement. It is intended that the building will be a "technology hub" housing a number of Victoria's established and start-up tech companies.

Under the CA-42 zone, the maximum FSR is 2.5:1. The existing building is non-conforming at 2.74:1. The proposed work (i.e., replacing the metal fence with a glazed wall at street level and the roof patio) will increase the density to 2.80:1 and because the enclosed portion of the roof patio (i.e., landing at top of stairs) is considered to add a floor to the existing building, a front yard setback variance will be required. Further, the CA-42 zone requires retail uses to occupy a minimum of 75% of the building street frontage. Currently, 0% of the frontage is occupied by retail. The proposed café will occupy 45% of the frontage. The construction of the building (i.e., structural concrete columns at the west and east ends of the building and elevator lobby) preclude 75% of the frontage being occupied by retail use. The proposed 45% is the maximum retail frontage achievable. This application is being made in order to increase the density above that allowable, relax the front yard setback requirement triggered by the enclosed portion of the roof patio and to decrease the required retail frontage. The subject site is designated core business under the urban place designation.

Policy & Benefits

The project is consistent with the broad objectives of the land management and development policies of the official community plan. The project will revitalize an area, in part defined by vacant buildings. A vacant and neglected building will be transformed

into a vibrant and collaborative working space housing knowledge-based workers. The work force is made up predominantly of young well-educated (e.g., masters level computer engineering qualifications) urbanites who live, play and would like to work in the city core. Commuting will be predominantly by foot and bike. Given previous and existing uses, the project greatly improves the building and surrounding area without negatively affecting immediate neighbours.

Conclusion

Our plan to convert a vacant and uninviting building into an animated and welcoming modern collaborative working space will provide economic and social benefits to the City and neighbourhood. The project enhances the neighbourhood and the economic viability of the City of Victoria.

Included in this package are:

1. City of Victoria rezone application form.

2. Architectural drawings of proposed work (inc. survey and photograph of existing building).

   Five sets of plans 64 x 91 cm (24" x 36")
   Three sets of plans 22 x 28 cm (8.5" x 11")
   One set of plans 28 x 44 cm (11" x 17")

3. Letter to Mayor and Council providing a rationale for the rezoning.

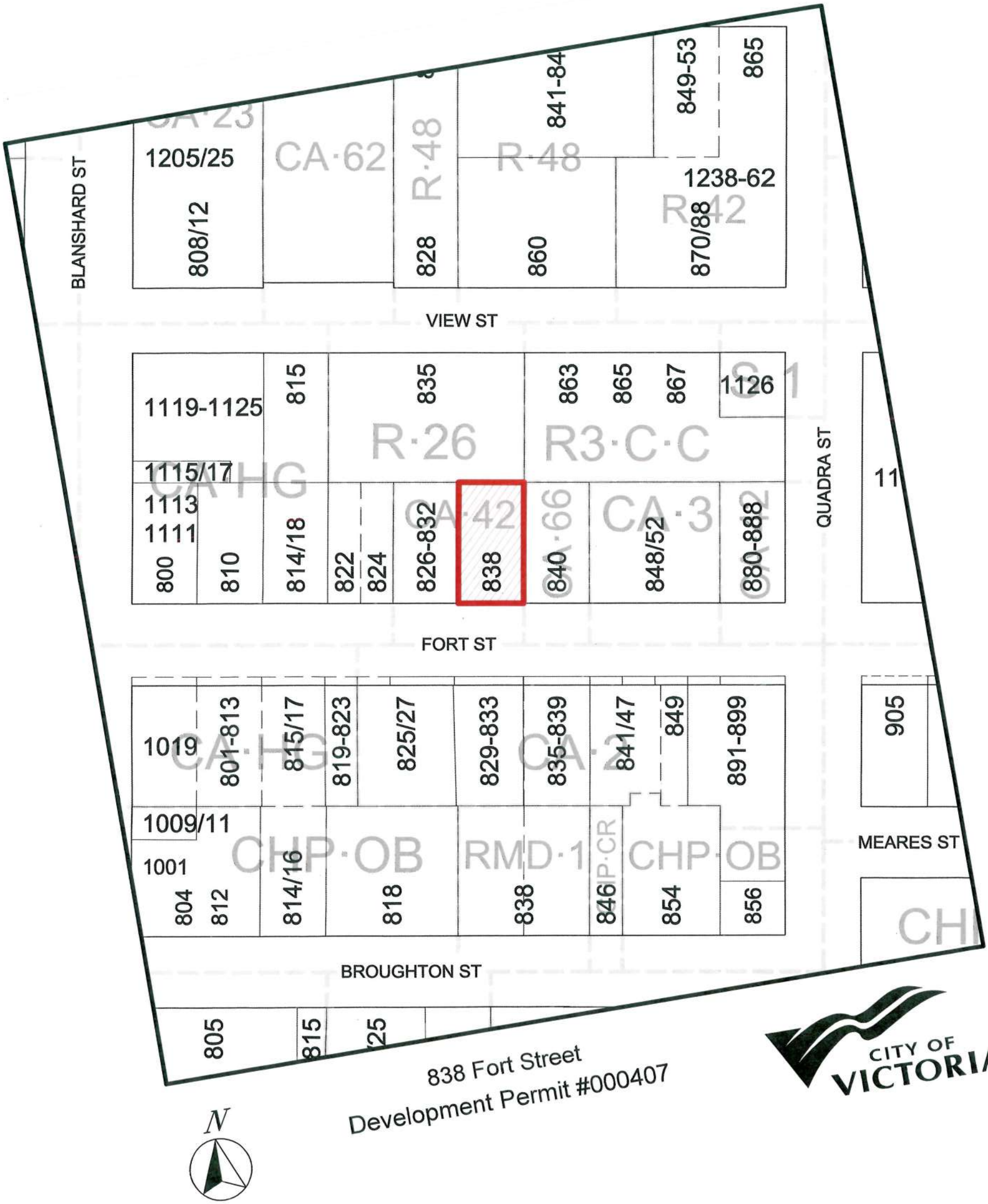
4. Current Certificate of Title.

5. Project information table.

Further information is available upon request.

Sincerely yours,

Daniel Robbins



838 Fort Street
Development Permit #000407

CITY OF VICTORIA

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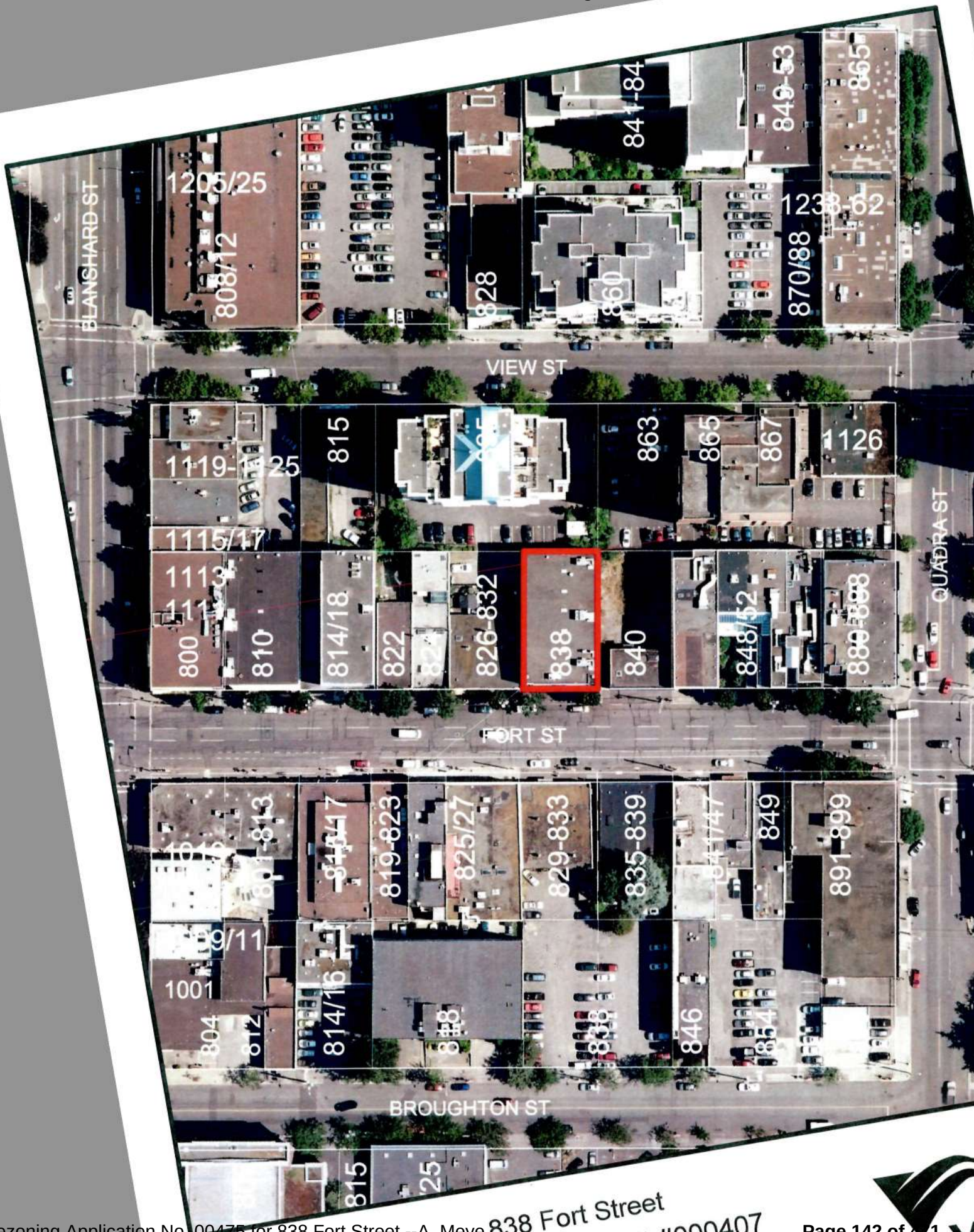


838 Fort Street
Development Permit #000407

PROJECT DIRECTORY

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC V8V 3K3
tel: (250) 658-3367
fax: (250) 658-3397

OWNER
Sunstone Holdings Inc.
910-925 West Georgia Street
Vancouver, BC V6C 3L2

PROJECT INFORMATION

CIVIC ADDRESS
838 Fort Street, Victoria, BC

LEGAL DESCRIPTION
Lot 289, Victoria City, Except the Southerly 8 FT Thereof

EXISTING AND PROPOSED ZONING
CA-42 Harris Green Commercial District

EXISTING AND PROPOSED USE
Commercial Office / Retail

SCOPE OF WORK
- Facade Refurbishment
- New Lobby & Storefront Glazing
- New Roof Top Access & Deck

CODE ANALYSIS

Building Area : 600 m2
Storeys : Three (3) Storeys plus Basement
Streets Facing : One (1)
BC Building Code : 2012 - Part 3
Occupancy : Group D
- Business & Personal Services

3.2.2.58: Group D up to 3 Storeys Facing 1 Street
1600m2 Max Area
45 min. rated Floors/Walls/Columns/Roof
NOTE: Existing Floor & Roof Assemblies and Supporting Structure - No Fire Resistance Rating

Construction : Combustible and Non-combustible
Fire Protection : Non-Sprinklered Building

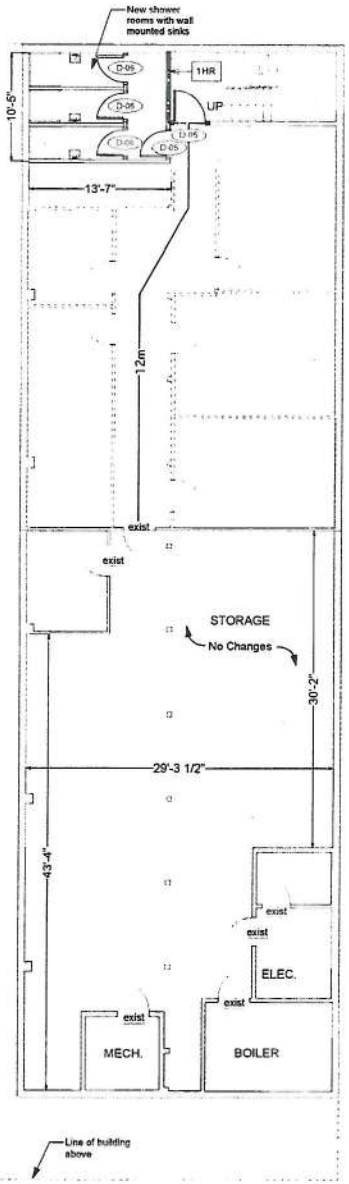
Number of Exits: Two (2) Exits provided (interior stairs)
Separation of Exits : 1/2 diagonal floor area but not less than 9 m (3.4.2.3.(1)(b)).
Floor area diagonal = 37.5m
Exit separation no less than 18.75m
Exit Separation = 30m
Travel Distance : 40m (3.4.2.5.(1)(b)) maximum: 26.7m actual.

Level 1 Office:

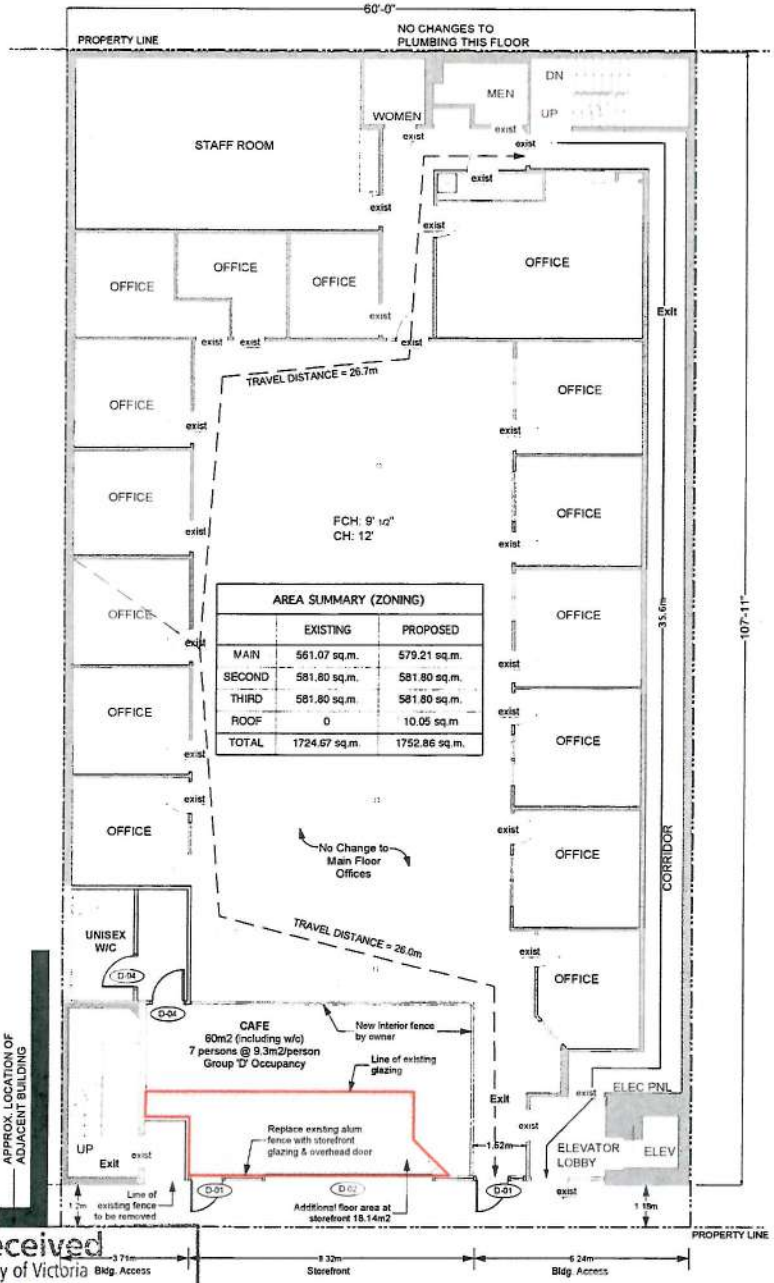
Floor Area : 540 m2
Occupant Load : 540 / 9.3 = 58.06 = 59 people (single tenancy)
Washrooms Req'd: 30 M = 2 w/c + 1 lav (provided)
30 F = 2 w/c + 1 lav (provided)
Universal Toilet Room provided on 2nd floor level.

Level 1 Cafe:

Floor Area : 60 m2
Occupant Load : 60 / 9.3 = 6.45 = 7 people
Washrooms Req'd: 1 unisex = 1 w/c + 1 lav (provided - 3.7.2.2.4)



1 / A1 Basement Floor Plan
Scale: 1:100



2 / A1 Ground Floor Plan
Scale: 1:100

AREA SUMMARY (ZONING)		
	EXISTING	PROPOSED
MAIN	561.07 sq.m.	579.21 sq.m.
SECOND	581.80 sq.m.	581.80 sq.m.
THIRD	581.80 sq.m.	581.80 sq.m.
ROOF	0	10.05 sq.m
TOTAL	1724.67 sq.m.	1752.86 sq.m.

LOCATION PLAN
(NTS)

ZONING BYLAW SUMMARY - EXISTING BUILDING			
	ZONE STANDARD	PROPOSED	EXISTING (IF APPLICABLE)
Zoning	CA-42	CA-42	
Site area	n/a	625.7 sq.m.	625.7 sq.m.
Total floor area	n/a	1752.86 sq.m.	1724.67 sq.m.
Commercial floor area	n/a	1752.86 sq.m.	1724.67 sq.m.
Floor space ratio	2.5:1 max	2.80:1	2.76:1
Building Height	15.5m	15.[illegible]	± 11.86m
Number of storeys	4 storeys	4 storeys	3 storeys
Street Frontage - Access	25% (4.57m)	9.95m	18.27m
Street Frontage - Storefront	75% (13.7m)	8.32m	0m
Parking Stalls	none req'd	none proposed	-
Bicycle Parking	none req'd	4 exist.	4 existing
BUILDING SETBACK			
Front Yard (Street)	3.0m	1.18m	1.18m
Rear Yard	0.0m	n/a	0.0m
Side Yard (E)	0.0m	n/a	0.0m
Side Yard (W)	0.0m	n/a	0.0m
Residential Use Details	N/A		

DOOR SCHEDULE

- exist — Existing Door to remain.
- D01 — 914mm glazed exterior door c/w panic hardware, closer & weatherstripping
- D02 — 4875mm (16'0") glazed aluminum overhead door
- D03 — NOT USED
- D04 — 914mm SC wood door painted in wood frame.
- D05 — 914mm HC metal door c/w closer in metal frame. 45 min. rated.
- D06 — 762mm HC wood door painted in wood frame.

WALL LEGEND

- Existing wall to be removed
- Existing wall to remain
- New interior partition (Rating as noted)

1	11 FEB 2015	Rezoning Revision
02 FEB 2015		Issued for Rezoning
11 Feb 2015		838 Fort Plan set
map		
as shown		1:100

NOTE: All dimensions are shown in feet and inches

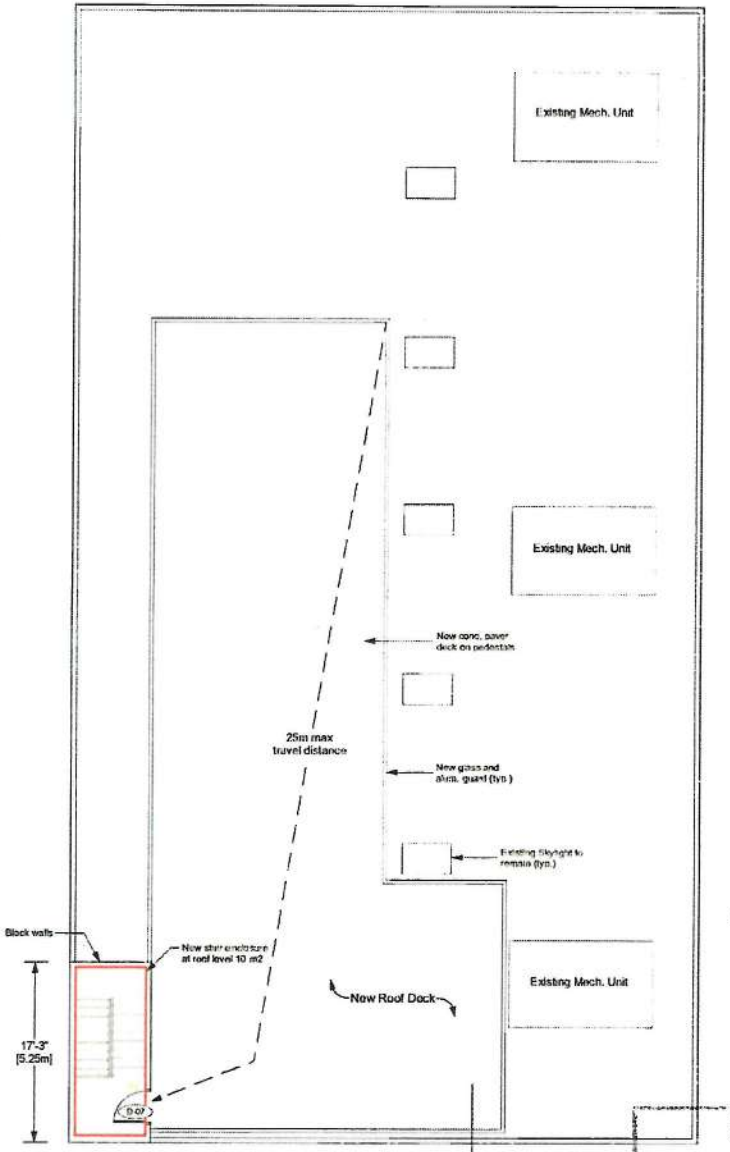
N

de Hoog & Kierulf architects
977 Fort Street
Victoria BC
V8V 3K3
Tel 250-658-3367
Fax 250-658-3397

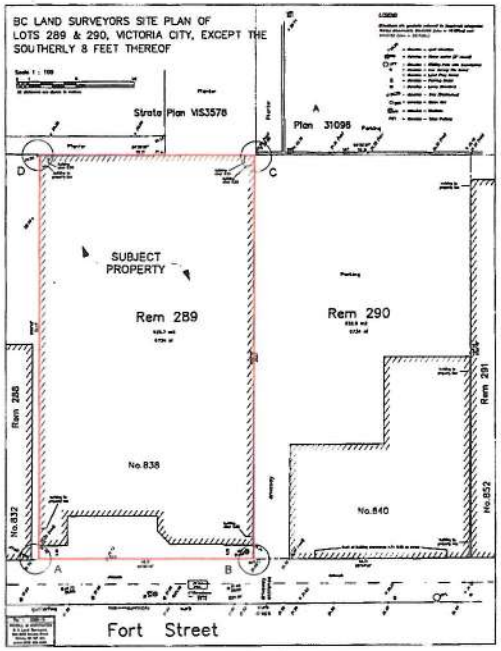
Tenant Improvements
838 Fort Street
Victoria BC

Basement & Ground Floor Plans

A1 | 1



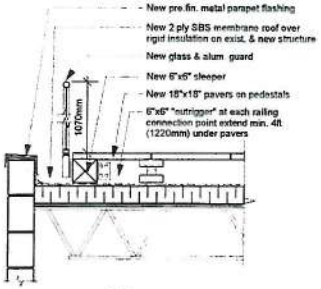
1 A2 Roof Plan
Scale: 1:100



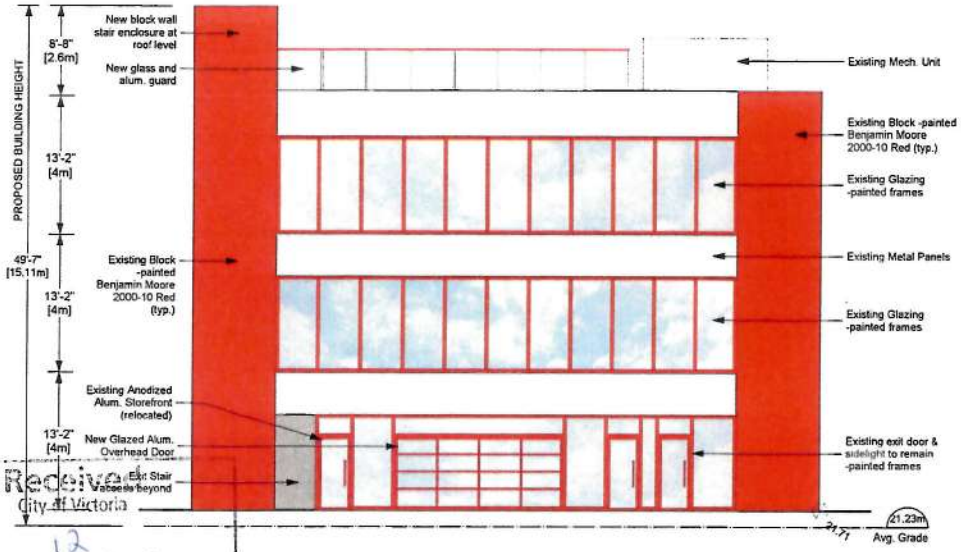
5 A2 Survey
Not To Scale

AVERAGE GRADE CALCULATIONS			
SIDE	DISTANCE	GRADE	Dx(G/2) =
AB	18.31m	(21.78x21.71)	398.15m
BC	34.17m	(21.71x20.90)	727.89m
CD	18.31m	(20.90x20.55)	379.47m
DA	34.17m	(20.55x21.78)	723.21m
TOTAL	104.96m		2228.82m
	AVERAGE=	21.23m	

3 A2 Existing Streetview
showing security fence to be removed



4 A2 Roof Deck - Typ. Detail
Scale: 1:20



2 A2 Proposed Elevation
Scale: 1:100

NOTE: 2ND & 3RD FLOOR PLANS NOT SHOWN AS NO CHANGES TO ANY INTERIORS

Received
City of Victoria
FEB 05 2015
Planning & Development Department
Development Services Division

DOOR SCHEDULE

exist Existing Door to remain.

D07 914mm HC metal door in metal frame, c/w closer & weatherstripping.

1	11 FEB 2015	Rezoning Resubmit
No.	Date 02 FEB 2015	Issued for Rezoning
11 Feb 2015		838 Fort Plan wk
Drawn:	RWP	Checked: CH
Scale:	as shown	Project no: 1440

NOTE: All dimensions are in inch or feet and inches

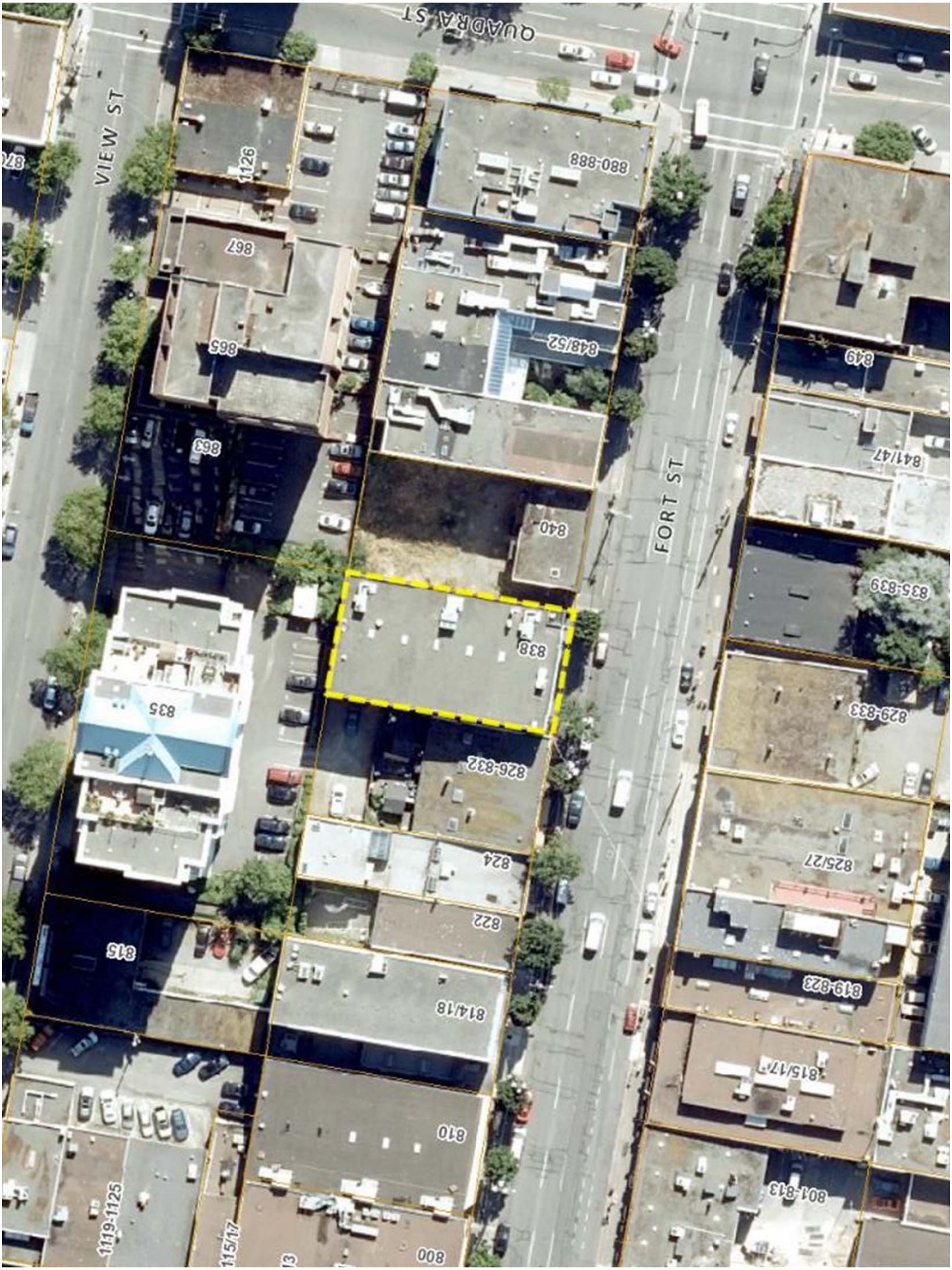
N

de Hoog & Kierulf architects
877 Fort Street
Victoria BC
V8V 3K3
Tel 250-386-3367
Fax 250-386-3367

Tenant Improvements
838 Fort Street
Victoria BC

Roof Plan & Elevation

A2 | 1


QUADRA ST
VIEW ST
FORT ST
1126
880-888
867
865
848/52
849
863
841/47
840
838
835-839
835
829-833
826-832
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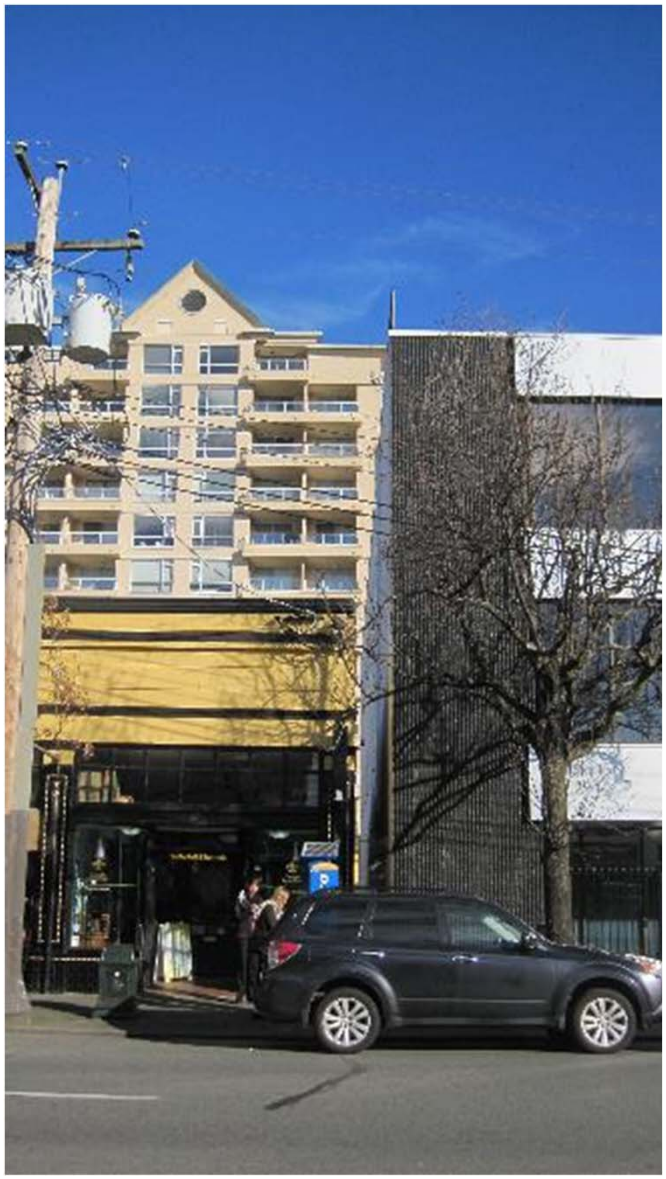
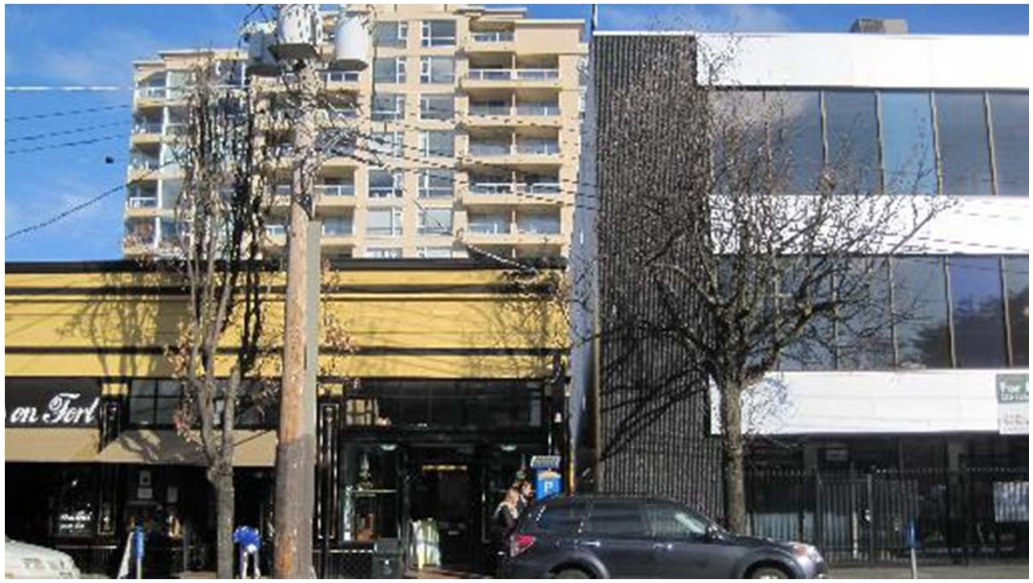
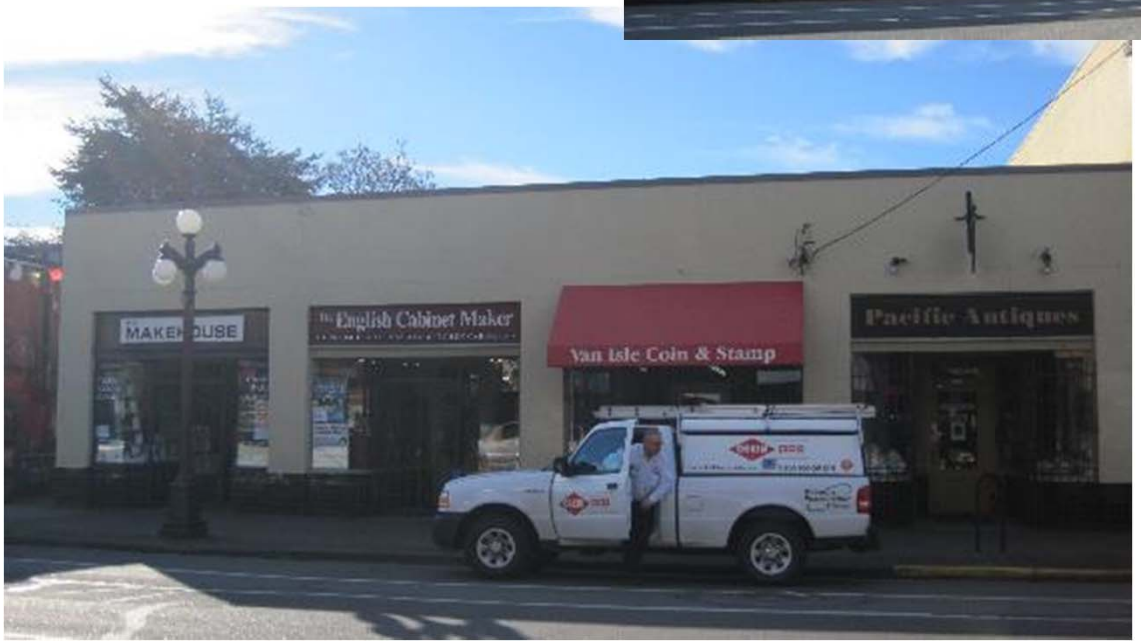
815/17
810
801-813
1119-1125
800





FORT STREET – NORTH SIDE | **CONTEXT**



FORT STREET – SOUTH SIDE | **CONTEXT**

SUBJECT SITE – EXISTING BUILDING

CONTEXT

PROJECT DIRECTORY

ARCHITECT

de Hoog & Kierulf architects
977 Fort Street
Victoria, BC V8V 3K3
tel: (250) 658-3367
fax: (250) 658-3397

OWNER

Sunstone Holdings Inc.
910-925 W Georgia Street
Vancouver, BC V6C 3L2

PROJECT INFORMATION

CIVIC ADDRESS
838 Fort Street, Victoria, BC

LEGAL DESCRIPTION
Lot 289, Victoria City, Except the Southerly 8 FT Thereof

EXISTING ZONING
CA-4 Harris Green Commercial District

EXISTING USE
Commercial Office / Retail

SCOPE OF WORK
- Facade Refurbishment
- New Lobby & Storefront Glazing
- New Roof Top Piece

CODE ANALYSIS

Building Area: 600 m2
Storeys: Three (1 Storey plus Basement)
Streets Facing: One (1)
BC Building Code 2012 - Part 3
Occupancy: Group D
- Business & Personal Services

3.2.2.58 Group D up to 3 Storeys Facing 1 Street
1600 mm Max Area
48 min. rated Fire Walls/Columns/Roof
NOTE: Existing Fire & Roof Assemblies and Supporting Structure - No Fire Resistance Rating

Construction: Combustible and Non-combustible
Fire Protection: Non-Sprinklered Building

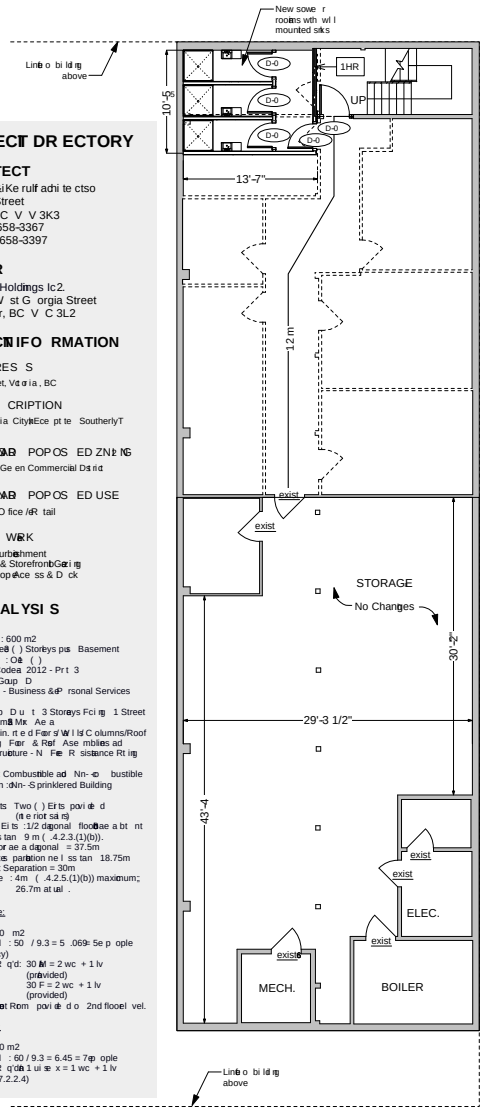
Number of Exits: Two (2) Exits provided (one not required)
Separation of Exits: 1/2 diagonal floor area but not less than 9 m (3.4.2.3.(1)(b)).
Floor area diagonal = 37.5m
Exits partition need less than 18.75m
Exit Separation = 30m
Travel Distance: 45m (3.4.2.5.(1)(b)) maximum; 26.7m actual.

Level 1 Office:

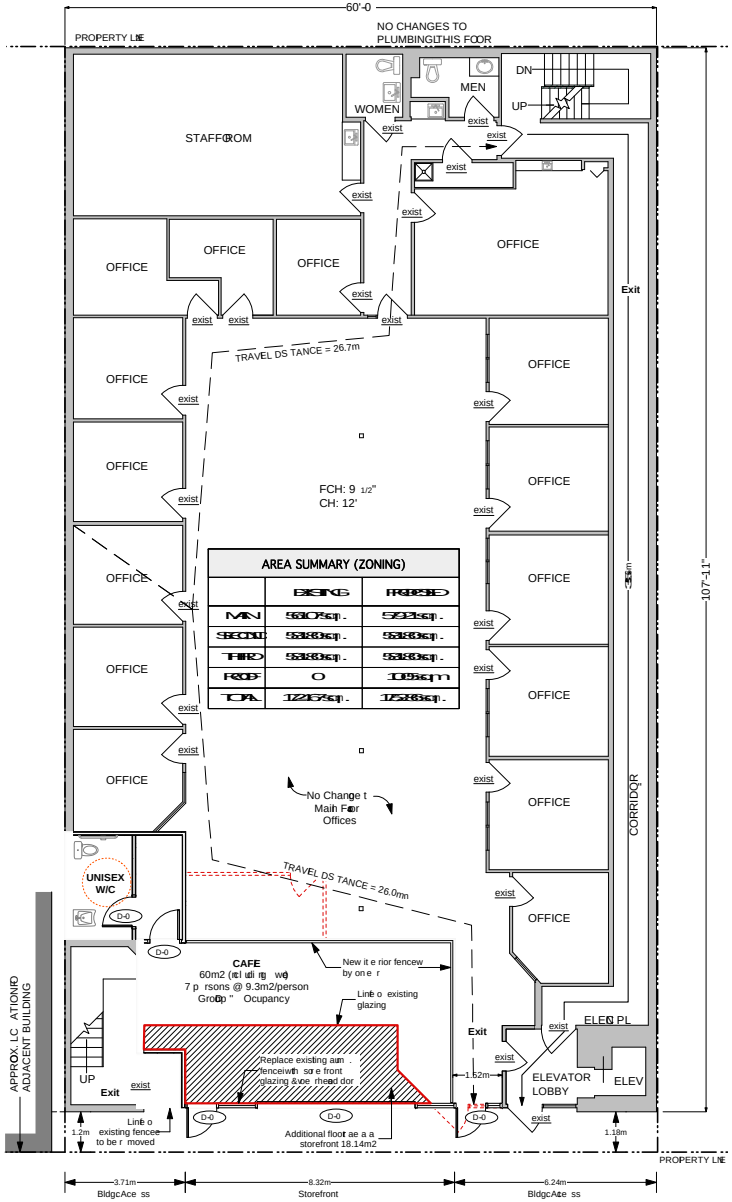
Floor Area: 50 m2
Occupant Load: 50 / 9.3 = 5.069 - 5 people (single tenancy)
Washrooms Req'd: 30 M = 2 wc + 1 lv (provided)
30 F = 2 wc + 1 lv (provided)
Universal Toilet Room provided on 2nd floor level.

Level 1 Cafe:

Floor Area: 60 m2
Occupant Load: 60 / 9.3 = 6.45 = 7 people
Washrooms Req'd: 1 unisex = 1 wc + 1 lv (provided - 3.7.2.2.4)



1/A1 Basement Floor Plan
Scale: 1:100



FORT STREET

2/A1 Ground Floor Plan
Scale: 1:100

LOCATION PLAN
(NTS)

Subject Property

ZONING BYLAW SUMMARY - EXISTING BUILDING			
	ZONE SYNOPSIS	PROPOSED	EXISTING (GRANDFATHERED)
Zoning	CA-4	CA-4	
Site area	n/a	625 sq.m	625 sq.m
Total floor area	n/a	1518 sq.m.	1217 sq.m.
Commercial floor area	n/a	1518 sq.m.	1217 sq.m.
Floor space ratio	2.5 max	2.43	2.51
Building height	15 m	15 m	11.88 m
Number of storeys	4 storeys	4 storeys	3 storeys
Street Frontage - Access	25 (45 m)	9.15 m	12.2 m
Street Frontage - Service	75 (137 m)	8.32 m	0 m
Parking Stalls	none req'd	none proposed	-
Bicycle Parking	none req'd	4 stalls	4 existing
BUILDING SETBACK			
Front yard (Street)	3.0 m	1.18 m	1.18 m
Rear yard	0.0 m	n/a	0.0 m
Side yard (S)	0.0 m	n/a	0.0 m
Side yard (W)	0.0 m	n/a	0.0 m
Relaxations/details	N/A		

DOOR SCHEDULE

exist — Existing door to remain
D01 — Existing glass entrance door / panic hardware / closer & weatherstripping
D02 — 4.25 m (14') glass aluminum overhead door
D03 — REMOVED
D04 — Existing SS wood door painted / wood frame
D05 — Existing hollow metal door / closer / panic hardware / 45 min rated
D06 — 762 mm hollow wood door painted / wood frame

WALL LEGEND

Existing walls to be removed
Existing walls to remain
New interior partition (Fire rating as noted)

1	11 FEB 2015	Rezoning Revisions
Rev	Date	Description
02 FEB 2015		Issued for Rezoning
11 Feb 2015		838 Fort Plan.rvt
drawn by	map	checked by	crko
scale	as sown	project no.	1449

NOTE: All dimensions are sown in feet and inches.

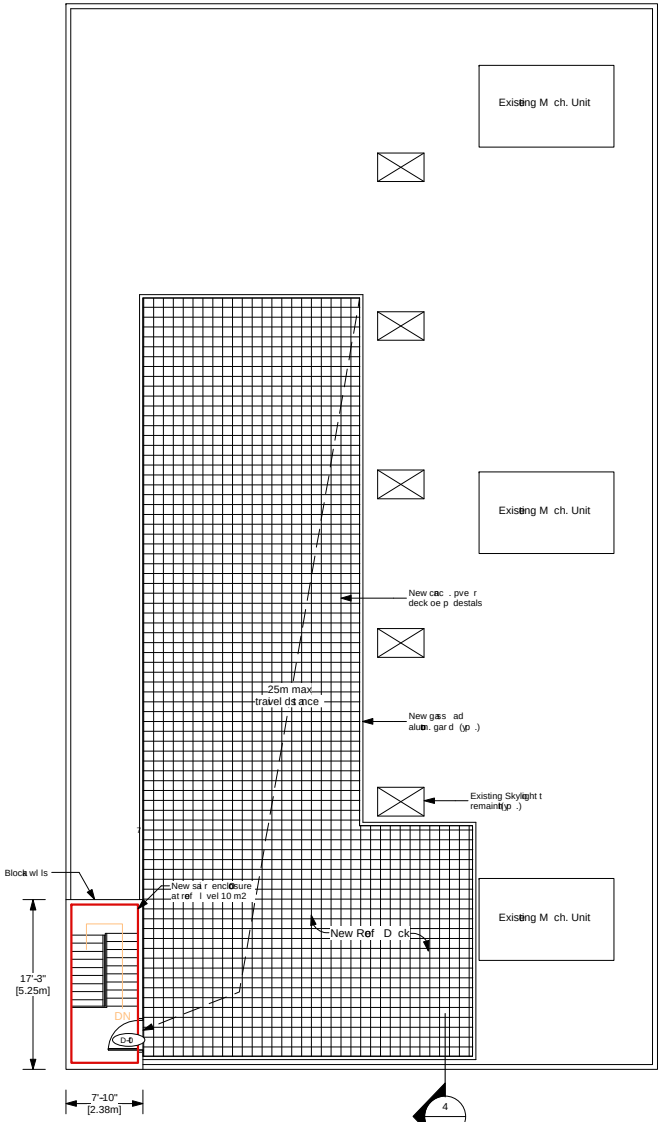
N

dKa de Hog & Kierulf architects
977 Fort Street
Victoria BC
V8V 3K3
Tel 250-658-3367
Fax 250-658-3397

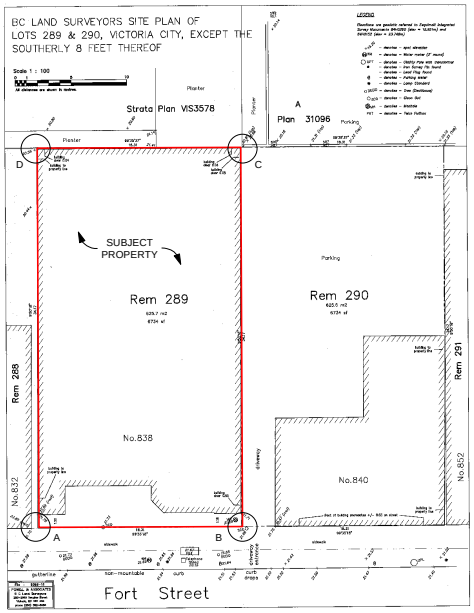
project name
Tenant Improvements
838 Fort Street
Victoria BC

drawing title
Basement & Ground Floor Plans

drawing no. A1
revision 1



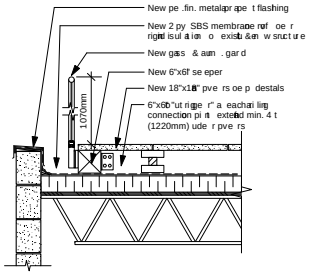
1 A2 Roof Pan
Scale: 1:100



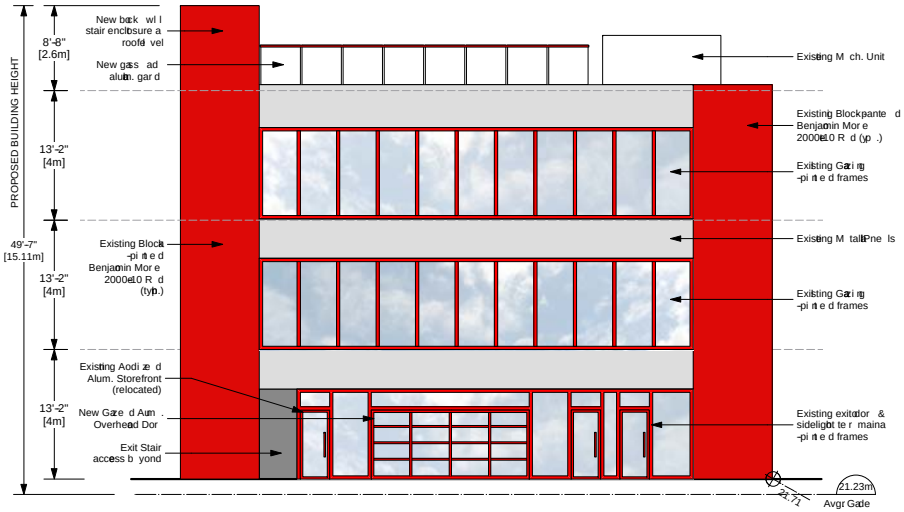
5 A2 Survey
Not To Scale

AVERAGE GRADE CALCULATIONS			
SIDE	DISTANCE	GRADE	DIST x GRADE
AB	13.3m	(21.52+21.4)/2	283.16m
BC	31.7m	(21.4+20.9)/2	662.99m
CD	13.3m	(20.9+20.7)/2	276.77m
DA	31.7m	(20.7+21.52)/2	669.23m
TOTAL	91.0m		2892.15m
	AVERAGE	21.26m	

3 A2 Existing Streetview
showing s curity fence d be r moved



4 A2 Roof Deck - Typ. D tail
Scale: 1:20



2 A2 Proposed Ee vation
Scale: 1:100

NOTE: 2ND & 3RD FLOOR PLANS NOT SHOWN AS NO CHANGES TO ANY INTERIORS

DOOR SCHEDULE

exist	Existing Door to remain
D07	Stainless steel door in existing door/window frame to be replaced

1	11 FEB 2015		Rezoning R visions
Rev	Date	02 FEB 2015	Description: Issued for R zoning
project e	11 F b 2015	drawing title	838 Fr t Pan -vwww
drawn b	map	checked b	crko
scale	as sown	project no. ber	1449

NOTE: All dm ensions are sown i feet and inche s.

N

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project no e
Tenant m provements
838 Fr t Street
Victoria BC

drawing title
Roof Pan &Ee vation

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drawing no. A2 | revision e 1

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2014

To:	Planning and Land Use Committee	**Date:**	February 12, 2015
From:	Charlotte Wain, Senior Planner - Urban Design, Development Services Division		
Subject:	**Development Permit with Variances Application No. 000407 for 838 Fort Street**		

RECOMMENDATION

Staff recommend that Committee forward this report to Council and after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application #00475, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application #000407 for 838 Fort Street, in accordance with:

1. Plans dated February 12, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. Section 6.55.2(1) - access to a building on the building street frontage is increased from 4.5m to 9.55m;
   ii. Section 6.55.2(2) - retail uses on the building street frontage are reduced from 75% to 45.5%;
   iii. Section 6.55.4 - front setback reduced from 3m to 1.18m
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."

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 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, the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application with Variances for the property located at 838 Fort Street. The proposal is to retain and renovate an existing vacant building to allow a street level café and offices on the upper floors. Three variances are related to this Application:

- increasing the proportion of access to a building on the building street frontage from 4.5m to 9.95m
- reducing the proportion of retail uses on the building street frontage from 75% to 45.5%
- reducing the front setback from 3m to 1.18m

The following points were considered in assessing this Application:

- The proposed building is subject to regulation under Development Permit Area 2 (HC) and is consistent with the applicable Design Guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP).

BACKGROUND

Description of Proposal

The proposal is for the retention and renovation of an existing vacant building to accommodate a 60m² street level café, offices on the upper floors and a roof top patio. The proposed site plan and architectural design include the following details:

- a portion of the ground floor is currently setback approximately 2m from the building edge and is enclosed by a black picket fence. The proposal would replace the fence with a glazed storefront with multiple doors opening onto a south facing seating area.
- new showers and bicycle storage would be provided in the basement.
- a roof top patio with glass and aluminum guardrails would be proposed above the third floor.
- a new block wall is proposed to enclose the stair access to the roof and would be painted red.

Three variances are associated with the proposal and are discussed in more detail later in this report.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal. However, the proposal does include the retention and renovation of an existing vacant building and the inclusion of new cycling facilities.

Existing Site Development and Development Potential

The site presently contains a vacant building. Under the current CA-42 Zone, the property could be developed up to 2.5:1 FSR with a maximum height of 15m. The range of uses permitted in the Zone includes but is not limited to restaurants, professional offices and retail sales.

Data Table

The following data table compares the proposal with the existing CA-42 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to indicate where the building is legally non-conforming.

Zoning Criteria	Existing Building	Proposal	Zone Standard CA-42
Site area (m^2) - minimum	652.65	652.65	N/A
Density (Floor Space Ratio) - maximum	2.76**	2.80:1*	2.50:1
Total floor area (m^2) - maximum	1726.00**	1754.00*	1564.12
Height (m) - maximum	11.86	15.11	15.5
Storeys - maximum	3	4	4
Setbacks (m) - minimum			
Front (Fort Street)	1.2**	1.2*	3
Rear	0	0	N/A
Side (east)	0	0	N/A
Side (west)	0	0	N/A
Parking - minimum	0	0	N/A

Community Consultation

The applicant has consulted with the Downtown Residents Association. The CALUC have agreed that due to the minor nature of the application, they are willing to waive the requirement for a formal CALUC meeting.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Business, which supports commercial (including office and retail) uses in buildings up to approximately 24 storeys. The OCP also identifies this property in Development Permit Area 2 (HC) Core Business. The objectives of this DPA are to revitalize the Central Business District (CBD) through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings. Fort Street is not identified as a location for high-rise buildings. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA, as is the conservation and enhancement of the special features and characteristics of this area. The proposed development at 838 Fort Street is consistent with DPA 2 (HC) objectives for redevelopment.

Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the subject property is identified in the CBD which encourages public and private streetscape enhancements through active commercial street-level uses along Fort Street to help increase pedestrian activity.

The DCAP provides both broad urban design objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the design of buildings including built form and setbacks. Overall, the proposal is consistent with these policies. The proposal also helps to achieve the broad objectives related to community vitality by strengthening the employment base through suitable office space.

Advisory Design Guidelines for Buildings Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: comprehensive design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, detailing, street relationship, vistas, landscaping plan, colours and textures. The Application is consistent with these Guidelines.

Proposed Variances

Three variances are proposed as part of this application. The CA-42 Zone requires that the access to a building must not occupy more than 4.5m and that retail uses (including cafes) must occupy at least 75% of the street frontage. The intent of this is to create 'active' uses at the ground floor and enhance the pedestrian environment. The proposal would increase the access from 4.5m to 9.95m and reduce the retail use from 75% to 45.5%. These variances are largely as a result of the existing building configuration as the two vertical columns are not considered as part of the 'active' use. In addition, building code requirements has created the need for additional doors at the street level. Given that the proposal would improve the building to street interface through the removal of the fence and creation of additional glazing, staff recommend for Council's consideration that these variances be approved.

A third variance relates to the front setback, which is proposed to be reduced from 3m to 1.18m, since the new enclosed stair access to the roof, results in the building being classed as four storeys, which increases the setback requirements. The improvements at the street level are considered an appropriate response to the context and staff recommend for Council's consideration that Council approve the front setback variance.

CONCLUSIONS

The proposed retention and renovation at 838 Fort Street would support the planning objectives for the Downtown, found in the OCP and the DCAP through the creation of an improved building frontage with active street level uses. The variances are considered supportable given the existing constraints of the building configuration.

ALTERNATE MOTION

That Council decline Development Permit Application #000407 for the property located at 838 Fort 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: Feb. 12/15

CW/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00463\PLUC REPORT DP.DOC

List of Attachments

- Zoning map
- Aerial photo
- Letter from applicant dated January 31, 2015
- Plans for Rezoning Application #00475 and Development Permit Application #000407.

31 January 2015

Re: Rezoning Application at 838 Fort Street

Dear Mayor and Council,

We are pleased to submit this application for rezoning of the above-described property.

Project Description

The proposed development is located on the north side of Fort Street between Blanshard Street and Quadra Street. The property is currently zoned CA-42 and is in the Harris Green District. The property is improved with a three-storey building set back from the property line approximately 1.2 metres. A portion of the building (approximately 40%) is further setback from the property line creating a "dead space" which is presently enclosed with a black metal, picket-style fence. The building is currently 100% vacant. It is contemplated that the building will house a mix of retail and office on the main floor and office above.

The intention is to create a café at street level and a roof top patio. The above-described metal fence at street level would be replaced with a glazed storefront with multiple large doors opening onto a south-facing outdoor seating area. In addition to animating the building façade/street presence via the café and roof patio, showers and bike storage will be constructed in the basement. It is intended that the building will be a "technology hub" housing a number of Victoria's established and start-up tech companies.

Under the CA-42 zone, the maximum FSR is 2.5:1. The existing building is non-conforming at 2.74:1. The proposed work (i.e., replacing the metal fence with a glazed wall at street level and the roof patio) will increase the density to 2.80:1 and because the enclosed portion of the roof patio (i.e., landing at top of stairs) is considered to add a floor to the existing building, a front yard setback variance will be required. Further, the CA-42 zone requires retail uses to occupy a minimum of 75% of the building street frontage. Currently, 0% of the frontage is occupied by retail. The proposed café will occupy 45% of the frontage. The construction of the building (i.e., structural concrete columns at the west and east ends of the building and elevator lobby) preclude 75% of the frontage being occupied by retail use. The proposed 45% is the maximum retail frontage achievable. This application is being made in order to increase the density above that allowable, relax the front yard setback requirement triggered by the enclosed portion of the roof patio and to decrease the required retail frontage. The subject site is designated core business under the urban place designation.

Policy & Benefits

The project is consistent with the broad objectives of the land management and development policies of the official community plan. The project will revitalize an area, in part defined by vacant buildings. A vacant and neglected building will be transformed

into a vibrant and collaborative working space housing knowledge-based workers. The work force is made up predominantly of young well-educated (e.g., masters level computer engineering qualifications) urbanites who live, play and would like to work in the city core. Commuting will be predominantly by foot and bike. Given previous and existing uses, the project greatly improves the building and surrounding area without negatively affecting immediate neighbours.

Conclusion

Our plan to convert a vacant and uninviting building into an animated and welcoming modern collaborative working space will provide economic and social benefits to the City and neighbourhood. The project enhances the neighbourhood and the economic viability of the City of Victoria.

Included in this package are:

1. City of Victoria rezone application form.

2. Architectural drawings of proposed work (inc. survey and photograph of existing building).

   Five sets of plans 64 x 91 cm (24" x 36")
   Three sets of plans 22 x 28 cm (8.5" x 11")
   One set of plans 28 x 44 cm (11" x 17")

3. Letter to Mayor and Council providing a rationale for the rezoning.

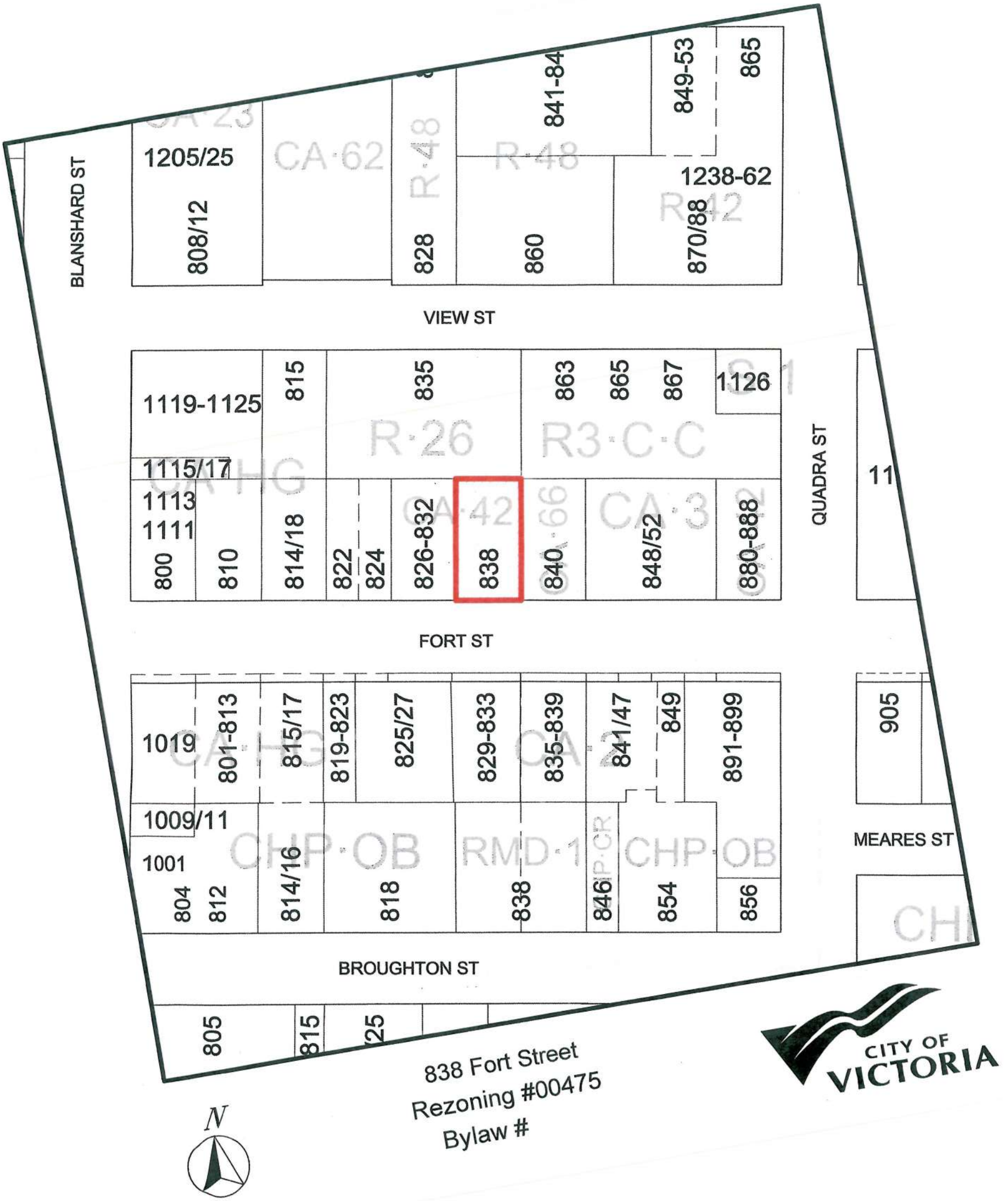
4. Current Certificate of Title.

5. Project information table.

Further information is available upon request.

Sincerely yours,

Daniel Robbins


BLANSHARD ST
1205/25
808/12
CA·62
R·48
828
841-84
R·48
860
849-53
865
1238-62
870/88
VIEW ST
1119-1125
815
835
R·26
863
865
867
1126
R3·C·C
1115/17
1113
1111
800
810
814/18
822
824
826-832
838
840
848/52
880-888
QUADRA ST
FORT ST
1019
801-813
815/17
819-823
825/27
829-833
835-839
841/47
849
891-899
905
1009/11
1001
804
812
814/16
818
838
846
854
856
MEARES ST
BROUGHTON ST
805
815
N
838 Fort Street
Rezoning #00475
Bylaw #
CITY OF VICTORIA

838 Fort Street

Rezoning #00475

Bylaw #

PROJECT DIRECTORY

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC V8V 3K3
tel: (250) 658-3367
fax: (250) 658-3397

OWNER
Sunstone Holdings Inc.
910-925 West Georgia Street
Vancouver, BC V6C 3L2

PROJECT INFORMATION

CIVIC ADDRESS
838 Fort Street, Victoria, BC

LEGAL DESCRIPTION
Lot 289, Victoria City, Except the Southerly 8 FT Thereof

EXISTING AND PROPOSED ZONING
CA-42 Harris Green Commercial District

EXISTING AND PROPOSED USE
Commercial Office / Retail

SCOPE OF WORK
- Facade Refurbishment
- New Lobby & Storefront Glazing
- New Roof Top Access & Deck

CODE ANALYSIS

Building Area : 600 m2
Storeys : Three (3) Storeys plus Basement
Streets Facing : One (1)
BC Building Code : 2012 - Part 3
Occupancy : Group D
- Business & Personal Services

3.2.2.58: Group D up to 3 Storeys Facing 1 Street
1600m2 Max Area
45 min. rated Floors/Walls/Columns/Roof
NOTE: Existing Floor & Roof Assemblies and Supporting Structure - No Fire Resistance Rating

Construction : Combustible and Non-combustible
Fire Protection : Non-Sprinklered Building

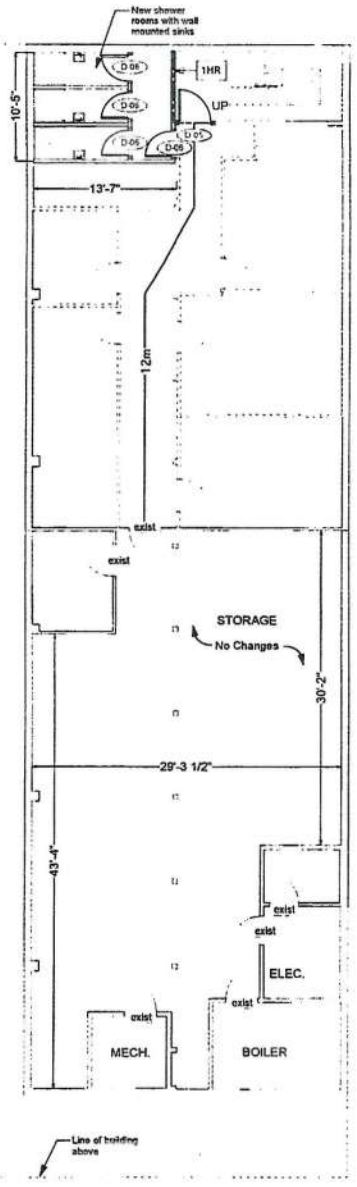
Number of Exits: Two (2) Exits provided (Interior stairs)
Separation of Exits :1/2 diagonal floor area but not less than 9 m (3.4.2.3.(1)(b)).
Floor area diagonal = 37.5m
Exit separation no less than 18.75m
Exit Separation = 30m
Travel Distance : 40m (3.4.2.5.(1)(b)) maximum: 26.7m actual

Level 1 Office:

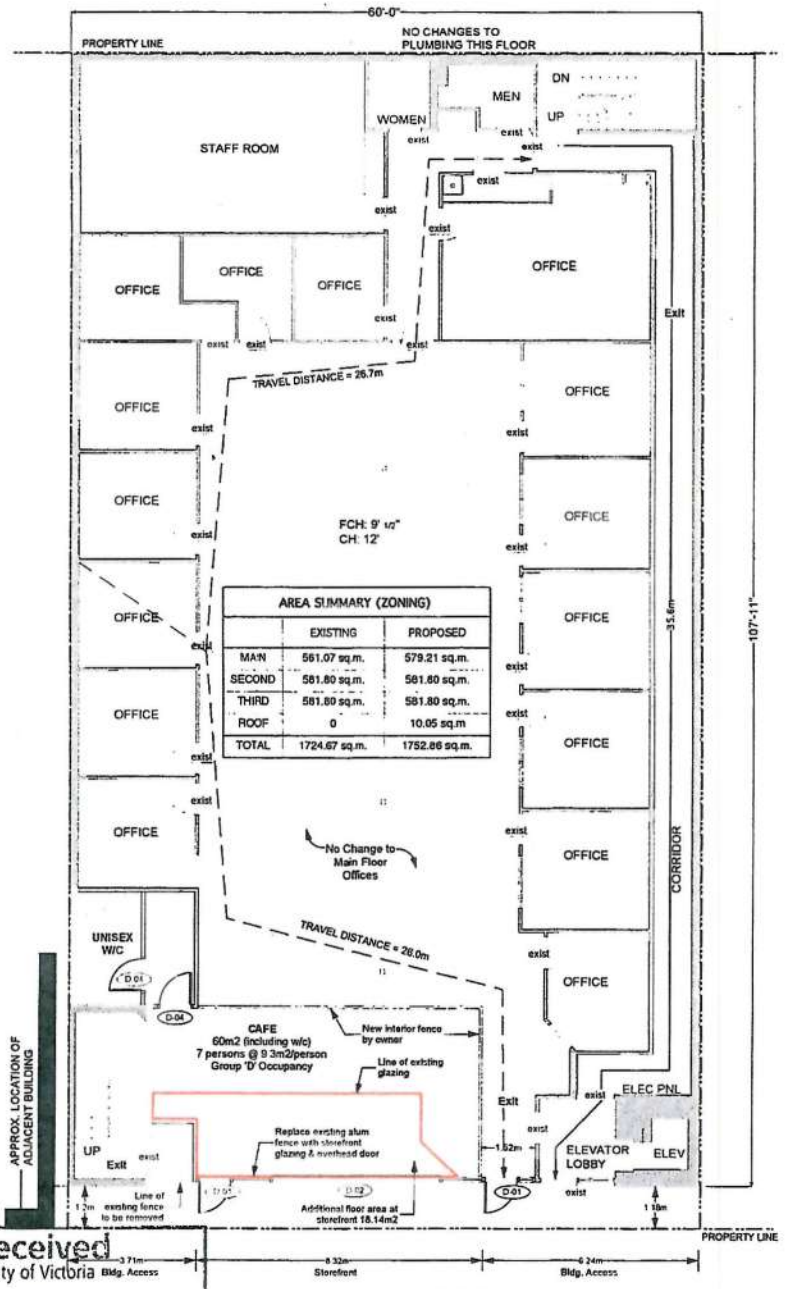
Floor Area : 540 m2
Occupant Load : 540 / 9.3 = 58.06 = 59 people (single tenancy)
Washrooms Req'd: 30 M = 2 w/c + 1 lav (provided)
30 F = 2 w/c + 1 lav (provided)
Universal Toilet Room provided on 2nd floor level.

Level 1 Cafe:

Floor Area : 60 m2
Occupant Load : 60 / 9.3 = 6.45 = 7 people
Washrooms Req'd: 1 unisex = 1 w/c + 1 lav (provided - 3.7.2.2.4)



1 / A1 Basement Floor Plan
Scale: 1:100



AREA SUMMARY (ZONING)		
	EXISTING	PROPOSED
MAIN	561.07 sq.m.	579.21 sq.m.
SECOND	581.80 sq.m.	581.80 sq.m.
THIRD	581.80 sq.m.	581.80 sq.m.
ROOF	0	10.05 sq.m
TOTAL	1724.67 sq.m.	1752.86 sq.m.

2 / A1 Ground Floor Plan
Scale: 1:100

LOCATION PLAN
(NTS)

ZONING BYLAW SUMMARY - EXISTING BUILDING			
	ZONE STANDARD	PROPOSED	EXISTING (IF APPLICABLE)
Zoning	CA-42	CA-42	
Site area	n/a	625.7 sq.m	625.7 sq.m
Total floor area	n/a	1752.86 sq.m	1724.67 sq.m.
Commercial floor area	n/a	1752.86 sq.m.	1724.67 sq.m.
Floor space ratio	2.5:1 max	2.80:1	2.76:1
Building Height	15.5m	15.[illegible]	± 11.86m
Number of storeys	4 storeys	4 storeys	3 storeys
Street Frontage - Access	25% (4.57m)	9.95m	18.27m
Street Frontage - Storefront	75% (13.7m)	8.32m	0m
Parking Stalls	none req'd	none proposed	
Bicycle Parking	none req'd	4 exist.	4 existing
BUILDING SETBACK			
Front Yard (Street)	3.0m	1.18m	1.18m
Rear Yard	0.0m	n/a	0.0m
Side Yard (E)	0.0m	n/a	0.0m
Side Yard (W)	0.0m	n/a	0.0m
Residential Use Details	N/A		

DOOR SCHEDULE

exist — Existing Door to remain.
D01 — 914mm glazed exterior door c/w panic hardware, closer & weatherstripping
D02 — 4875mm (16'0") glazed aluminum overhead door
D03 — NOT USED
D04 — 914mm SC wood door painted in wood frame.
D05 — 914mm HC metal door c/w closer in metal frame. 45 min. rated.
D06 — 762mm HC wood door painted in wood frame.

WALL LEGEND

Existing wall to be removed
Existing wall to remain
New interior partition (Rating as noted)

1	11 FEB 2015	Revising Drawings
Rev.	Date	Description
Date:	02 FEB 2015	Issued for Revising
Date:	11 Feb 2015	838 Fort Plan view
Drawn:	mcg	Checked: ck
Scale:	as shown	1463

NOTE: All dimensions are shown in feet and inches

N

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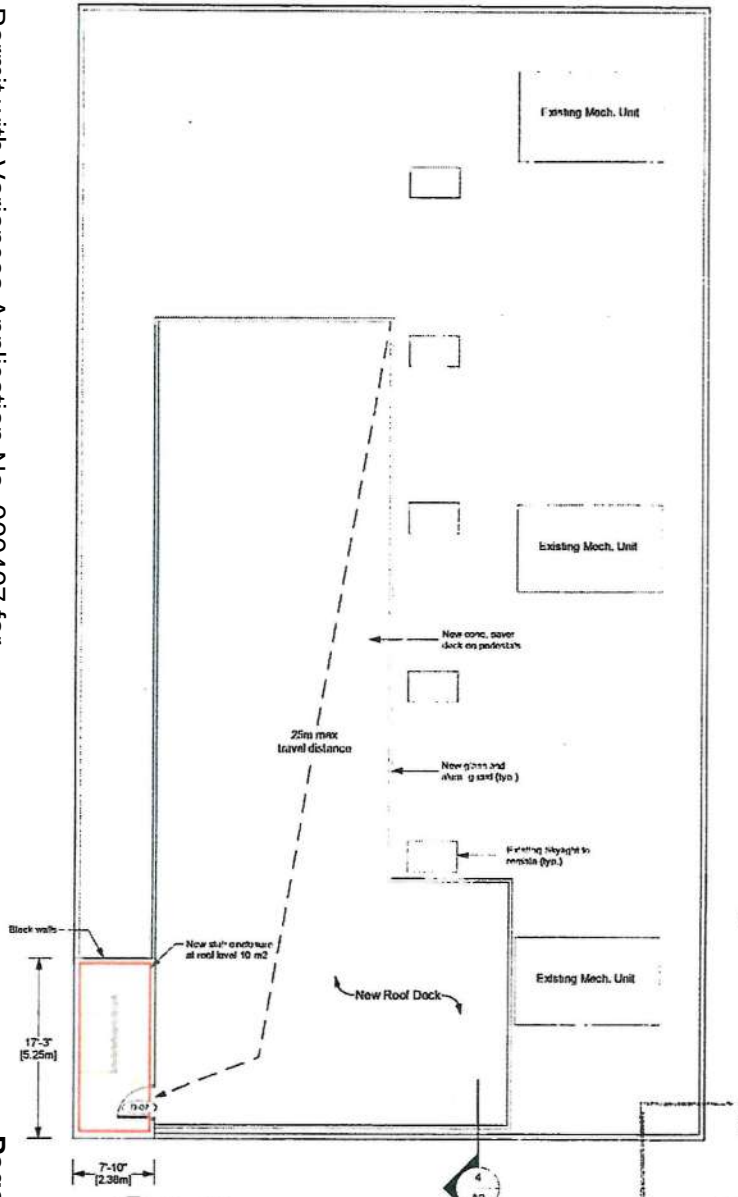
Tel 250-658-3367
Fax 250-658-3397

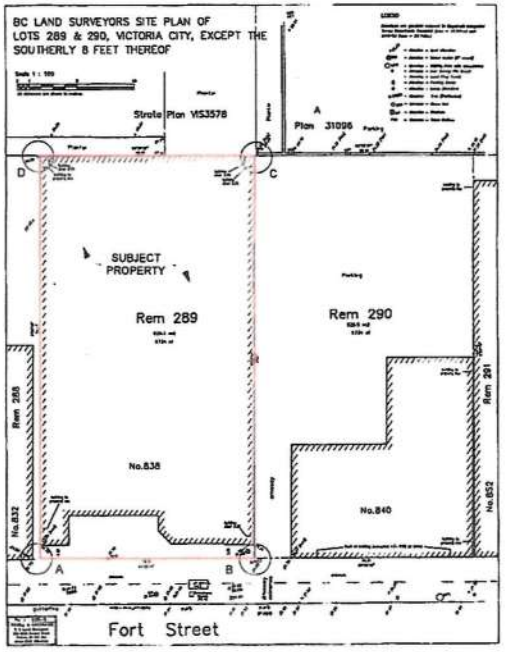
Project
Tenant Improvements
838 Fort Street
Victoria BC

Drawing
Basement & Ground Floor Plans

A1 | 1



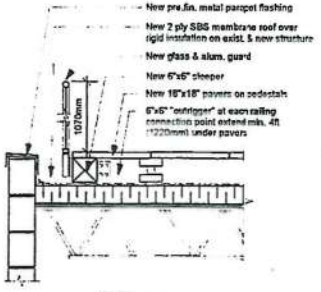
1 A2 Roof Plan
Scale: 1:100



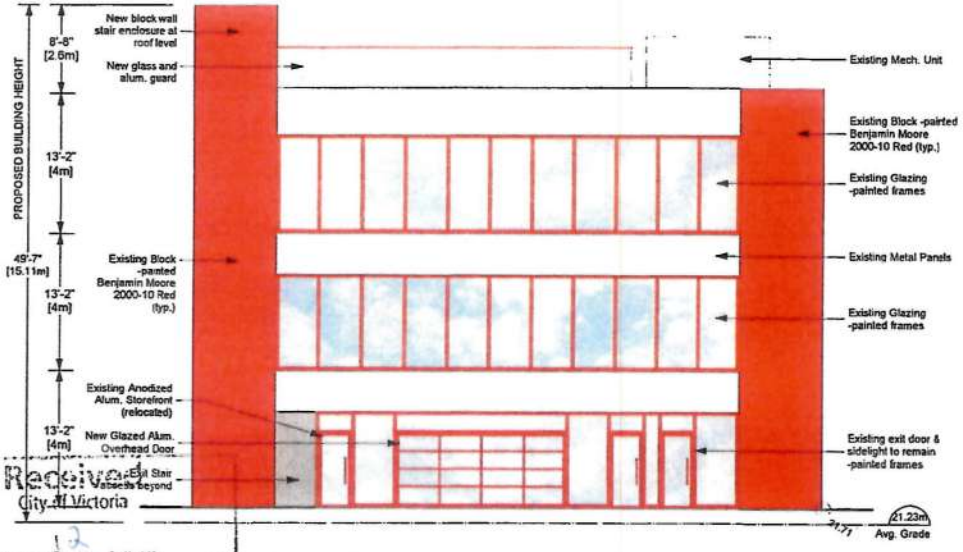
5 A2 Survey
Not To Scale

AVERAGE GRADE CALCULATIONS			
SIDE	DISTANCE	GRADE	Dx(G/2) =
AB	18.31m	(21.78x21.71)	398.15m
BC	34.17m	(21.71x20.90)	727.99m
CD	18.31m	(20.90x20.55)	379.47m
DA	34.17m	(20.55x21.78)	723.21m
TOTAL	104.99m		2228.82m
	AVERAGE=	21.23m	

3 A2 Existing Streetview
showing security fence to be removed



4 A2 Roof Deck - Typ. Detail
Scale: 1:20



2 A2 Proposed Elevation
Scale: 1:100

NOTE: 2ND & 3RD FLOOR PLANS NOT SHOWN AS NO CHANGES TO ANY INTERIORS

DOOR SCHEDULE

exist Existing Door to remain

D01 914mm HC metal door in metal frame, c/w closer & weatherstripping.

1	11 FEB 2015	Reviewed Revised
2	02 FEB 2015	Issued for Rezoning
11 Feb 2015		838 Fort Plan view
map		05
as shown		1640

NOTE: All dimensions are shown in feet and inches

N

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Fax. 250-659-3357

Tenant Improvements
838 Fort Street
Victoria BC

Roof Plan & Elevation

A2 | 1

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	February 5, 2015
From:	Jim Handy, Senior Planner – Development Agreements, Development Services Division		
Subject:	**Official Community Plan Amendment Application, Development Permit with Variance Application #000356 and Heritage Alteration Permit Application #00180 for 251 - 259 Esquimalt Road**		

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that the following consultation requirements, pertaining to the proposed Official Community Plan Amendment, be added to the October 23, 2014, Council motion after item 1. b.:

"c. 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 immediately adjacent to the subject properties and determine that the appropriate consultation measures would include mailed notice of the proposed OCP Amendment to the affected persons and 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;

d. 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;"

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.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information, analysis and recommendations regarding a request for an Official Community Plan (OCP) Amendment Application, a Development Permit with Variance Application and a Heritage Alteration Permit Application for the property located at 251-259 Esquimalt Road. The proposal is for the Commercial Heritage Phase of the Roundhouse development which includes the following components:

- the rehabilitation of the Heritage-Designated Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable
- the construction of three new single-storey retail buildings
- the siting of seven reconditioned boxcars for retail and interpretive purposes
- a public plaza with the focal point being the rehabilitated Heritage-Designated Turntable
- a comprehensive program of cultural interpretive features.

As the proposal does not address a number of mandatory design requirements outlined in the applicable *Roundhouse Design Guidelines*, an amendment to the OCP is required to amend these Guidelines.

On October 23, 2014, Council (minutes attached) advanced these Applications to a Public Hearing in a motion that included Council consideration of consultation for the OCP amendment as recommended in an earlier staff report (dated October 2, 2014, attached).

This report provides an expanded recommendation that addresses statutory obligations for consultation on the proposal to amend the OCP.

Waste Management Plan, Financial Plan and Statutory Consultation

As a result of the proposed OCP Amendment, the *Local Government Act* requires that Council consider Financial Plan Implications, Waste Management Plan Implications and statutory consultation requirements as part of any proposed OCP Amendments. The following sections outline details related to these considerations:

Waste Management Plans (the Capital Regional District Liquid Waste Management Plan and Capital Regional District Solid Waste Management Plan)

There are no waste management plan implications anticipated.

Financial Plan Implications

There are no potential financial plan implications anticipated with respect to the proposal.

Statutory Consultation

The *Local Government Act* (LGA) Section 879(1) requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Consistent with Section 879 (2) (a) of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements.

In this instance, the proposed OCP amendment would replace the existing *Roundhouse Design Guidelines* with revised Guidelines which would then apply to the Roundhouse site as identified in the OCP under Development Permit Area 13: Core Songhees. The Guidelines have been revised to reflect where the current proposal differs from the existing mandatory Guidelines and, therefore, the Official Community Plan Amendment is only applicable to the Roundhouse site and is visually represented in the project design, shown in the Development Permit plans, that have been circulated to the Victoria West Neighbourhood Association consistent with the Community Association Land Use Committee (CALUC) consultation procedures. In addition all owners and occupiers of property

within a 200 metre radius of the site were notified and invited to participate in a Community Meeting, through the CALUC Community Meeting Notice process. On this basis, staff recommend for Council's consideration, that notifying the immediately adjacent owners and occupiers of land along with posting a notice on the City's website will provide adequate opportunities for consultation with those affected.

The recommendation provided above contains the appropriate language to advance the Official Community Plan Amendment Bylaw for consideration at a Public Hearing and to advance Development Permit with Variance Application #000356 and the Heritage Revitalization Agreement to a meeting of Council for community input.

Respectfully submitted,

Jim Handy
Senior Planner – Development Agreements
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: Feb. 11, 2015

JH:aw

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List of Attachments

- PLUC Report, October 2, 2014
- PLUC Minutes, October 16, 2014
- Council Minutes, October 23, 2014.

CITY OF VICTORIA

Planning and Land Use Committee Report
For the meeting of October 16, 2014

To: Planning and Land Use Committee **Date:** October 2, 2014

From: Jim Handy, Senior Planner – Development Agreements

Subject: **Official Community Plan Amendment, Development Permit with Variance Application #000356 and Heritage Alteration Permit Application #00180 for 251 - 259 Esquimalt Road** - Proposed rehabilitation of five Heritage-Designated buildings and rail turntable, construction of three new single-storey buildings, public plaza, temporary and permanent surface parking lots, cultural interpretation features and siting of boxcars for retail use.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding an Official Community Plan (OCP) Amendment, Development Permit with Variance Application and Heritage Alteration Permit Application at 251-259 Esquimalt Road, also known as the Roundhouse Commercial Heritage Phase.

These Applications propose a number of components including:

- the rehabilitation of the Heritage-Designated Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable
- the construction of three new single-storey retail buildings
- the siting of seven reconditioned boxcars for retail and interpretive purposes
- a public plaza with the focal point being the rehabilitated Heritage-Designated Turntable
- a comprehensive program of cultural interpretive features.

The following points were considered when reviewing these Applications:

- the proposal is generally consistent with the applicable City Design Guidelines, however, it fails to address a number of mandatory design requirements outlined in the *Roundhouse Design Guidelines*. An amendment to the OCP is required to amend these Guidelines.
- the proposal is generally consistent with the goals, broad objectives and policies outlined in the OCP, in particular, the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- the Development Permit Application proposes a variance to the *Zoning Regulation Bylaw* to allow a new building to be constructed within 1 m of an existing rail easement. The location and design of the proposed building is generally supported in the *Roundhouse Design Guidelines* and, therefore, staff recommend that Council support the proposed variance.
- the Development Permit Application proposes a crossing over the existing rail easement that is not currently contemplated in the *Roundhouse Master Development Agreement* (MDA). In the event that Council support the provision of this new rail crossing, then an amendment to the MDA is required.

Staff recommend that Council approve an amendment to the OCP to allow revisions to the *Roundhouse Design Guidelines* and advance an OCP Amendment Bylaw to a Public Hearing, subject to referral of the Development Permit with Variance Application and Heritage Alteration Permit Application to the Joint Advisory Design Panel and Heritage Advisory Panel, registration of a Section 219 Agreement to secure the future design of Lime Bay Mews and an amendment to the Roundhouse MDA to allow for an additional rail crossing. Furthermore, staff recommend that Council require revisions to the plans submitted with both the Development Permit with Variance Application and the Heritage Alteration Permit Application providing additional information in relation to the proposal.

Recommendations

1. That Council direct City staff to prepare the necessary Official Community Plan Amendment Bylaw and that Council:

    a. consider giving first reading to the Official Community Plan Amendment Bylaw;
    b. 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;
    c. consider consultation under section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments;
    d. consider giving second reading to the Official Community *Plan* Amendment Bylaw;
    e. consider referring the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

2. Following consideration of the Official Community Plan Amendment Bylaw that Development Permit with Variance Application #000356 for 251–259 Esquimalt Road proceed to a Hearing, subject to:

    a) development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
        - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00 m to 1.00 m;
    b) referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;
    c) the submission of revised plans that:
        (i) include the provision of a public footpath from Kimta Road, along the proposed Lime Bay Mews, to the edge of the proposed Turntable Plaza, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering and Public Works,
        (ii) provide details of the proposed glass canopy over the boxcars between the Roundhouse and Car Shop buildings, to the satisfaction of the Director of Sustainable Planning and Community Development,
        (iii) provide details of the proposed railway crossings including details of any finishing materials, to the satisfaction of the Director of Sustainable Planning and Community Development;

d) an amendment to the *Roundhouse Master Development Agreement* to reflect the location of the proposed rail crossings and requiring that the Developer provide the City with a copy of the Rail Crossing Agreement and any other necessary documentation between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the submission of any Building Permit relating to the Commercial Heritage Phase, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

e) a Section 219 Covenant to link the proposed temporary surface parking areas to the use of the Commercial Heritage Phase and to ensure the final design of Lime Bay Mews is consistent with the *Roundhouse Design Guidelines* being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

f) a Statutory Right-of-Way for the Roundhouse Mews being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

g) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

3. That concurrent with Development Permit with Variance Application #000356, Council consider authorizing the issuance of Heritage Alteration Permit Application #00180 in accordance with the revised Heritage Conservation Plan dated July 2014 and plans date-stamped September 15, 2014, for Heritage Alteration Permit Application #00180, subject to:

a) referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

b) a Heritage Revitalization Agreement being registered on title to secure the exterior conservation of the Heritage-Designated buildings and structures, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

c) the submission of revised plans and Heritage Conservation Plan to ensure consistency between documents and providing details of, but not limited to, the rehabilitation of the Roundhouse large double doors, existing and proposed parapets, seismic restraining for the historic chimneys, details of any proposed signage, new interior construction to be located within 2 m of an opening and condition assessments for all historic fabric that is proposed to be replaced, to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

Jim Handy
Senior Planner – Development Agreements
Development Services

A. Meyer for
Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: October 9, 2014

JH:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding an Official Community Plan (OCP) Amendment, Development Permit with Variance Application and a Heritage Alteration Permit Application at 251-259 Esquimalt Road, also known as the Roundhouse Commercial Heritage Phase.

2.0 Background

2.1 Description of Proposal

The Development Permit Application and Heritage Alteration Permit Application propose a number of components which are discussed in detail in the following sections of this report.

2.1.1 Heritage-Designated Buildings and Structures

There are a number of Heritage-Designated buildings and structures located on the subject site. This includes the E&N Railway Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable. Together, in conjunction with the rail yard, these structures comprise the Esquimalt and Nanaimo Railway Roundhouse National Historic Site.

These Applications propose the rehabilitation of all of these buildings and structures which are proposed to be used for commercial, retail, office, restaurant, brewery, brew pub and other uses permitted in the existing CD-12 Zone, Roundhouse District.

2.1.2 New Buildings

These Applications propose the construction of three new single-storey retail buildings. Two of the buildings would be situated on the southern edge of the site, 1 m from the existing railway easement and framing a proposed public plaza. These two buildings would each include a monopitch roof design, a significant area of glazing with corrugated metal siding and roofing material.

One of these new buildings (west of the proposed Lime Bay Mews) is located in Development Area 1 (DA-1) of the CD-12 Zone, Roundhouse District, while the proposed new building immediately to the east is located in Development Area 2 (DA-2). The existing zoning requires that buildings located in DA-1 are set back a minimum of 1 m from the rail easement, however, in DA-2 that setback requirement increases to a minimum of 10 m. Therefore, a setback variance is required for the proposed new building adjacent to the rail easement in DA-2.

The new third building would be situated immediately adjacent to the existing Heritage-Designated Roundhouse and Back Shop buildings and separated from these buildings by way of a new glass atrium structure.

The applicant proposes to introduce a total of seven reconditioned boxcars throughout the site. The boxcars would be used for retail and interpretive purposes.

2.1.3 Public Plaza

The rehabilitated Turntable would be the focal point of a public plaza space framed by the existing and proposed buildings. The north side of the Turntable would be designed to accommodate seating, a stage area for performances and for public access to and across the historic structure. The south side of the Turntable would remain open to reveal historic steam-

powered mechanical works of the Turntable. A map of the original E&N railway route on Vancouver Island is proposed on the base of the Turntable as an interpretive feature, along with interpretive panels. The Turntable would be rehabilitated to be operational but would be maintained in a fixed position to align with the rail line.

The Railway Yard is a key character-defining element of the site and the surrounding plaza area has been designed to reflect this "working yard" character. The surface treatment of the plaza includes unit pavers inlaid with rail tracks and rail artifacts displayed in an interpretative installation. Rail artifacts include the reconstruction of a Water Tower and Sand Tower which were both original features of the site. Rail-themed canopies, bollards, lamp standards, benches, tables and outdoor seating areas would be provided with steel and timber being the principal finishing materials.

2.1.4 Public Amenities

The *Roundhouse Master Development Agreement* (MDA) requires the Developer to provide a number of amenities as part of the Commercial Heritage Phase. These amenities include the rehabilitation of Heritage-Designated buildings and the Turntable Plaza. Other required amenities that the Developer is providing at this stage are as follows:

- Naturalized Landscape Knoll

  In accordance with the MDA, the proposal indicates that the rock outcropping in the northwest corner of the site will be preserved as a naturalized landscape feature supplemented with native species.

- Roundhouse Mews

  The Roundhouse Mews is a shared-use corridor accommodating vehicular traffic, pedestrians, cyclists and rolling traffic, emergency and service vehicles. The proponent indicates that the Roundhouse Mews will be provided through the site between Esquimalt Road and Sitkum Road, skirting the southern edge of the Turntable Plaza.

- Temporary Pathway

  A 4 m wide pathway linking Sitkum Road and Catherine Street will be provided on a temporary basis until a multi-purpose pathway, forming part of the E&N Rail Trail, is constructed. The MDA requires that the multi-purpose pathway be developed in stages in conjunction with future phases of development.

The MDA also envisages that, in conjunction with a later phase of development, a shared-use corridor would be provided from the waterfront at Lime Bay directly to the proposed Turntable Plaza. The applicant proposes that this corridor, referred to as Lime Bay Mews, be partially constructed as part of the Commercial Heritage Phase. The initial design of this corridor, featuring a two-lane road, is only an interim solution to provide access to temporary surface parking lots serving the Commercial Heritage Phase. As required by the *Roundhouse Design Guidelines*, the final Lime Bay Mews design should be focused on pedestrians and cyclists with only one-way traffic permitted along the corridor from Kimta Road to Catherine Street. Staff recommend that, prior to advancing to a Hearing, Council require that the developer enter into a Section 219 Covenant with the City to ensure that the final design of Lime Bay Mews is

consistent with the *Roundhouse Design Guidelines*.

2.1.5 Surface Parking

These Applications propose a limited amount of surface parking within the Commercial Heritage Phase of the development, utilizing unit paving as a finishing material. However, significant areas of temporary surface car parking are also proposed on the adjacent Development Areas. These temporary parking areas, which would be finished with asphalt, would serve the Commercial Heritage Phase of the development until an underground parkade is constructed as part of Phase 2, as envisaged in the *Roundhouse Design Guidelines*.

The CD-12 Zone, Roundhouse District, allows parking to be located on any lot within the Zone regardless of the Development Area of the lot where the parking is actually required, provided that a covenant is registered on the title of the property linking the parking to the use.

2.1.6 Cultural Interpretive Features

The applicant is proposing a comprehensive interpretive program which includes:

- site banners
- interpretive signage
- interior theming in historic buildings
- recreated and reconstructed historic structures
- artifact displays
- installation of concrete railway map
- rehabilitated Turntable to occasionally display rolling stock.

A comprehensive Interpretive Program Report has been provided by the applicant and is attached to this report.

2.1.7 Sustainability Features

The development is a registered Leadership in Energy and Environmental Design (LEED) Neighbourhood Development (ND) project. The applicant has confirmed that the proposed development is adhering to the LEED ND guidelines and that the two new buildings, situated adjacent to the rail easement, are designed to LEED Silver standard.

2.1.8 Transportation Demand Management Strategies

Under the terms of the Roundhouse MDA, the Developer covenants and agrees to provide a number of Transportation Demand Management (TDM) strategies. The applicant has identified that the following TDM measures will be provided with the Commercial Heritage Phase of the development:

- Commercial units will have access to a transit ProPass for a minimum of three years. This will be fully subsidized by the Developer.
- The Developer will ensure that transit facilities, such as bus lay-bys and improved bus stop amenities, will be provided at the developer's cost where the transit facilities border the site.
- Class 1 and Class 2 bicycle facilities are provided and exceed the City of Victoria requirements.

- The development team will appoint a staff member to act as TDM Coordinator for a minimum period of one year following occupancy of each building on site.

2.2 Existing Site Development and Development Potential

The current zoning allows for a diverse range of uses at this location, including but not limited to: limited light industrial including processing, manufacturing and assembly, offices, restaurants, retail, breweries and brew pubs, pubs and lounges, tourist facilities, railway operations, artist studios and theatres. There are a number of Heritage-Designated buildings and structures located on the subject site. This includes the E&N Railway Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable. Together, in conjunction with the Rail Yard, these structures comprise the Esquimalt and Nanaimo Railway Roundhouse National Historic Site.

2.3 Data Table

The proposed development is located in DA-1 and partially within DA-2 of the CD-12 Zone, Roundhouse District. The following data tables compare the proposal with the regulations specifically outlined in the CD-12 Zone and then with those regulations applicable to DA-1 and DA-2. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria (Overall Site)	Proposal	Zone Standard
Site area (m^2) – minimum	42,455	n/a
Density (Floor Space Ratio) – maximum	0.11:1	2:1
Total floor area (m^2) – maximum	4691.56	84,910
Total floor area for non-residential uses (m^2) – maximum	4376.56	9180
Setback from any street of park (m) – minimum	3	2
Parking – minimum	199	144
Bicycle storage – minimum	22	13
Bicycle rack – minimum	50	13

Zoning Criteria (DA-1 & DA-2)	Proposal (DA-1)	Zone Standard (DA-1)	Proposal (DA-2)	Zone Standard (DA-2)
Height (m) – maximum	8.49	19	5.48	76
Setbacks (m) – minimum Rail easement setback	1	1	1*	10

2.4 Land Use Context

The Roundhouse site consists of several parcels situated between Esquimalt Road to the north, Sitkum Road to the east, Kimta Road to the south and Catherine Street to the west. The E&N Railway Right-of-Way bisects the site from the northwest to the southeast.

The Application site is located within the CD-12 Zone, Roundhouse District. This Zone identifies sub-areas, referred to as Development Areas, and it is envisaged that the development will be constructed in phases generally consistent with those identified sub-areas. In this instance, the proposal specifically relates to DA-1, also referred to as the Commercial Heritage Phase, and part of DA-2 situated in the northeast corner of the Roundhouse site. Victoria West Park and the existing multi-family dwellings are situated to the north of the Application site, to the east is Vista Park and multi-family dwellings at Bayview Place and future development phases of the Roundhouse project are located directly to the south and west.

2.5 Legal Description

- Lot 1, Part of the Bed of Victoria Harbour, Victoria District, Plan VIP79333
- Lot 1, District Lot 119, Esquimalt District, Plan 3237 Except Part in Plans 5424, 1461R and 43176
- Lot 1, District Lot 119, Esquimalt District Plan VIP74716
- Lot 2, of the unnumbered part of Esquimalt District, Plan VIP81036
- Lot 52, Section 31, Esquimalt District, Plan 549
- Lot 52A, Section 31, Esquimalt District, Plan 549
- Lot 53, Section 31, Esquimalt District, Plan 549
- Lot 54, Section 31, Esquimalt District, Plan 549
- Lot 55, Section 31, Esquimalt District, Plan 549
- Lot 56, Section 31, Esquimalt District, Plan 549
- Lot 56A, Section 31, Esquimalt District, Plan 549
- Lot 57, Section 31, Esquimalt District, Plan 549
- Lot 58, Section 31, Esquimalt District, Plan 549
- Lot 59, Section 31, Esquimalt District, Plan 549
- All that part of Section 31, Esquimalt District, described as commencing on the east boundary of said Section, at the high water mark of the public harbour of Victoria, 125 feet more or less, in a southerly direction from the south east corner of Lot 52-A, Plan 549, thence northerly along the east boundary of Section 31 to the said south east corner of Lot 52A, thence westerly along the southerly boundaries of said Lot 52A and Lot 52, Plan 549, 86 feet more or less, to high water mark, thence in a south easterly direction following said high water mark to the point of commencement.

2.6 Relevant Design Guidelines

The following Design Guidelines are to be considered and applied for Development Permits relating to the Roundhouse site:

- *Roundhouse Design Guidelines* (2008)
- *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*
- *Crime Prevention Through Environmental Design Guidelines* (2004).

The following sections of the report outline where the proposal is consistent with the aforementioned Design Guidelines.

2.6.1 Roundhouse Design Guidelines

The *Roundhouse Design Guidelines* are comprehensive and detailed in order to sustain and reinforce the historic and geographic significance of the site. The proposal has been reviewed against these Guidelines and is considered consistent with them in the following ways:

- These Applications propose the preservation and adaptive reuse of the historic Roundhouse buildings and structures.
- The proposed new buildings are limited to a single storey and are located in a manner that respects the historic precinct and animates the proposed Turntable Plaza.
- the proposed new buildings are contemporary in nature in contrast to the heritage buildings on the site. They are finished with glass and metal panel siding and the overall appearance of these buildings is light and transparent in contrast to the heavy historic structures.
- The new building proposed immediately to the south of the Car Shop has been designed with a glass atrium to permit views of the heritage façade.
- The new buildings would not adversely impact the Turntable Plaza by way of overshadowing.
- The Heritage-Designated Turntable is being rehabilitated and will be the focal point of a public plaza.
- Significant structures, such as the water tower and sand tower, will be rebuilt.
- A key pedestrian corridor, referred to as Lime Bay Mews, will provide a connection from the waterfront directly to the proposed Turntable Plaza. The Mews will also allow for a view corridor from the waterfront into the Plaza.
- A pedestrian crossing over the E&N tracks will occur at the alignment of Lime Bay Mews.
- A shared-use corridor, referred to as Roundhouse Mews, will be provided through the Historic Railway Precinct, along the north side of the rail corridor and additional access to the site will be provided from Esquimalt Road and Sitkum Road.
- The Knoll in the northwest corner of the site will be preserved and enhanced as a natural feature and visual amenity.
- The proposal fosters sustainable landscape design by protecting indigenous trees during site construction and by virtue of new native and drought-tolerant plant material to minimize water usage and maintenance needs.

The *Roundhouse Design Guidelines* use the terms "must, will and shall" to describe mandatory Guidelines that must be met. In this instance, there are several mandatory Guidelines that have not been addressed and, in each case, staff recommend that Council support the proposed alternative design solution. These are identified and discussed in detail in Section 4.1 of this report.

2.6.2 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (the "Standards and Guidelines") outline sound, practical advice aimed at achieving good conservation practice. The Standards and Guidelines recognize three treatments, including

preservation, restoration and rehabilitation. The primary treatment associated with the scope of proposed work associated with the Heritage Alteration Permit Application is rehabilitation. Rehabilitation includes actions or processes of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

A detailed assessment of impacts on Heritage-Designated buildings and structures is provided in Section 4.2 of this report and it is considered that the proposed work is generally consistent with the aforementioned Standards and Guidelines.

2.6.3 Crime Prevention Through Environmental Design Guidelines

The applicant states that they are implementing the following Crime Prevention Through Environmental Design (CPTED) measures:

- natural surveillance
- glazing and sightlines between interior and exterior
- central public space
- central access corridor
- temporary surface parking areas.

2.7 Consistency with other City Policy

2.7.1 Official Community Plan

As outlined in the OCP, a key strategic direction for the Victoria West neighbourhood is to complete the revitalization of the Roundhouse site. The development of the Commercial Heritage portion of the Roundhouse development responds directly to this key direction.

Although, as outlined in Section 2.6.1 of this report, the proposal is generally consistent with the applicable City Design Guidelines, it fails to address a number of mandatory design requirements outlined in the *Roundhouse Design Guidelines*. An amendment to the OCP is required to amend these Guidelines.

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 change the Urban Place Designation as this matter can be considered under policies in the OCP Bylaw.

Council is also required to consider 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 will have no impact on any of these plans.

2.8 Community Consultation

In compliance with the Community Association Land Use Committee Procedures (CALUC) for Processing an OCP amendment, the applicant consulted with the Victoria West Neighbourhood Association on February 18, 2014. Notification of the CALUC meeting was circulated to neighbours living within 200 m of the subject site. In addition, as the Development Permit

Application proposes a variance, the Application was referred to the Victoria West Neighbourhood Association on June 16, 2014, for a 30-day comment period. No comments were received at the time of writing this report.

3.0 Issues

The key issues related to this application are:

- OCP amendment and revisions to the *Roundhouse Design Guidelines*
- impact on Heritage-Designated buildings and structures
- interim proposal for Lime Bay Mews
- MDA amendment
- proposed variance
- recommended plan revisions.

4.0 Analysis

4.1 OCP Amendment and Revisions to the Roundhouse Design Guidelines

As outlined earlier in this report, the *Roundhouse Design Guidelines* use the terms "must, will and shall" to describe mandatory Guidelines that must be met. In this instance, there are several such Guidelines that have not been addressed and these are discussed in turn below. Should Council approve the proposal, the Design Guidelines must be revised to reflect where the proposal differs from the mandatory Guidelines. Since the *Roundhouse Design Guidelines* are specifically referenced in the OCP, an OCP amendment is also necessary.

For the reasons outlined below, staff recommend that Council consider approving an OCP amendment allowing revisions to the *Roundhouse Design Guidelines* to accommodate the proposed project design.

4.1.1 Use of Brick in all New Buildings

The *Roundhouse Design Guidelines* require that elements of brick be used in all buildings to match the material used in the historic Roundhouse structures and the new buildings at the adjacent Bayview development. However, they also state that:

> *New buildings on the site should be designed with a contemporary appearance. It is anticipated that they will be built from structural steel or heavy timber with exterior walls made of glass and metal panel siding where solid areas are required. The overall appearance of these buildings should be very light and transparent as a contrast to the heavy historic structures.*

The design of the proposed new buildings is consistent with the above Guideline, however, as the proposed design does not include a brick element, a revision to the Guidelines is required.

4.1.2 Location of Site Servicing Facilities

These Applications propose that site servicing will be provided between the Heritage-Designated buildings and Esquimalt Road; however, the *Roundhouse Design Guidelines* state that servicing, deliveries and garbage/recycling facilities within the historic and mixed-use precincts will be provided within the underground parking structure beneath a future residential-

hotel building in DA-2. However, at this stage, the residential-hotel and underground parkade are not proposed and the Developer is not obligated by City policy, legal agreement or otherwise, to construct the parkade prior to the Commercial Heritage Phase. Furthermore, the applicant has explained that an underground parkade would not be a suitable solution for site servicing as it would not be able to accommodate large trucks and their turning manoeuvres.

The Guidelines also require that a dynamic and animated streetscape be created along the Esquimalt Road frontage behind the Back Shop. To some degree, the location of site servicing in this area is an impediment to a satisfactory design response to this requirement. However, as outlined above, the underground parkade associated with the future residential-hotel development is not part of the current proposal and may not present a workable solution to site servicing requirements. Alternative solutions would result in truck movements through the Turntable Plaza which could create potential conflicts between service vehicles, pedestrians and site features such as landscaping, decorative surface materials and interpretive features. The proposed solution represents the most practical and workable way of servicing the site.

It should also be noted that there is a significant grade change (approximately 4 m) between Esquimalt Road and the Back Shop and, therefore, some public views from Esquimalt Road towards the site will mainly consist of the upper parts of the rehabilitated Heritage-Designated buildings. However, these Applications propose the siting of box cars between the Roundhouse and Car Shop buildings which would provide interesting views from certain public vantage points along Esquimalt Road.

In response to the above issues, the Guidelines must be revised to reflect the proposed site servicing plan.

4.1.3 Extent of Surface Parking

The *Roundhouse Design Guidelines* state that only a limited amount of surface parking will be provided on-site and any surface parking areas will be surfaced with brick or unit pavers, however, these Applications propose significant areas of temporary surface car parking using asphalt as a finishing material. These parking areas are required to temporarily serve the Commercial Heritage Phase of the development. However, it is envisaged that the second phase of the development would include the construction of an underground parkade which would ultimately serve the commercial development and replace these temporary parking areas. As outlined in the CD-12 Zone, a Section 219 Covenant must be registered on title linking the proposed temporary surface parking areas to the use of the Commercial Heritage Phase.

It should be noted that the areas proposed for temporary surface parking are used for vehicle parking in association with existing businesses operating on site. The proposal includes the addition of landscaping to soften the appearance of these temporary parking areas.

In this instance, the Guidelines must be revised to identify that the provision of surface car parking to support the Commercial Heritage Phase is acceptable on a temporary basis, until the underground parkade associated with DA-2 has been constructed.

4.1.4 Configuration of the Turntable Plaza

The *Roundhouse Design Guidelines* state that the Turntable Plaza will be shaped by the semi-circular Roundhouse building along its eastern flank and will extend to the car shop in the north, Roundhouse Mews in the west and the E&N line in the south. The siting of proposed new buildings adjacent to the E&N line has resulted in the Roundhouse Mews shifting northwards

and a slight reconfiguration of the Turntable Plaza area. The Guidelines must be revised to accommodate this design revision. However, the resulting plaza space is not substantially reduced and there are benefits derived from the location of the new buildings which will frame the public space and create opportunities for vibrancy and activity along the southern edge of the plaza.

4.1.5 Ongoing Railway Use

The *Roundhouse Design Guidelines* state that ongoing railway use will occur utilizing elements for the E&N line and access to the Turntable and Roundhouse building. Since the Guidelines were written and adopted, the Island rail service ceased to operate, however, it may operate again in the future. The rail tracks will be maintained across the site and the Turntable will be rehabilitated so that, if required, it can function to accommodate future rail use.

In light of the above, the Guidelines must be revised to reflect that railway use is not currently ongoing, however, the development had been designed to accommodate future rail use.

4.2 Impact on Heritage Designated Buildings and Structures

In relation to the Heritage-Designated buildings, structure and rail yard, the proposed scope of work involves actions aimed at making possible a compatible contemporary use of the E&N National Historic Site, while protecting its heritage value. Specific interventions, such as those that change character-defining elements of the Roundhouse, could be mitigated to reduce the visual effect of the proposed change. The repairs to the exterior envelope and the seismic strengthening of the unreinforced masonry buildings represent a significant commitment to one of the City's most important cultural assets.

The proposed work is generally consistent with City policy, in particular, the *Standards and Guidelines for the Conservation of Historic Places in Canada*. However, staff recommend that Council require the submission of revised plans and the Heritage Conservation Plan to address minor inconsistencies between the submitted documents and to provide additional details to ensure that the Heritage Conservation Plan satisfactorily identifies all works required in relation to the exterior conservation of the Heritage-Designated buildings and structures.

The key work associated with the rehabilitation and reuse of the Heritage-Designated buildings and structures is identified below.

4.2.1 Roofs

The proposed work to the roofs of the Heritage-Designated buildings includes the removal of temporary trusses and replacing them with new decking to match the original; removal of temporary gutters and down pipes and the installation of new gutters and down pipes to match the original profiles; repair of parapets; and the rehabilitation of flashings.

4.2.2 Exterior Walls and Structural Systems

The proposed work to the exterior unreinforced masonry walls of the Heritage-Designated buildings includes performing shear tests on the brick walls, masonry repair, repointing and seismic upgrading. It is proposed that the exterior walls of buildings such as the Car Shop and Back Shop will be altered at certain window openings in order to increase access through exterior walls.

Work associated with the heavy-timber structural systems of the Heritage-Designated buildings includes the proposed replacement of defective material with new reinforced structural members.

4.2.3 Windows, Doors and Storefronts

The proposed plans indicate that a considerable number of windows will be removed, sanded, repaired, re-glazed where necessary and repainted. A new roller door will be installed behind an existing arched opening at the Back Shop and an existing doorway opening will be widened to match a window opening above it at the Car Shop.

The scope of proposed work to the doors and windows is generally consistent with the *Standards and Guidelines*, particularly where new construction is intended to ensure that the essential form and integrity of the historic place will not be impaired if the new work is removed in the future.

It should be noted that there is a discrepancy between the plans submitted, which indicate that the Roundhouse large double doors will be altered to accommodate new glass elements, and the Heritage Conservation Plan which does not identify this intervention. The applicant has been made aware of this discrepancy and has agreed to submit revised plans and documentation to address this issue. They have also indicated that the final plans will propose the introduction of glass elements in the double doors. While the introduction of these glass elements supports the proposed commercial reuse of the building, staff have recommended that Council refer the proposal to a Joint Advisory Design Panel and Heritage Design Panel and that the Joint Panel give special attention to the exterior rehabilitation of the Heritage-Designated structures.

4.2.4 Turntable and Rail Yard

These Applications propose the retention of the Turntable and all of its mechanical elements. The circular pit in which the Turntable revolves will also be retained and developed as the focal point of the Rail Yard.

The work associated with the Rail Yard includes the proposed removal of material and railway tracks from the site as part of its decontamination. The final configuration of the space surrounding the major structures that provides the circulation area for the locomotives and the rolling stock will be altered but will be sufficiently reinstated to allow for interpretation.

4.3 Interim Proposal for Lime Bay Mews

The applicant proposes that the amenity required by the MDA and referred to as Lime Bay Mews be constructed as part of the Commercial Heritage Phase. The applicant has explained that the initial design of this corridor, featuring a two-lane road only, is an interim solution to provide access to temporary surface parking lots serving the Commercial Heritage Phase. As required by the *Roundhouse Design Guidelines,* the final Lime Bay Mews design must be pedestrian and cyclist focused with only one-way traffic permitted along the corridor from Kimta Road to Catherine Street. Staff recommend that Council support the proposed interim design solution for Lime Bay Mews subject to:

- the submission of revised plans demonstrating that the interim solution includes the provision of a public footpath from Kimta Road to the edge of the proposed Turntable Plaza

- the developer registering a Section 219 Covenant on title to ensure the final design of Lime Bay Mews is consistent with the *Roundhouse Design Guidelines*.

The above requirements are reflected in the staff recommendation.

4.4 MDA Amendment

Under the terms of the Roundhouse MDA, the Developer is required to develop and perpetually maintain rail crossings in the locations generally identified within the agreement. The current proposal identifies two rail crossings, one of which would form part of Lime Bay Mews and is identified in the MDA, the other, which is not contemplated in the Roundhouse MDA, would provide an additional pedestrian link from an area of temporary parking to the south-east corner of the Turntable Plaza. In the event that Council support the provision of this new rail crossing, an amendment to the Roundhouse MDA would be required. Staff also recommend to Council that the MDA be revised so that the Developer is required to provide the City with the Rail Crossing Agreement between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the occupancy of any building in the Commercial Heritage Phase.

4.5 Proposed Variance

The Development Permit Application proposes the construction of two new buildings adjacent to the existing rail easement that runs east to west along the southern edge of the site. One of these new buildings (located west of the proposed Lime Bay Mews) is located in DA-1 of the CD-12 Zone, Roundhouse District, while the proposed new building immediately to the east is located in DA-2. The existing zoning requires that buildings located in DA-1 are set back a minimum of 1 m from the rail easement, however, in DA-2 the required setback increases to a minimum of 10 m. Therefore, a setback variance is required for the proposed new building adjacent to the rail easement in DA-2.

The purpose of the 10 m setback was to facilitate the provision of the Roundhouse Mews along the northern edge of the rail easement. The Application now proposes an alternative location for the Roundhouse Mews north of the proposed new buildings. The location of the buildings allows them to frame the proposed Turntable which, in principle, is a design concept supported in the *Roundhouse Design Guidelines*. As such, staff recommend that Council support the proposed variance.

4.6 Recommended Plan Revisions

The following information has been omitted from the Development Permit Application submission:

- details of the proposed glass canopy over the boxcars between the Roundhouse and Car Shop buildings
- details of the proposed railway crossings including details of any finishing materials.

The applicant has indicated to staff that this information will be provided prior to setting the Public Hearing.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Conclusions

The proposal is considered to be generally consistent with City policy, as outlined in the OCP, the applicable *Roundhouse Design Guidelines* and *Standards and Guidelines for the Conservation of Historic Places in Canada.* However, the proposal does not address a number of mandatory design requirements outlined in the *Roundhouse Design Guidelines*; therefore, an amendment to the OCP is required to amend these Guidelines. Staff recommend that Council approve the OCP amendment as, in each instance where the proposal is not consistent with the mandatory Guidelines, staff recommend that Council support the proposed rationale and alternative design solution.

Staff recommend that Council approve an OCP amendment to allow revisions to the *Roundhouse Design Guidelines* and advance an OCP Amendment Bylaw to a Public Hearing subject to: referral of the Development Permit with Variance Application and Heritage Alteration Permit Application to the Joint Advisory Design Panel and Heritage Advisory Panel, registration of a Section 219 Agreement to secure the future design of Lime Bay Mews and an amendment to the Roundhouse MDA to allow for an additional rail crossing.

7.0 Recommendations

7.1 Staff Recommendations

1. That Council direct City staff to prepare the necessary Official Community Plan Amendment Bylaw and that Council:

    a. consider giving first reading to the Official Community Plan Amendment Bylaw;
    b. 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;
    c. consider consultation under section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments;
    d. consider giving second reading to the Official Community Plan Amendment Bylaw;
    e. consider referring the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

2. Following consideration of the Official Community Plan Amendment Bylaw that Development Permit with Variance Application #000356 for 251 – 259 Esquimalt Road proceed to a Hearing, subject to:

a) the development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00 m to 1.00 m;

b) referral of these Applications to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

c) the submission of revised plans that:
   (i) include the provision of a public footpath from Kimta Road, along the proposed Lime Bay Mews, to the edge of the proposed Turntable Plaza, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering and Public Works,
   (ii) provide details of the proposed glass canopy over the boxcars between the Roundhouse and Car Shop buildings,
   (iii) provide details of the proposed railway crossings including details of any finishing materials;

d) an amendment to the *Roundhouse Master Development Agreement* to reflect the location of the proposed rail crossings and requiring that the Developer provide the City with a copy of the Rail Crossing Agreement and any other necessary documentation between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the submission of any Building Permit relating to the Commercial Heritage Phase, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

e) a Section 219 Covenant to link the proposed temporary surface parking areas to the use of the Commercial Heritage Phase and to ensure the final design of Lime Bay Mews is consistent with the *Roundhouse Design Guidelines* being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

f) a Statutory Right-of-Way for the Roundhouse Mews being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

g) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

3. That concurrent with Development Permit with Variance Application #000356, Council consider authorizing the issuance of Heritage Alteration Permit Application #00180 in accordance with the revised Heritage Conservation Plan dated July 2014 and plans date stamped September 15, 2014, for Heritage Alteration Permit Application #00180, subject to:

   a) referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

   b) a Heritage Revitalization Agreement being registered on title to secure the exterior conservation of the Heritage-Designated buildings and structures, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

   c) the submission of revised plans and Heritage Conservation Plan to

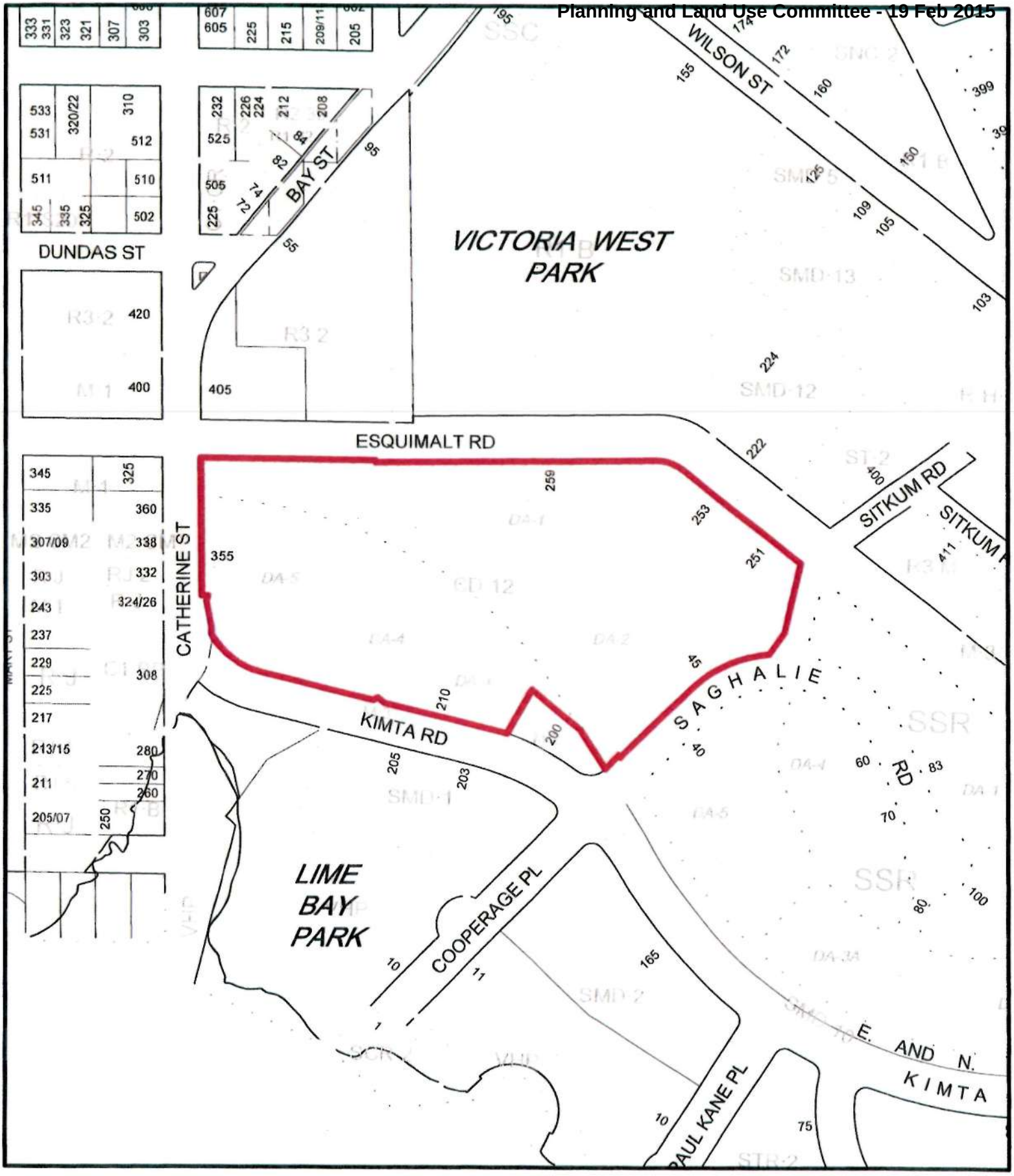
ensure consistency between documents and providing details of, but not limited to, the rehabilitation of the Roundhouse large double doors, existing and proposed parapets, seismic restraining for the historic chimneys, details of any proposed signage, new interior construction to be located within 2 m of an opening and condition assessments for all historic fabric that is proposed to be replaced, to the satisfaction of the Director of Sustainable Planning and Community Development.

7.2 Alternate Recommendation (Decline)

That Council decline the Development Permit Application and Heritage Alteration Permit Application.

8.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated May 26, 2014
- Plans date stamped September 15, 2014
- Submission summary document dated October, 2014
- Interpretive Program Report, March 2014
- Heritage Conservation Plan, revised July 2014.



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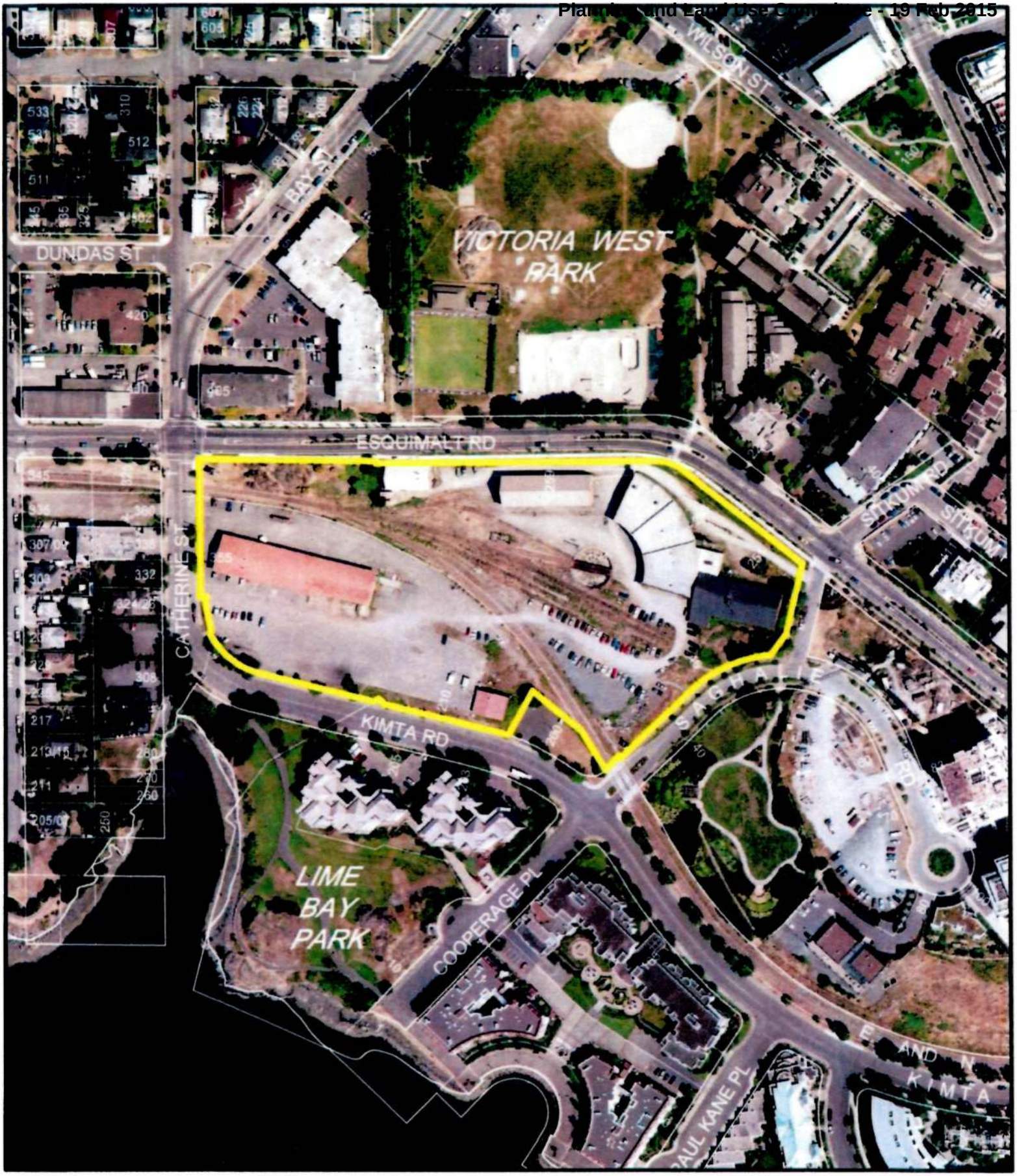
251-259 Esquimalt Road
Development Permit #000356



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251-259 Esquimalt Road

Development Permit #000356

CITY OF VICTORIA

26 May 2014

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

Dear Mayor and Council:

Re: Roundhouse Development Permit / Heritage Alteration Permit (DP/HAP) Application

Originally constructed in 1913, Victoria's former CPR Roundhouse celebrated its centennial last year and Focus Equities is proud to be stewarding the revitalization of the heritage buildings and the transformation of the National Historic Site into a community destination: the Roundhouse Marketplace. The Roundhouse will become a commercial and social focal point for the Bayview Place neighbourhood and an amenity for the surrounding Victoria West community. It will attract people from other parts of the region as well, including visitors to the city.

Development Permit / Heritage Alteration Permit Application

The submission of this combined Development Permit (DP) and Heritage Alteration Permit (HAP) application marks a major milestone in the history of Victoria and advances detailed plans that have been developed through significant community collaboration and design consideration. Focus Equities has made the decision to advance the development of this precinct as the first phase of the Roundhouse site. Previously, it was thought that it would follow the completion of one or two residential towers at Roundhouse. The project will now bring a significant neighbourhood and community amenity on stream much earlier than anticipated. Getting to this stage has taken longer than originally anticipated, largely due to the major changes in the urban development market as a result of the recession in 2008/2009. This additional time, however, has been used to further refine the concepts presented during the 2008 rezoning process to develop more robust plans, which also support the implementation of the Roundhouse as a first phase of development.

The scope of the project includes site remediation; reconstruction of the historic rail yard; restoration of the Turntable; renovation and adaptive re-use of four, early 20th century buildings; and, construction of three new one-storey buildings. The principal functions in the project include retail, restaurant, food market, arts and crafts and light industrial uses. Outdoor areas will be developed for multi-modal circulation, parking, public open space activities and cultural interpretation.

Official Community Plan Amendment Application

The proposal is substantially consistent with the overall project vision established by the Roundhouse Design Guidelines (RDG) and the Guidelines for the Conservation of Historic Places in Canada (SGCHPC). The proposal is consistent with the CD-12 Zone, Roundhouse District and requires only one minor building setback variance. Through preliminary work with City staff over the last 12-18 months, a few guidelines have been identified as requiring amendment in response to our proposed DP/HAP plans. An application to revise the RDG through an Official Community Plan (OCP) Amendment has been submitted concurrently with the DP/HAP Application, and the full details of the design guideline amendments are included in our submission document. The following is a brief statement of rationale

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for each of the design guideline amendments proposed:

1. Design Guideline:
Buildings terrace vertically above a pedestrian-scaled podium element. The podium of the residential-hotel building shall be the same height as the adjacent Roundhouse building; other podiums shall be of similar height as the Roundhouse building.

Rationale for Amendment:
The proposed new Retail 1 building adjoins the Roundhouse and effectively acts as the podium of the future building on the adjacent DA-2 site (the residential-hotel building). The height of this new building is proposed to be slightly lower than the Roundhouse, to remain subordinate to and respectful of the heritage building.

2. Design Guideline:
Building designs and materials will contribute to the creation of an overall "family of buildings" at Roundhouse; for example, some elements of brick shall be used in all buildings to match the material used in the historic Roundhouse structures and the new buildings at the adjacent Bayview development.

Rationale for Amendment:
The intent of this guideline when originally drafted was to ensure the new residential and mixed-use buildings relate to the heritage buildings, as has been achieved through the use of brick elements at Bayview One and Promontory. The use of brick on new retail buildings within the historic precinct was never intended, as other guidelines specifically direct that these new infill buildings be contemporary and finished with timber, glass and metal to act as a contrast to the heavy historic structures. An amendment is required to clarify the guideline and address the inconsistency of the original guidelines.

3. Design Guideline:
On-going rail operations will occur utilizing easements for the E&N line and access to the turntable and Roundhouse building.

Rationale for Amendment:
The applicant cannot control whether railway operations will occur on or through the site and therefore it is proposed that the guideline statement be revised. All easements for railway access to the site are to be retained.

4. Design Guideline:
These surface parking areas will be surfaced with brick or unit pavers to be consistent with the pedestrian-friendly and heritage character of the precinct.

Rationale for Amendment:
The majority of surface parking will be surfaced with unit pavers. A small amount of surface parking intended for staff use is located behind the Roundhouse and adjacent to the site

servicing area. These surface parking spaces will be finished with asphalt to provide a more durable surface, given their proximity to the servicing area.

5. Design Guideline:
The Plaza, incorporating the historic Turntable, will be shaped by the semi-circular Roundhouse building along its eastern flank and will extend to the Car Shop in the north, Roundhouse Mews in the west and the E&N line in the south.

Rationale for Amendment:
The shape of the Turntable Plaza has been redesigned since the rezoning in 2008. The edges remain defined by the Roundhouse building along its eastern flank, the Car Shop in the north and Roundhouse Mews in the west. However, the guideline statement as adopted does not reflect the 2008 concept plan, as the Turntable Plaza was never envisioned to extend all the way to E&N line in the south, but rather was defined by the infill retail podium building and Roundhouse Mews. For clarity and to correct the inconsistency in the original guideline, an amendment is proposed.

Finally, staff noted that some additional minor changes are also required with respect to the heritage conservation guidelines to ensure the language follows the conservation terminology contained within Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. We will work with staff to ensure consistent language is updated.

Roundhouse at Bayview Place
The Roundhouse project is one component of the overall 20-acre Bayview Place neighbourhood, and serves to advance a number of the project's guiding principles. Since completion of the 2008 Roundhouse zoning, the Focus Equities team has worked to integrate the site planning for the overall Bayview Place project to fully link the development of the Bayview hilltop lands with the plans for revitalization of the former brownfield Roundhouse lands.

Achieving a Sustainable Neighbourhood
Bayview Place is a registered LEED for Neighbourhood Development (ND) project and the Roundhouse proposal will bring about tangible improvements to the physical environment by commencing remediation of the brownfield lands and creating a lasting community legacy. Advancement of the Roundhouse as an initial phase allows the upland soil contamination on the north side of the rail corridor to be addressed first. Two of the new buildings are designed to LEED Silver standard. Work to advance the site remediation plan will commence this spring.

Revitalizing the National Historic Site
The National Historic Site will be realized as a public destination. All of the heritage buildings will be seismically upgraded and rehabilitated, showcasing the site's heritage values through their sensitive and adaptive reuse. A rail theme guides the landscape and architectural design character of the site, but all new interventions will be contemporary, consistent with federal standards for this designated National Historic Site. Much of the cultural interpretation is presented in the richly layered public realm, welcoming residents and visitors to experience history in the context of the heritage buildings.

Presenting a cohesive architectural character

The architecture of the complex will be timeless. That is, there will be the careful restoration of the historic resources on the site contrasted by simple, steel and glass infill buildings in a modern idiom. A "kit-of-parts" has been designed for the site using steel and timber as the principal materials. The components include canopies, bollards, lamp standards, structural columns, decks, ramps, benches and tables for outdoor eating. The design of a number of these exterior features has been inspired by the design of railway components.

Realizing economic vitality and viability

With a strong emphasis on promoting local business, the Roundhouse will attract both Victoria and area merchants, as well as outside organizations that share the same passions, interests and goals as the region's diverse and vibrant community. Leasing efforts are underway to secure interest from businesses with a food and beverage focus that will meet community needs and create a vibrant shopping destination. A separate zoning amendment application has been submitted, proposing the addition of 'distillery' and 'accessory retail liquor sales' to be compatible with the currently permitted brewery and brew pub uses. The amendment will further the potential to welcome the growing artisan and craft brewery and distillery industries to the Roundhouse.

Creating a unique sense of place

The century-old working history of the CPR Roundhouse will come alive with a detailed interpretative program that includes artifacts as public art, story boards, repurposed railcars, exposed rail lines, multifunctional Turntable and rebuilt Water and Sand Towers. Rail theme inspired public space furnishings will contrast with new, contemporary buildings. As envisioned, the Roundhouse will be unique, a place where visitors can appreciate history while experiencing the vitality of a new neighbourhood centre.

Providing a contribution of public open spaces

A core public space is provided at Turntable Plaza. The sunken floor of the turntable serves two functions – with south-facing terraced seating on the north side and a feature relief map of Vancouver Island and the E&N Railway corridor on the south side. Visitors will be able to walk across the turntable structure, which can also serve as a special display space for rail cars and a performance stage for programmed events and cultural celebrations. Naturalized remnant landscapes of the site will be preserved and rehabilitated to contribute additional open spaces.

Establishing a strengthened network of community linkages

The project will see the implementation of the E&N Rail Trail connection through the site, with the installation of an interim multi-use pathway to welcome pedestrian and cyclist activity. While it is uncertain whether the E&N will again feature active rail uses, the project design accommodates its potential and maintains the railway easements through the site. The construction of Roundhouse Mews and Lime Bay Mews will enable further community connectivity.

Enhancing livability for all residents

Neighbourhood livability means creating places where people want to live and where visitors want to be, where there is a range of housing choices and places to shop, gather, work and take part in community life. This redevelopment breathes new life into the brownfield site, creating a unique and

exciting opportunity for Greater Victoria to experience history and culture combined.

The Roundhouse will serve new and existing residents of the surrounding community with a dynamic mix of uses: shopping and dining; sampling of locally produced food and beverages; viewing performances at the Turntable stage; attending cultural events in and around the historic buildings; gathering with friends and family in the Turntable Plaza; and experiencing the site's historic buildings, displayed artifacts, and interpretive materials.

We have invested a significant amount of time and effort into the development of the detailed DP/HAP application and have received input over the previous months from members of the Vic West community and from City staff. We are confident that the plans reflect the shared community vision for the future of the Roundhouse and we eagerly look forward to your support to help us start the transformation.

With regards,

Focus Equities

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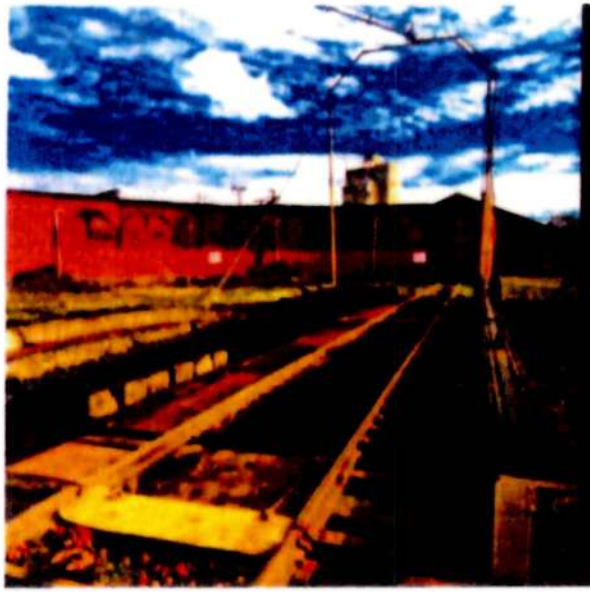


ROUNDHOUSE
AT
BAYVIEW PLACE

DP RE-SUBMITTAL
12 SEPT 2014

DIALOG PHILLIPS FAREVAAG SMALLENBERG ALDRICHPEARS ASSOCIATES FOCUS

DIALOG

ROUNDHOUSE

DRAWING LIST

PROJECT LOCATION

PROJECT DESCRIPTION

PREPARED BY

Dialog

Phillips Farevaag Smallenberg

Read Jones Christoffersen, LTD.

Stantec

AME Consulting Group

Aldrich Pears Associates

Jonathan Yardley

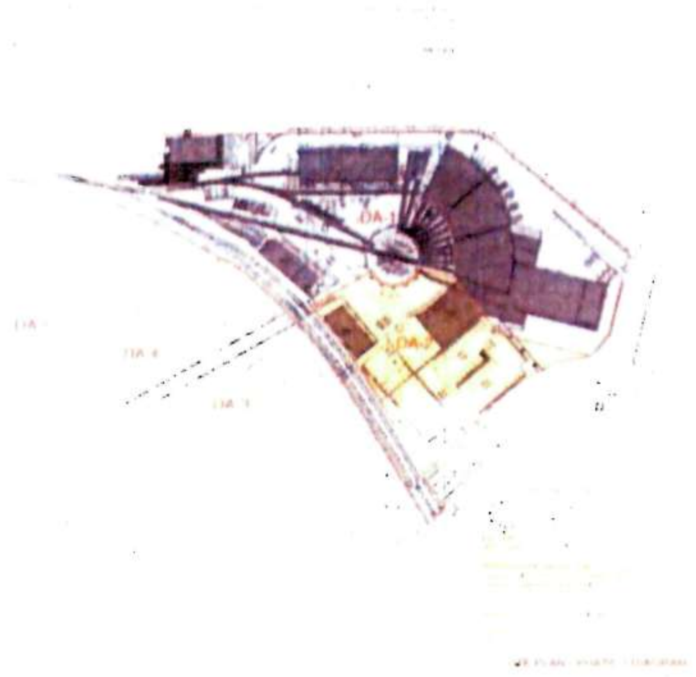
Total Lighting Solutions

Applied Engineering Solutions

Martine Desbois

Project Description
Drawing List

A001



PROJECT INFORMATION

PHASE I

OVERALL SITE ZONING CRITERIA	OVERALL PROPOSAL	ZONE STANDARD (CD-12)
[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Commercial Floor Area [illegible]	[illegible]	[illegible]
[illegible]		[illegible]
Site Coverage %	[illegible]	
[illegible]	[illegible]	
Parking	[illegible]	[illegible]
Bicycle Parking		
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
Total Bicycle Parking	12 Bikes	27 Bikes

DEVELOPMENT AREA ZONING CRITERIA

[illegible]

Number of Storeys

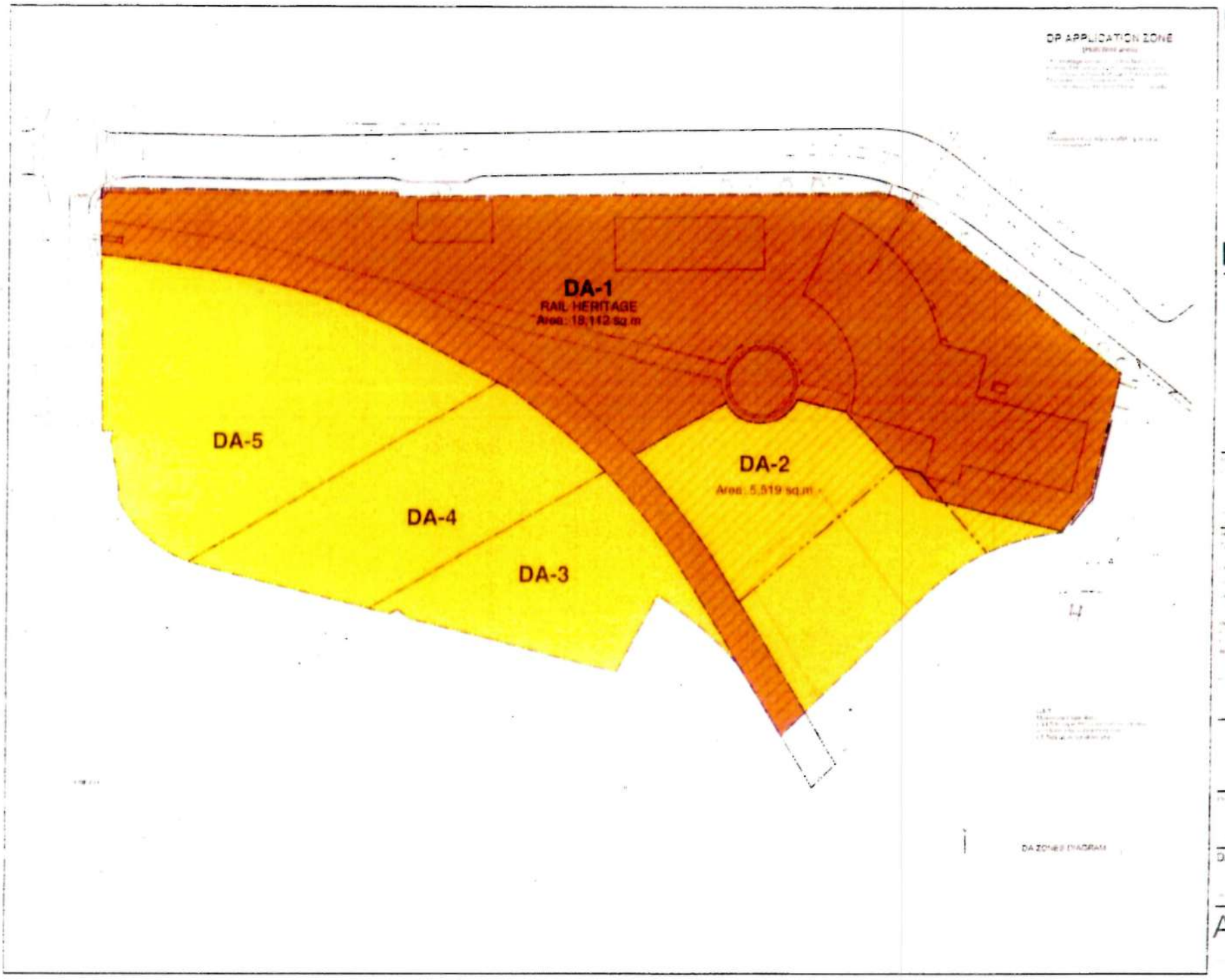
Notes: [illegible]

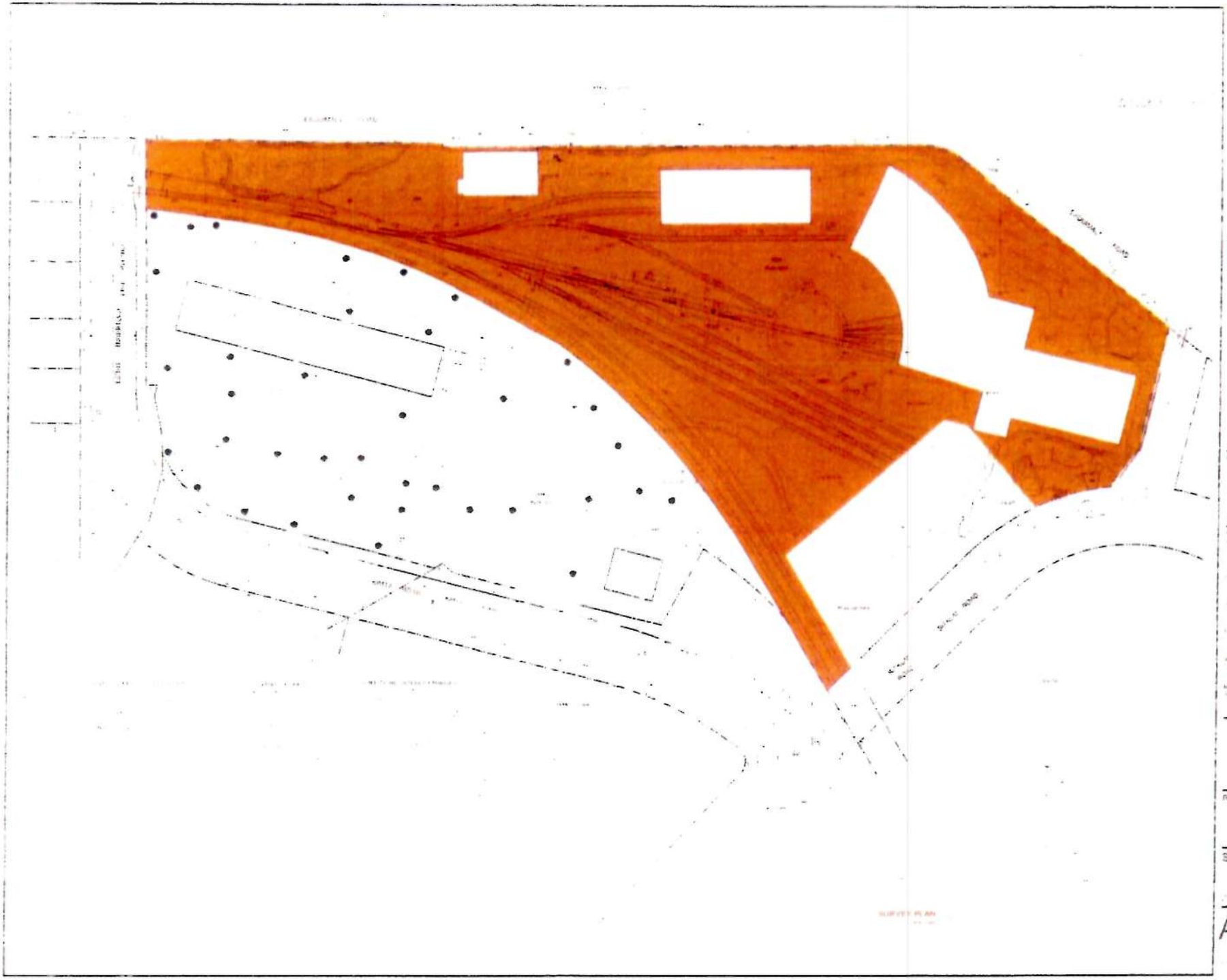
DIALOG

ROUNDHOUSE

Project Phase 1 Data

A001.1


DP APPLICATION ZONE
DIALOG
ROUNDHOUSE
DA-1
RAIL HERITAGE
Area: 18,112 sq.m
DA-2
Area: 5,519 sq.m
DA-3
DA-4
DA-5
DA ZONES DIAGRAM
DA Zones
A002


DIALOG
ROUNDHOUSE
Survey Plan
A003

A006

Character Rendering

ROUNDHOUSE

DIALOG

DIALOG

ROUNDHOUSE

Character Rendering

A007

DIALOG

ROUNDHOUSE

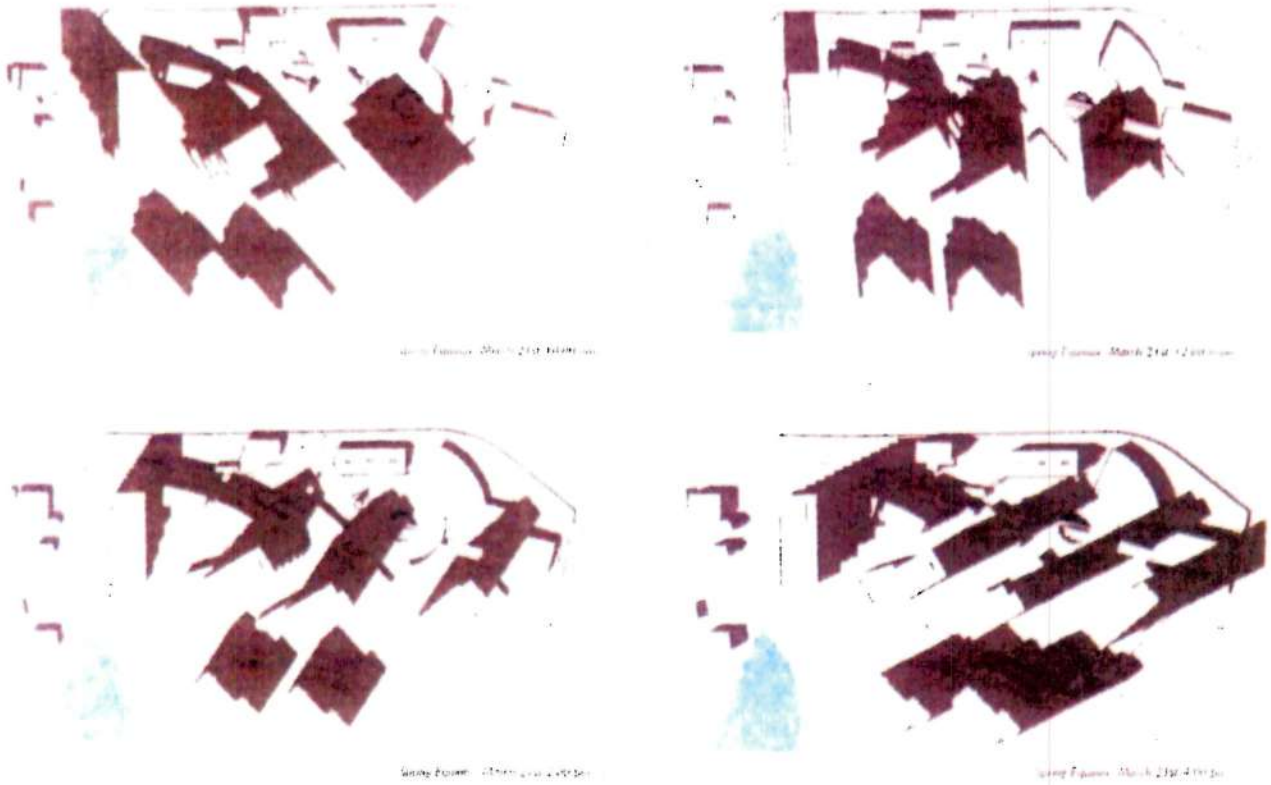
Character Renewal

A008

DIALOG

ROUNDHOUSE

Shadow Analysis for Approved Site Plan
Spring / Autumn Equinox



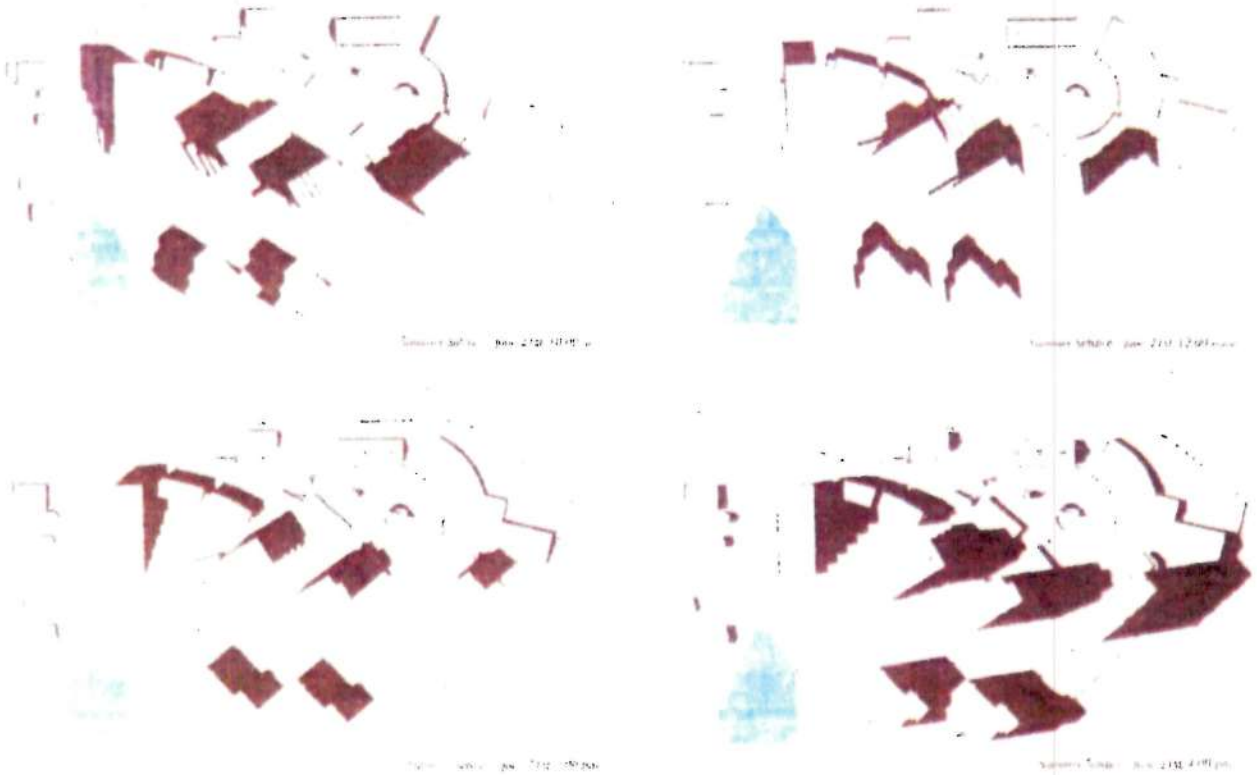
Shadow Studies
Spring / Autumn

A009

DIALOG

ROUNDHOUSE

Shadow Analysis for Approved Site Plan
Summer Solstice



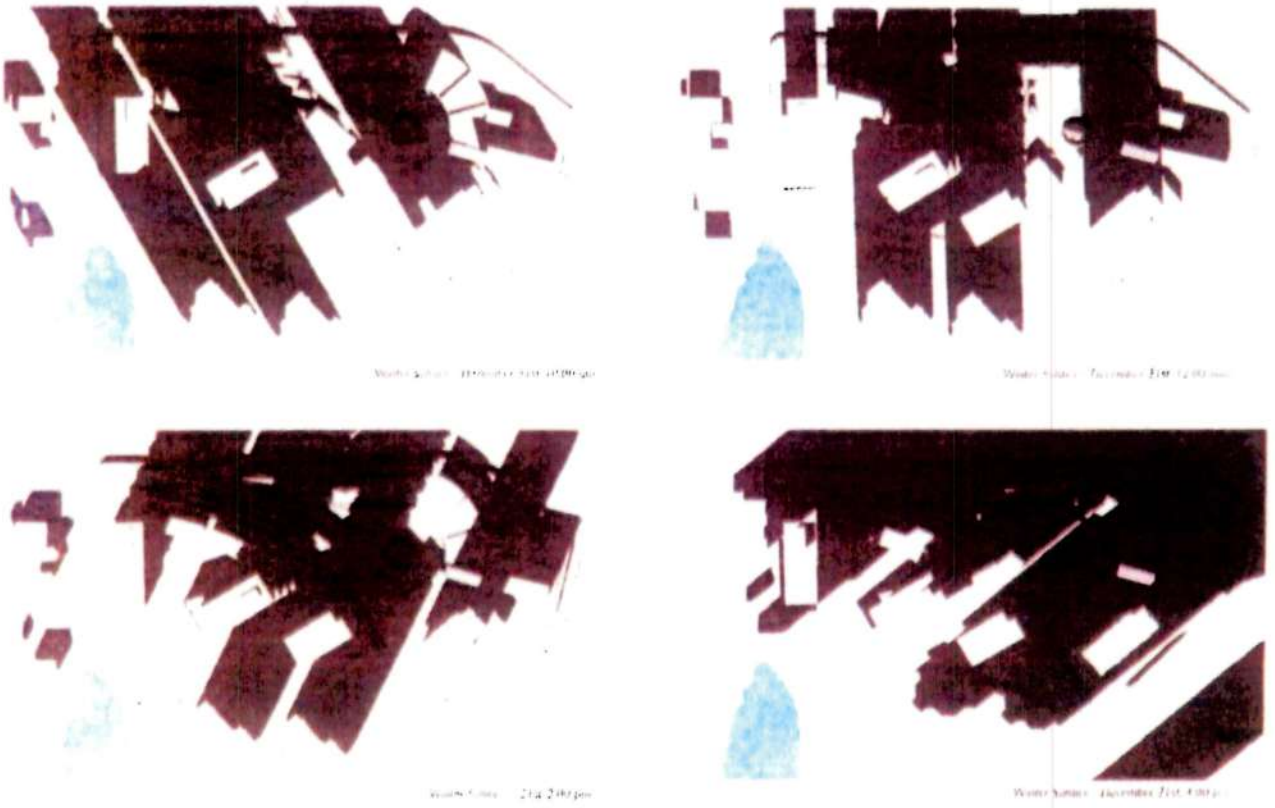
Shadow Studies
Summer Solstice

A010

DIALOG

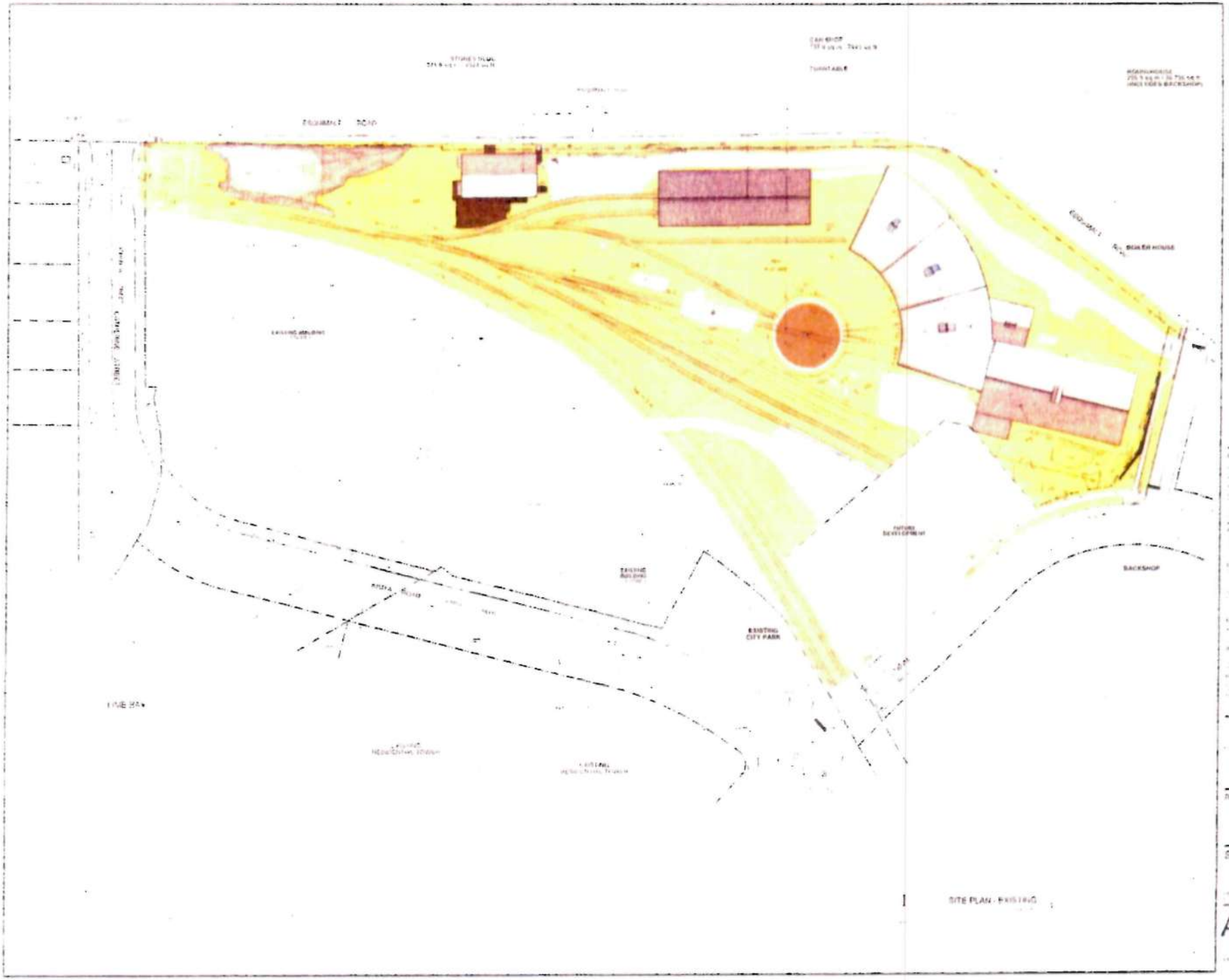
ROUNDHOUSE

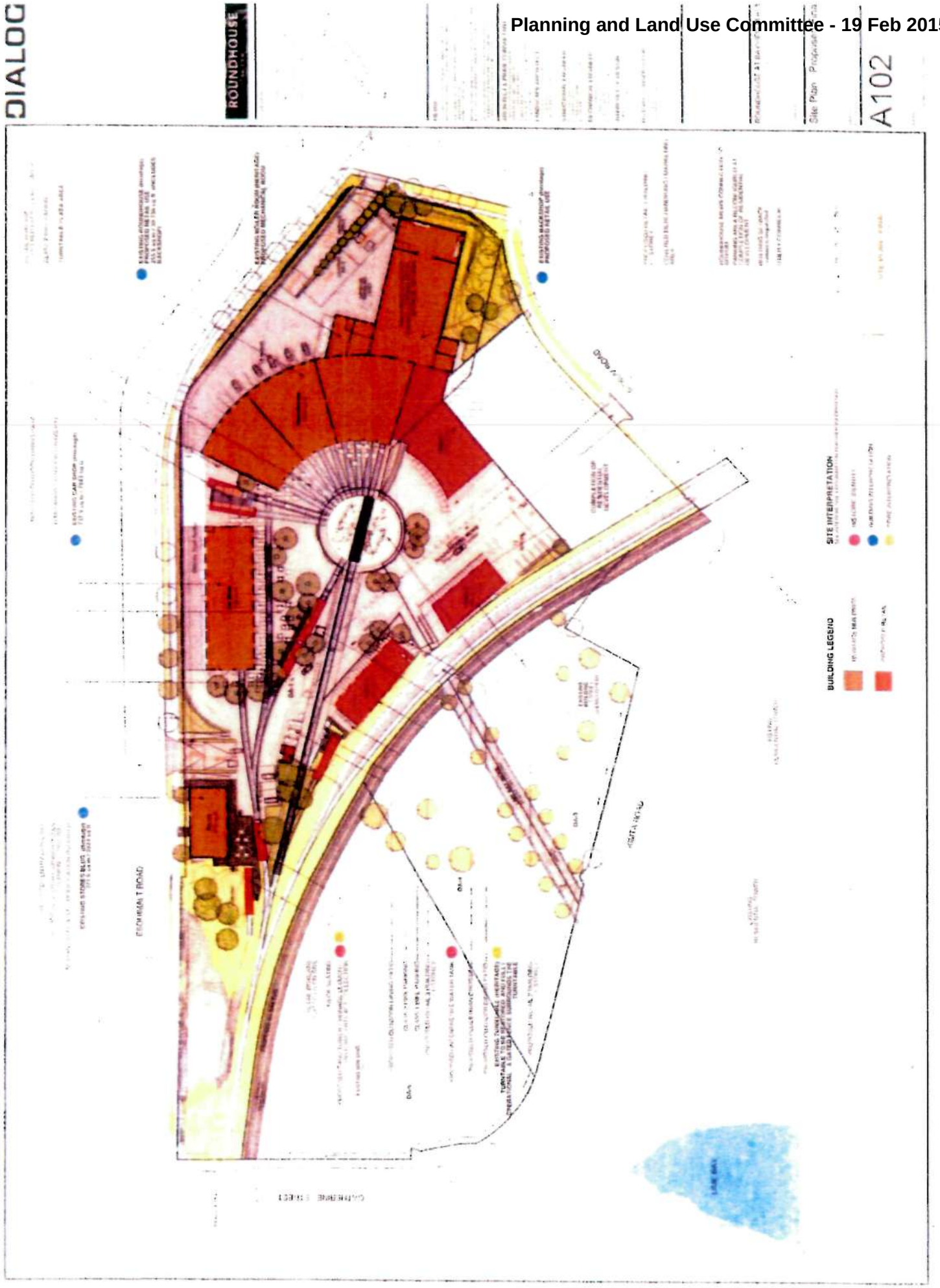
Shadow Analysis for Approved Site Plan
Winter Solstice

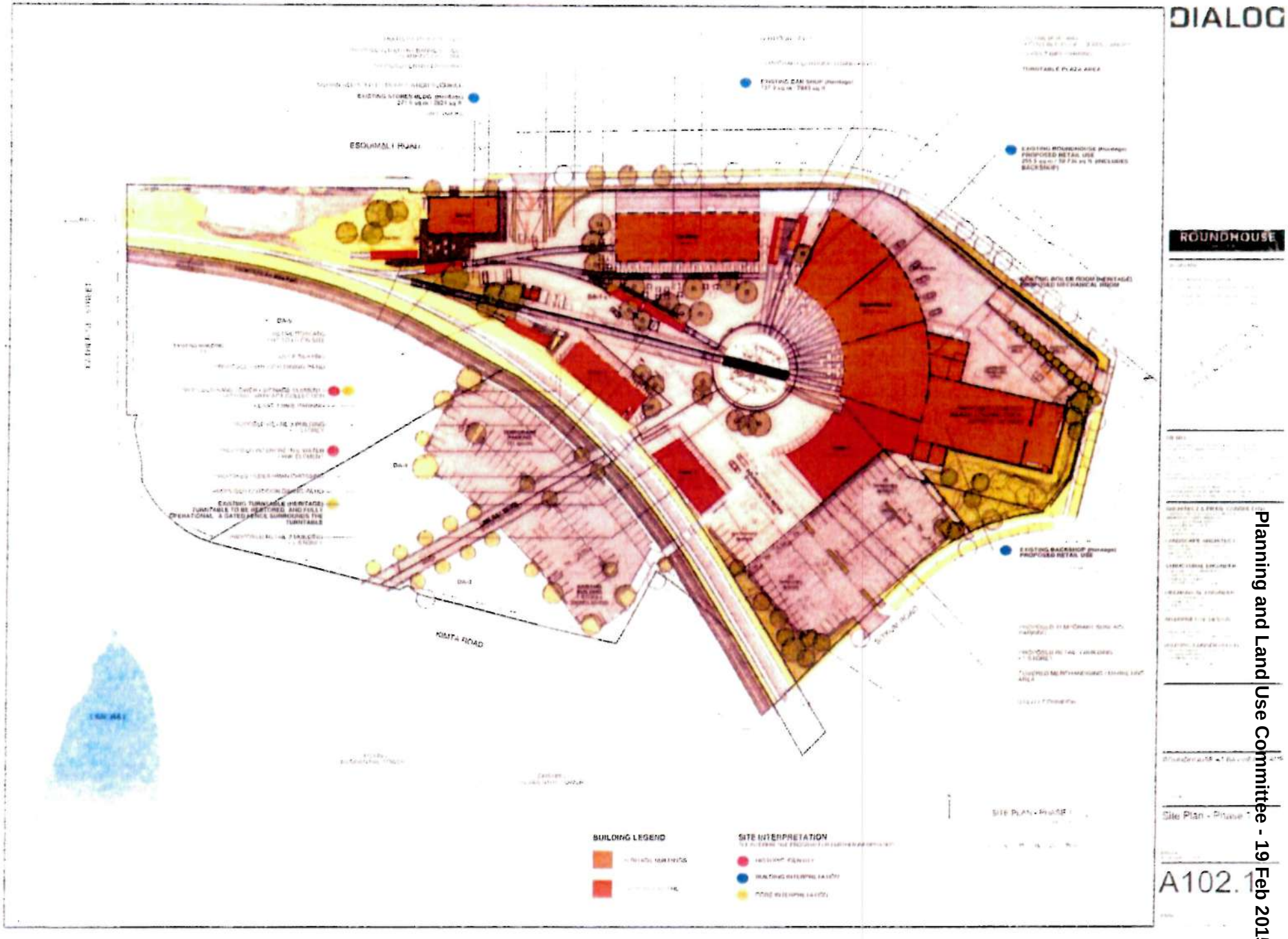


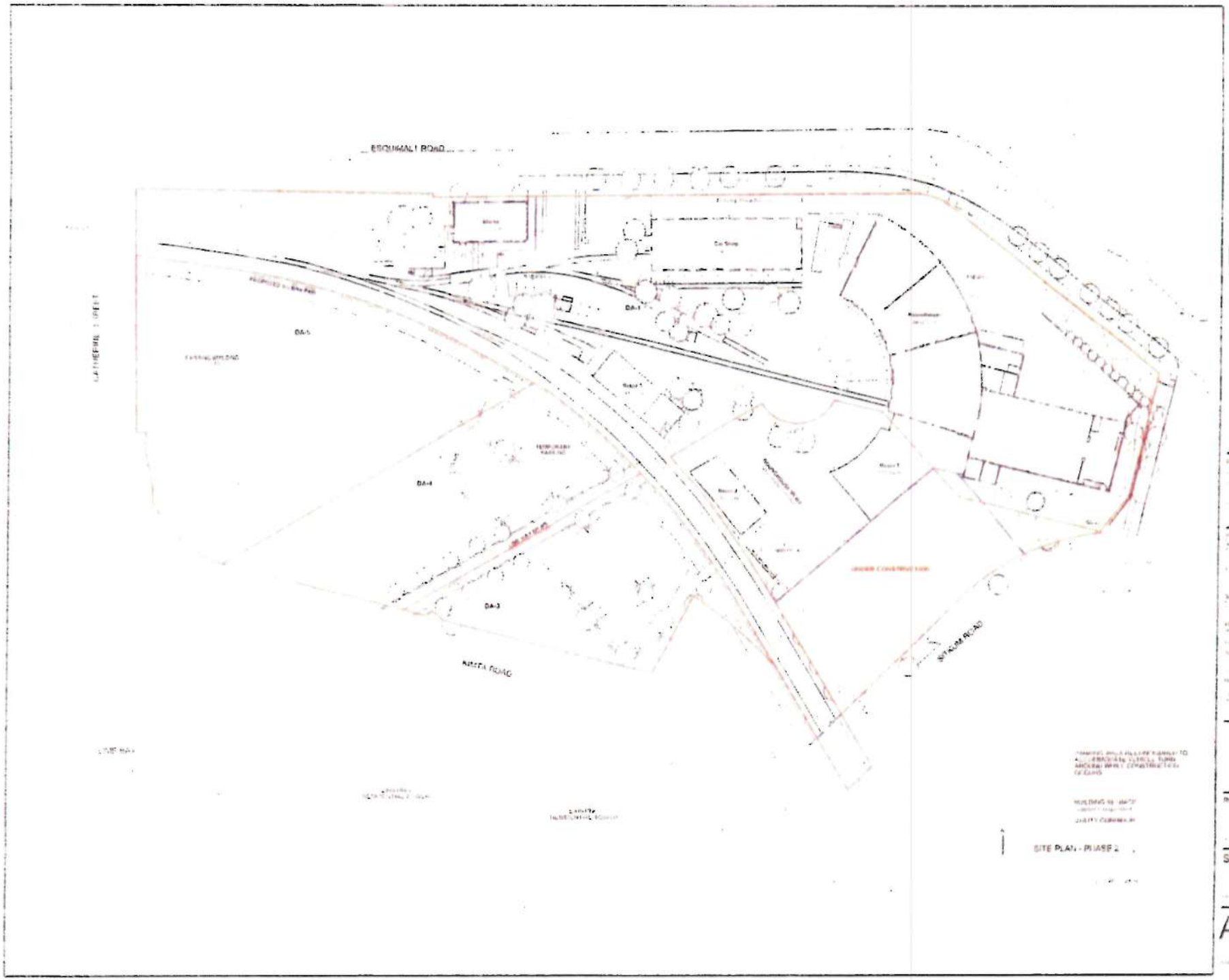
Shadow Studies
Winter Solstice

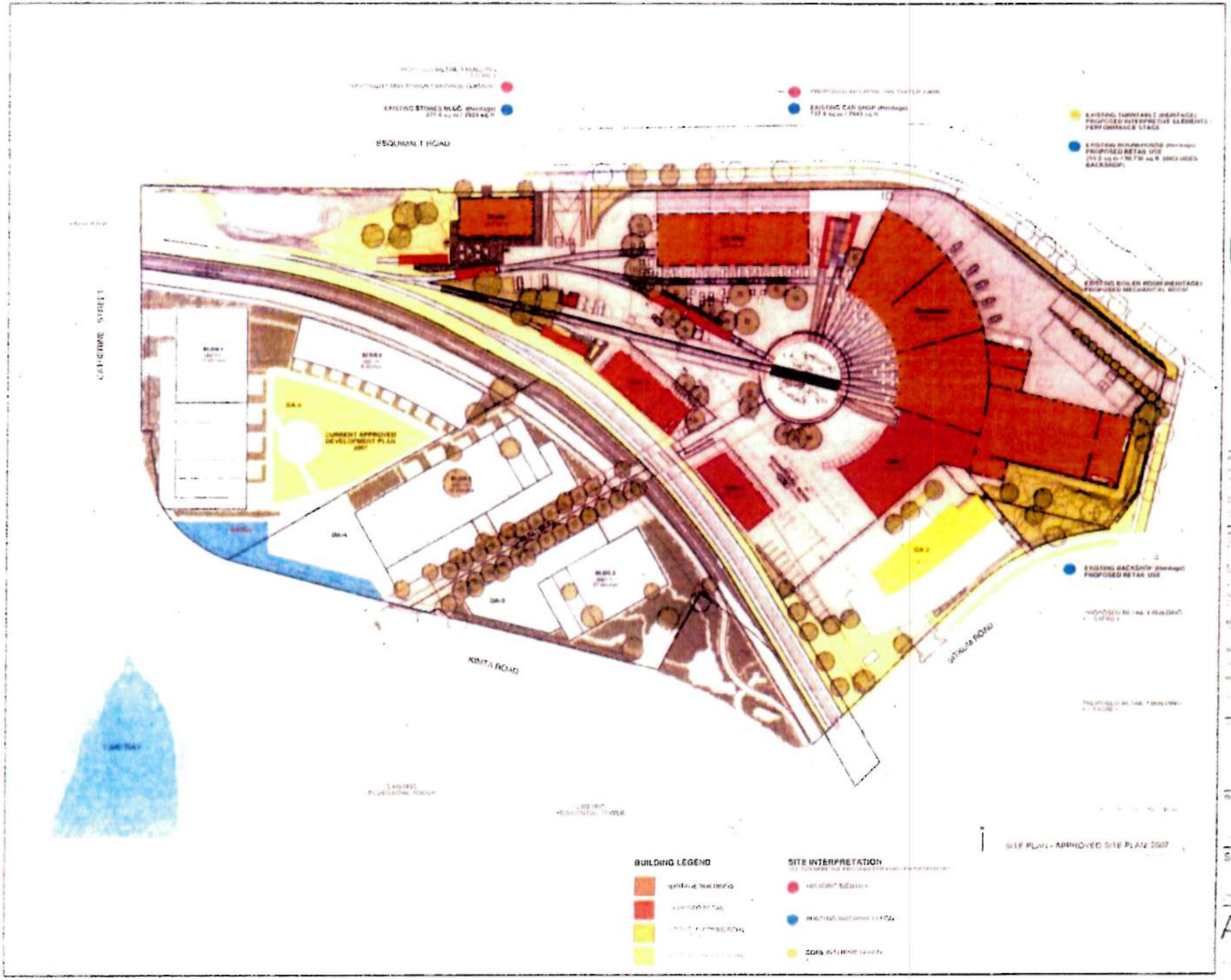
A011


DIALOG
BOILER HOUSE
BACKSHOP
EXISTING CITY PARK
SITE PLAN - EXISTING
Site Plan Existing
A101


DIALOG
ROUNDHOUSE
Site Plan
A102
EXISTING ROUNDHOUSE (heritage) PROPOSED RETAIL USE
EXISTING BOILER ROOM (heritage) PROPOSED MECHANICAL ROOM
EXISTING BACKSHOP (heritage) PROPOSED RETAIL USE
EXISTING CAR SHOP (heritage)
EXISTING STORES BLDG (heritage)
ESQUIMALT ROAD
EXISTING TURNTABLE (HERITAGE) TURNTABLE TO BE RESTORED AND FULLY OPERATIONAL. A GATED FENCE SURROUNDS THE TURNTABLE
SITE INTERPRETATION
BUILDING LEGEND
CATHERINE STREET

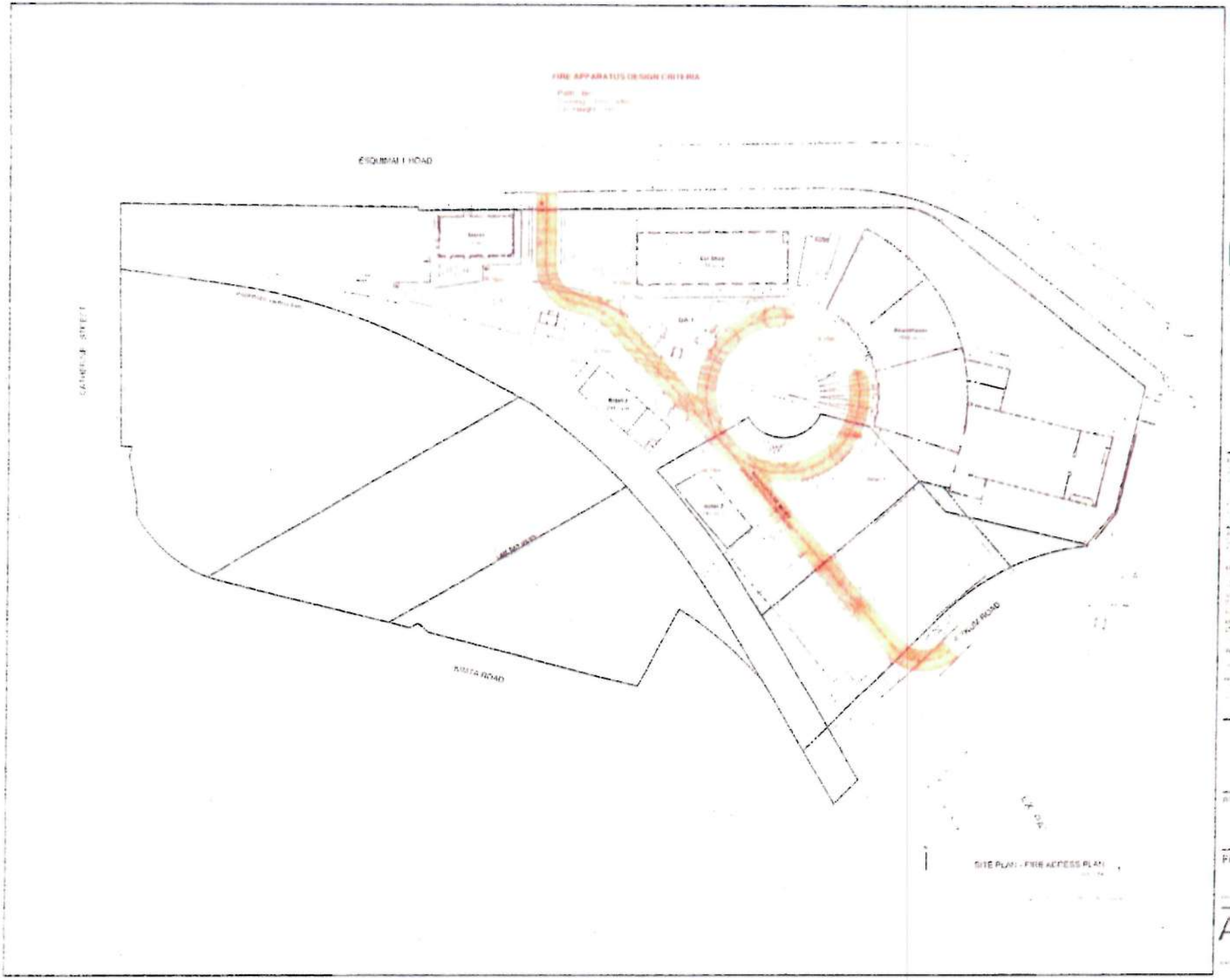

DIALOG
ROUNDHOUSE
ESQUIMALT ROAD
KIMTA ROAD
BUILDING LEGEND
SITE INTERPRETATION
A102.1


DIALOG
ROUNDHOUSE
ESQUIMALT ROAD
DA-1
DA-3
DA-4
DA-5
ALBERT ROAD
SITE PLAN - PHASE 2
Site Plan - Phase 2
A102.2


DIALOG
ROUNDHOUSE
ESQUIMALT ROAD
KIMTA ROAD
SITALA ROAD
CURRENT APPROVED DEVELOPMENT PLAN
EXISTING BACKSHOP (Heritage)
PROPOSED RETAIL USE
BUILDING LEGEND
SITE INTERPRETATION
SITE PLAN - APPROVED SITE PLAN 2007
Site Plan - Approved 2007
A102.3

DIALOG

ROUNDHOUSE



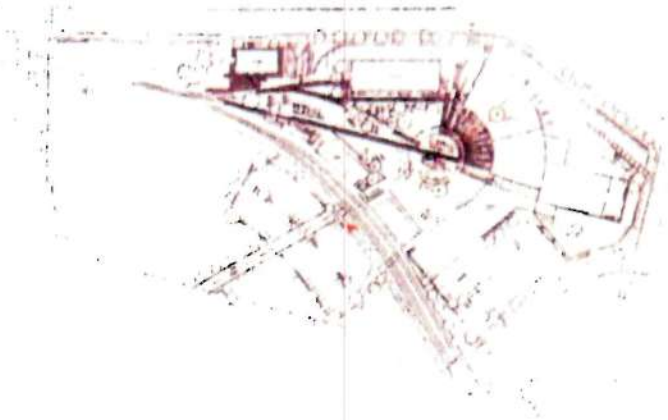
Fire Access Plan

A111

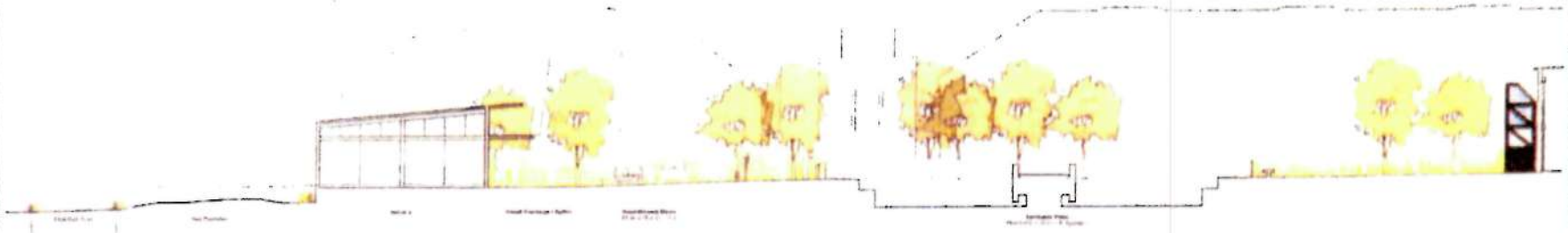
DIALOG

ROUNDHOUSE

ROUNDHOUSE MEWS DETAIL



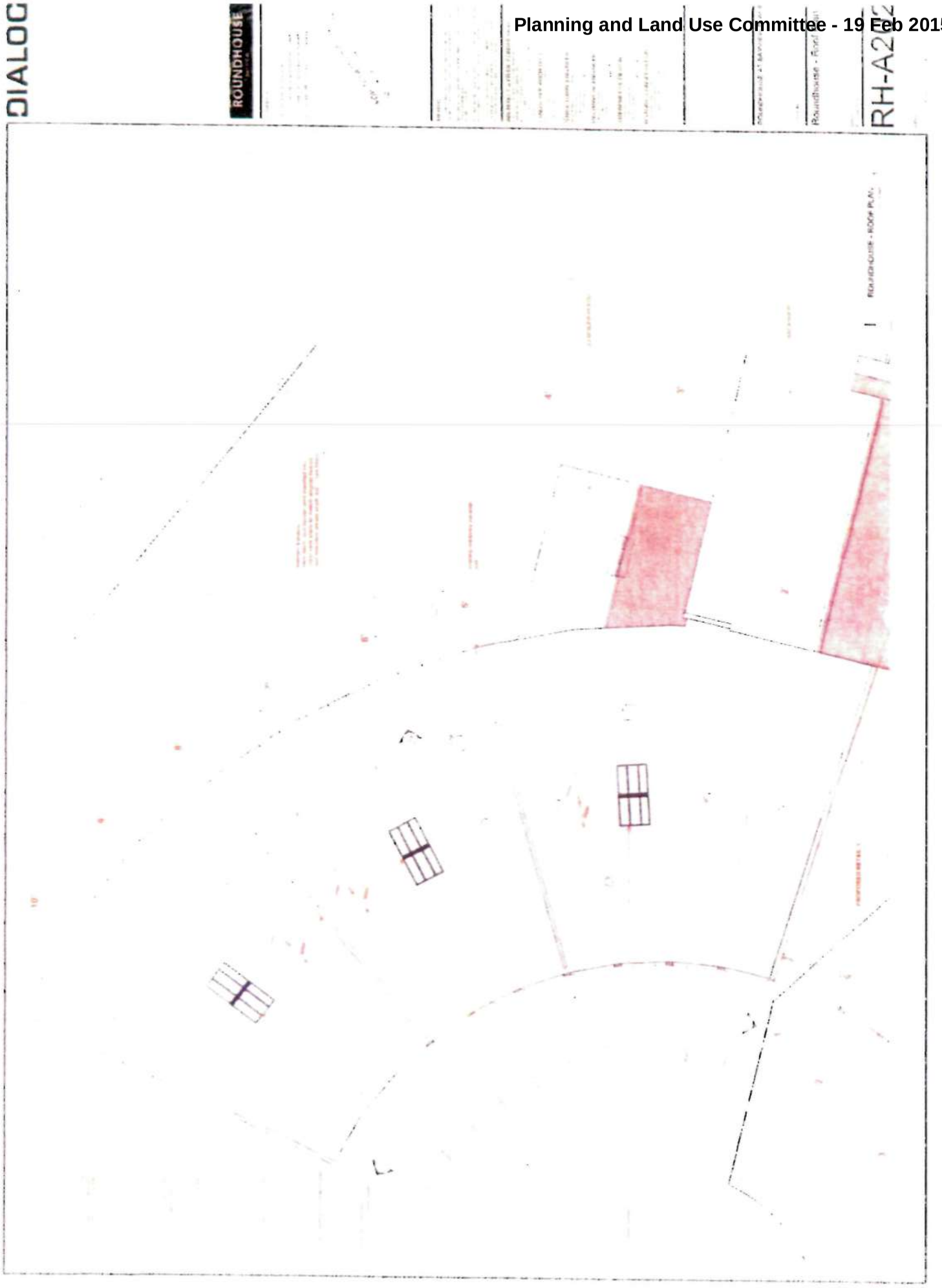
KEY MAP

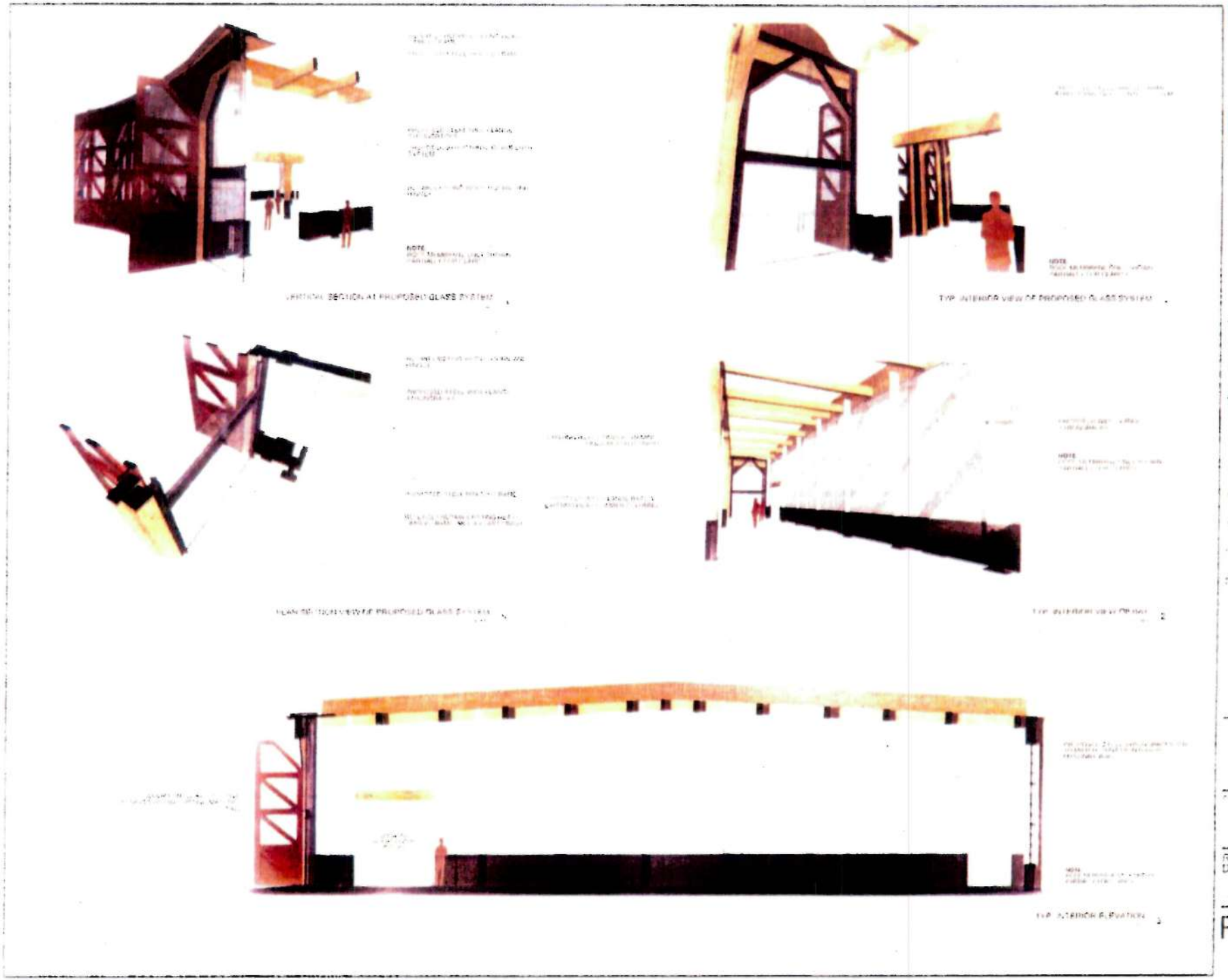


SITE SECTION

Site Section

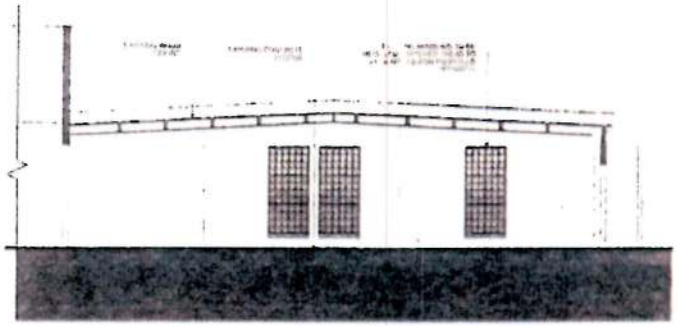
A501


DIALOG
ROUNDHOUSE
RH-A2
ROUNDHOUSE - ROOF PLAN

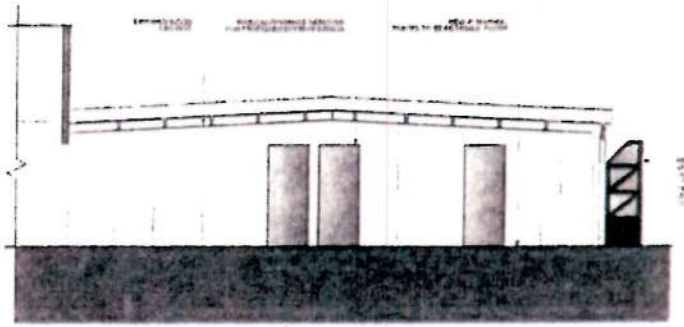

DIALOG
ROUNDHOUSE
Roundhouse Detail
RH-A4.0

DIALOG

ROUNDHOUSE



ROUNDHOUSE EXISTING LONGITUDINAL SECTION 1



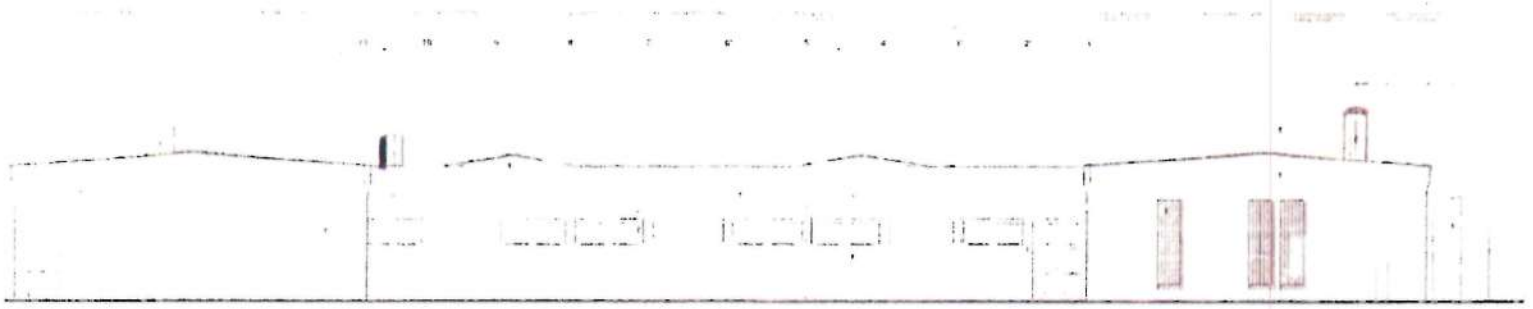
ROUNDHOUSE PROPOSED LONGITUDINAL SECTION 2

Roundhouse Sections

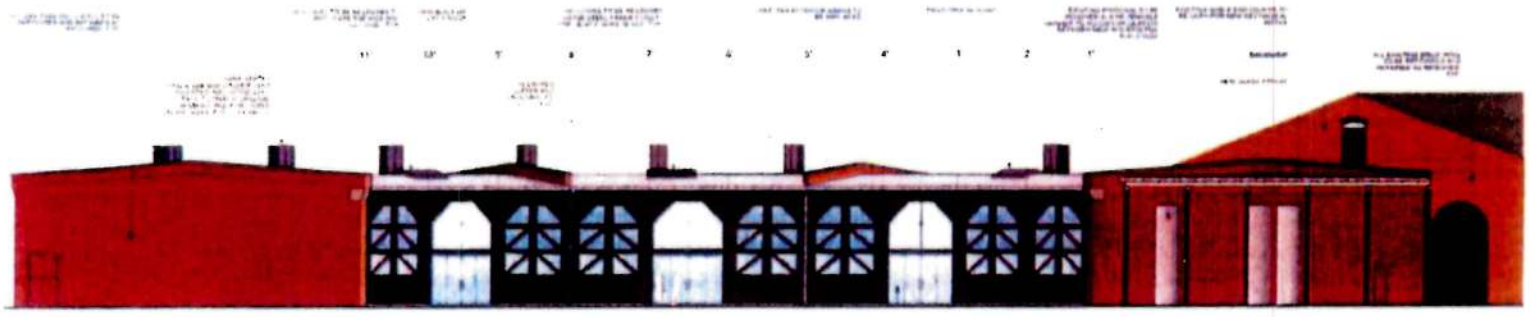
RH-A4.1

DIALOG

ROUNDHOUSE



EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)



PROPOSED FRONT ELEVATION (SHOWN AS TRUE ELEVATION)

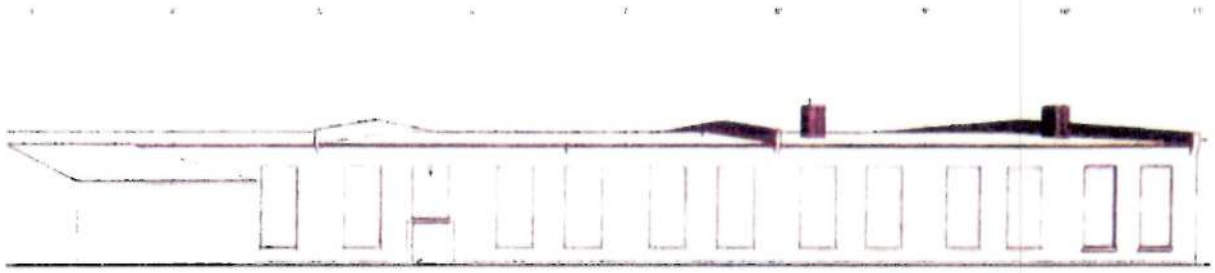
EXISTING ELEVATION OF TYP. TRAIN BAY

PROPOSED ELEVATION OF TYP. ENTRANCE BAY

PROPOSED ELEVATION OF TYP. RESTORED BAY DOORS

Roundhouse Elevations

RH-A501



ROUNDHOUSE EXISTING REAR ELEVATION

ROUNDHOUSE PROPOSED REAR ELEVATION

DIALOG

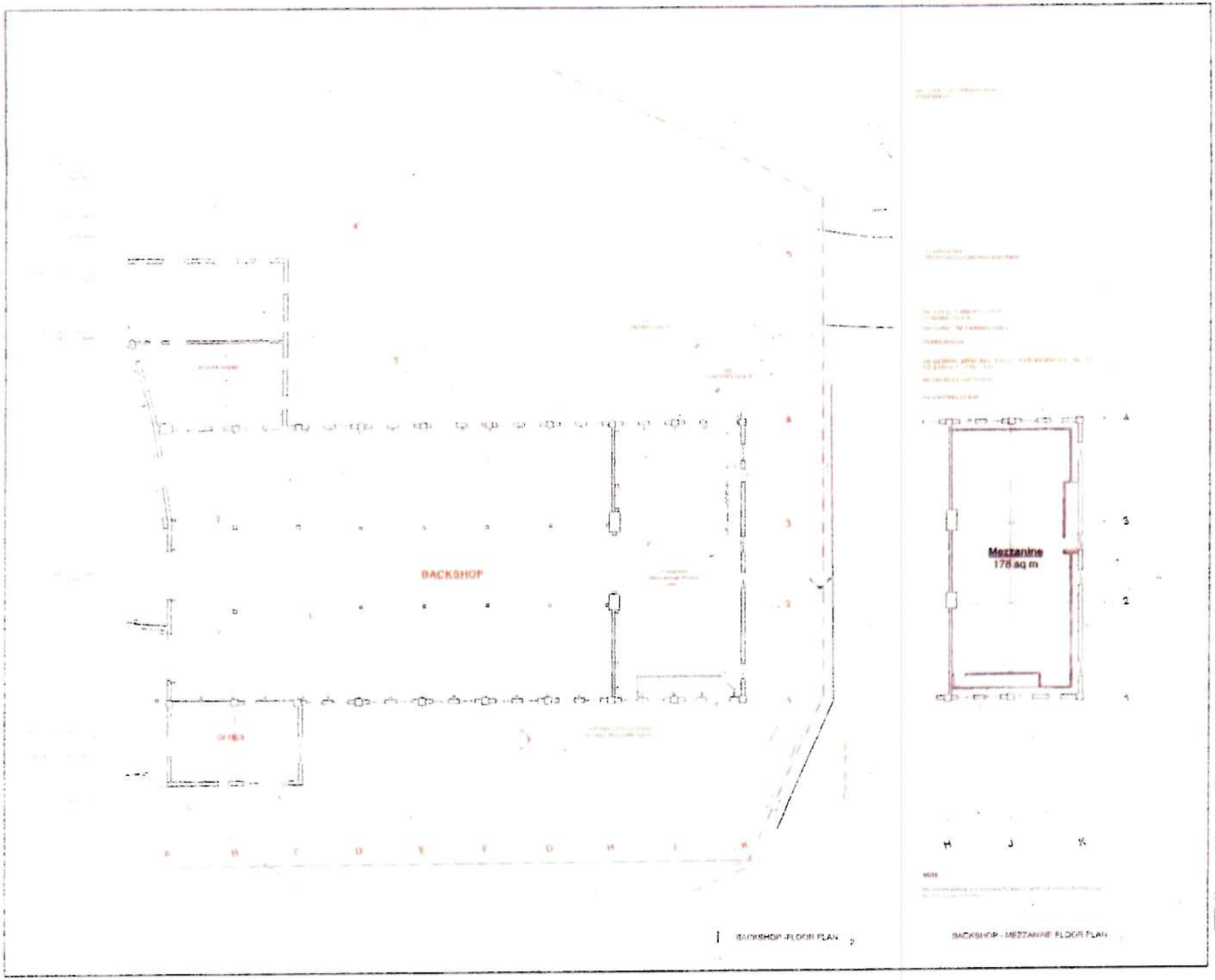
ROUNDHOUSE

Roundhouse Elevations

RH-A503

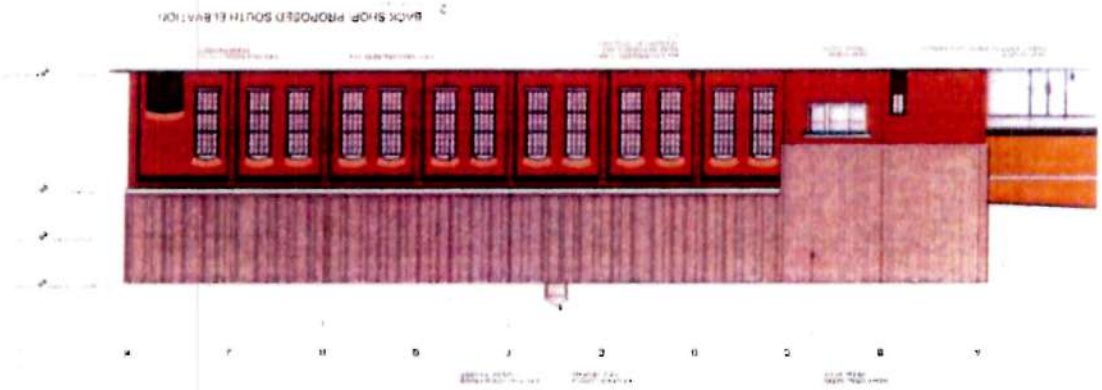
DIALOG

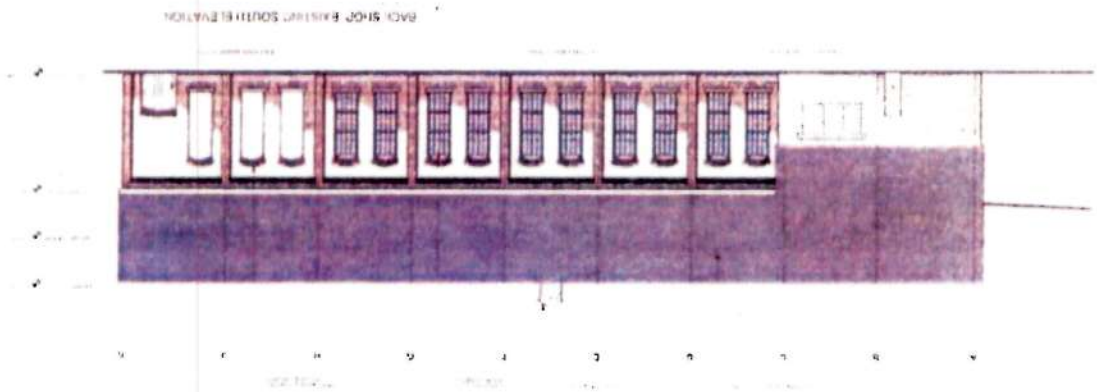
ROUNDHOUSE

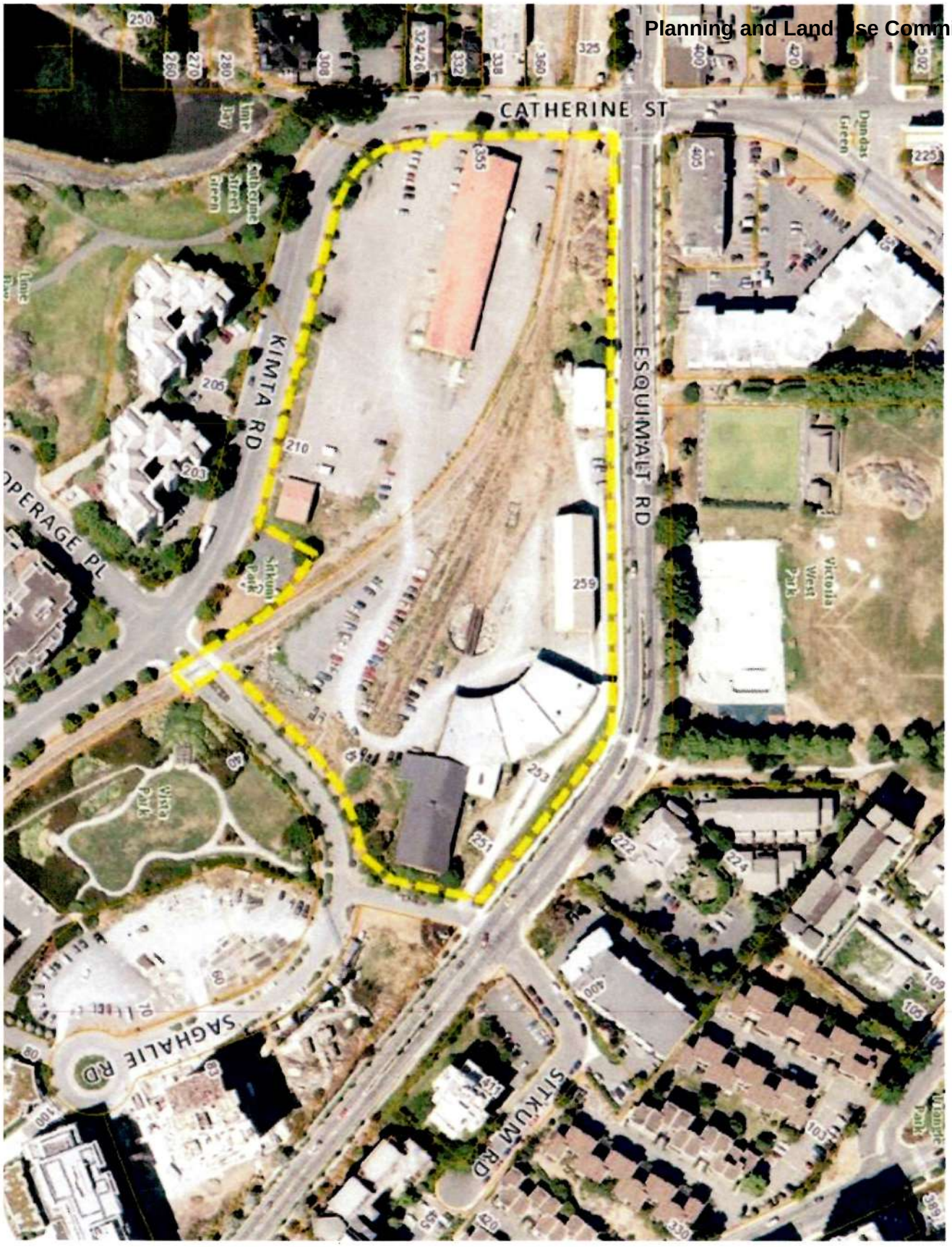


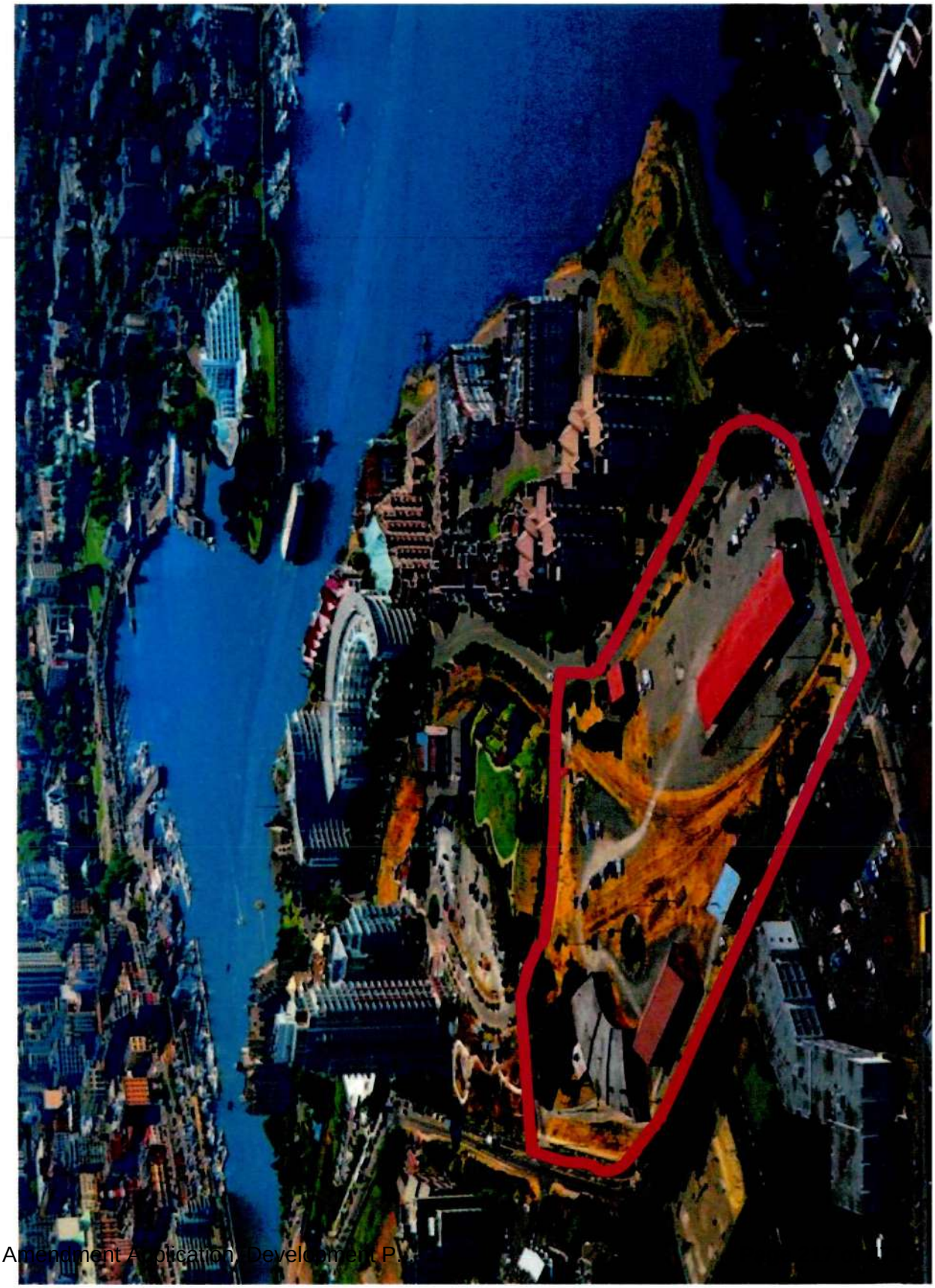
Backshop - Floor P...

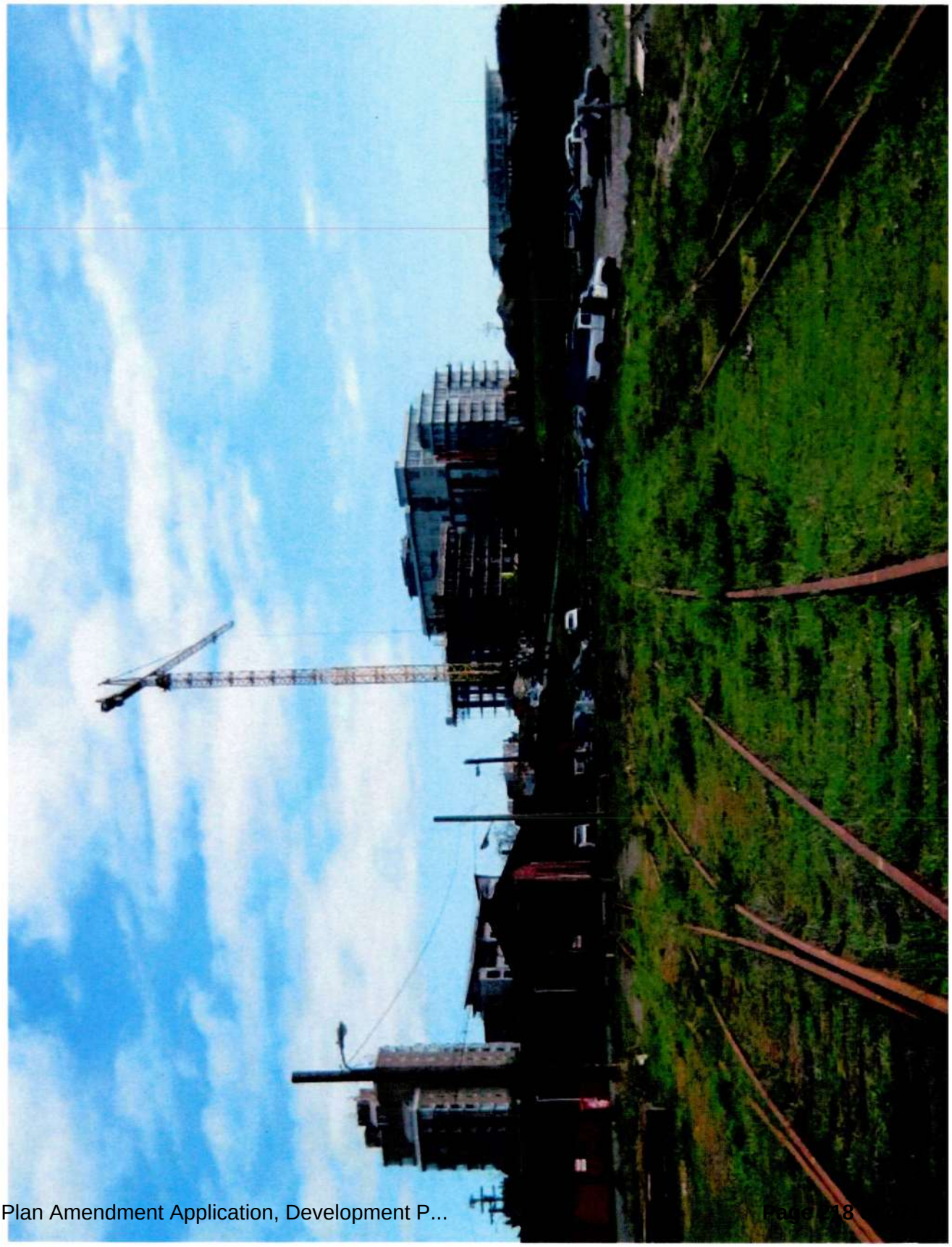
BS-A2.1

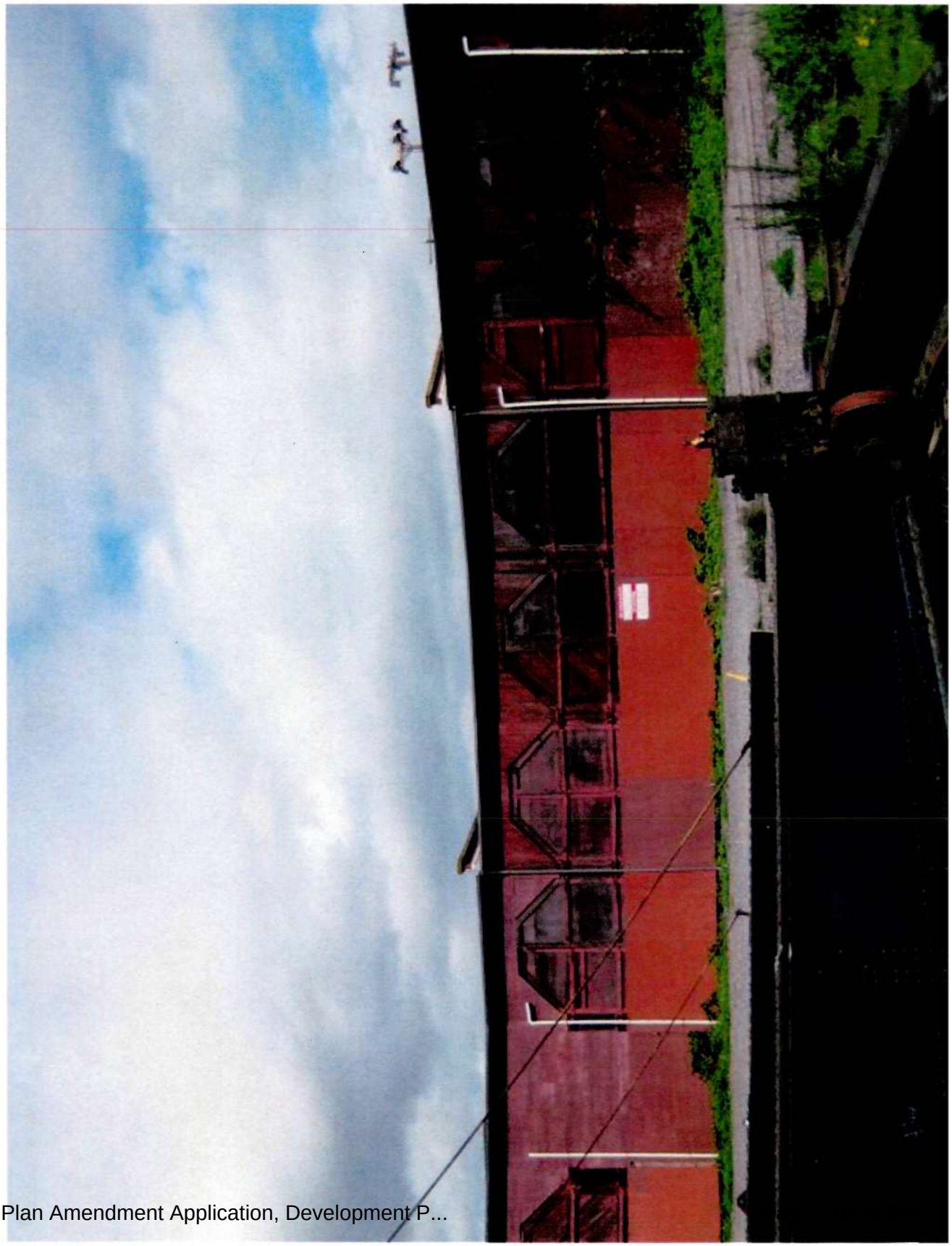


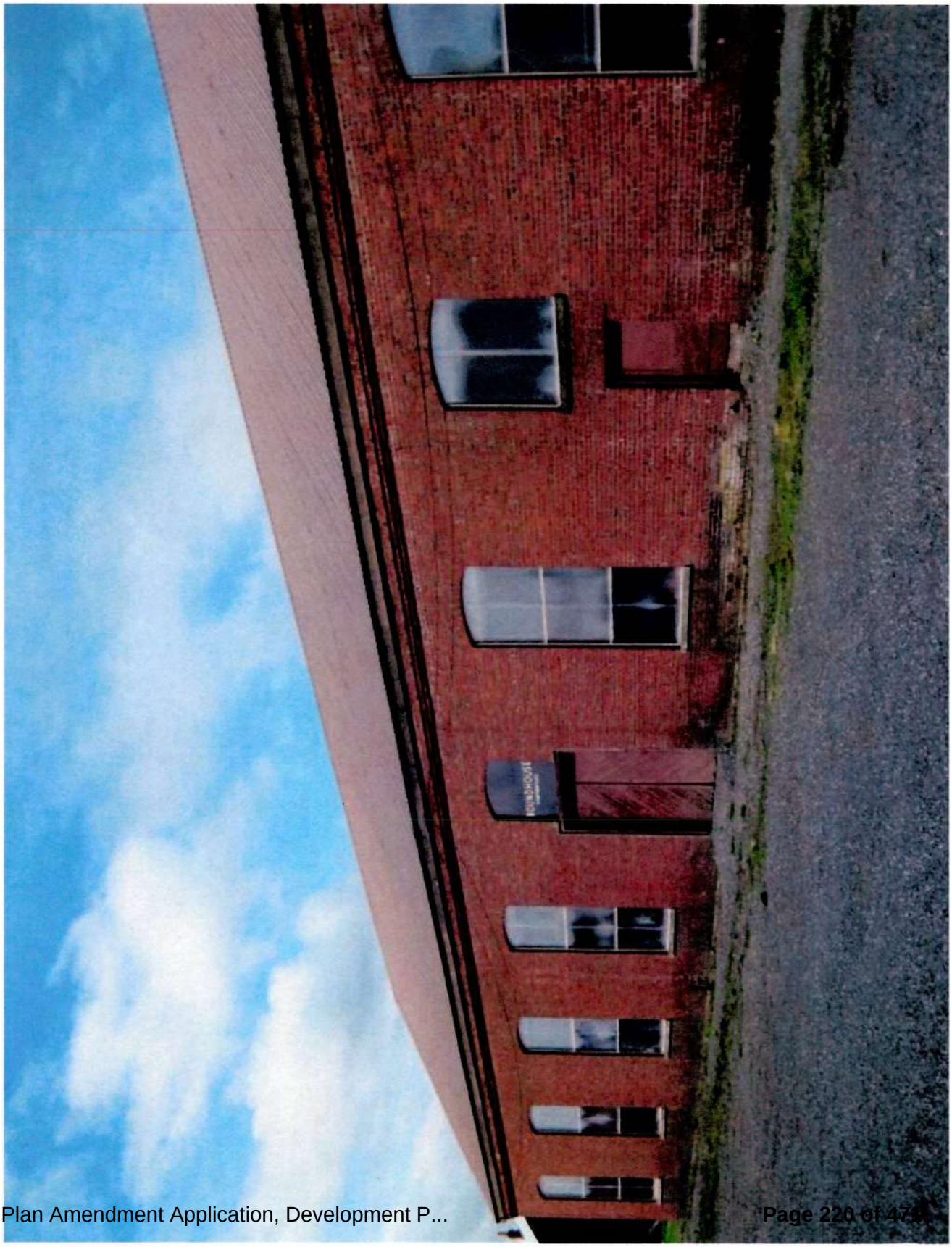


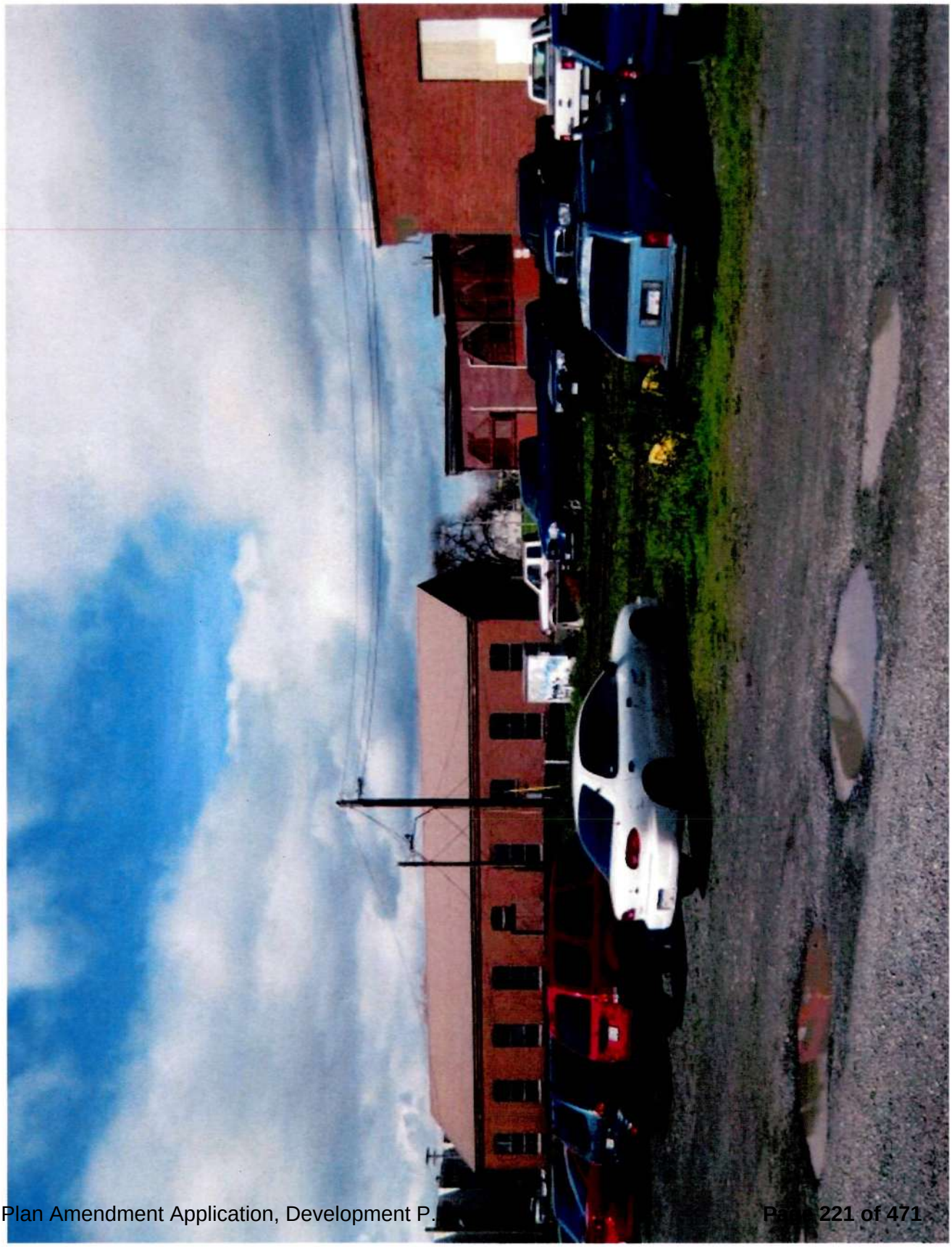

ESQUIMALT RD
Victoria West Park
Dundas Green
CATHERINE ST
Catherine Street Green
Lime Bay
KIMTA RD
OPERAGE PL
Sikum Park
Vista Park
SAGHALIE RD
SITKUM RD
Triangle Park

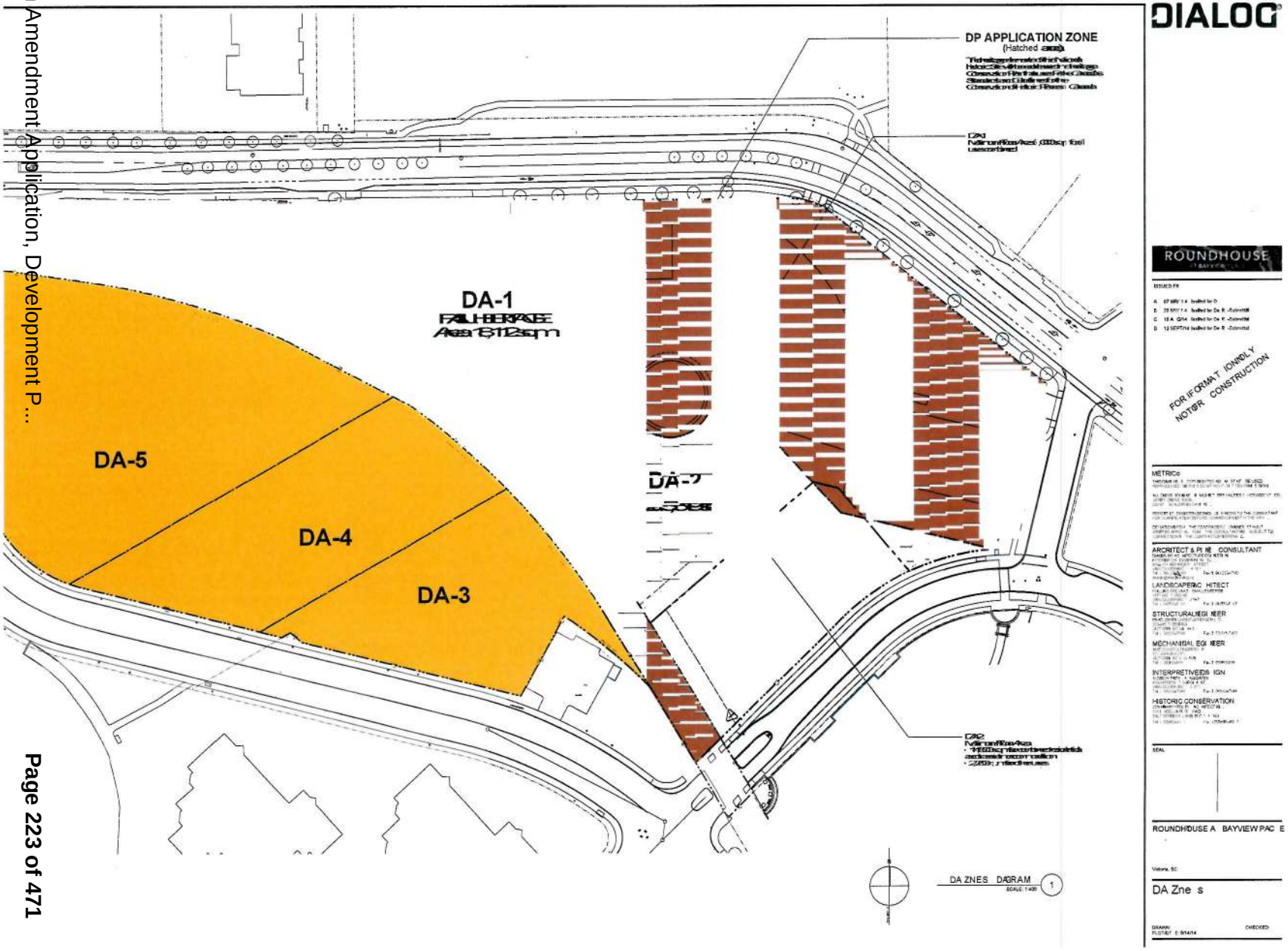






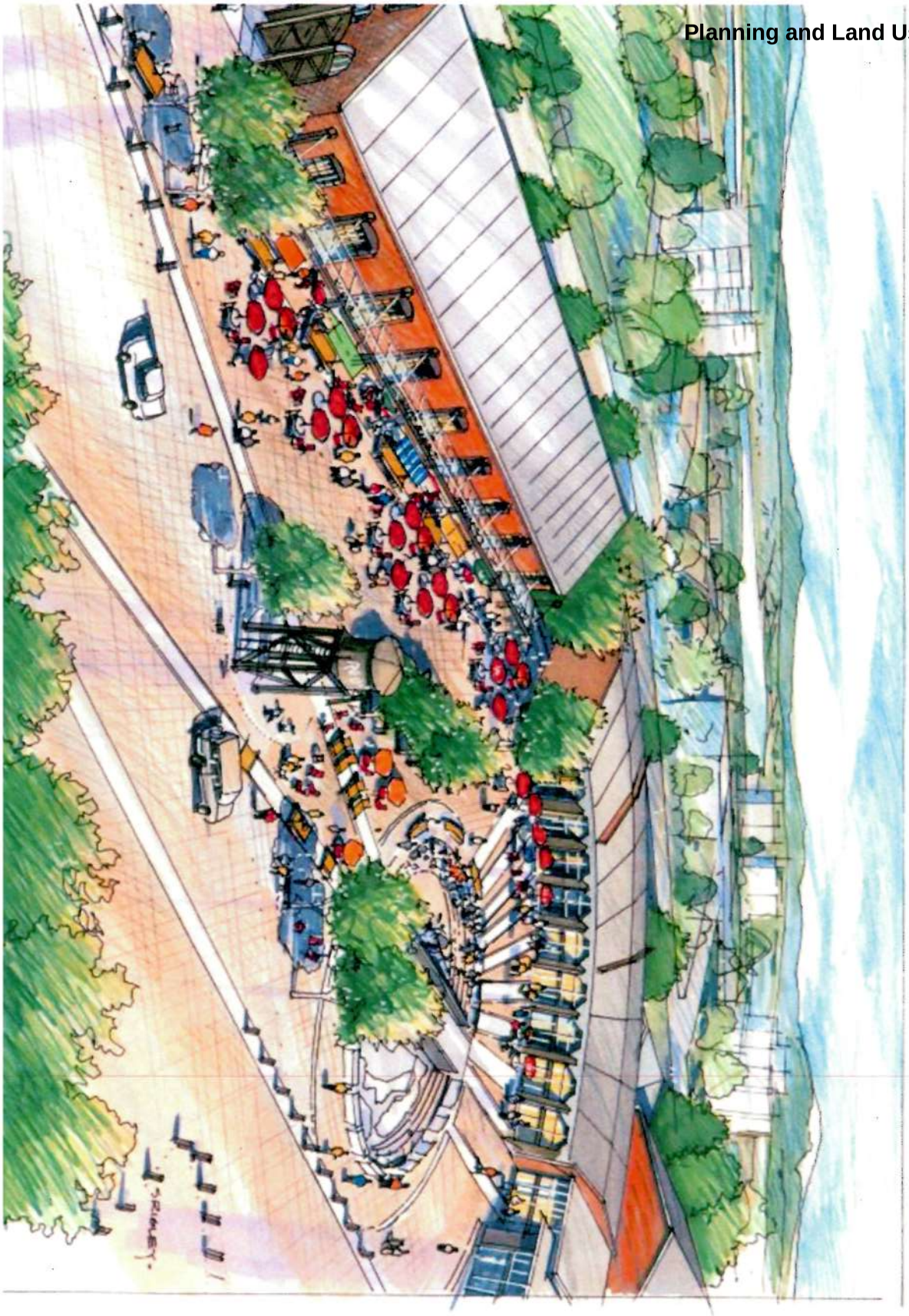

FOURPLEX




DIALOG
DP APPLICATION ZONE
(Hatched area)
DA-1
FALLHERAGE
Area 6,112sqm
DA-5
DA-4
DA-3
DA-2
ROUNDHOUSE
FOR INFORMATIONONLY
NOTFOR CONSTRUCTION
METRICo
ARCHITECT & PLANNING CONSULTANT
LANDSCAPEARCHITECT
STRUCTURALENGINEER
MECHANICAL ENGINEER
INTERPRETIVEDESIGN
HISTORIC CONSERVATION
SEAL
ROUNDHOUSE AT BAYVIEW PLACE
Victoria, BC
DA Zones
DRAWN
CHECKED
PLOTDATE 9/14/14
DA ZONES DIAGRAM
SCALE: 1:400
1


SITKUM ROAD
SITKUM ROAD
Retail
Retail
Restaurant
Pub
Brewery
Community Space
Rail Maintenance
Retail
Retail
Retail / Office
18
Residential + Hotel
ROUNDHOUSE MEWS
Retail
Retail
Artisan / Retail
Artisan
Artisan / Retail
Retail
Residential with Retail at Grade
23
LIME BAY MEWS
Residential with Retail at Grade
16
Live / Work
6
ESQUIMALT ROAD
12
KIMTA ROAD
LIME BAY PARK


Car Shop
Roundhouse
Stores Building
Back Shop
Retail 1
Retail 2&3



DIALOG

ROUNDHOUSE

FOR INFORMATION ONLY
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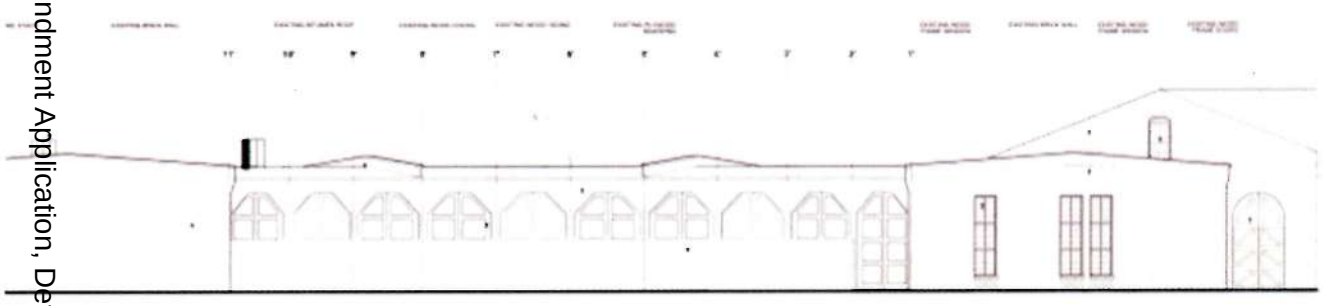
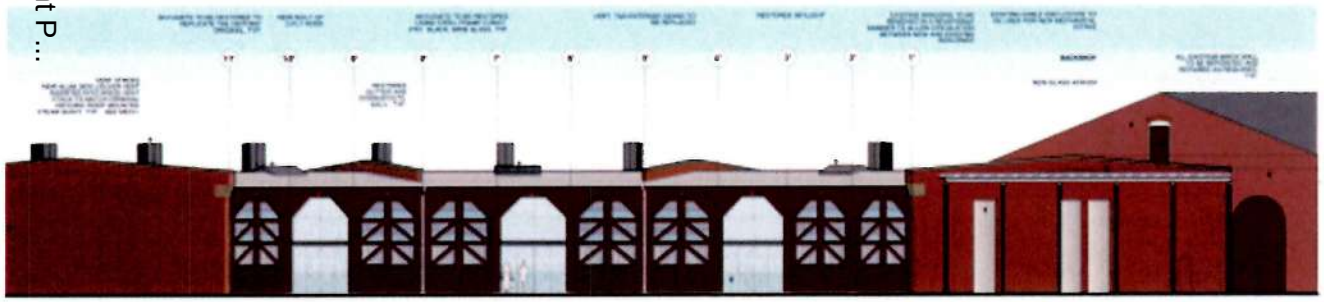
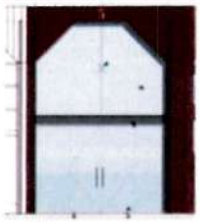


1 EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)



2 PROPOSED FRONT ELEVATION (SHOWN AS TRUE ELEVATION)

1 EXISTING ELEVATION OF TYP. TRAIN BAY



2 PROPOSED ELEVATION OF TYP. ENTRANCE BAY

3 PROPOSED ELEVATION OF TYP. RESTORED BAY DOORS

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

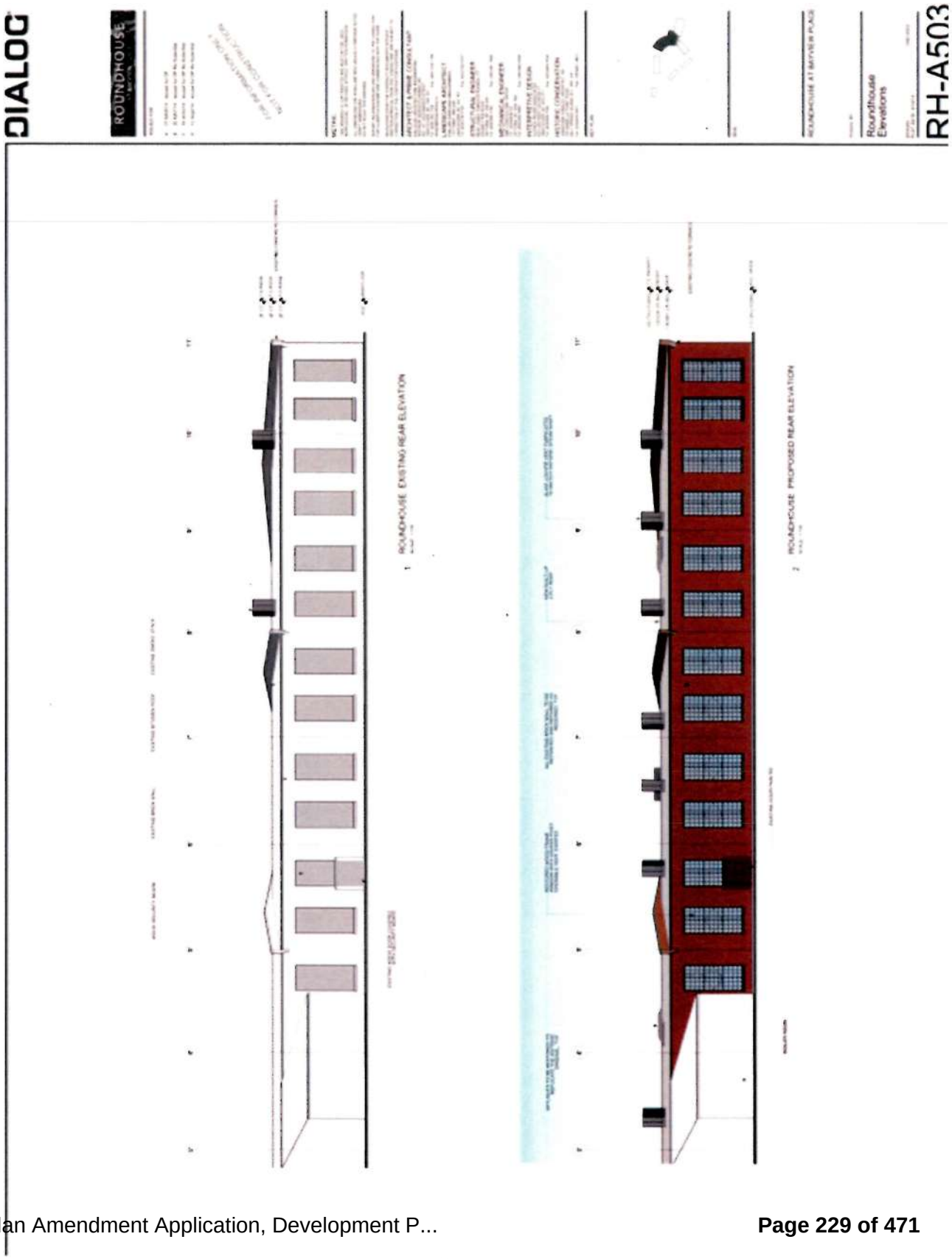
INTERPRETIVE DESIGN

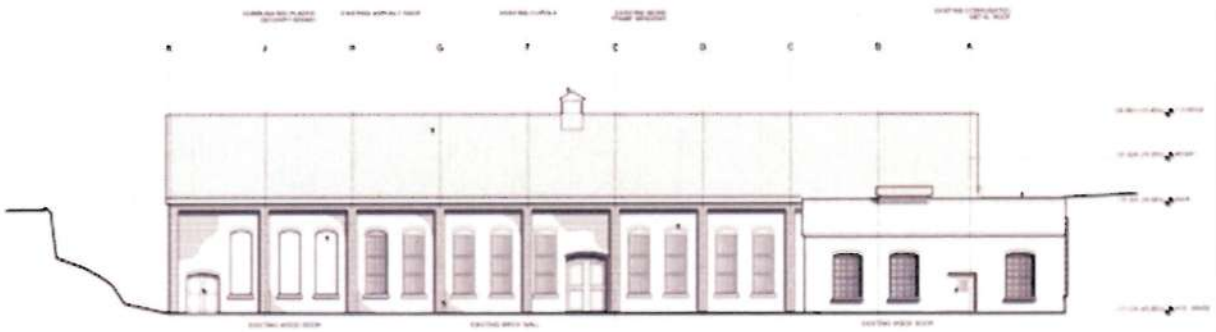
HISTORIC CONSERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Roundhouse
Elevations

RH-A501


DIALOG
ROUNDHOUSE
ROUNDHOUSE EXISTING REAR ELEVATION
ROUNDHOUSE PROPOSED REAR ELEVATION
Roundhouse Elevations
RH-A503



1 BACK SHOP EXISTING NORTH ELEVATION

2 BACK SHOP PROPOSED NORTH ELEVATION

DIALOG

ROUNDHOUSE

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

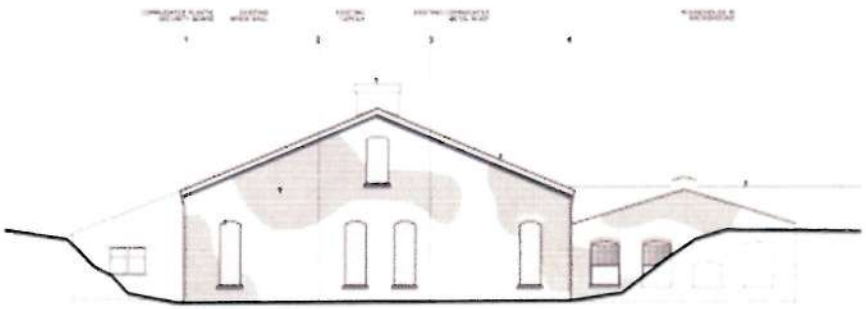
HISTORIC CONSERVATION

KEY PLAN

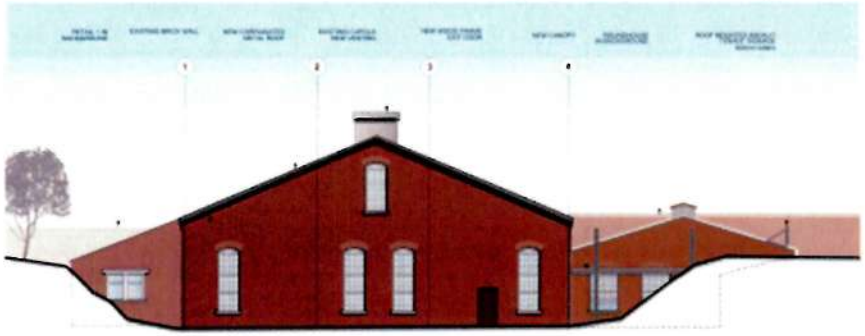
ROUNDHOUSE AT BAYVIEW PLACE

Back Shop
Elevations

BS-A502



1 BACK SHOP EXISTING EAST ELEVATION



2 BACK SHOP PROPOSED EAST ELEVATION

DIALOG

ROUNDHOUSE

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

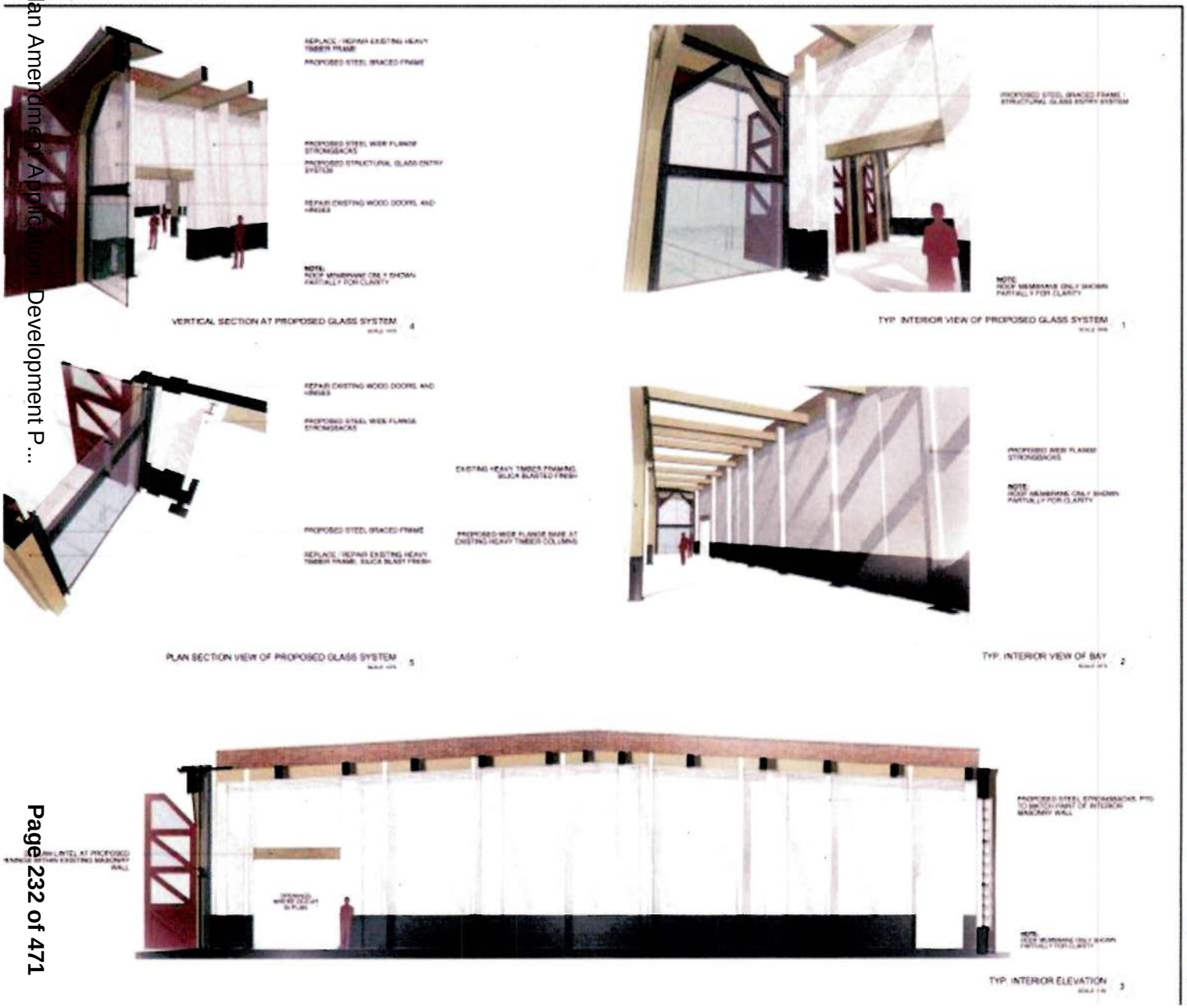
HISTORIC CONSERVATION

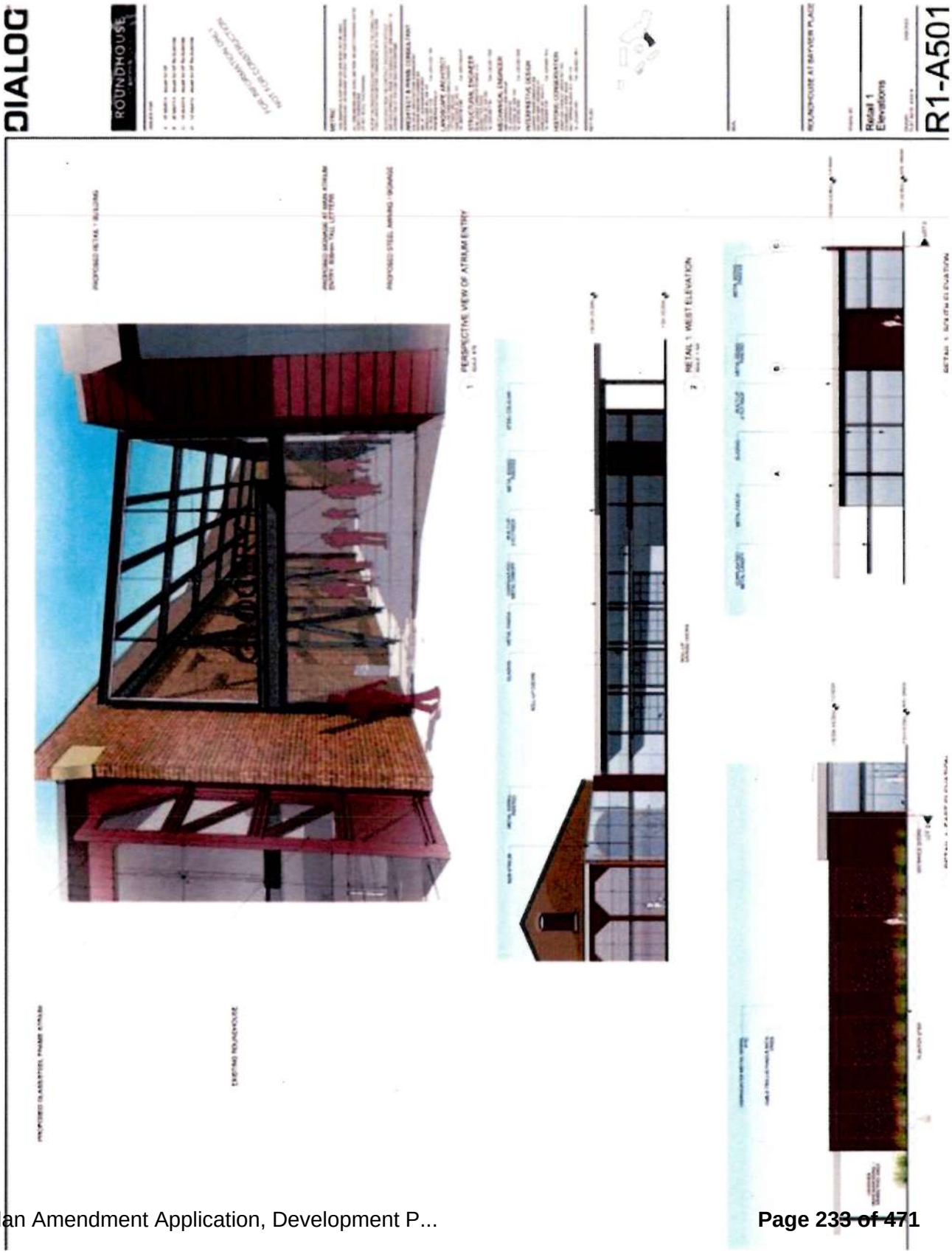
ISSUE PLAN

ROUNDHOUSE AT BAYVIEW PLACE

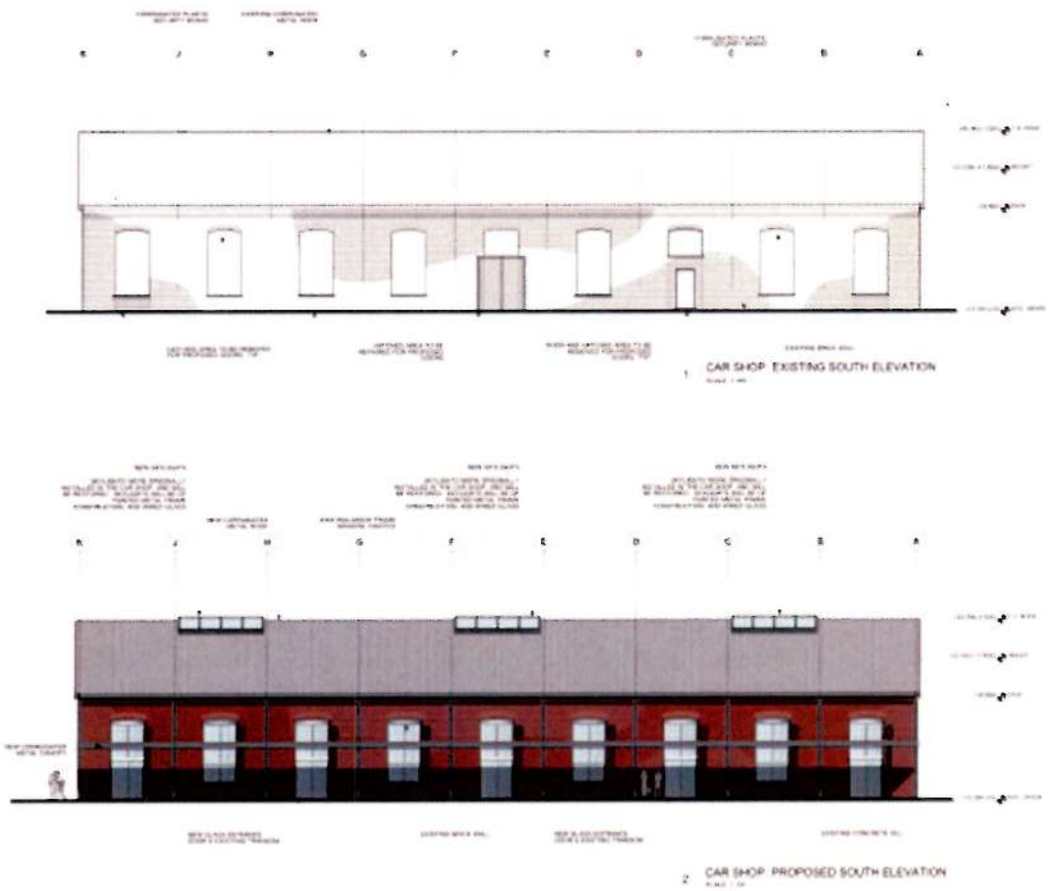
Back Shop
Elevations

BS-A503


DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
REPLACE / REPAIR EXISTING HEAVY TIMBER FRAME
PROPOSED STEEL BRACED FRAME
PROPOSED STEEL WIDE FLANGE STRONGBACKS
PROPOSED STRUCTURAL GLASS ENTRY SYSTEM
REPAIR EXISTING WOOD DOORS, AND HINGES
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
VERTICAL SECTION AT PROPOSED GLASS SYSTEM 4
PROPOSED STEEL BRACED FRAME / STRUCTURAL GLASS ENTRY SYSTEM
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR VIEW OF PROPOSED GLASS SYSTEM 1
REPAIR EXISTING WOOD DOORS, AND HINGES
PROPOSED STEEL WIDE FLANGE STRONGBACKS
EXISTING HEAVY TIMBER FRAMING, SILICA BLASTED FINISH
PROPOSED STEEL BRACED FRAME
PROPOSED WIDE FLANGE BAR AT EXISTING HEAVY TIMBER COLUMNS
REPLACE / REPAIR EXISTING HEAVY TIMBER FRAME, SILICA BLAST FINISH
PLAN SECTION VIEW OF PROPOSED GLASS SYSTEM 5
PROPOSED WIDE FLANGE STRONGBACKS
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR VIEW OF BAY 2
PROPOSED STEEL STRONGBACKS, PTD TO MATCH PAINT OF INTERIOR MASONRY WALL
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR ELEVATION 3
METRIC
ARCHITECT & PRIME CONSULTANT
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
INTERPRETIVE DESIGN
HISTORIC CONSERVATION
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse
Detail
RH-A400


DIALOG
ROUNDHOUSE
PERSPECTIVE VIEW OF ATRIUM ENTRY
RETAIL 1 WEST ELEVATION
Retail 1
Elevations
R1-A501


Flower
Cafe Bullet
Bakery
Fountain



DIALOG

ROUNDHOUSE

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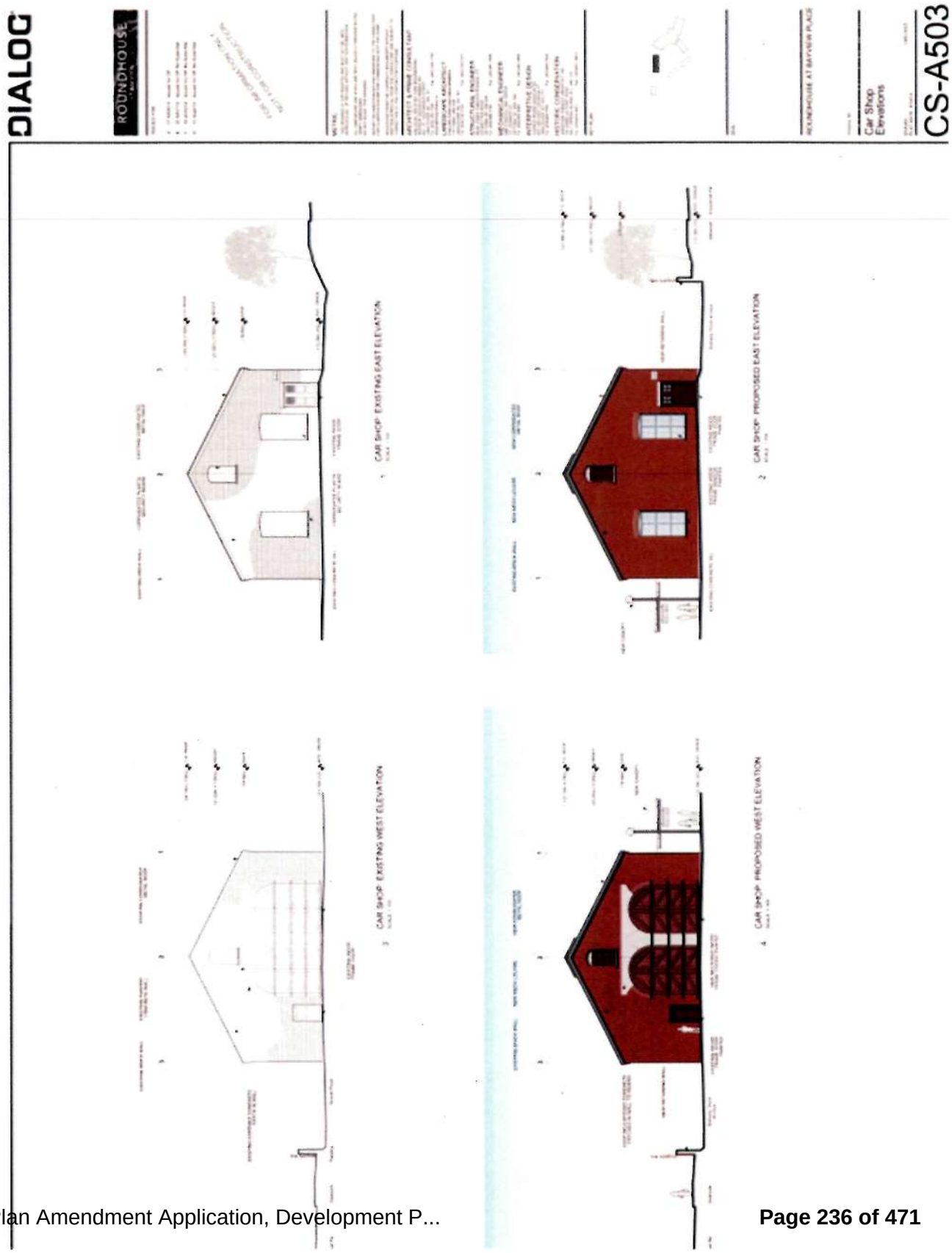
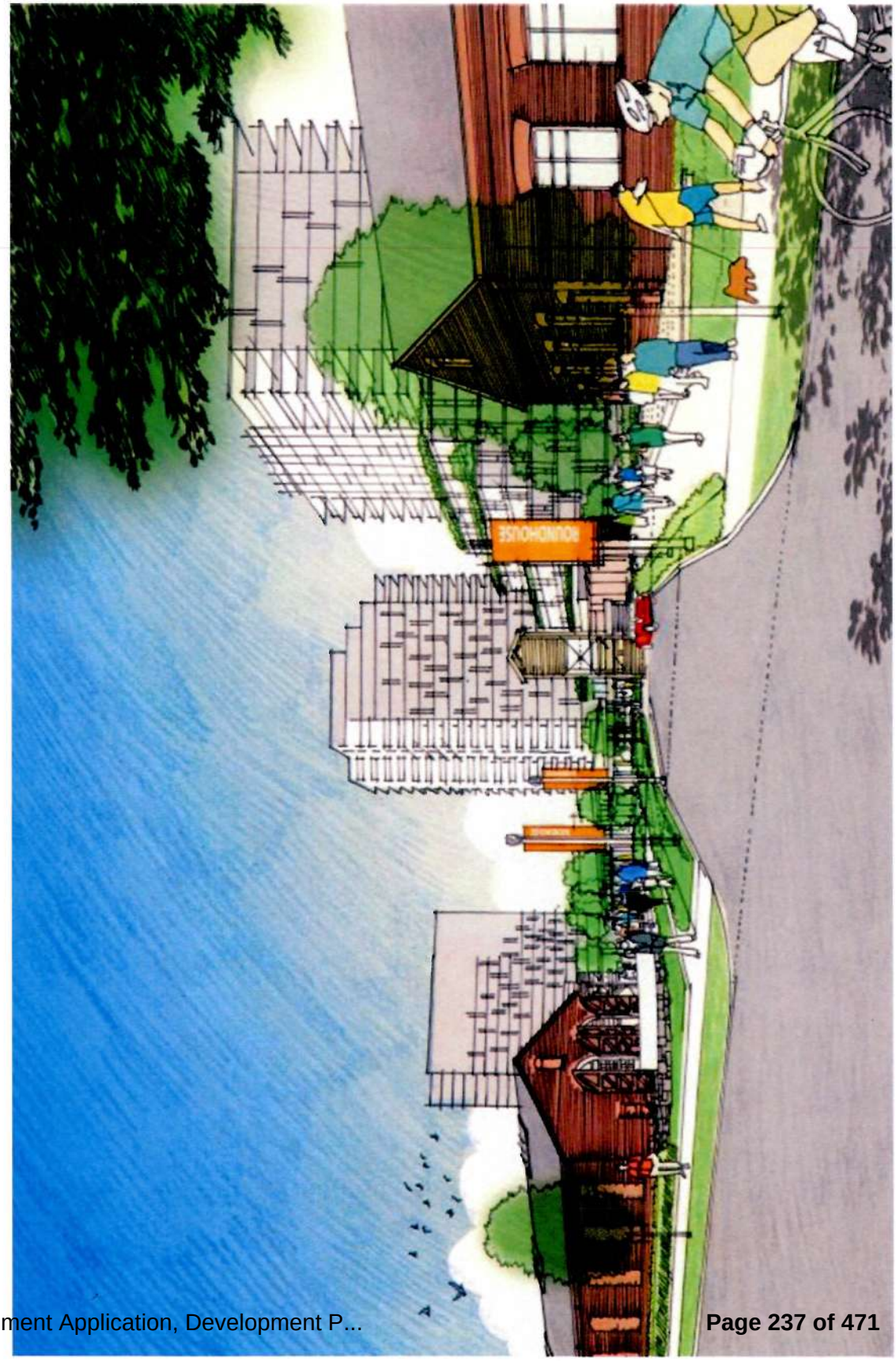
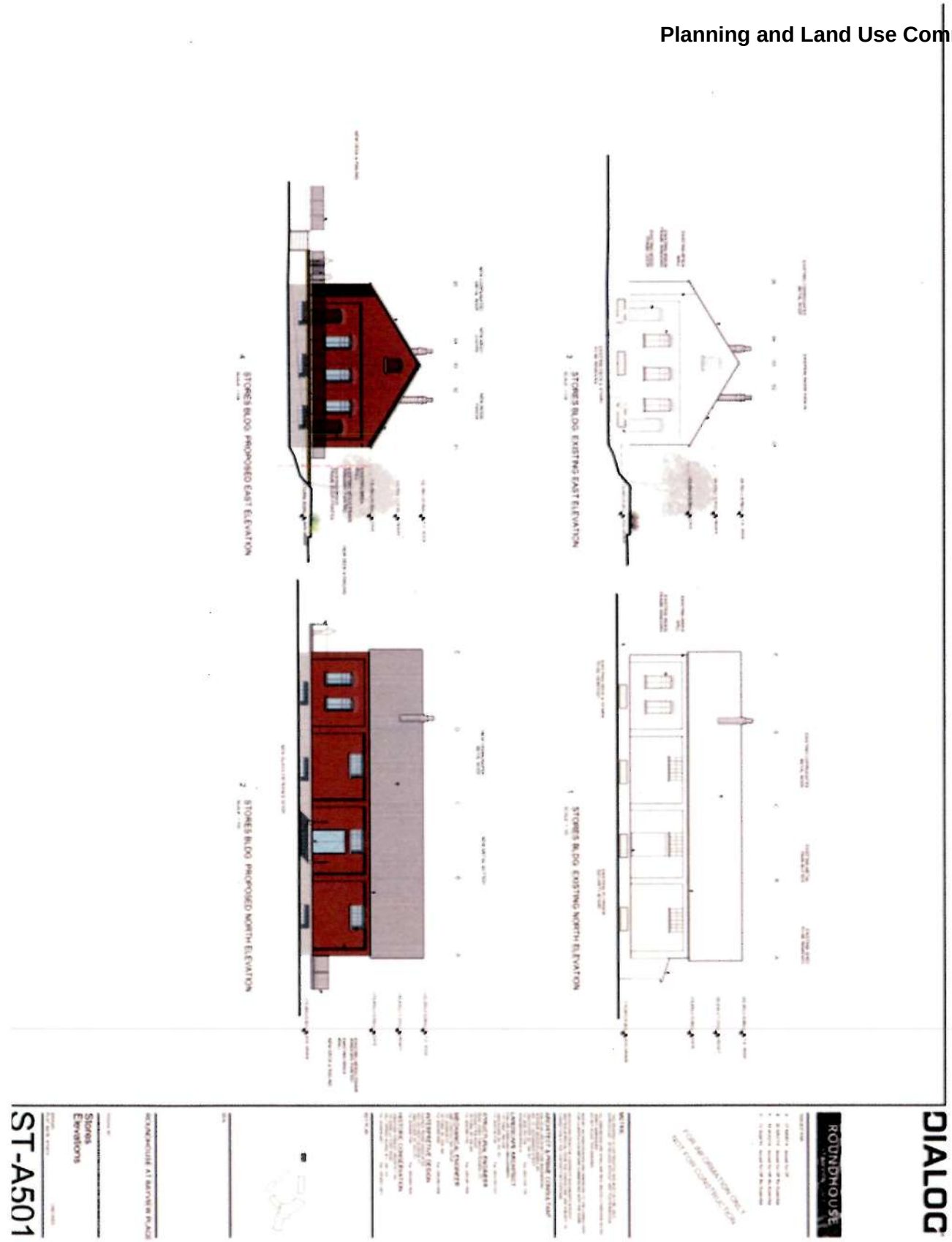
ROUNDHOUSE AT BAYVIEW PLACE

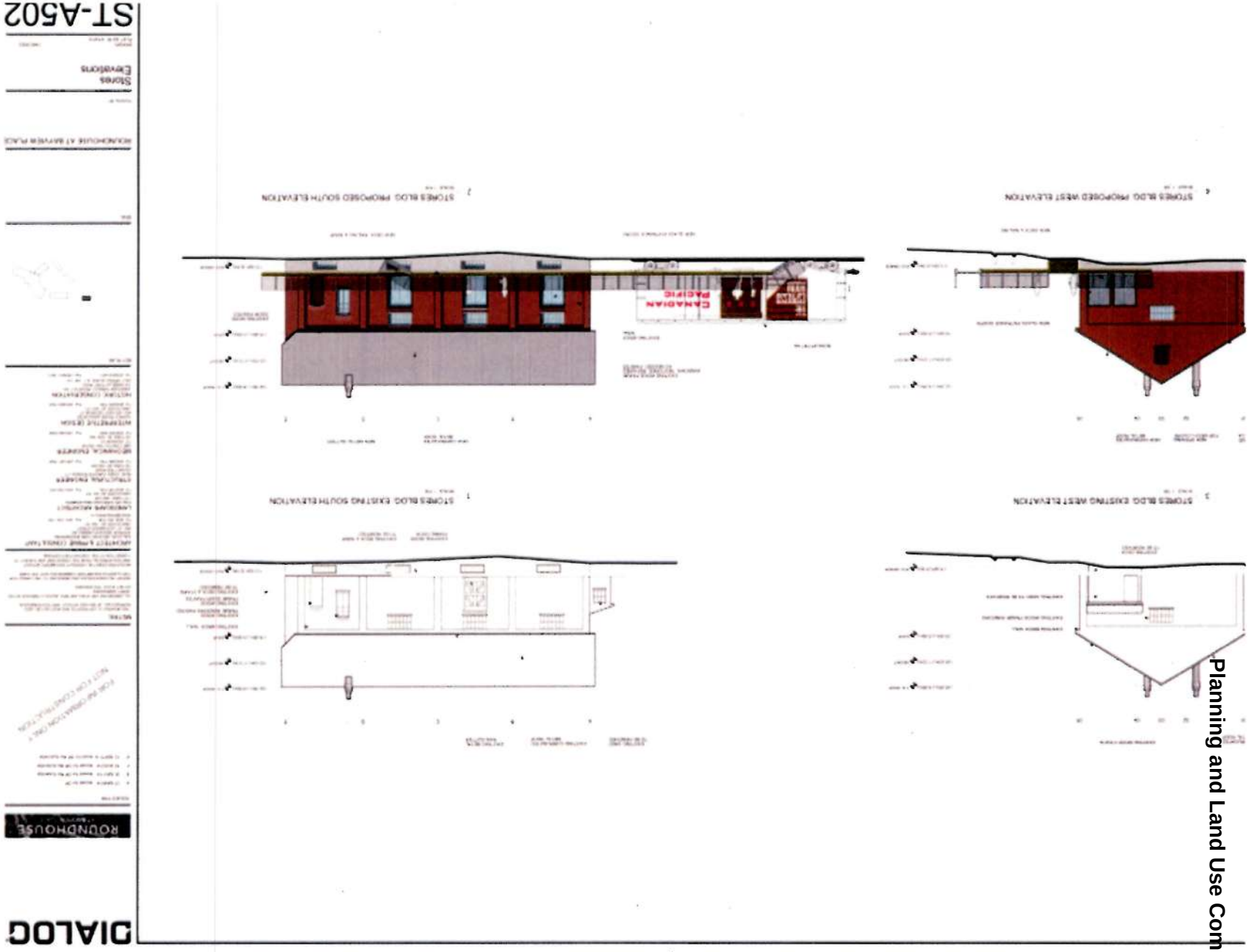
Car Shop
Elevations

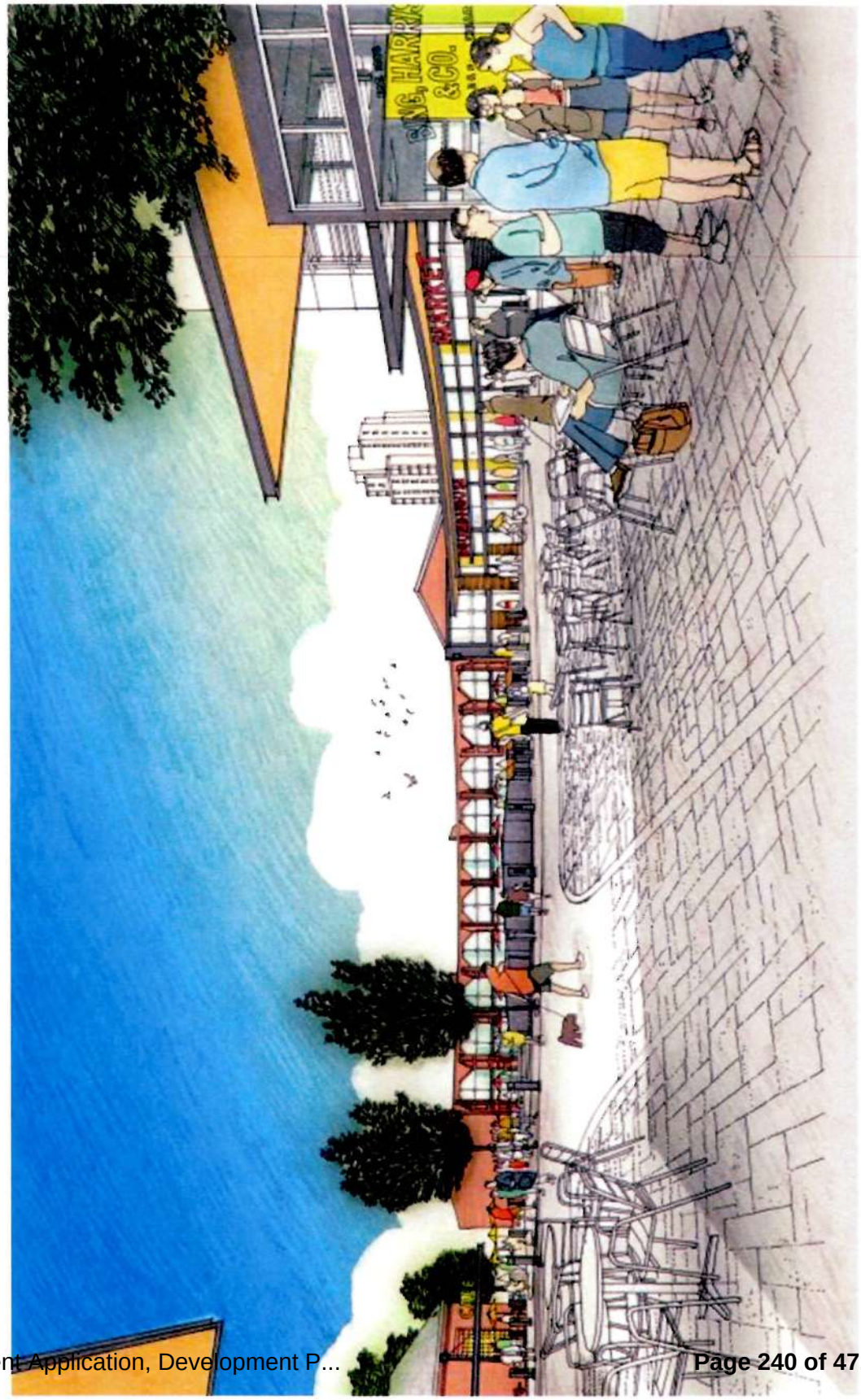
CS-A501

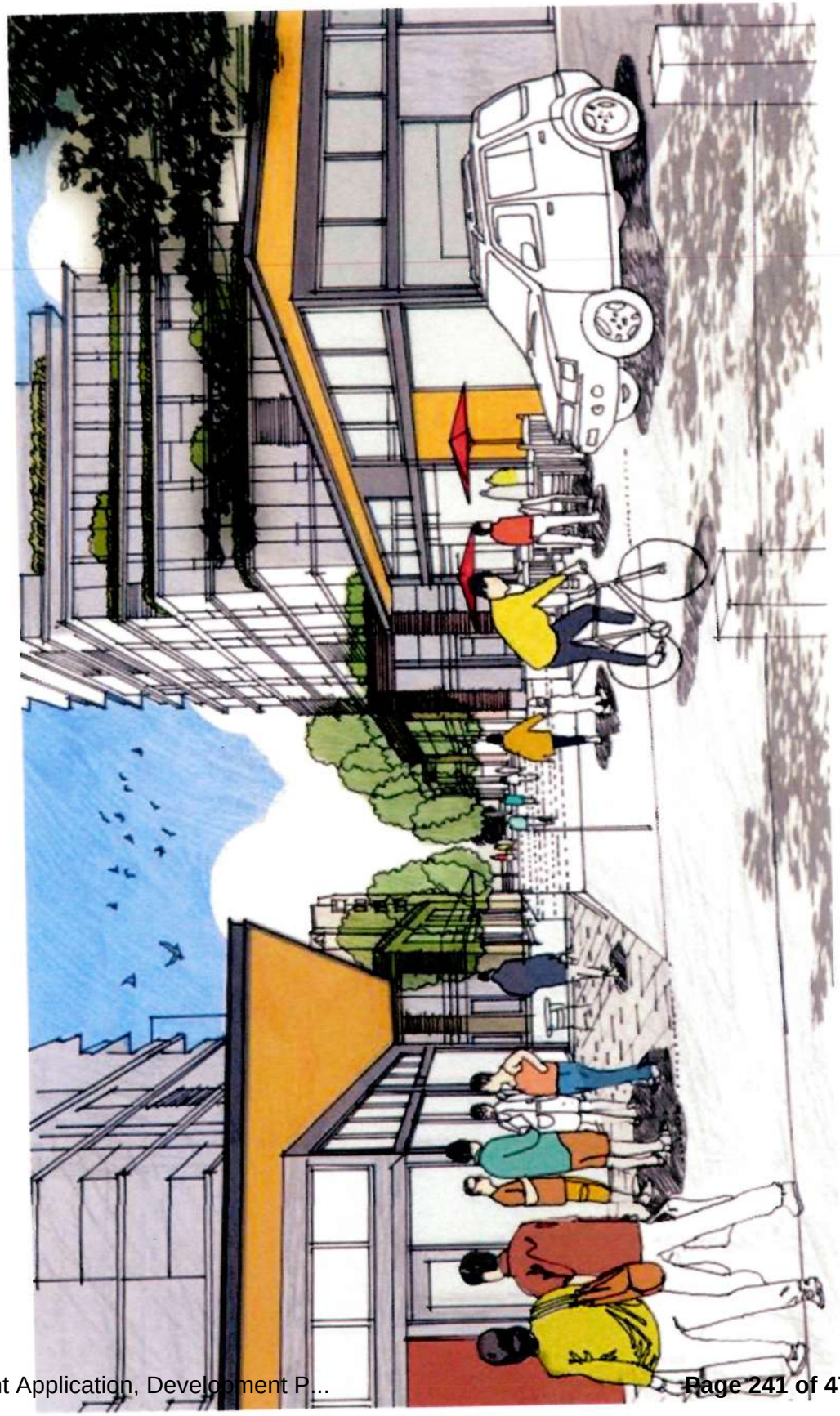

DIALOG
ROUNDHOUSE
1 CAR SHOP EXISTING EAST ELEVATION
2 CAR SHOP PROPOSED EAST ELEVATION
3 CAR SHOP EXISTING WEST ELEVATION
4 CAR SHOP PROPOSED WEST ELEVATION
ROUNDHOUSE AT BAYVIEW PLACE
Car Shop
Elevations
CS-A503

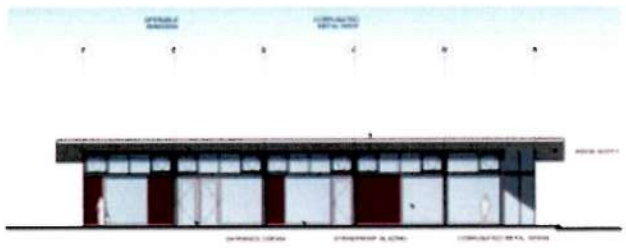

BOATHOUSE


4 STORES BLDG. PROPOSED EAST ELEVATION
3 STORES BLDG. EXISTING EAST ELEVATION
2 STORES BLDG. PROPOSED NORTH ELEVATION
1 STORES BLDG. EXISTING NORTH ELEVATION
ROUNDHOUSE
DIALOG
ST-A501
Stores
Elevations


DIALOG
ROUNDHOUSE
ROUNDHOUSE AT BRAVEN PLACE
Stores
Elevations
ST-A502
STORES BLDG. EXISTING WEST ELEVATION
STORES BLDG. PROPOSED WEST ELEVATION
STORES BLDG. EXISTING SOUTH ELEVATION
STORES BLDG. PROPOSED SOUTH ELEVATION
CANADIAN PACIFIC


&CO.





3 RETAIL 2 NORTH ELEVATION

1 RETAIL 2 EAST ELEVATION

4 RETAIL 2 WEST ELEVATION (SIM. TO EAST)

2 RETAIL 2 SOUTH ELEVATION

DIALOG

ROUNDHOUSE

FOR INFORMATION ONLY
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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Retail 2
Elevations

R2-A501

DIALOG

ROUNDHOUSE

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ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

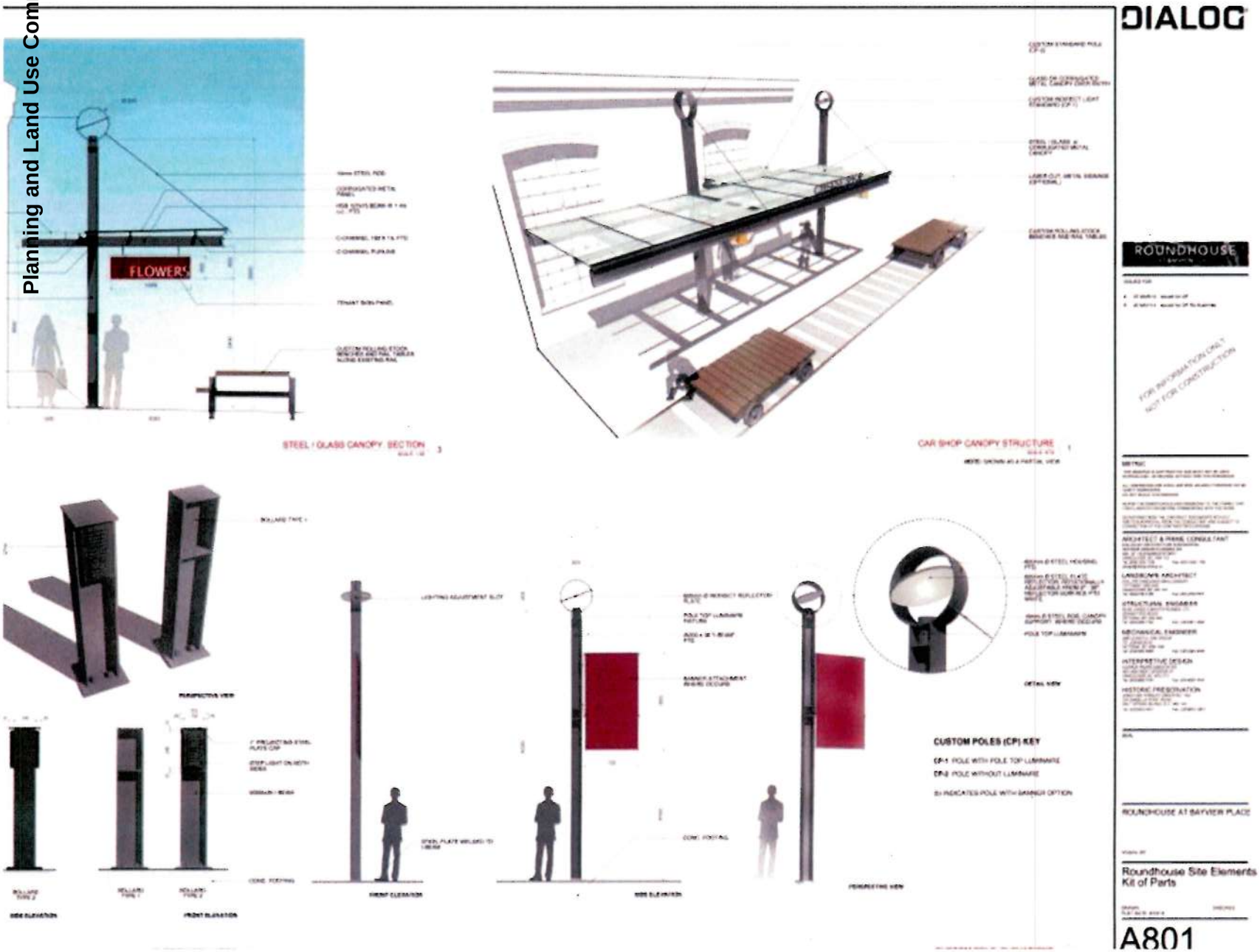
HISTORIC CONSERVATION

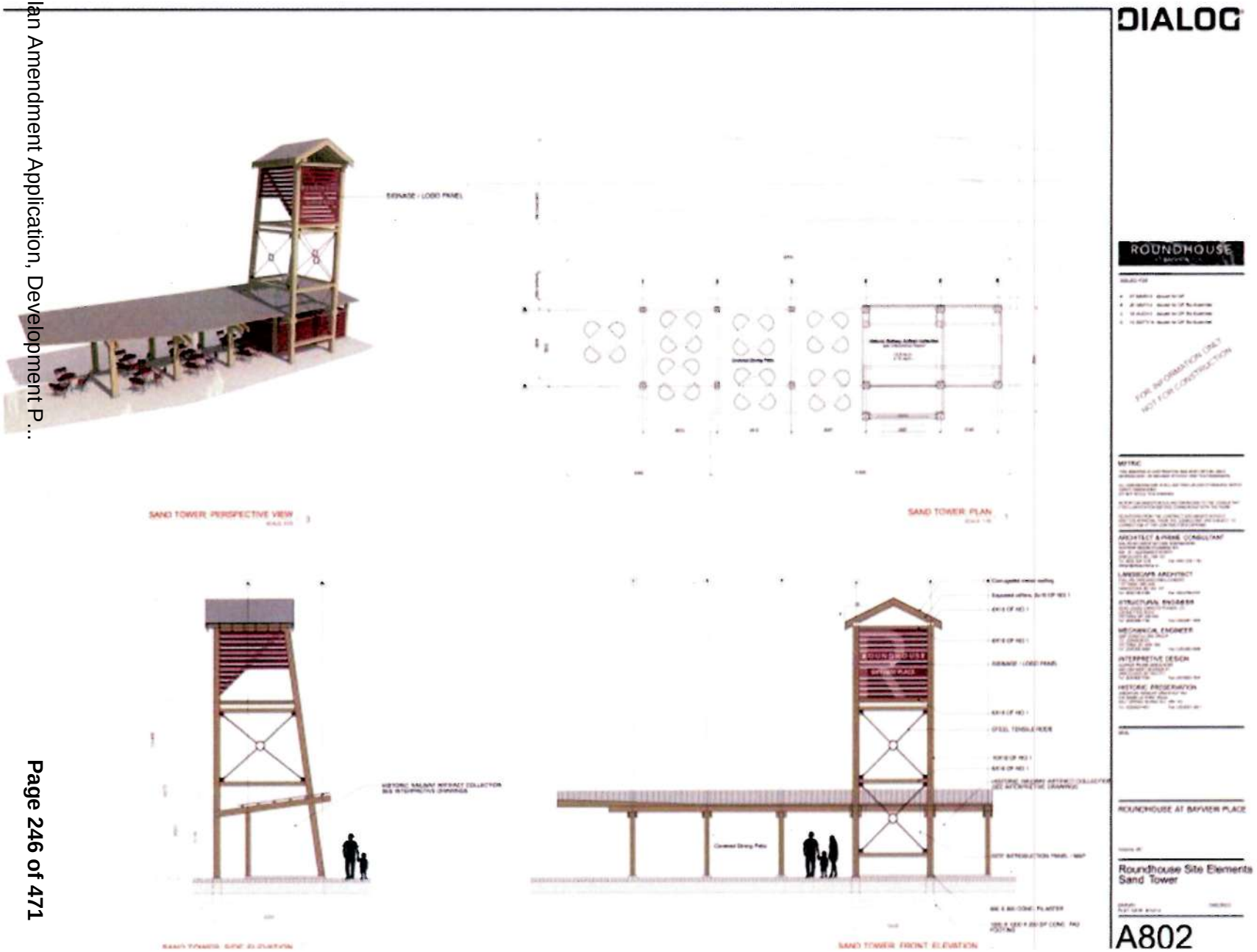
ROUNDHOUSE AT BAYVIEW PLACE

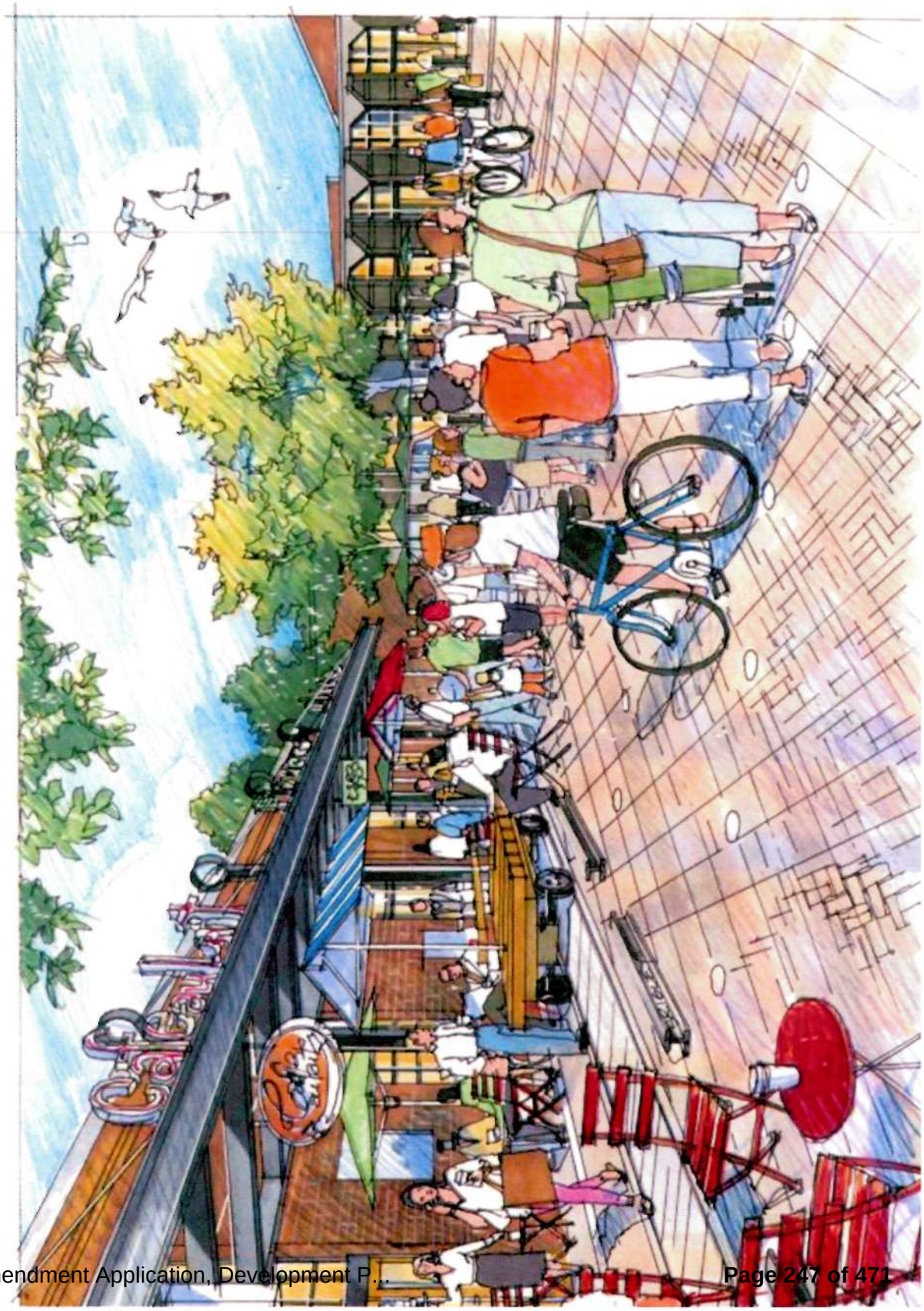
Retail 3
Elevations

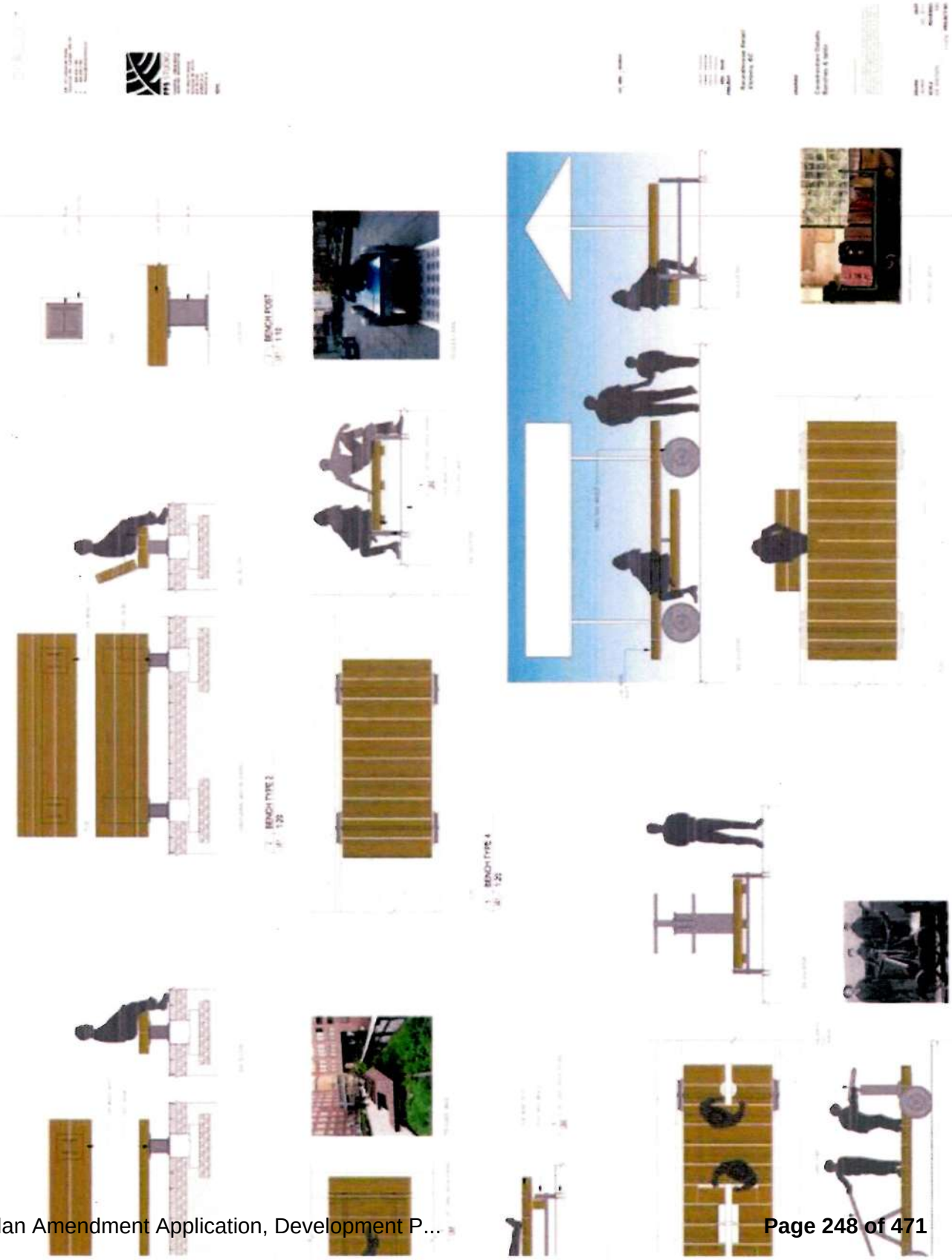
R3-A501


Sandbanks
FLOWERS


DIALOG
ROUNDHOUSE
FLOWERS
STEEL / GLASS CANOPY SECTION
CAR SHOP CANOPY STRUCTURE
CUSTOM POLES (CP) KEY
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse Site Elements
Kit of Parts
A801


DIALOG
ROUNDHOUSE
SIGNAGE - LOGO PANEL
SAND TOWER PERSPECTIVE VIEW
SAND TOWER PLAN
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
ARCHITECT & PRIME CONSULTANT
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
INTERPRETIVE DESIGN
HISTORIC PRESERVATION
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse Site Elements
Sand Tower
A802
SAND TOWER FRONT ELEVATION

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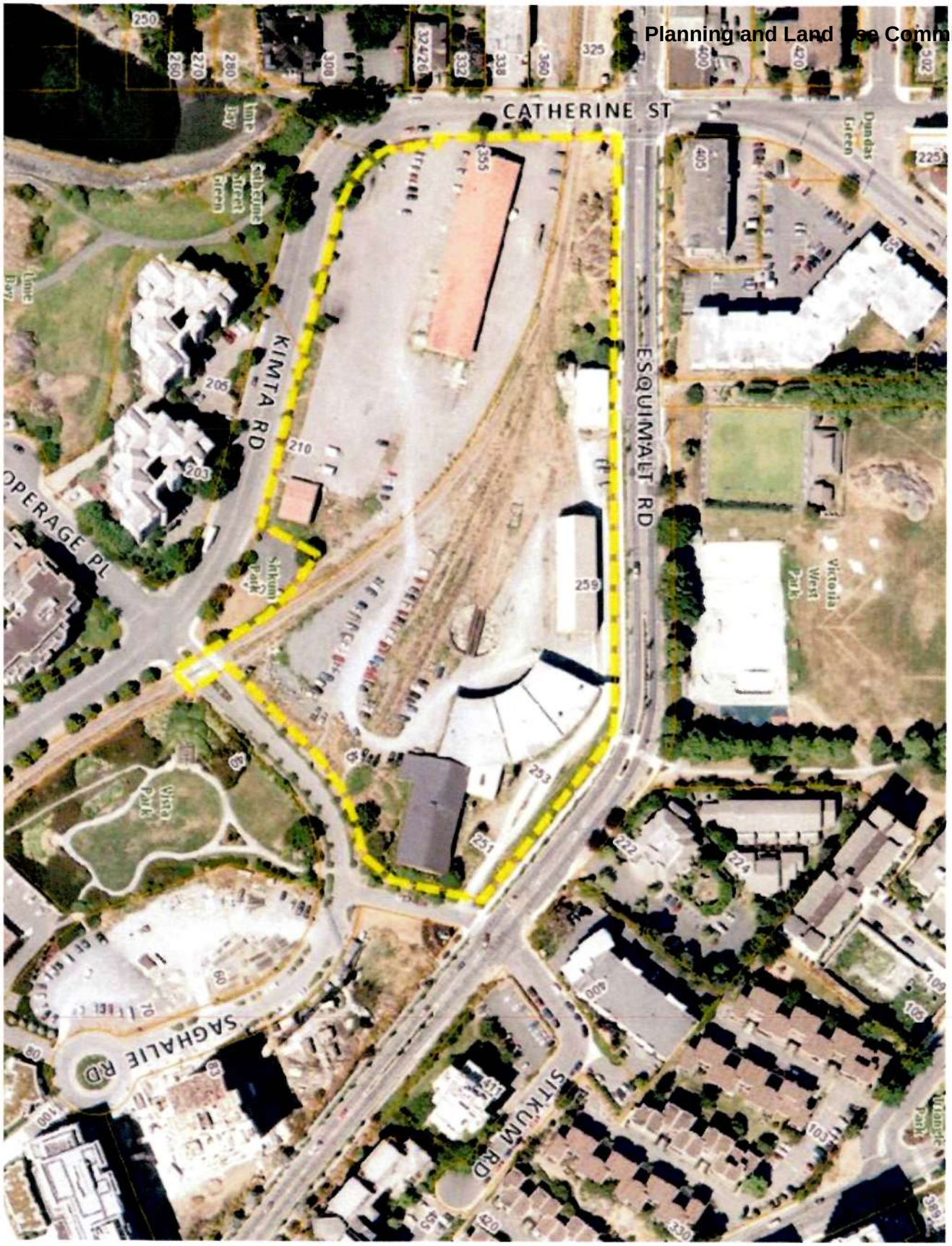
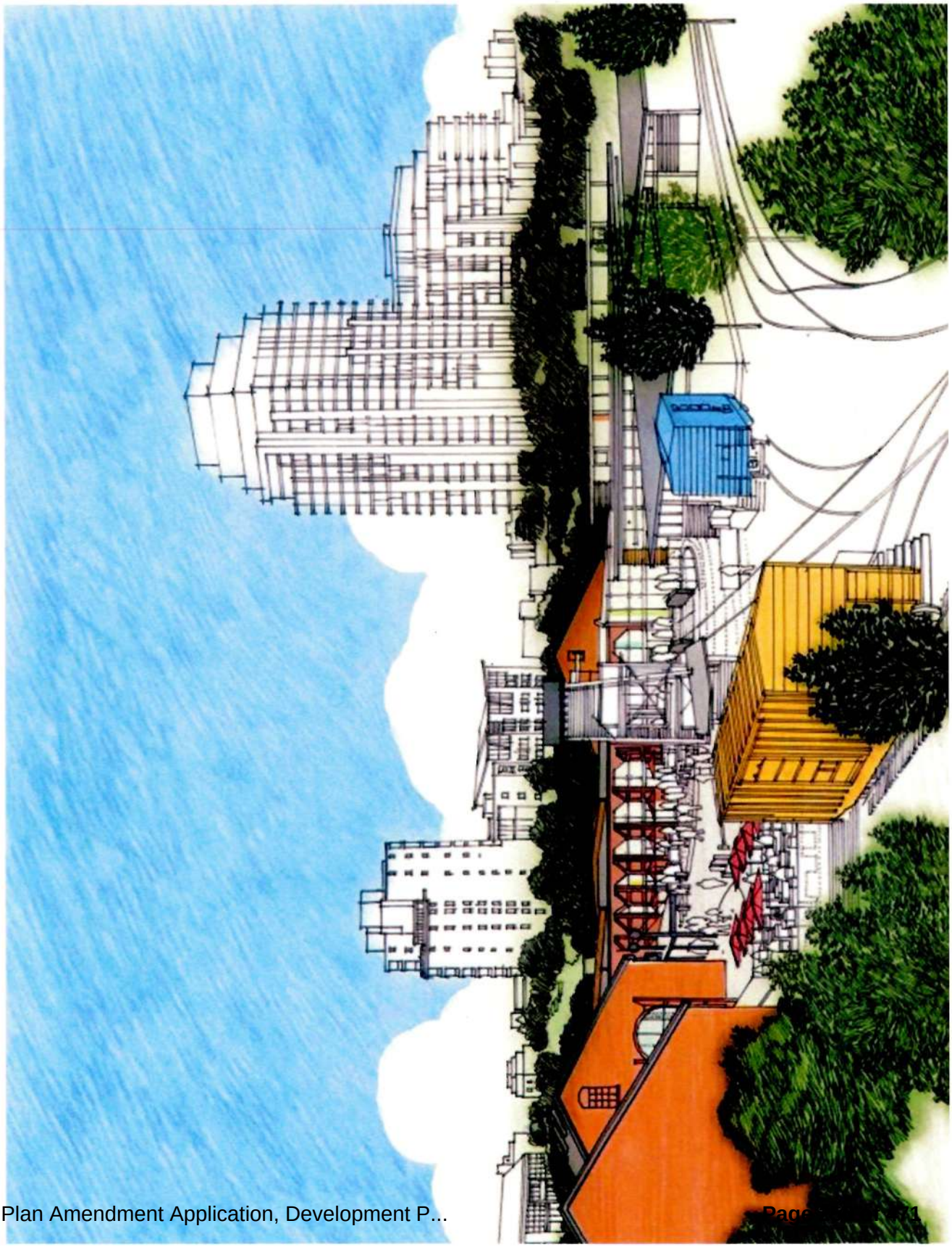
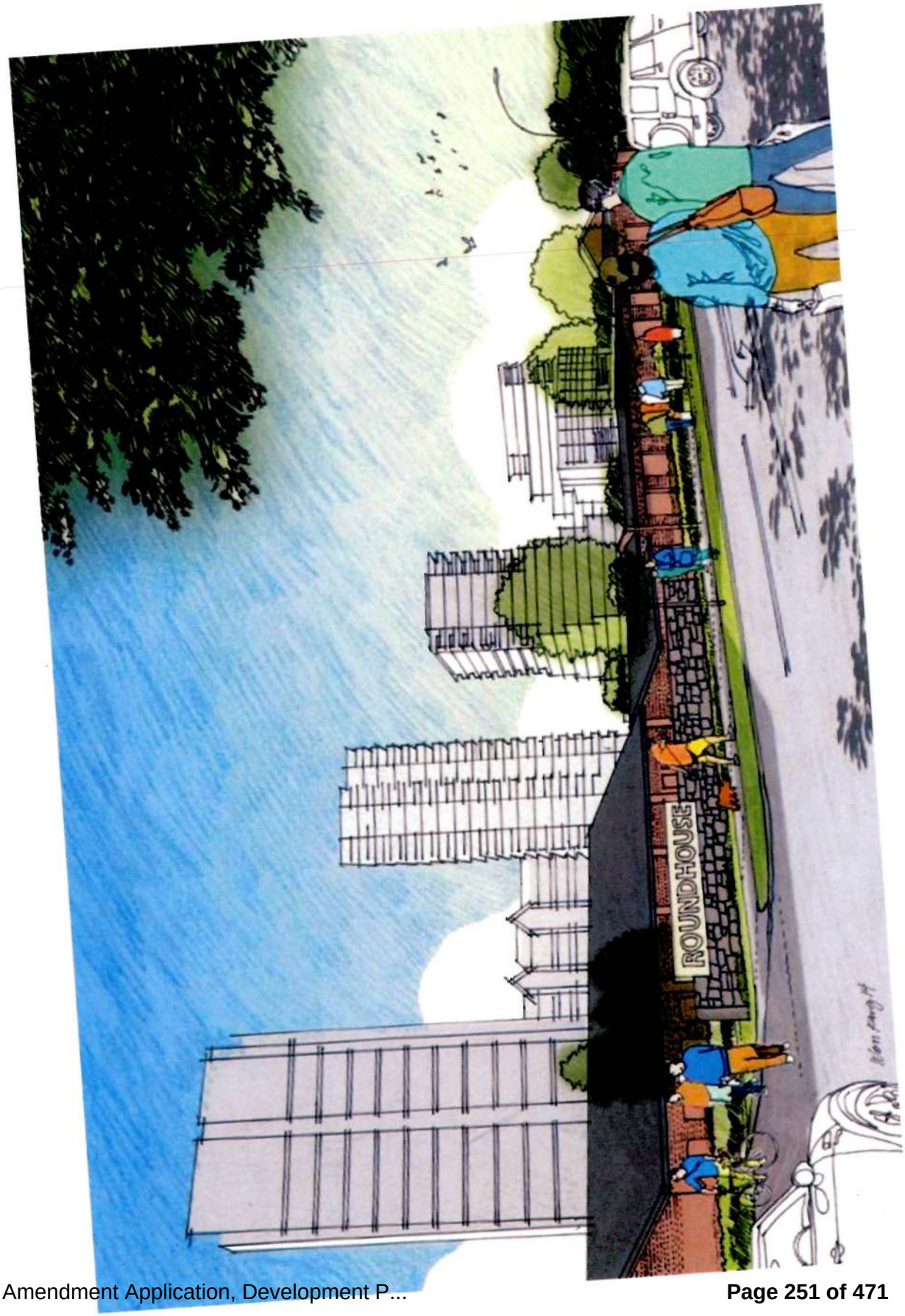
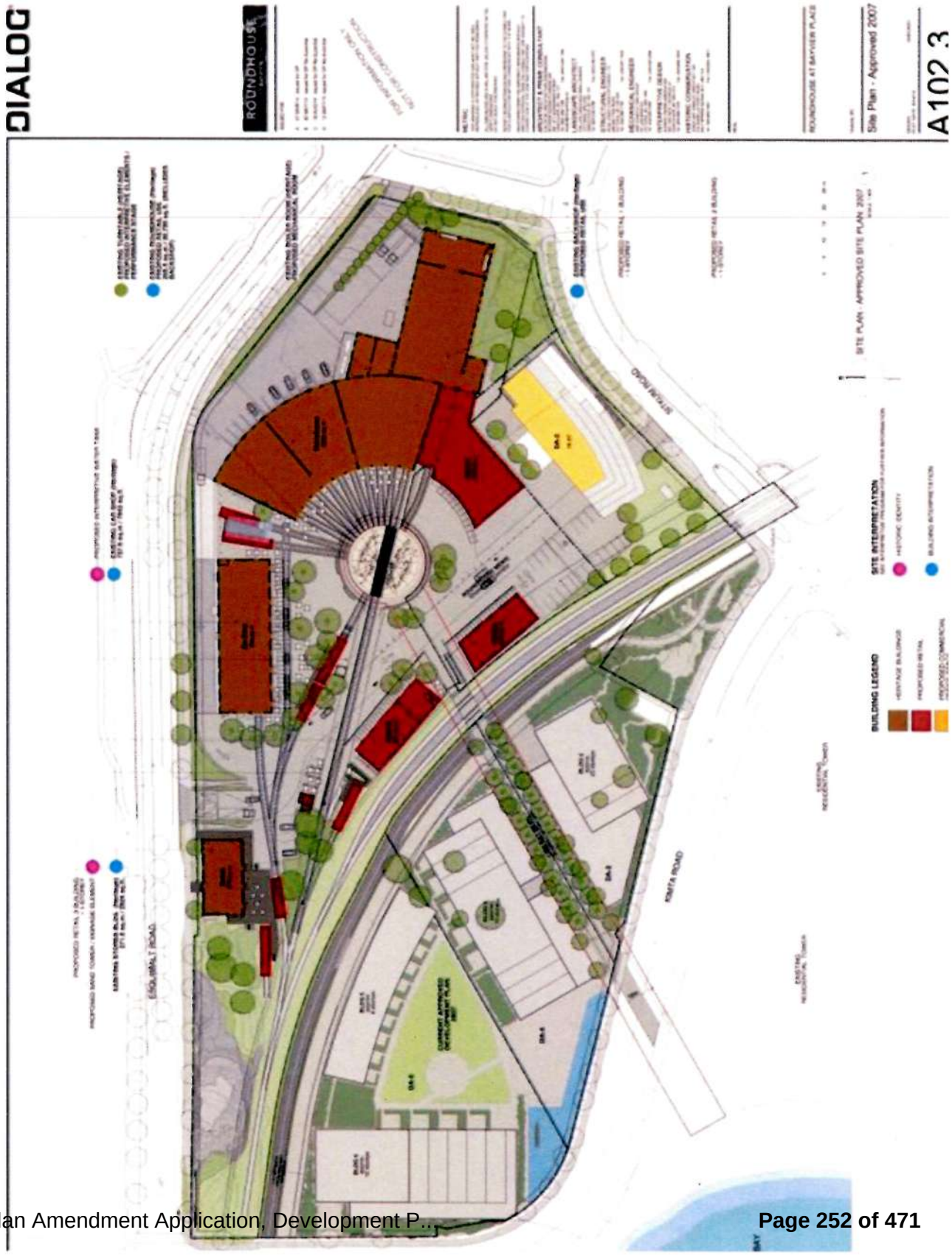
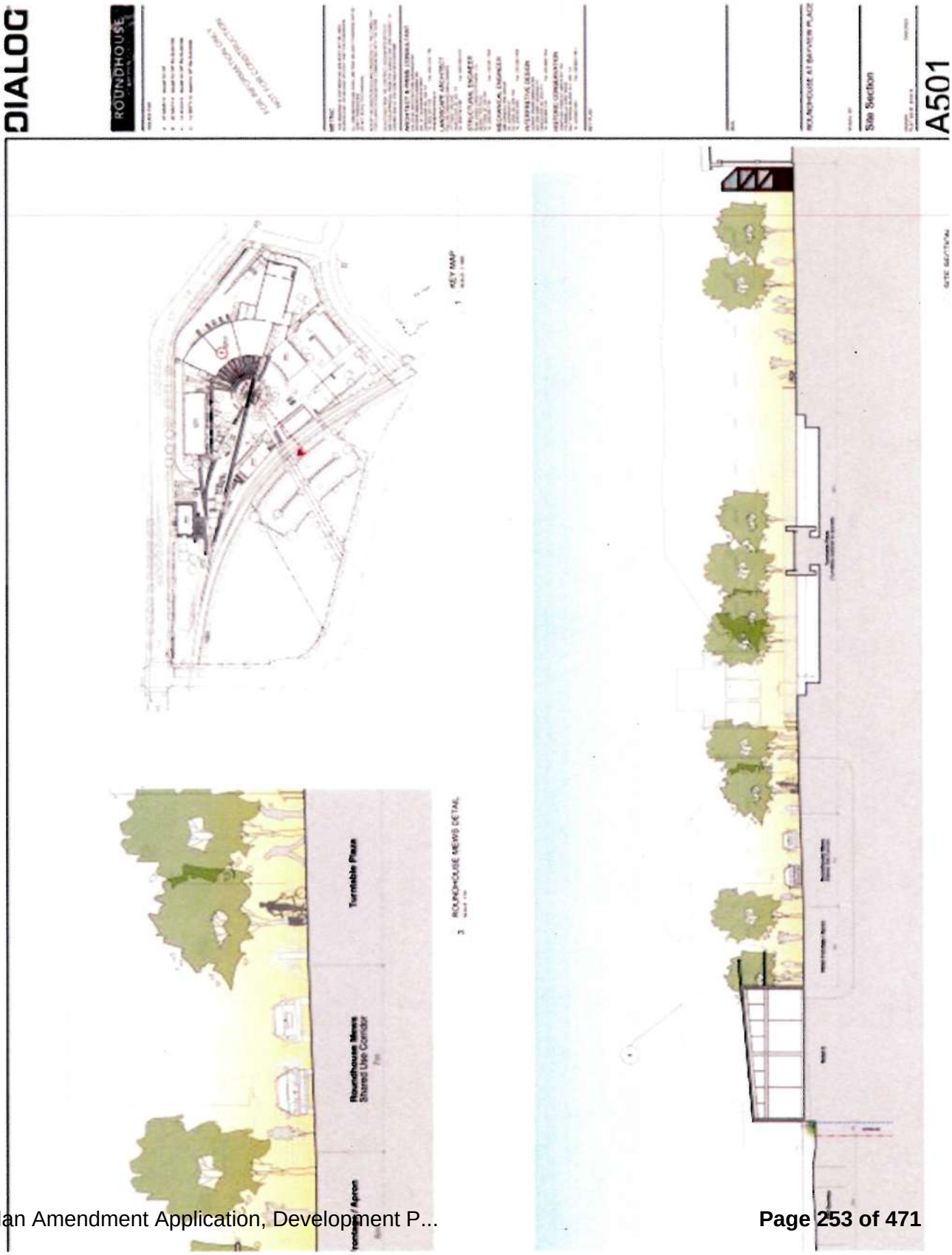
BENCH TYPE 2
1:20
BENCH TYPE 4
1:20


ESQUIMALT RD
KIMTA RD
CATHERINE ST
OPERAGE PL
SAGHALIE RD
STKUM RD
Victoria West Park
Dundas Green
Catherine Street Green
Vista Park
Sikum Park
Lime Bay
Wilandie Park




ROUNDHOUSE


DIALOG
ROUNDHOUSE
ROUNDHOUSE AT BAYVIEW PLACE
Site Plan - Approved 2007
A102.3
SITE PLAN - APPROVED SITE PLAN 2007
SITE INTERPRETATION
BUILDING LEGEND
CROW INDIAN
TOWER ROAD
EXISTING RESIDENTIAL TOWER
EXISTING RESIDENTIAL TOWER
BAY


DIALOG
ROUNDHOUSE
ROUNDHOUSE AT BAYVIEW PLACE
Site Section
A501
KEY MAP
ROUNDHOUSE MEWS DETAIL
Turntable Plaza
Roundhouse Mews
Shared Use Corridor
Apron

DIALOG

ROUNDHOUSE

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NOT FOR CONSTRUCTION

METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

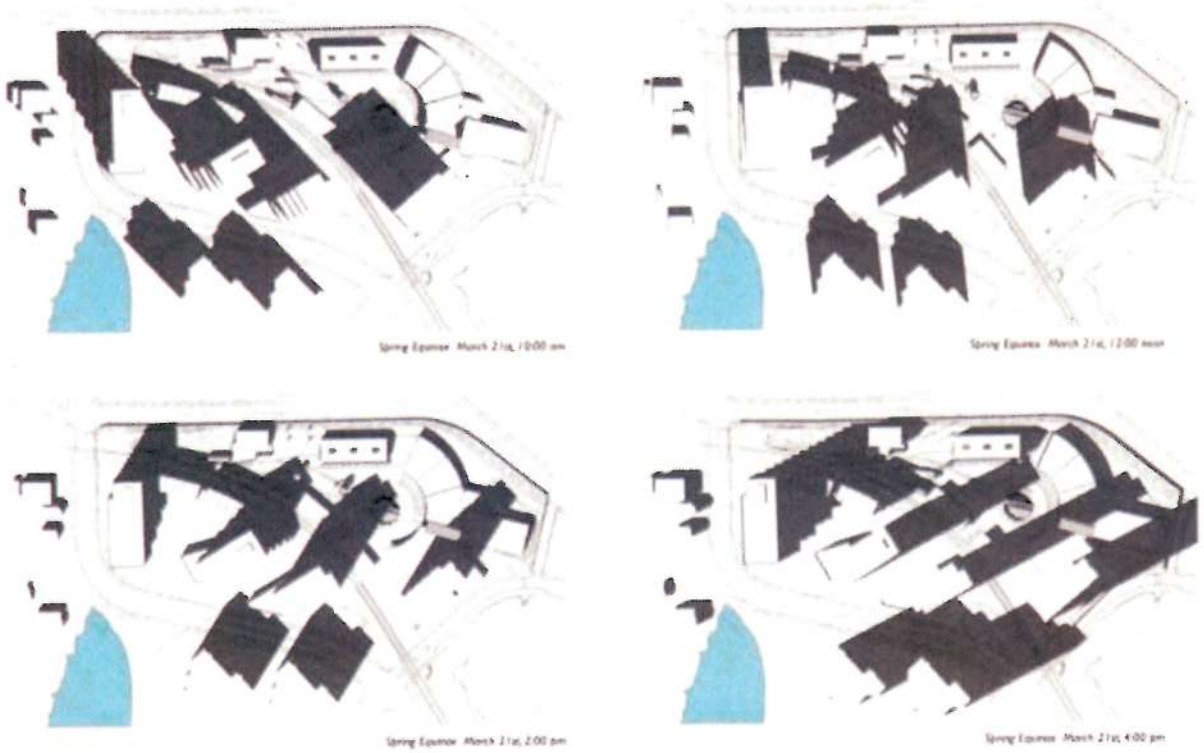
HERITAGE PRESERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Spring / Autumn

A009

Shadow Analysis for Approved Site Plan
Spring / Autumn Equinox



DIALOG

ROUNDHOUSE

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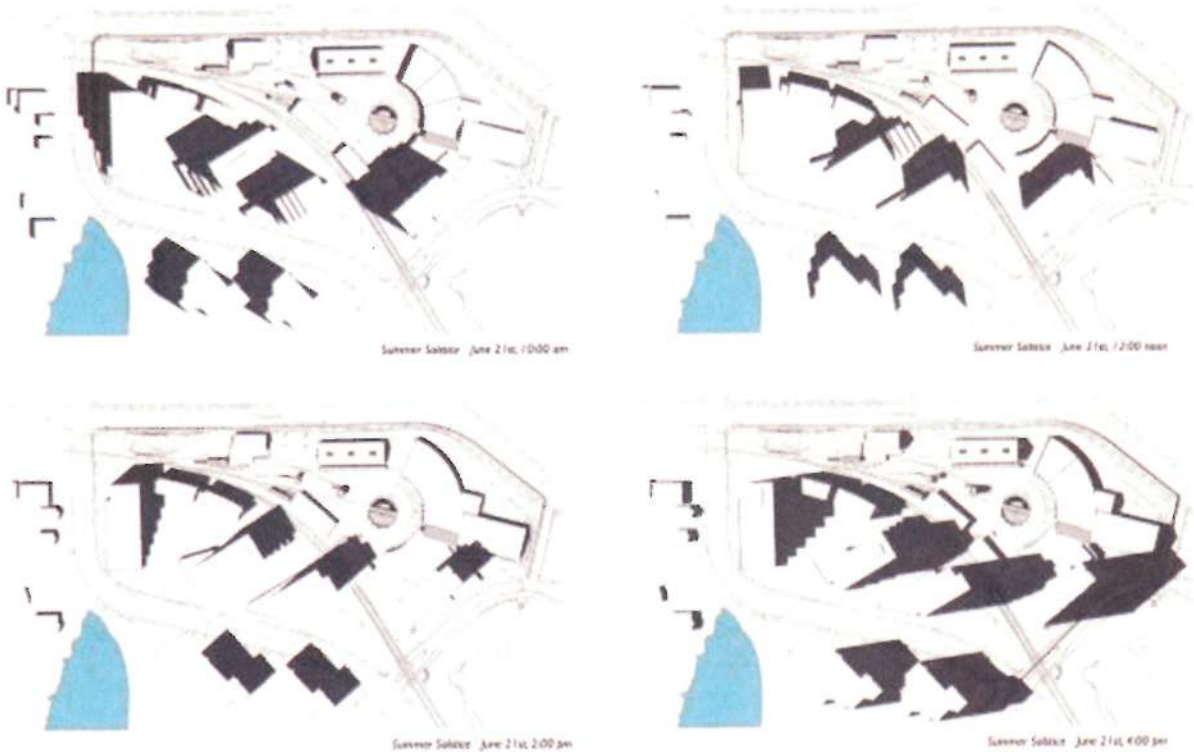
ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Summer Solstice

A010

Shadow Analysis for Approved Site Plan
Summer Solstice



DIALOG

ROUNDHOUSE

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ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ACCESSIBILITY DESIGN

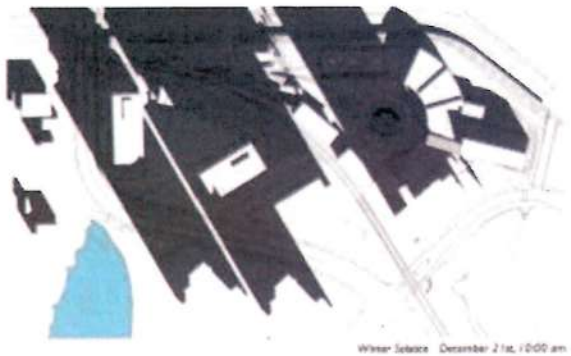
HISTORIC PRESERVATION

ROUNDHOUSE AT BAYVIEW PLACE

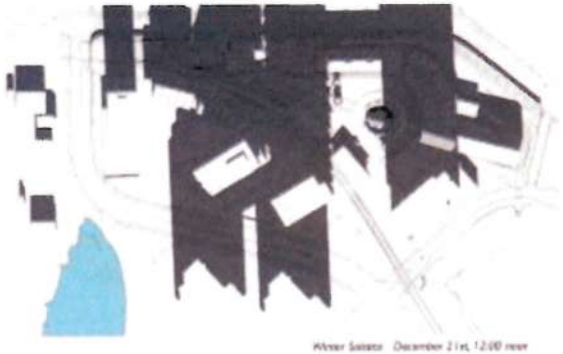
Shadow Studies
Winter Solstice

A011

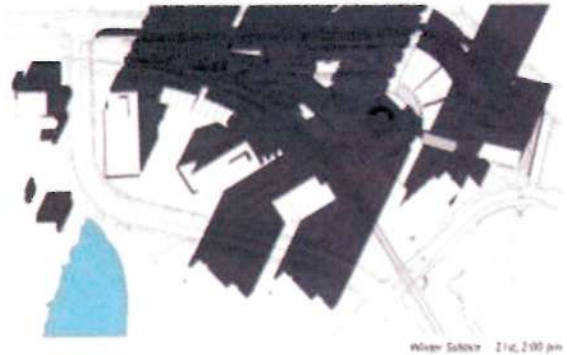
Shadow Analysis for Approved Site Plan
Winter Solstice



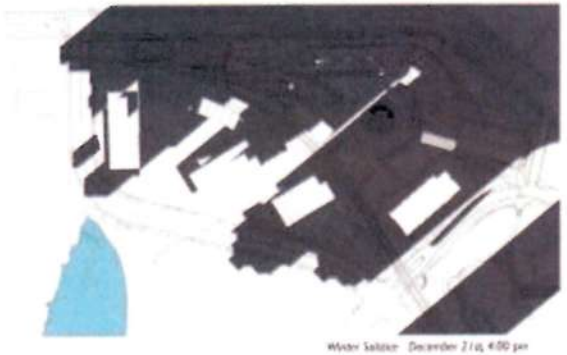
Winter Solstice December 21st, 10:00 am



Winter Solstice December 21st, 12:00 noon



Winter Solstice 21st, 2:00 pm



Winter Solstice December 21st, 4:00 pm

3. DECISION REQUEST

3.1 Official Community Plan Amendment, Development Permit with Variance Application No. 000356 and Heritage Alteration Permit Application No. 00180 for 251-259 Esquimalt Road

Committee received a report dated October 2, 2014 which provided information, analysis and recommendations regarding Official Community Plan (OCP) Amendment, Development Permit with Variance Application and Heritage Alteration Permit Application at 251-259 Esquimalt Road, also known as the Roundhouse Commercial Heritage Phase.

Action: It was moved by Councillor Helps, seconded by Councillor Gudgeon, that Committee recommends that Council:

1. Direct City staff to prepare the necessary Official Community Plan Amendment Bylaw and that Council:
   a. Consider giving first reading to the Official Community Plan Amendment Bylaw;
   b. 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;
   c. Consider consultation under section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments;
   d. Consider giving second reading to the Official Community *Plan* Amendment Bylaw;
   e. Consider referring the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. Following consideration of the Official Community Plan Amendment Bylaw that Development Permit with Variance Application #000356 for 251–259 Esquimalt Road proceed to a Hearing, subject to:
   a. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
      - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00 m to 1.00 m;
   b. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;
   c. The submission of revised plans that:
      (i) Include the provision of a public footpath from Kimta Road, along the proposed Lime Bay Mews, to the edge of the proposed Turntable Plaza, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering and Public Works,
      (ii) Provide details of the proposed glass canopy over the boxcars

between the Roundhouse and Car Shop buildings, to the satisfaction of the Director of Sustainable Planning and Community Development,

(iii) Provide details of the proposed railway crossings including details of any finishing materials, to the satisfaction of the Director of Sustainable Planning and Community Development;

d. An amendment to the *Roundhouse Master Development Agreement* to reflect the location of the proposed rail crossings and requiring that the Developer provide the City with a copy of the Rail Crossing Agreement and any other necessary documentation between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the submission of any Building Permit relating to the Commercial Heritage Phase, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

e. A Section 219 Covenant to link the proposed temporary surface parking areas to the use of the Commercial Heritage Phase and to ensure the final design of Lime Bay Mews is consistent with the *Roundhouse Design Guidelines* being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

f. A Statutory Right-of-Way for the Roundhouse Mews being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

g. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

3. That concurrent with Development Permit with Variance Application #000356, Council consider authorizing the issuance of Heritage Alteration Permit Application #00180 in accordance with the revised Heritage Conservation Plan dated July 2014 and plans date-stamped September 15, 2014, for Heritage Alteration Permit Application #00180, subject to:

   a. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

   b. A Heritage Revitalization Agreement being registered on title to secure the exterior conservation of the Heritage-Designated buildings and structures, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

   c. The submission of revised plans and Heritage Conservation Plan to ensure consistency between documents and providing details of, but not limited to, the rehabilitation of the Roundhouse large double doors, existing and proposed parapets, seismic restraining for the historic chimneys, details of any proposed signage, new interior construction to be located within 2 m of an opening and condition assessments for all historic fabric that is proposed to be replaced, to the satisfaction of the Director of Sustainable Planning and Community Development.

Committee discussed:

- Looking forward to input from the Heritage Advisory Panel and the public.
- Information needs to be provided to the public regarding how much retail space is being added to the city.
- The contextual fit of the proposal.

- Potential impacts of future rail operations, and would revisions to the development be made to aid in future revitalization of the rail corridor?
- How the covenant requires the property to be maintained as a rail transportation corridor.
- Concerns that the applicant may be operating under the notion that in future the EN Railway would be removed in this location.
- Concerns about the proposed private pedestrian crossing in the parking lot. Have all the procedures been followed to ensure safety since the crossing intersects at a railway?
- The importance of the Railway Corridor.

Action: It was moved by Councillor Madoff, seconded by Councillor Alto, that the motion be amended:

1. Direct City staff to prepare the necessary Official Community Plan Amendment Bylaw and that Council:
   a. Consider giving first reading to the Official Community Plan Amendment Bylaw;
   b. 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;
   c. Consider consultation under section 879(2) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments;
   d. Consider giving second reading to the Official Community Plan Amendment Bylaw;
   e. Consider referring the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. Following consideration of the Official Community Plan Amendment Bylaw that Development Permit with Variance Application #000356 for 251–259 Esquimalt Road proceed to a Hearing, subject to:
   a. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
      - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00 m to 1.00 m;
   b. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures, **the roundhouse doors, and the addition of the atrium and adjacent connected building.**
   c. The submission of revised plans that:
      (i) Include the provision of a public footpath from Kimta Road, along the proposed Lime Bay Mews, to the edge of the proposed Turntable Plaza, to the satisfaction of the Director of Sustainable Planning and

Community Development and the Director of Engineering and Public Works,

(ii) Provide details of the proposed glass canopy over the boxcars between the Roundhouse and Car Shop buildings, to the satisfaction of the Director of Sustainable Planning and Community Development,

(iii) Provide details of the proposed railway crossings including details of any finishing materials, to the satisfaction of the Director of Sustainable Planning and Community Development;

d. An amendment to the Roundhouse Master Development Agreement to reflect the location of the proposed rail crossings and requiring that the Developer provide the City with a copy of the Rail Crossing Agreement and any other necessary documentation between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the submission of any Building Permit relating to the Commercial Heritage Phase, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

e. A Section 219 Covenant to link the proposed temporary surface parking areas to the use of the Commercial Heritage Phase and to ensure the final design of Lime Bay Mews is consistent with the Roundhouse Design Guidelines being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

f. A Statutory Right-of-Way for the Roundhouse Mews being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

g. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

3. That concurrent with Development Permit with Variance Application #000356, Council consider authorizing the issuance of Heritage Alteration Permit Application #00180 in accordance with the revised Heritage Conservation Plan dated July 2014 and plans date-stamped September 15, 2014, for Heritage Alteration Permit Application #00180, subject to:

   a. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

   b. A Heritage Revitalization Agreement being registered on title to secure the exterior conservation of the Heritage-Designated buildings and structures, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

   c. The submission of revised plans and Heritage Conservation Plan to ensure consistency between documents and providing details of, but not limited to, the rehabilitation of the Roundhouse large double doors, existing and proposed parapets, seismic restraining for the historic chimneys, details of any proposed signage, new interior construction to be located within 2 m of an opening and condition assessments for all historic fabric that is proposed to be replaced, to the satisfaction of the Director of Sustainable Planning and Community Development.

<u>On the amendment</u>
CARRIED14/PLUC0263

For: Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Helps, Madoff, Thornton-Joe, Young
Against: Councillor Isitt

Discussion on the main motion:

- Safety concerns with an active railroad.
- Information related to the railway transportation issues should be provided in a detailed manner.
- A response from the Island Corridor Foundation would be welcomed.
- Drawings need to show where the railway lies in relation to the proposal.

On the main motion as amended
CARRIED UNANIMOUSLY 14/PLUC0264

For: Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Helps, Madoff, Thornton-Joe, Young
Against: Councillor Isitt

PLUC meeting
October 16, 2014

REPORTS OF THE COMMITTEE

2. Planning and Land Use Committee – October 16, 2014

5. Official Community Plan Amendment, Development Permit with Variance Application No. 000356 and Heritage Alteration Permit Application No. 00180 for 251-259 Esquimalt Road:

It was moved by Councillor Helps, seconded by Councillor Alto, that Council:

1. Direct City staff to prepare the necessary Official Community Plan Amendment Bylaw and that Council:
   a. Consider giving first reading to the Official Community Plan Amendment Bylaw;
   b. 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;
   c. Consider consultation under section 879(2) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board; and the provincial and federal governments and their agencies due to the nature of the proposed amendments;
   d. Consider giving second reading to the Official Community Plan Amendment Bylaw;
   e. Consider referring the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. Following consideration of the Official Community Plan Amendment Bylaw that Development Permit with Variance Application #000356 for 251–259 Esquimalt Road proceed to a Hearing, subject to:
   a. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
      - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00 m to 1.00 m;
   b. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures, the roundhouse doors, and the addition of the atrium and adjacent connected building.
   c. The submission of revised plans that:
      (i) Include the provision of a public footpath from Kimta Road, along the proposed Lime Bay Mews, to the edge of the proposed Turntable Plaza, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering and Public Works,
      (ii) Provide details of the proposed glass canopy over the boxcars between the Roundhouse and Car Shop buildings, to the satisfaction of the Director of Sustainable Planning and Community Development,
      (iii) Provide details of the proposed railway crossings including details of any finishing materials, to the satisfaction of the Director of Sustainable Planning and Community Development;
   d. An amendment to the Roundhouse Master Development Agreement to reflect the location of the proposed rail crossings and requiring that the Developer provide the City with a copy of the Rail Crossing Agreement and any other necessary documentation between the Developer, Island Corridor Foundation, the rail operator and any other necessary Government bodies for the proposed rail crossings prior to the submission of any Building Permit relating to the Commercial Heritage Phase, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

e. A Section 219 Covenant to link the proposed temporary surface parking areas to the use of the Commercial Heritage Phase and to ensure the final design of Lime Bay Mews is consistent with the Roundhouse Design Guidelines being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

f. A Statutory Right-of-Way for the Roundhouse Mews being registered on title, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

g. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

3. That concurrent with Development Permit with Variance Application #000356, Council consider authorizing the issuance of Heritage Alteration Permit Application #00180 in accordance with the revised Heritage Conservation Plan dated July 2014 and plans date-stamped September 15, 2014, for Heritage Alteration Permit Application #00180, subject to:

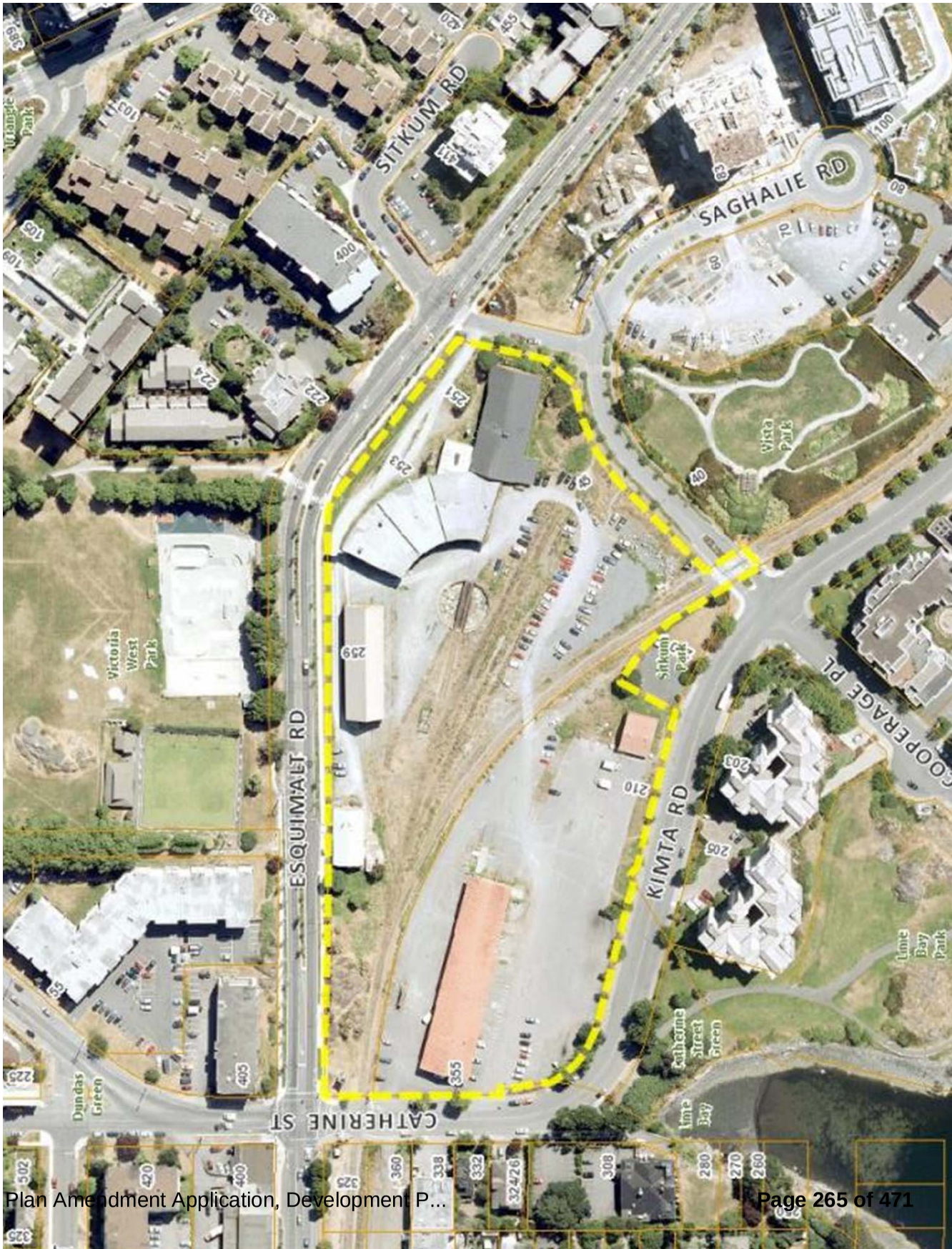
   a. Referral of the Application to a Joint Advisory Design Panel and Heritage Advisory Panel with the Joint Panel giving special attention to the exterior rehabilitation of the Heritage-Designated structures;

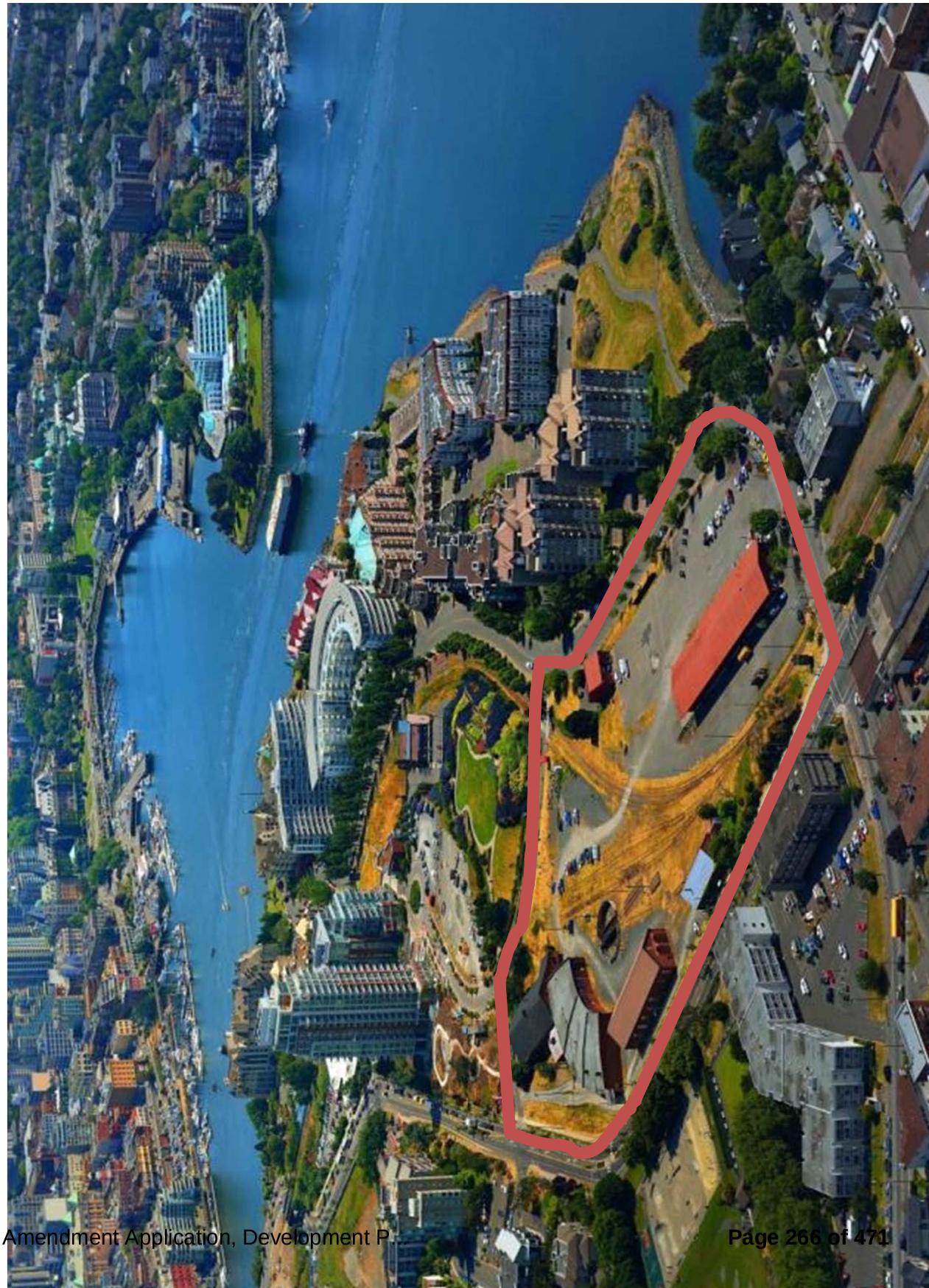
   b. A Heritage Revitalization Agreement being registered on title to secure the exterior conservation of the Heritage-Designated buildings and structures, to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development;

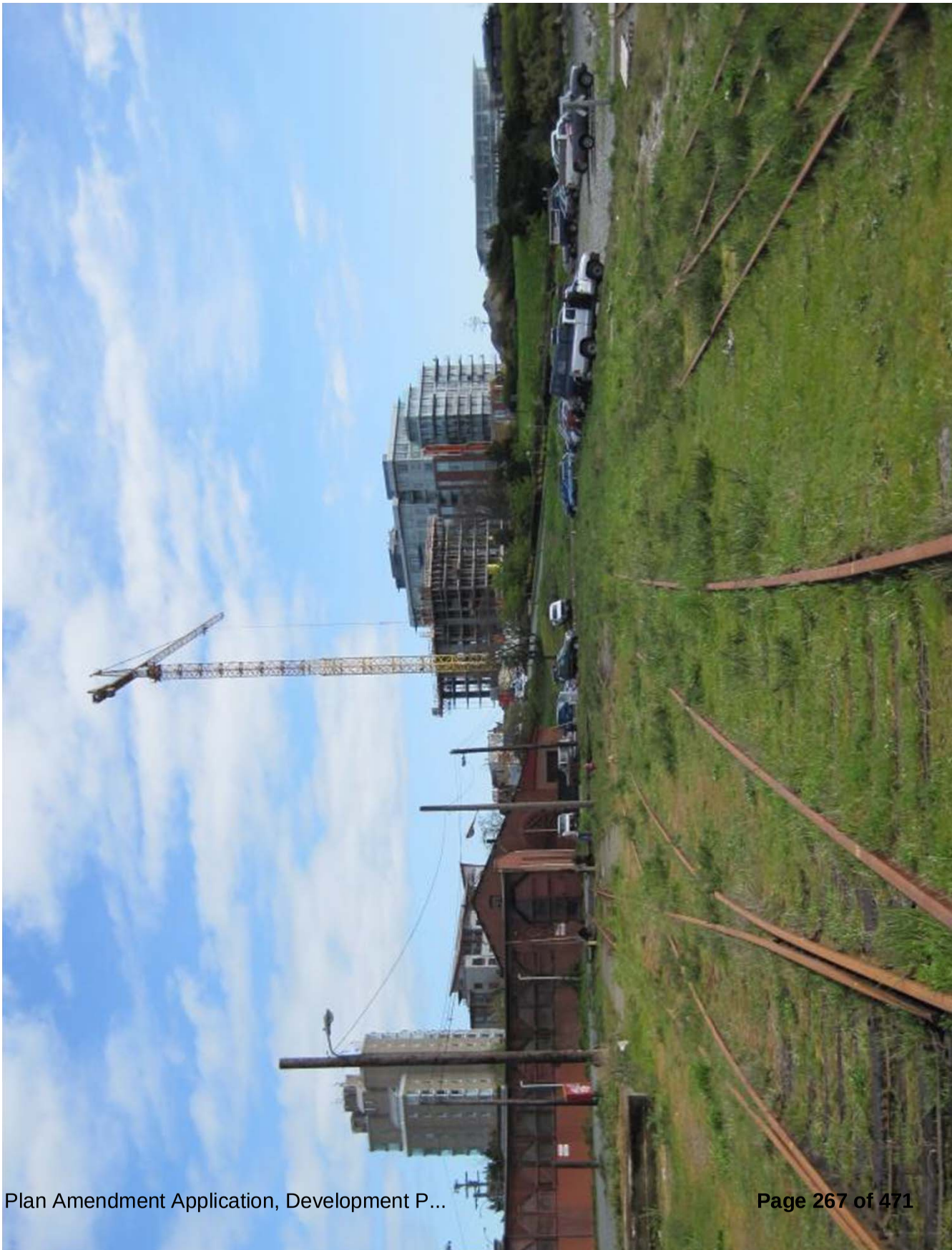
   c. The submission of revised plans and Heritage Conservation Plan to ensure consistency between documents and providing details of, but not limited to, the rehabilitation of the Roundhouse large double doors, existing and proposed parapets, seismic restraining for the historic chimneys, details of any proposed signage, new interior construction to be located within 2 m of an opening and condition assessments for all historic fabric that is proposed to be replaced, to the satisfaction of the Director of Sustainable Planning and Community Development.

Carried Unanimously

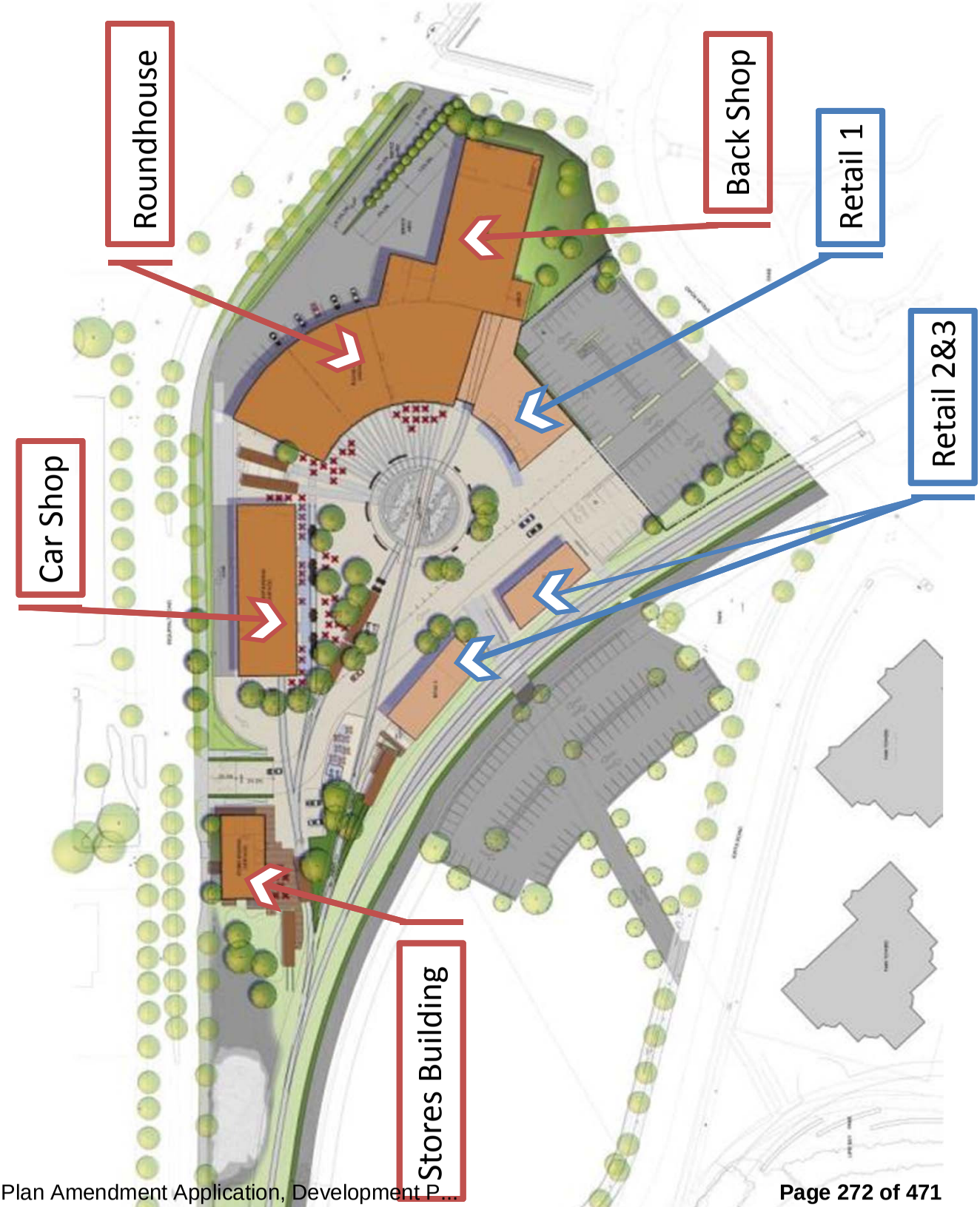
Council meeting
October 23, 2014

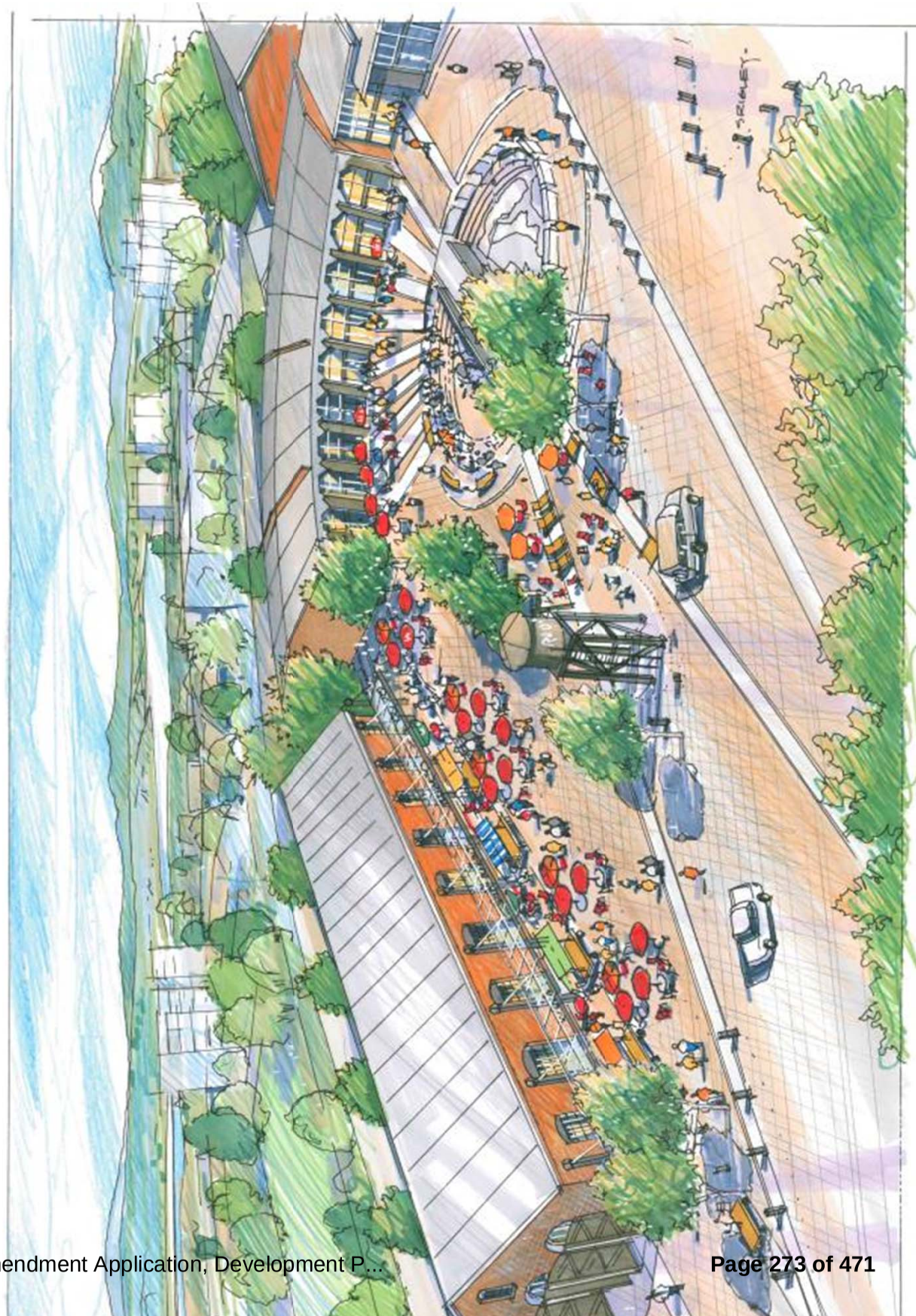

SITKUM RD
SAGHALIE RD
ESQUIMALT RD
KIMTA RD
COOPERAGE PL
CATHERINE ST
Victoria West Park
Vista Park
Sitkum Park
Dundas Green
Catherine Street Green
Lime Bay Park
Lime Bay

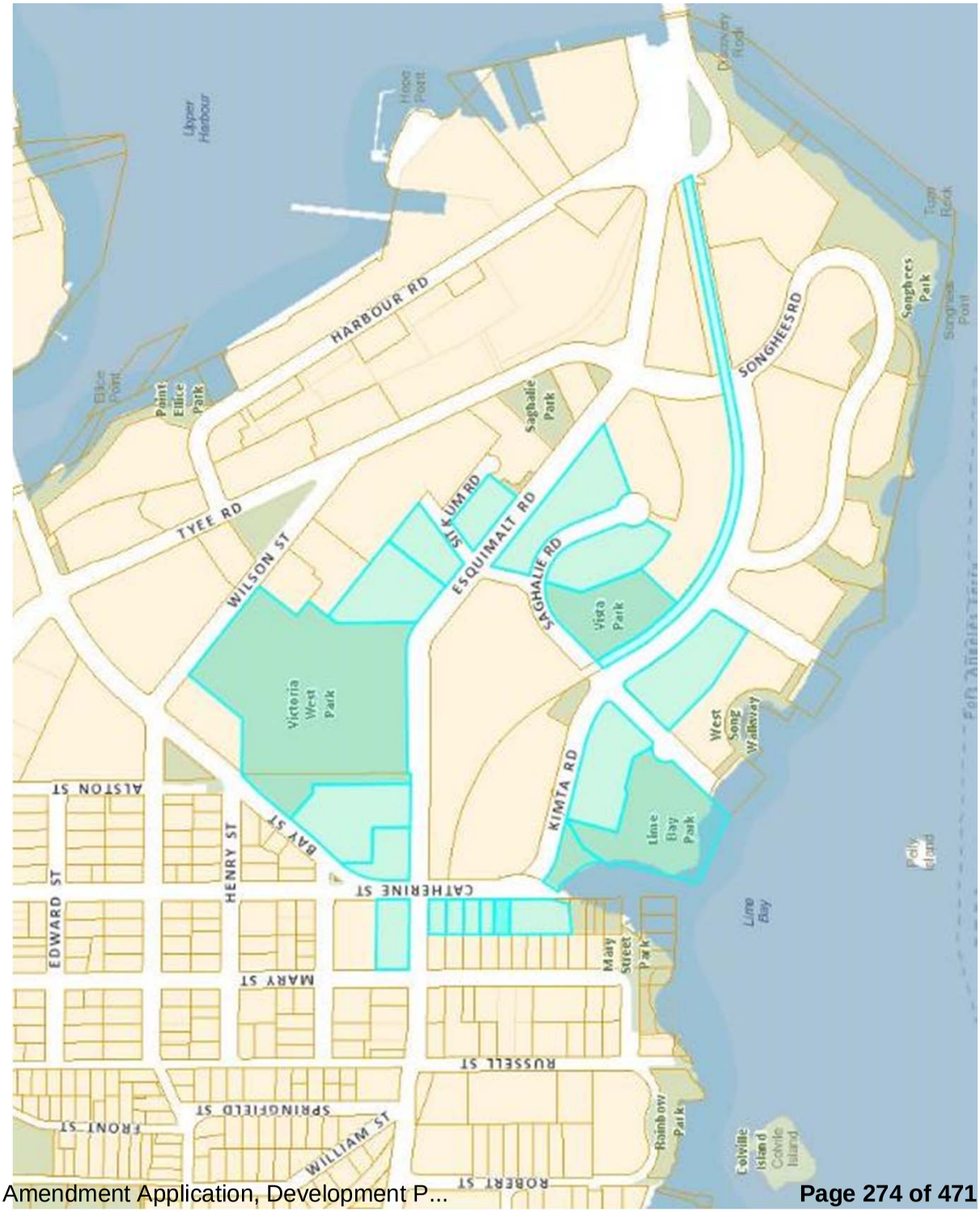


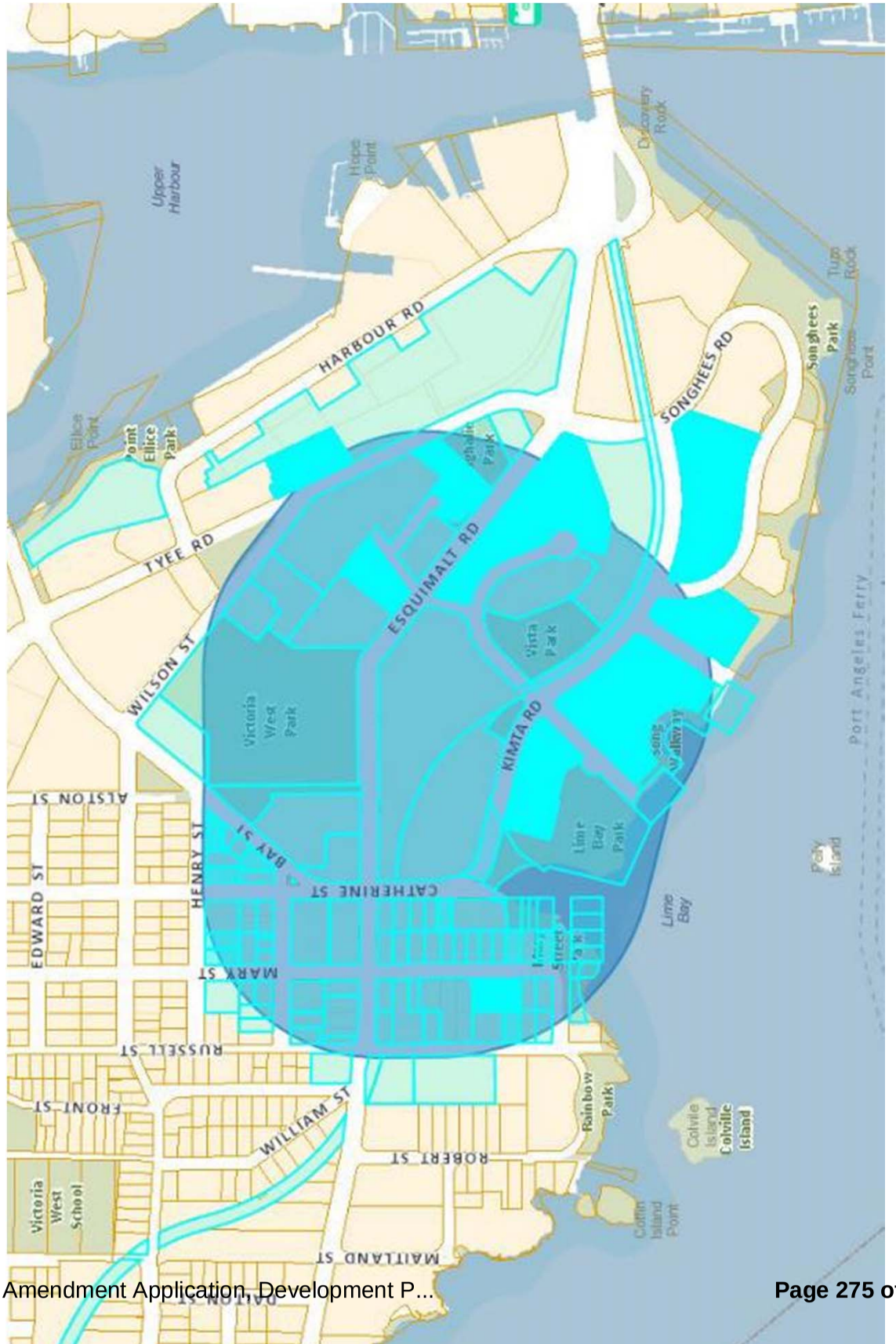


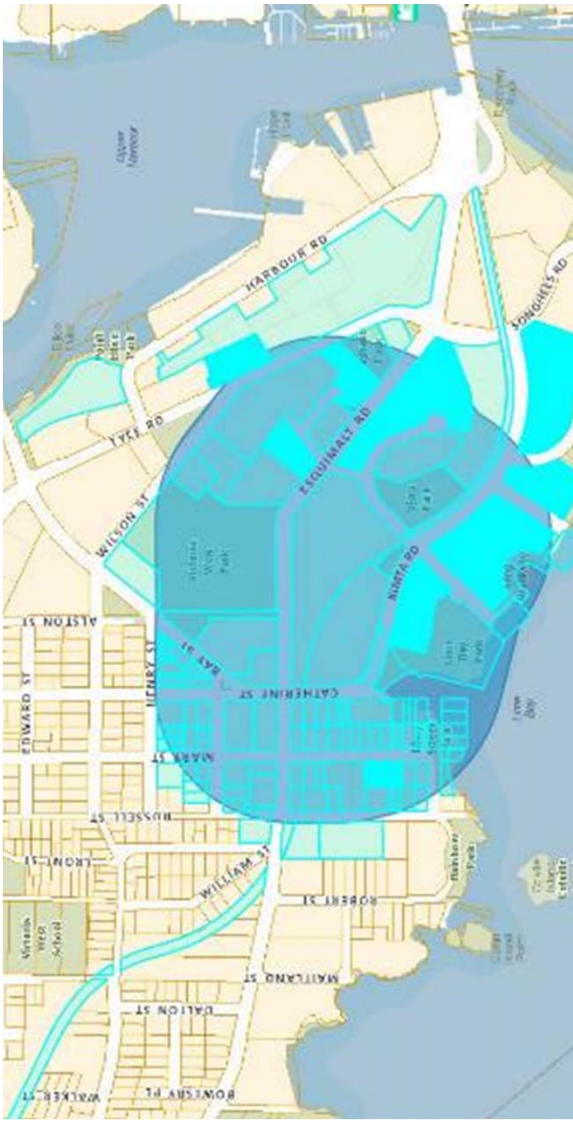

ROUNDHOUSE

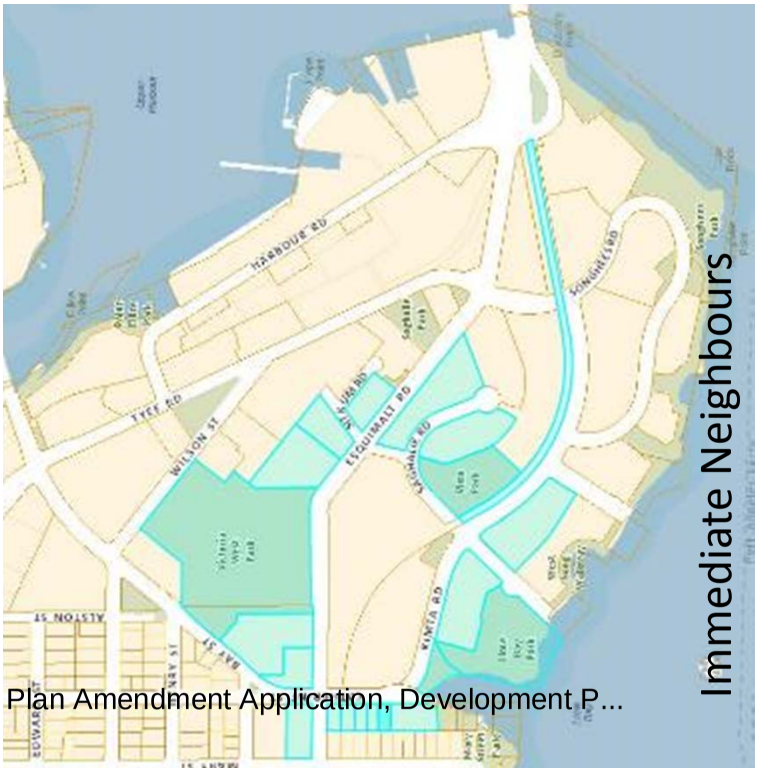

Roundhouse
Back Shop
Retail 1
Retail 2&3
Car Shop
Stores Building



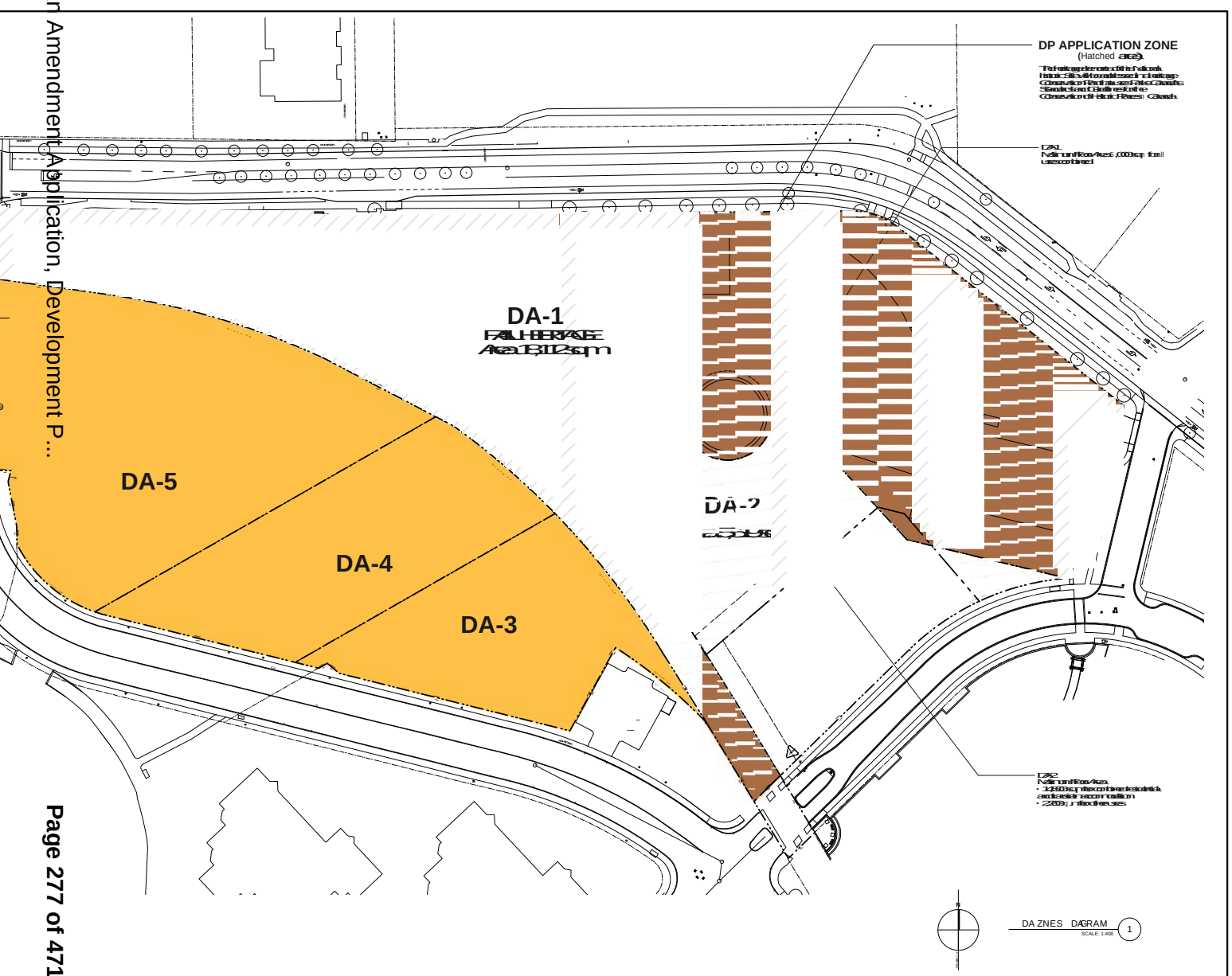

Upper Harbour
Hope Point
Dallas Rock
HARBOUR RD
Ellice Point
Point Ellice Park
Saghalie Park
Songhees Park
Tugs Rock
Songhees Point
SONGHEES RD
TYEE RD
WILSON ST
STAKUM RD
ESQUIMALT RD
SAGHALIE RD
Vista Park
Victoria West Park
West Song Walkway
KIMTA RD
Lime Bay Park
Lime Bay
Fly Island
ALSTON ST
BAY ST
HENRY ST
CATHERINE ST
EDWARD ST
MARY ST
May Street Park
RUSSELL ST
SPRINGFIELD ST
FRONT ST
WILLIAM ST
Rainbow Park
Colville Island
ROBERT ST


Upper Harbour
Hope Point
Discovery Rock
Tugs Rock
Songhees Point
Songhees Park
SONGHEES RD
HARBOUR RD
Elliice Point
Point Elliice Park
TYEE RD
WILSON ST
ESQUIMALT RD
Shoal Park
Vista Park
Victoria West Park
KIMTA RD
Song Valley
Port Angeles Ferry
Lime Bay Park
Lime Bay
Pelly Island
ALSTON ST
EDWARD ST
HENRY ST
BAY ST
CATHERINE ST
MARY ST
Street Park
RUSSELL ST
FRONT ST
WILLIAM ST
Rainbow Park
Colville Island
Colville Island
ROBERT ST
Victoria West School
Cattin Island Point
MAITLAND ST
DALTON ST





Immediate Neighbours



DIALOG

ROUNDHOUSE
AT BAYVIEW PLACE

ISSUED FOR

A	07 MAY 14	Issued for DP
B	20 MAY 14	Issued for Development Permit Submittal
C	18 AUG 14	Issued for Development Permit Submittal
D	12 SEPT 14	Issued for Development Permit Submittal

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ARCHITECT & PRIME CONSULTANT
DIALOG
ARCHITECTURE ENGINEERING
BUSINESS CONSULTING
4556-611 ALEXANDER STREET
VANCOUVER, BC V5A 1E1
Tel: (604) 255-0674 Fax: (604) 255-6790
design@dialog.ca

LANDSCAPE ARCHITECT
PHILLIPS FRIDMAN GRAYLLINGWORTH
1777 WEST 3RD AVE
VANCOUVER, BC V6J 1K7
Tel: (604) 736-6365 Fax: (604) 736-6367

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN LTD.
1001-1075 WEST GEORGIA ST.
VANCOUVER, BC V6E 3C9
Tel: (604) 687-7700 Fax: (604) 687-7900

MECHANICAL ENGINEER
AME CONSULTING GROUP
731 JOHNSON ST.
VICTORIA, BC V8W 1M8
Tel: (250) 382-4499 Fax: (250) 382-4498

INTERPRETIVE DESIGN
ALDERICH PEARS ASSOCIATES
1000-1030 WEST GEORGIA ST.
VANCOUVER, BC V6E 2Y3
Tel: (604) 669-7644 Fax: (604) 669-7644

HISTORIC CONSERVATION
JOHN MAN HERITAGE ARCHITECTS
2561 ABBOTSFORD ROAD
SALT SPRING ISLAND, B.C. V8K 1W4
Tel: (250) 653-4311 Fax: (250) 653-4311

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

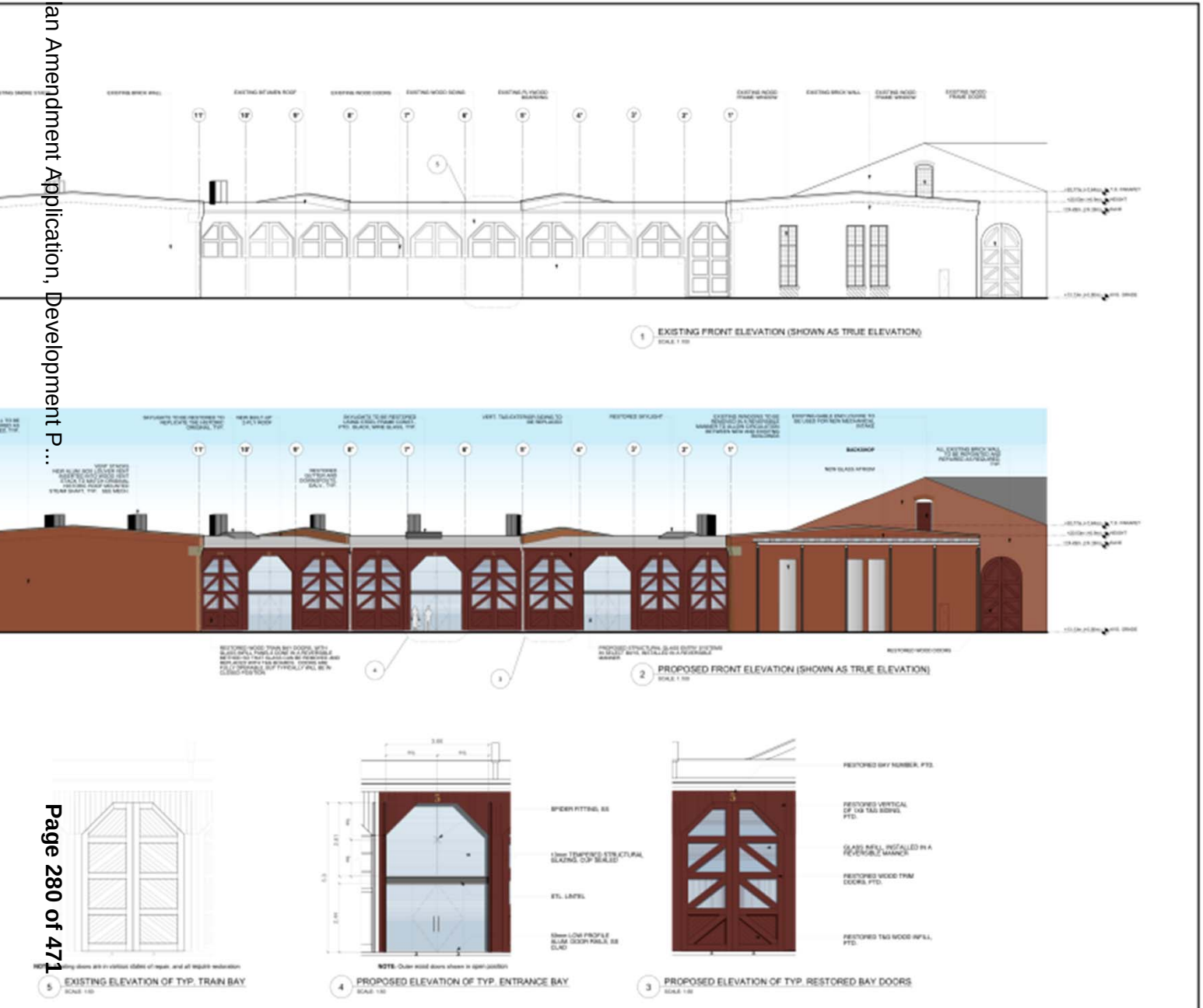
Victoria, BC

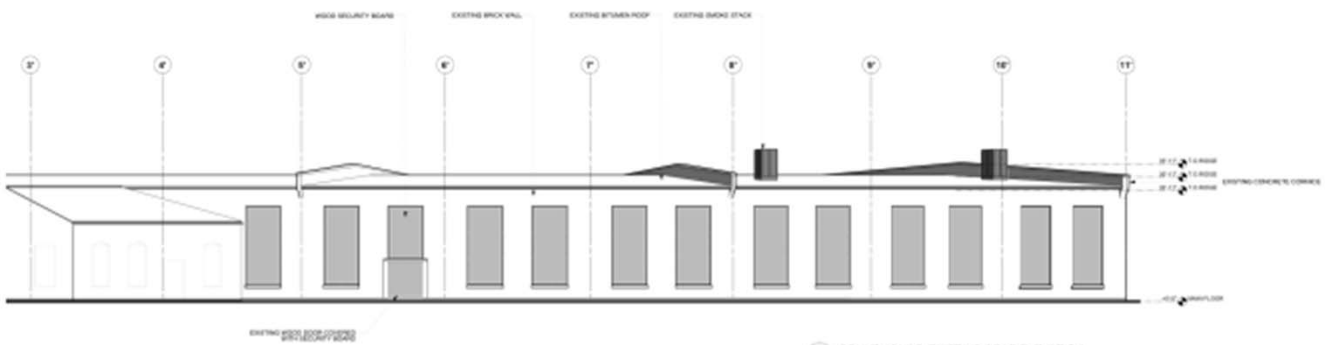
DA Zones

DRAWN:
PLOT DATE: 9/14/14
CHECKED:

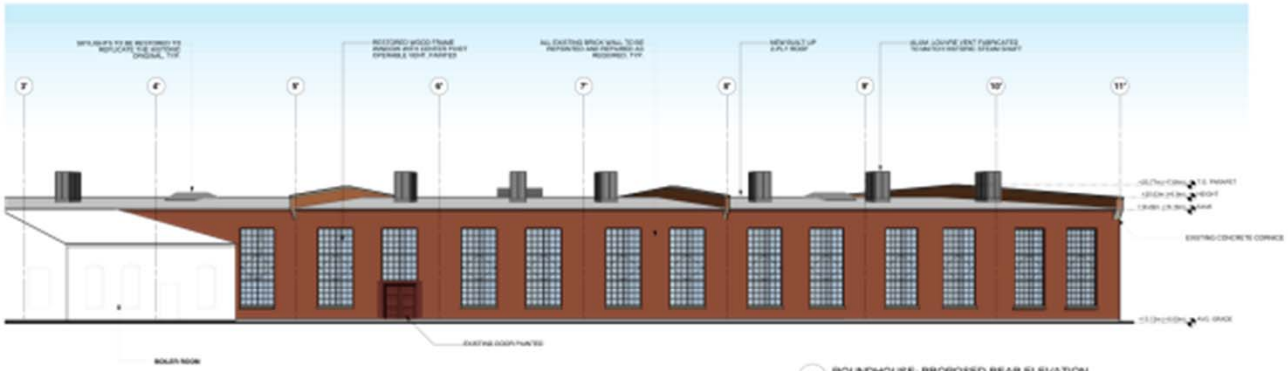
A002


ESQUIMALT ROAD
The Knoll
E&N RAIL TRAIL
Artisan
Artisan / Retail
Artisan / Retail
Retail
Retail
Retail
Retail
Retail
Restaurant
Pub
Brewery
Community Space
Rail Maintenance
Retail
Turntable Plaza
Retail / Office
ROUNDHOUSE MEWS
Live / Work
6
Residential with Retail at Grade
16
Residential with Retail at Grade
23
LIME BAY MEWS
Water Feature
Residential - Hotel
18
STIKUM ROAD
STIKUM ROAD
CITY PARK
KIMTA ROAD
LIME BAY PARK


DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
1 EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
2 PROPOSED FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
5 EXISTING ELEVATION OF TYP. TRAIN BAY
4 PROPOSED ELEVATION OF TYP. ENTRANCE BAY
3 PROPOSED ELEVATION OF TYP. RESTORED BAY DOORS
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse
Elevations
RH-A501



1 ROUNDHOUSE: EXISTING REAR ELEVATION
SCALE: 1:100



2 ROUNDHOUSE: PROPOSED REAR ELEVATION
SCALE: 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

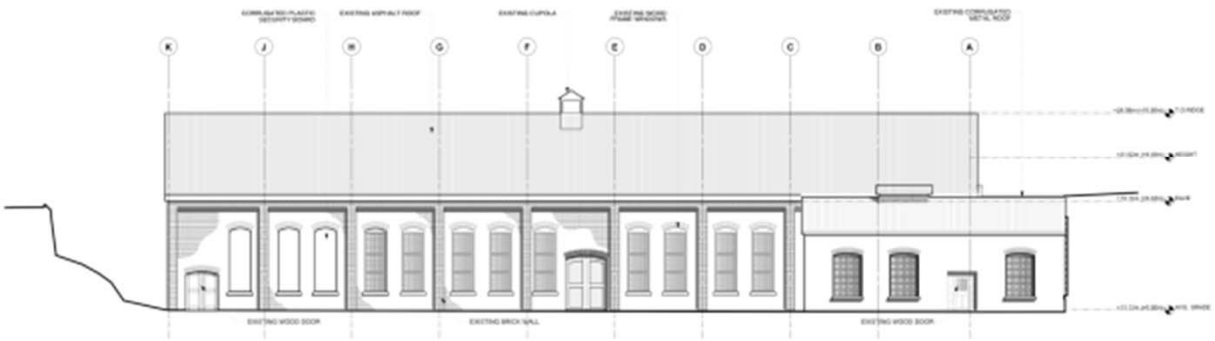
ROUNDHOUSE AT BAYVIEW PLACE

Roundhouse
Elevations

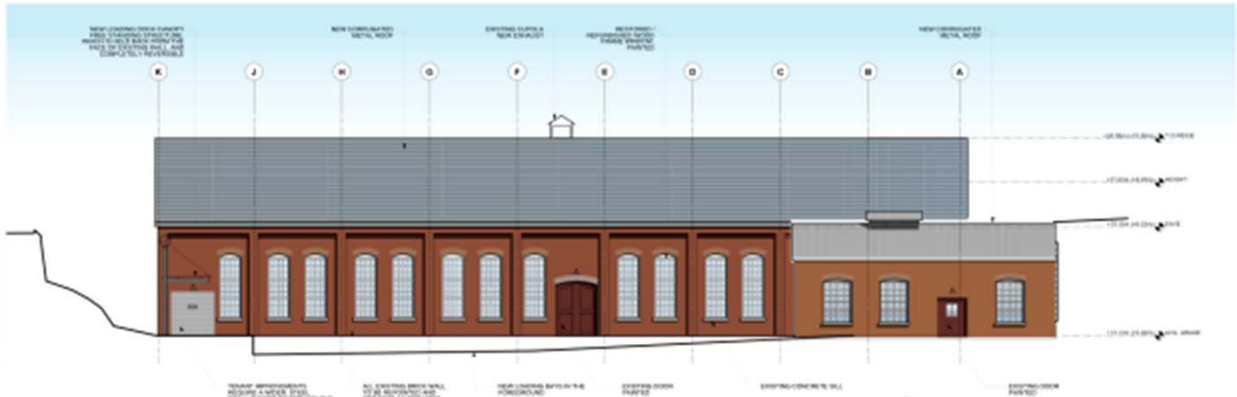
DRAWN
PLAT DATE: 3/14/14

CHECKED

RH-A503



1 BACK SHOP: EXISTING NORTH ELEVATION



2 BACK SHOP: PROPOSED NORTH ELEVATION

DIALOG

ROUNDHOUSE

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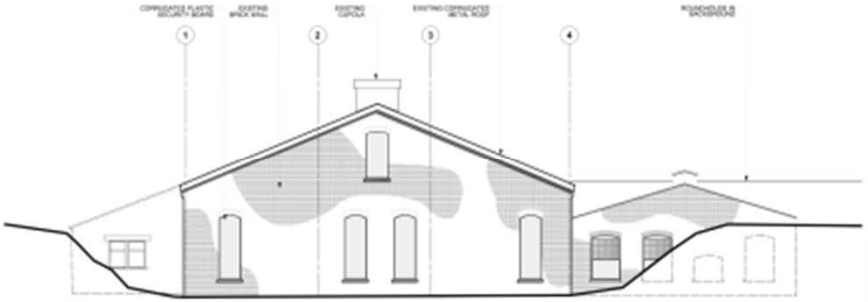
NOT FOR CONSTRUCTION

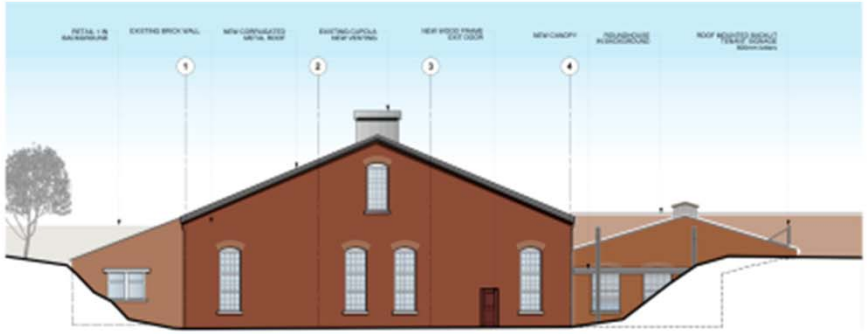
ROUNDHOUSE AT BAYVIEW PLACE

Back Shop
Elevations

BS-A502



1 BACK SHOP: EXISTING EAST ELEVATION



2 BACK SHOP: PROPOSED EAST ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

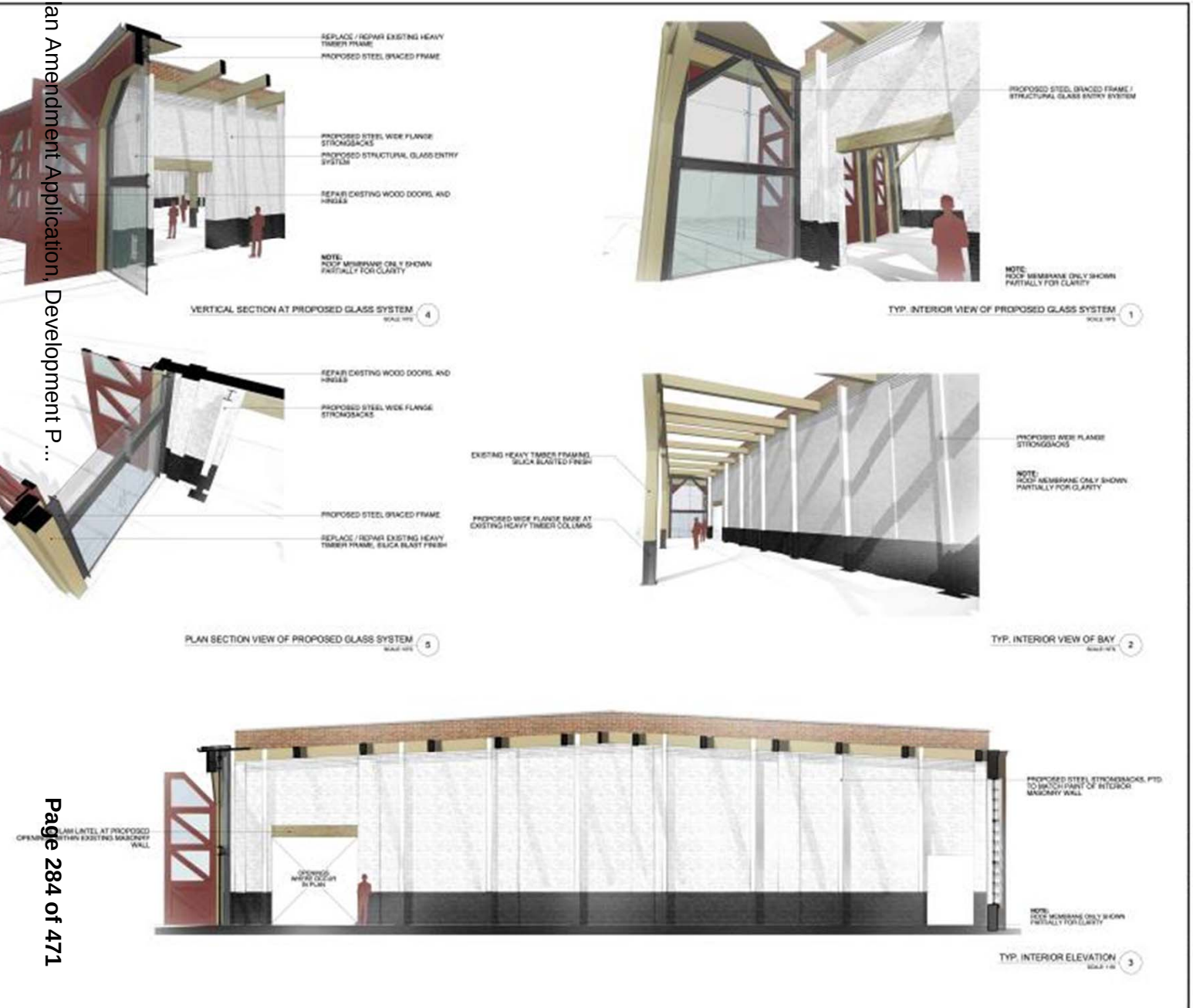
Victoria, BC

Back Shop
Elevations

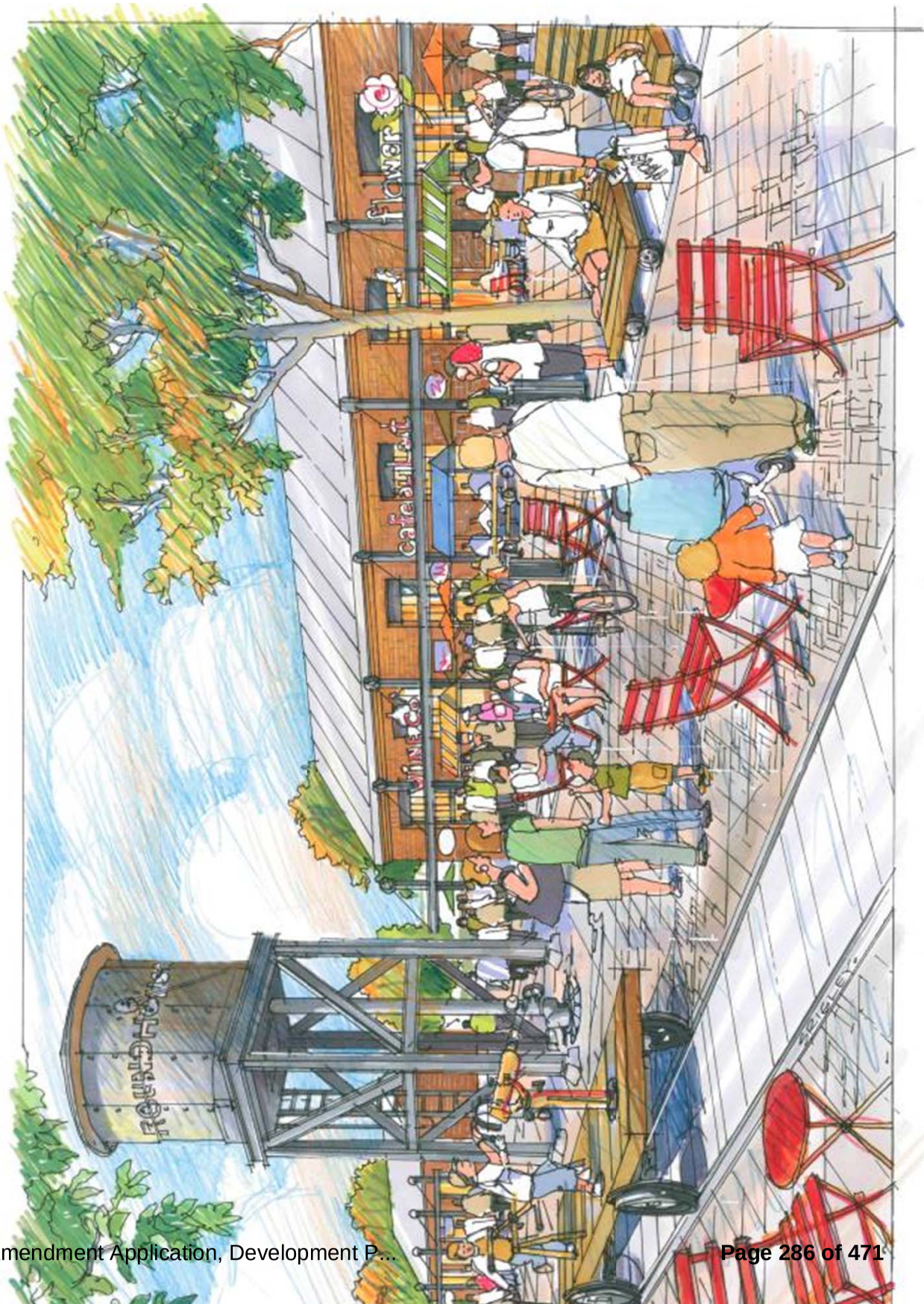
DRAWN
PLAT DATE: 8/14/14

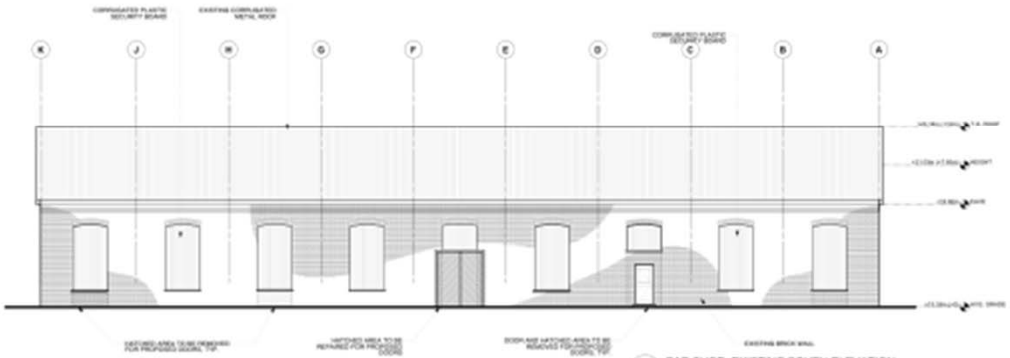
CHECKED

BS-A503

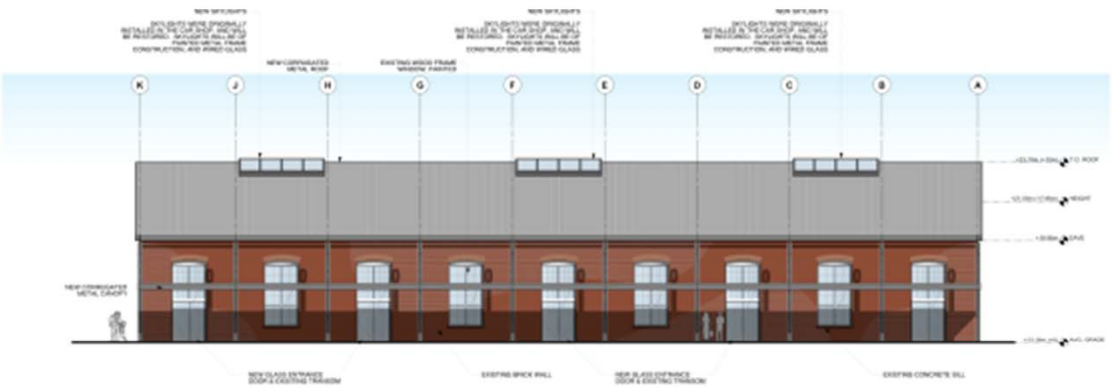

DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
REPLACE / REPAIR EXISTING HEAVY TIMBER FRAME
PROPOSED STEEL BRACED FRAME
PROPOSED STEEL WIDE FLANGE STRONGBACKS
PROPOSED STRUCTURAL GLASS ENTRY SYSTEM
REPAIR EXISTING WOOD DOORS, AND HINGES
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
VERTICAL SECTION AT PROPOSED GLASS SYSTEM 4
PROPOSED STEEL BRACED FRAME / STRUCTURAL GLASS ENTRY SYSTEM
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR VIEW OF PROPOSED GLASS SYSTEM 1
REPAIR EXISTING WOOD DOORS, AND HINGES
PROPOSED STEEL WIDE FLANGE STRONGBACKS
PROPOSED STEEL BRACED FRAME
REPLACE / REPAIR EXISTING HEAVY TIMBER FRAME, SILICA BLAST FINISH
PLAN SECTION VIEW OF PROPOSED GLASS SYSTEM 5
EXISTING HEAVY TIMBER FRAMING, SILICA BLASTED FINISH
PROPOSED WIDE FLANGE BARE AT EXISTING HEAVY TIMBER COLUMNS
PROPOSED WIDE FLANGE STRONGBACKS
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR VIEW OF BAY 2
PROPOSED STEEL STRONGBACKS, PTD TO MATCH PAINT OF INTERIOR MASONRY WALL
NOTE: ROOF MEMBRANE ONLY SHOWN PARTIALLY FOR CLARITY
TYP. INTERIOR ELEVATION 3
METRIC
ARCHITECT & PRIME CONSULTANT
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
INTERPRETIVE DESIGN
HISTORIC CONSERVATION
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse
Detail
RH-A400


DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
PROPOSED GLASS/STEEL FRAME ATRIUM
EXISTING ROUNDHOUSE
PROPOSED RETAIL 1 BUILDING
PROPOSED SIGNAGE AT MAIN ATRIUM ENTRY, 600mm TALL LETTERS
PROPOSED STEEL AWNING / SIGNAGE
GROCERY
1 PERSPECTIVE VIEW OF ATRIUM ENTRY
2 RETAIL 1: WEST ELEVATION
3 RETAIL 1: SOUTH ELEVATION
4 RETAIL 1: EAST ELEVATION
METRIC
ARCHITECT & PRIME CONSULTANT
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
INTERPRETIVE DESIGN
HISTORIC CONSERVATION
KEY PLAN
ROUNDHOUSE AT BAYVIEW PLACE
Retail 1
Elevations
R1-A501


flower
café sur l'art
wine co
REGULATOR
BEISLEY



1 CAR SHOP: EXISTING SOUTH ELEVATION



2 CAR SHOP: PROPOSED SOUTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

FOR INFORMATION ONLY
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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

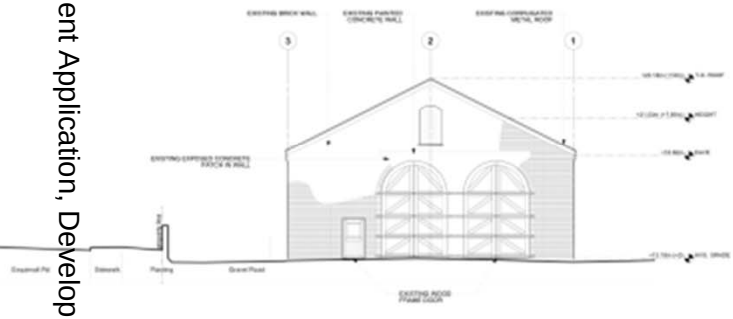
HISTORIC CONSERVATION

KEY PLAN

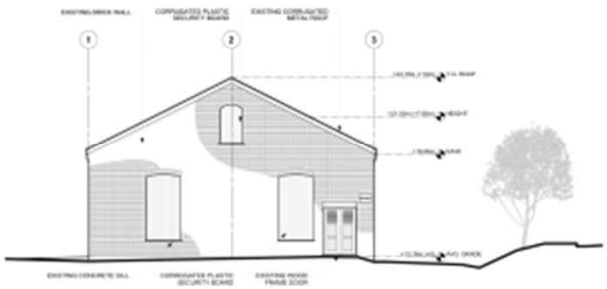
ROUNDHOUSE AT BAYVIEW PLACE

Car Shop
Elevations

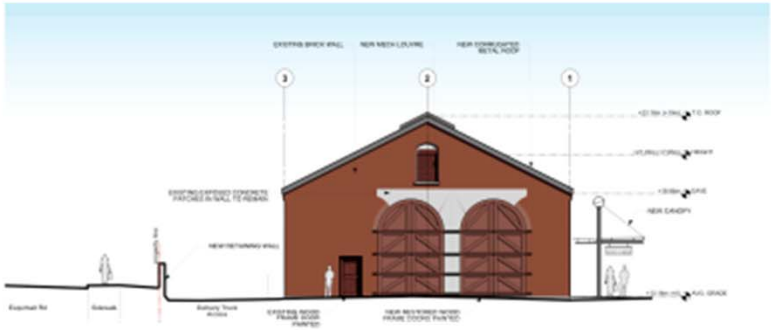
CS-A501



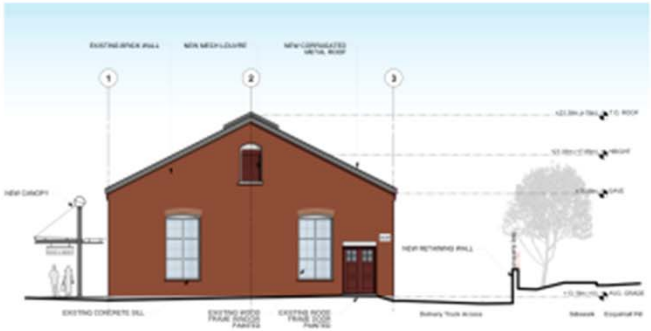
3 CAR SHOP: EXISTING WEST ELEVATION
SCALE 1:100



1 CAR SHOP: EXISTING EAST ELEVATION
SCALE 1:100



4 CAR SHOP: PROPOSED WEST ELEVATION
SCALE 1:100



2 CAR SHOP: PROPOSED EAST ELEVATION
SCALE 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

A 27 MAR 14 Issued for DP
B 25 MAY 14 Issued for DP Re-Submittal
C 16 JUL 14 Issued for DP Re-Submittal
D 12 SEP 14 Issued for DP Re-Submittal

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

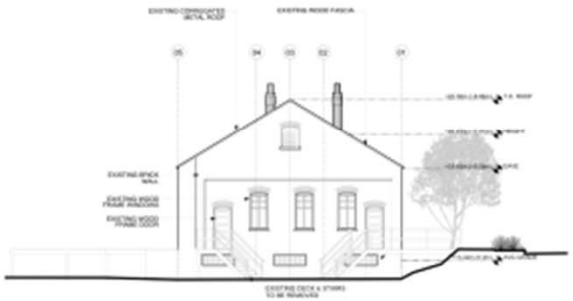
Victoria, BC

Car Shop
Elevations

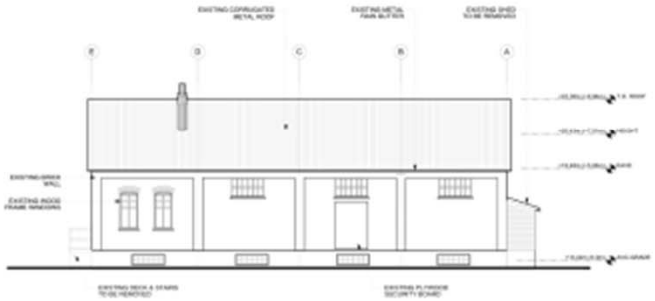
DRAWN: PLAT DATE: 3/14/14 CHECKED:

CS-A503

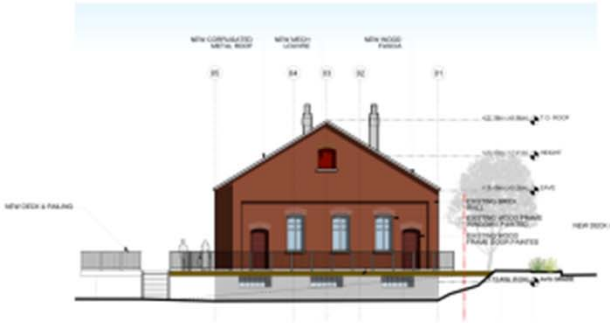

ROUNDHOUSE



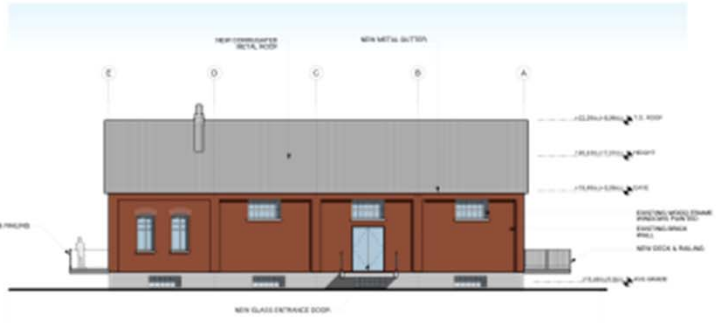
3 STORES BLDG: EXISTING EAST ELEVATION



1 STORES BLDG: EXISTING NORTH ELEVATION



4 STORES BLDG: PROPOSED EAST ELEVATION



2 STORES BLDG: PROPOSED NORTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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METRIC

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

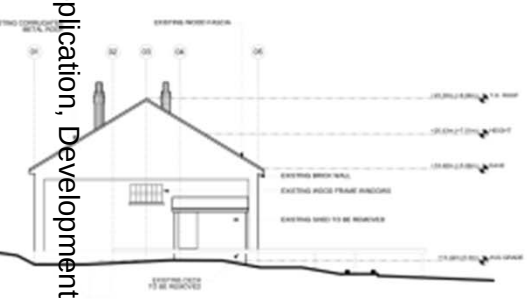
Victoria, BC

Stores
Elevations

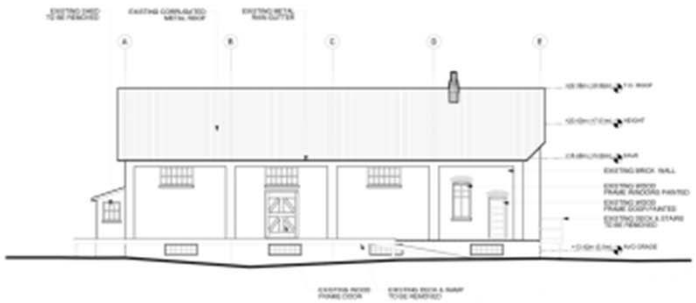
DRAWN
PLAT DATE: 3/14/14

CHECKED

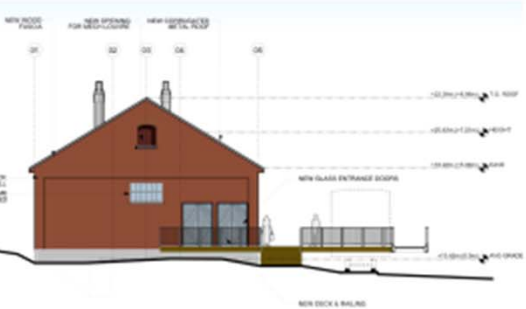
ST-A501



3 STORES BLDG: EXISTING WEST ELEVATION



1 STORES BLDG: EXISTING SOUTH ELEVATION



4 STORES BLDG: PROPOSED WEST ELEVATION

2 STORES BLDG: PROPOSED SOUTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

FOR INFORMATION ONLY
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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

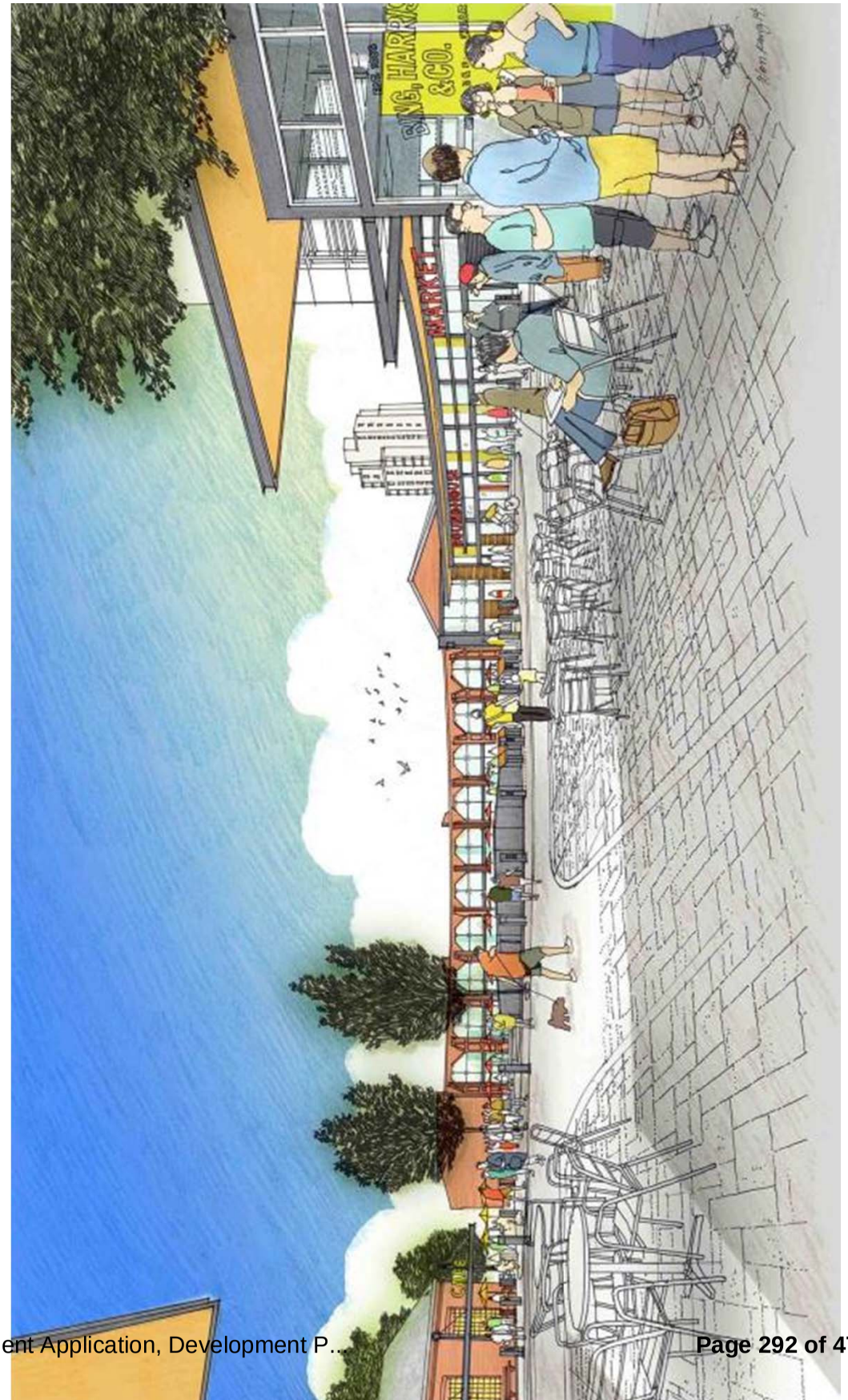
HISTORIC CONSERVATION

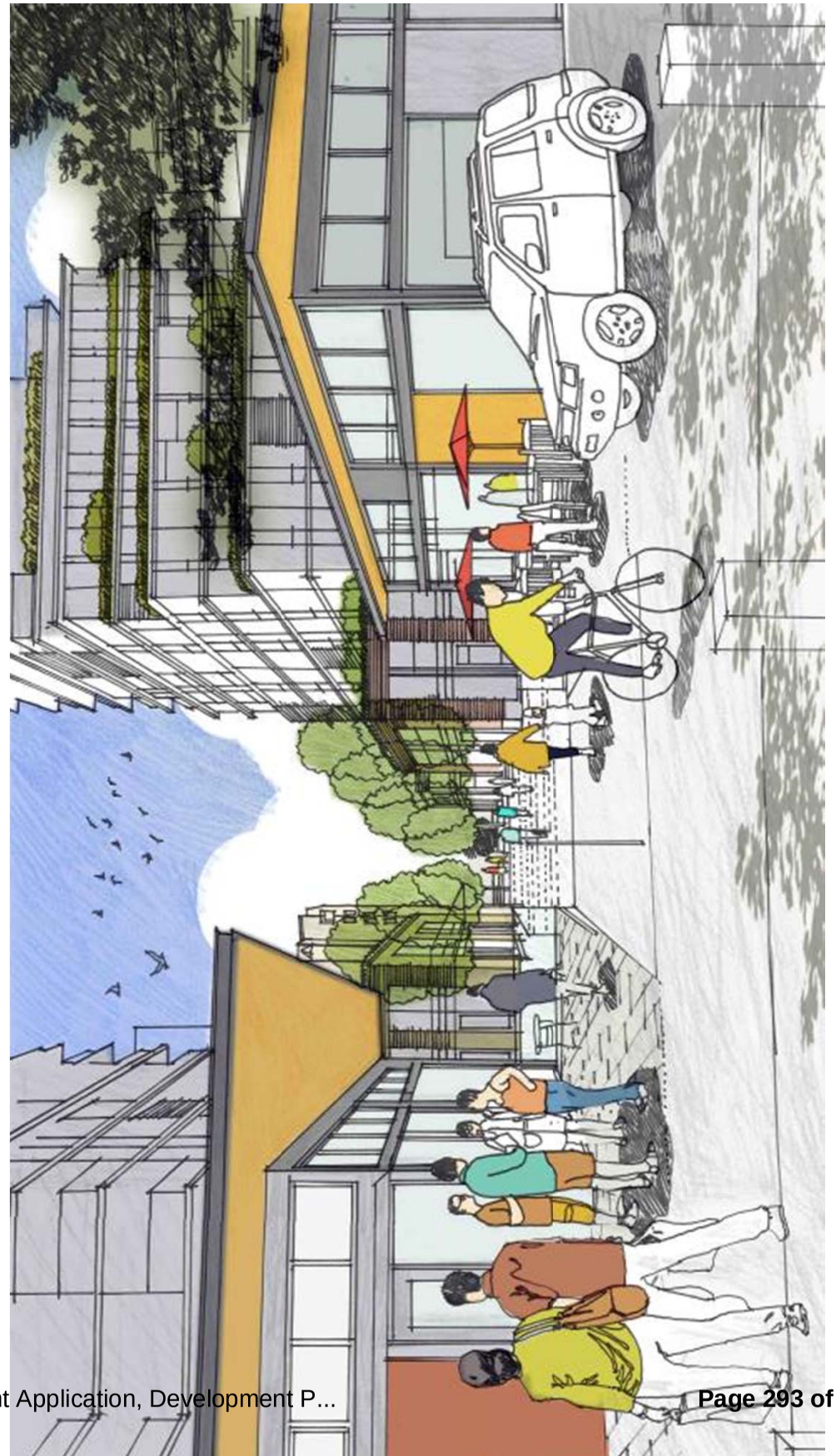
KEY PLAN

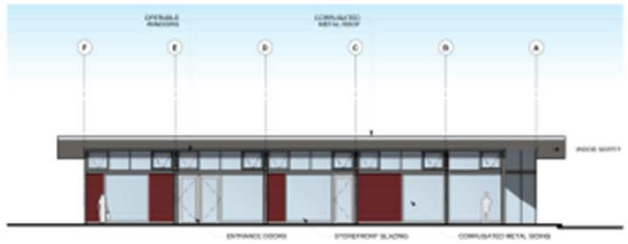
ROUNDHOUSE AT BAYVIEW PLACE

Stores
Elevations

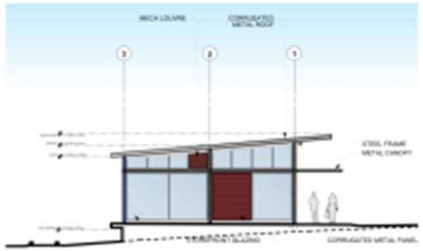
ST-A502


BING, HARRIS
& CO.
MARKET

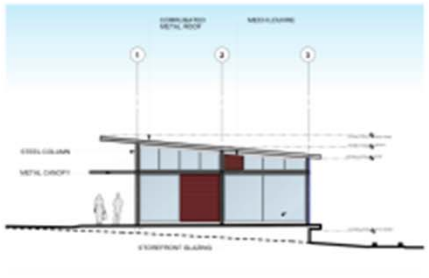




3 RETAIL 2: NORTH ELEVATION



1 RETAIL 2: EAST ELEVATION



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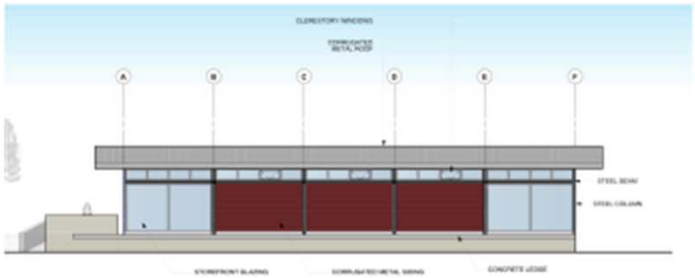

2 RETAIL 2: SOUTH ELEVATION

DIALOG

ROUNDHOUSE

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ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

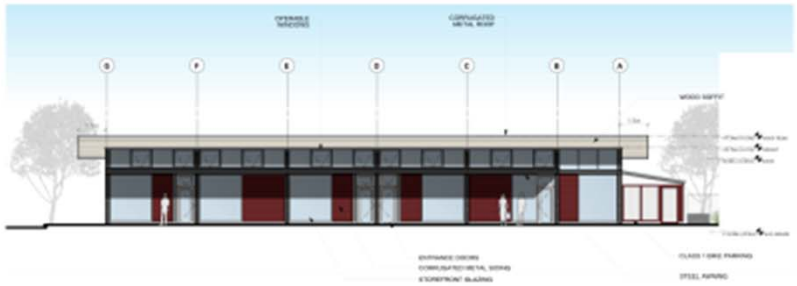
SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Retail 2
Elevations

DRAWN
CHECKED

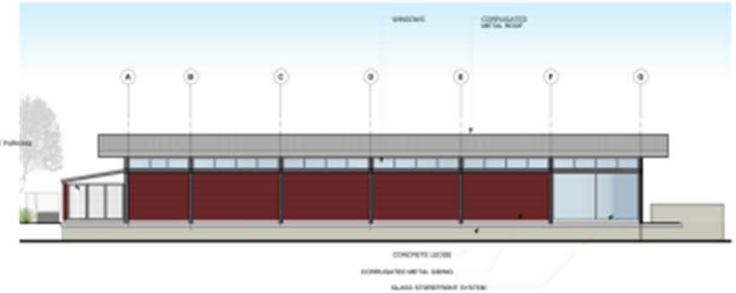
R2-A501



3 RETAIL 3: NORTH ELEVATION

1 RETAIL 3: EAST ELEVATION

4 RETAIL 3: WEST ELEVATION (SIM. TO EAST)



2 RETAIL 3: SOUTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

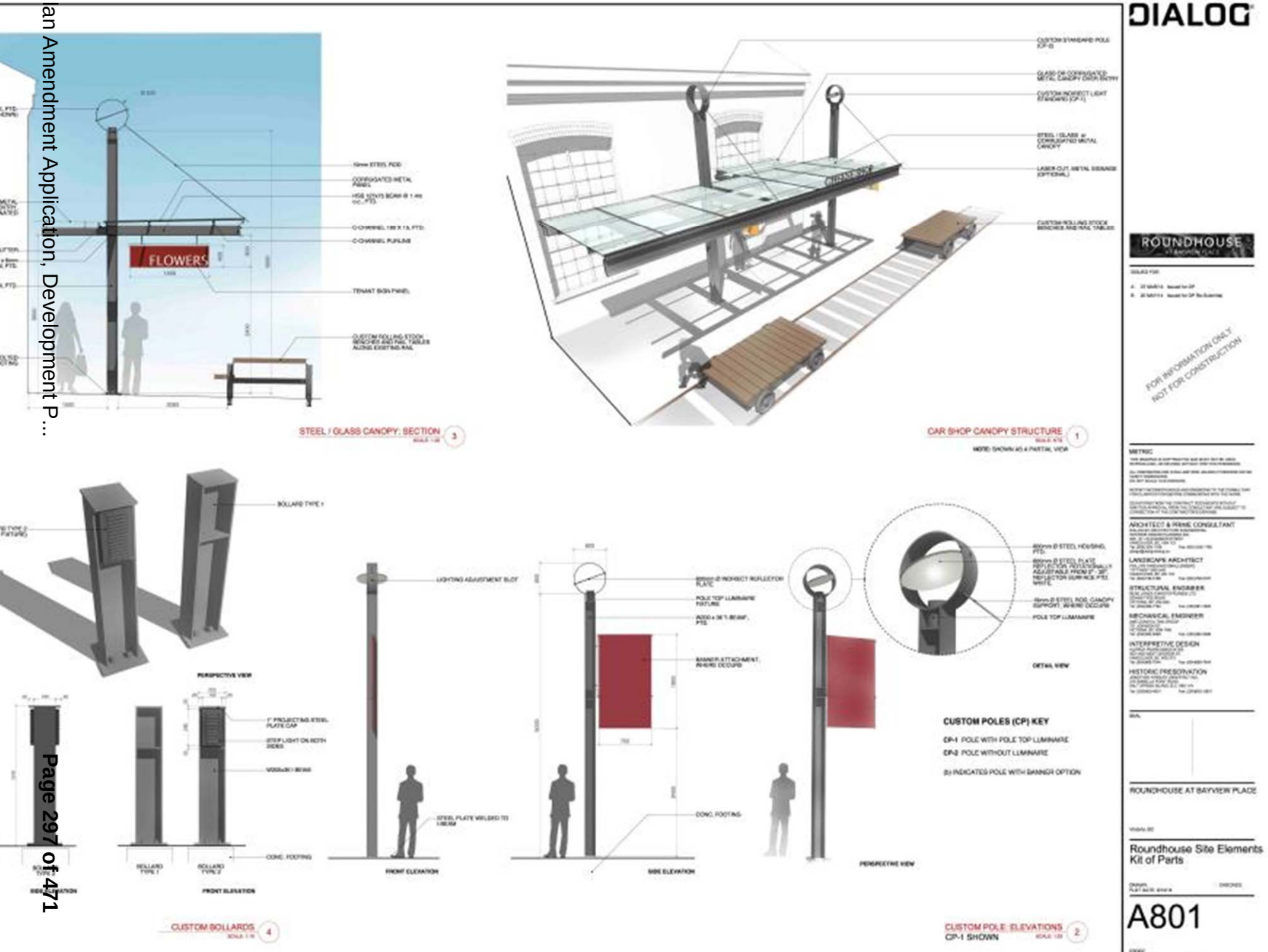
ROUNDHOUSE AT BAYVIEW PLACE

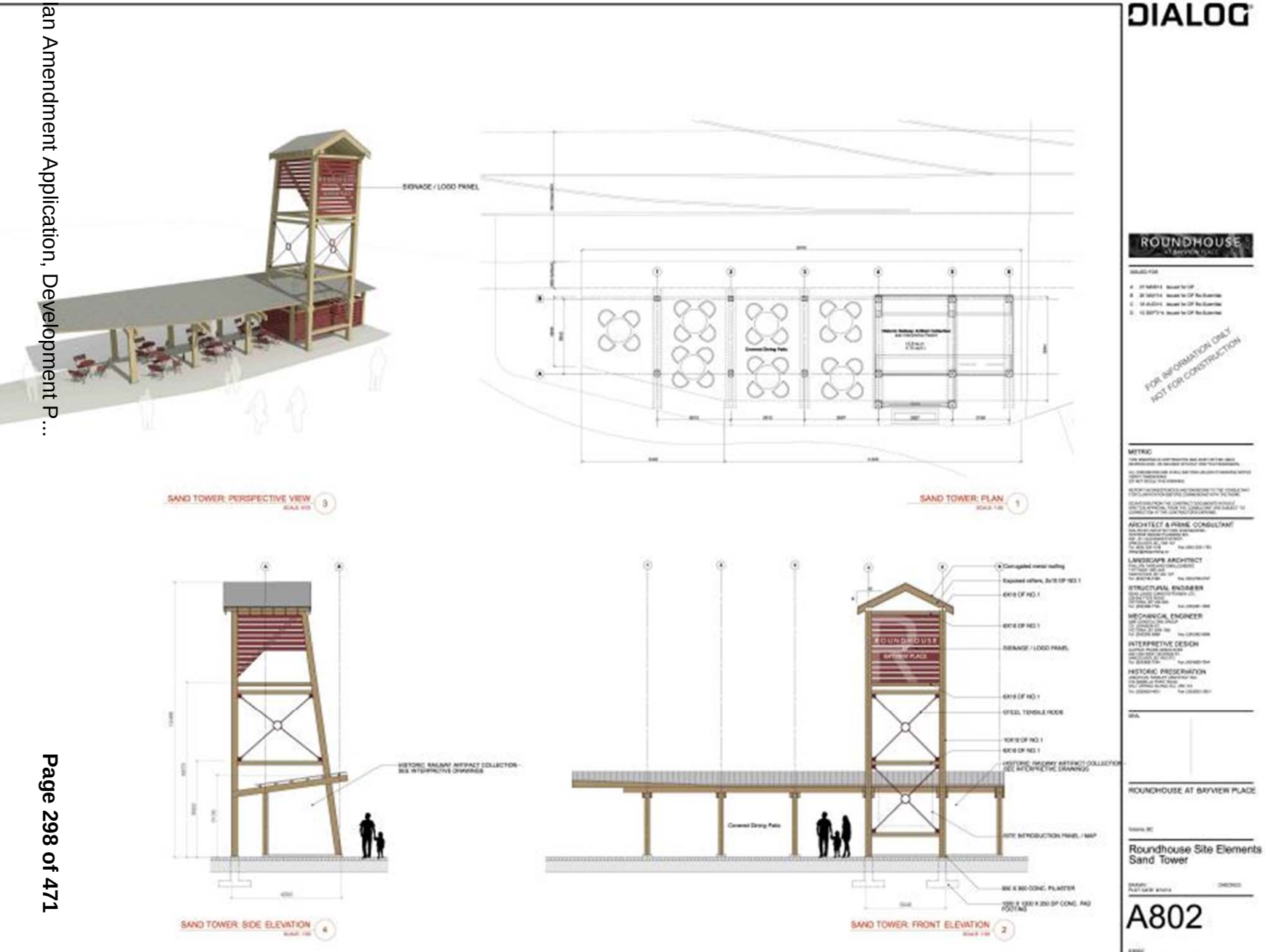
Retail 3
Elevations

DRAWN
CHECKED

R3-A501


Fundy Bore
FLOWERS


DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
STEEL / GLASS CANOPY: SECTION 3
CAR SHOP CANOPY STRUCTURE 1
CUSTOM BOLLARDS 4
CUSTOM POLE ELEVATIONS
CP-1 SHOWN 2
CUSTOM POLES (CP) KEY
CP-1 POLE WITH POLE TOP LUMINAIRE
CP-2 POLE WITHOUT LUMINAIRE
(S) INDICATES POLE WITH BANNER OPTION
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse Site Elements
Kit of Parts
A801


DIALOG
ROUNDHOUSE
AT BAYVIEW PLACE
FOR INFORMATION ONLY
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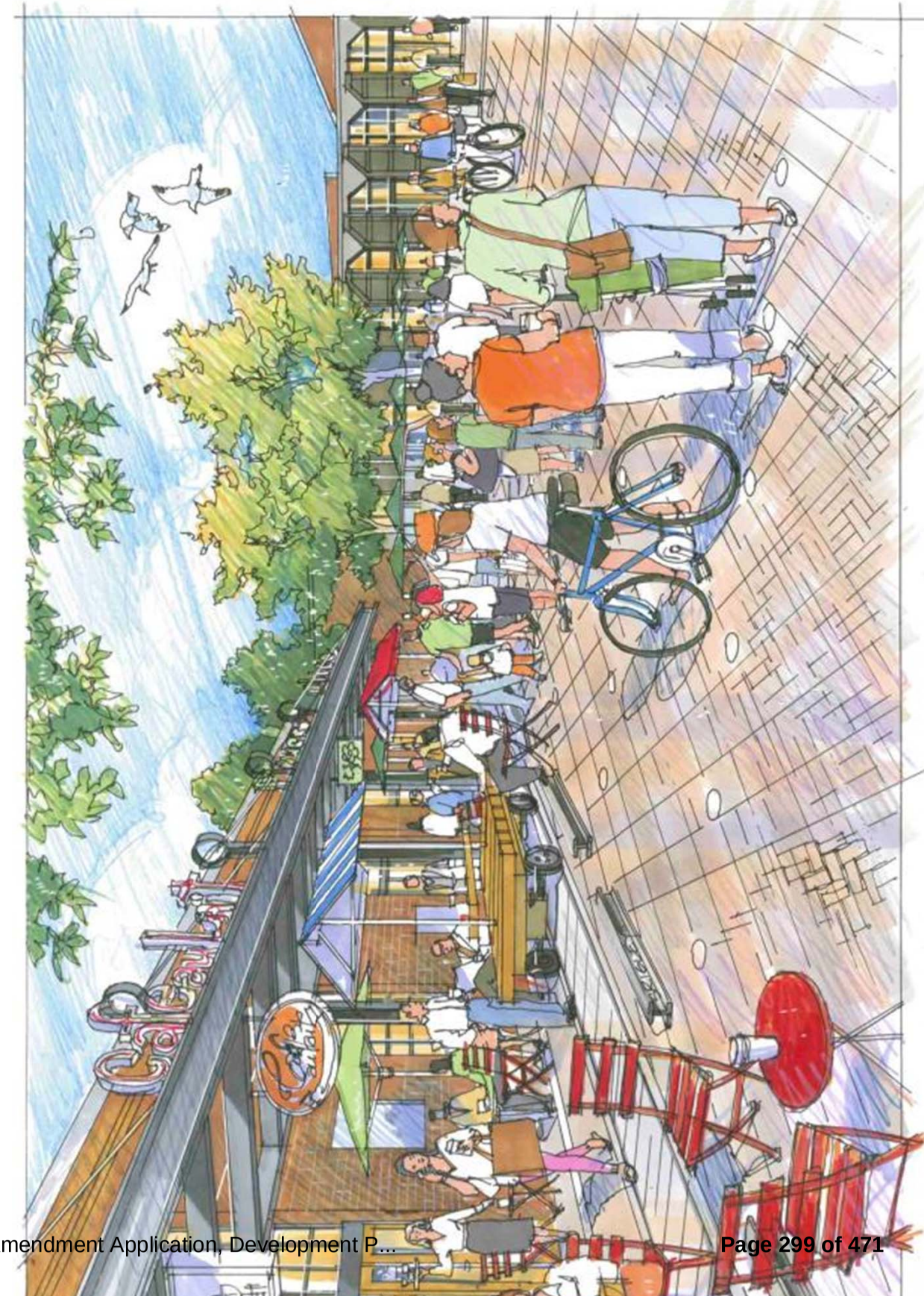
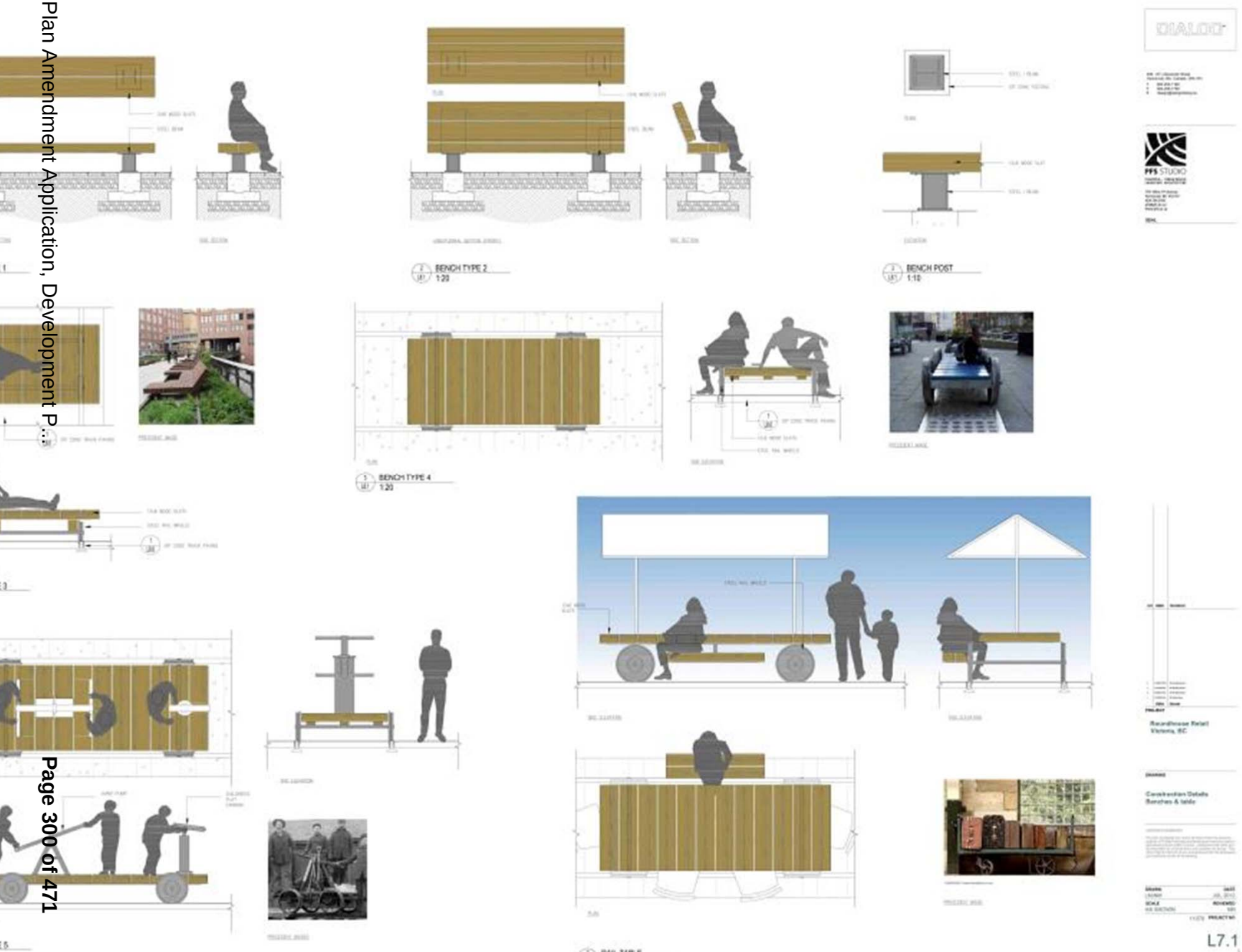
SIGNAGE / LOGO PANEL
SAND TOWER: PERSPECTIVE VIEW 3
SAND TOWER: PLAN 1
SAND TOWER: SIDE ELEVATION 4
SAND TOWER: FRONT ELEVATION 2
ROUNDHOUSE AT BAYVIEW PLACE
Roundhouse Site Elements
Sand Tower
A802

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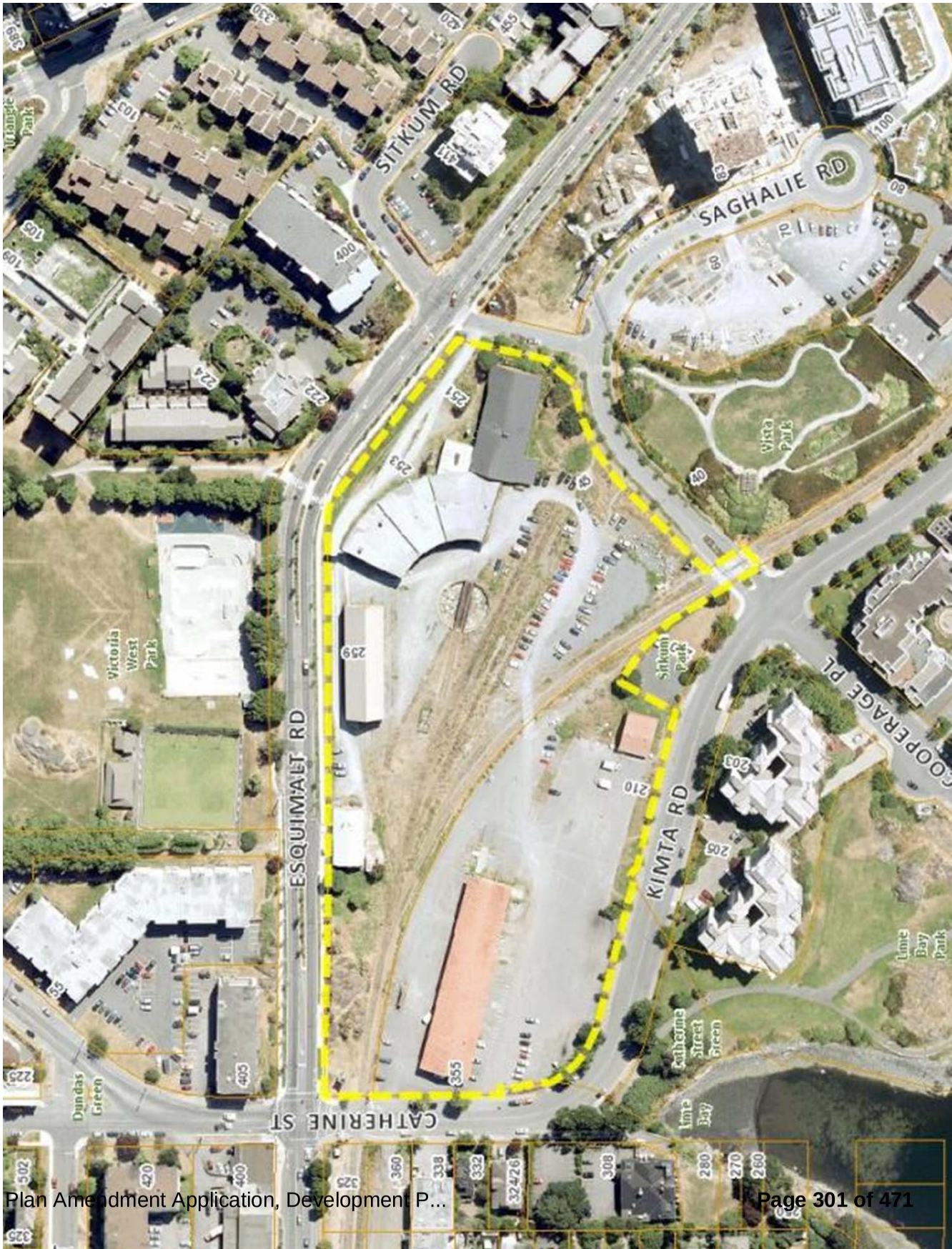
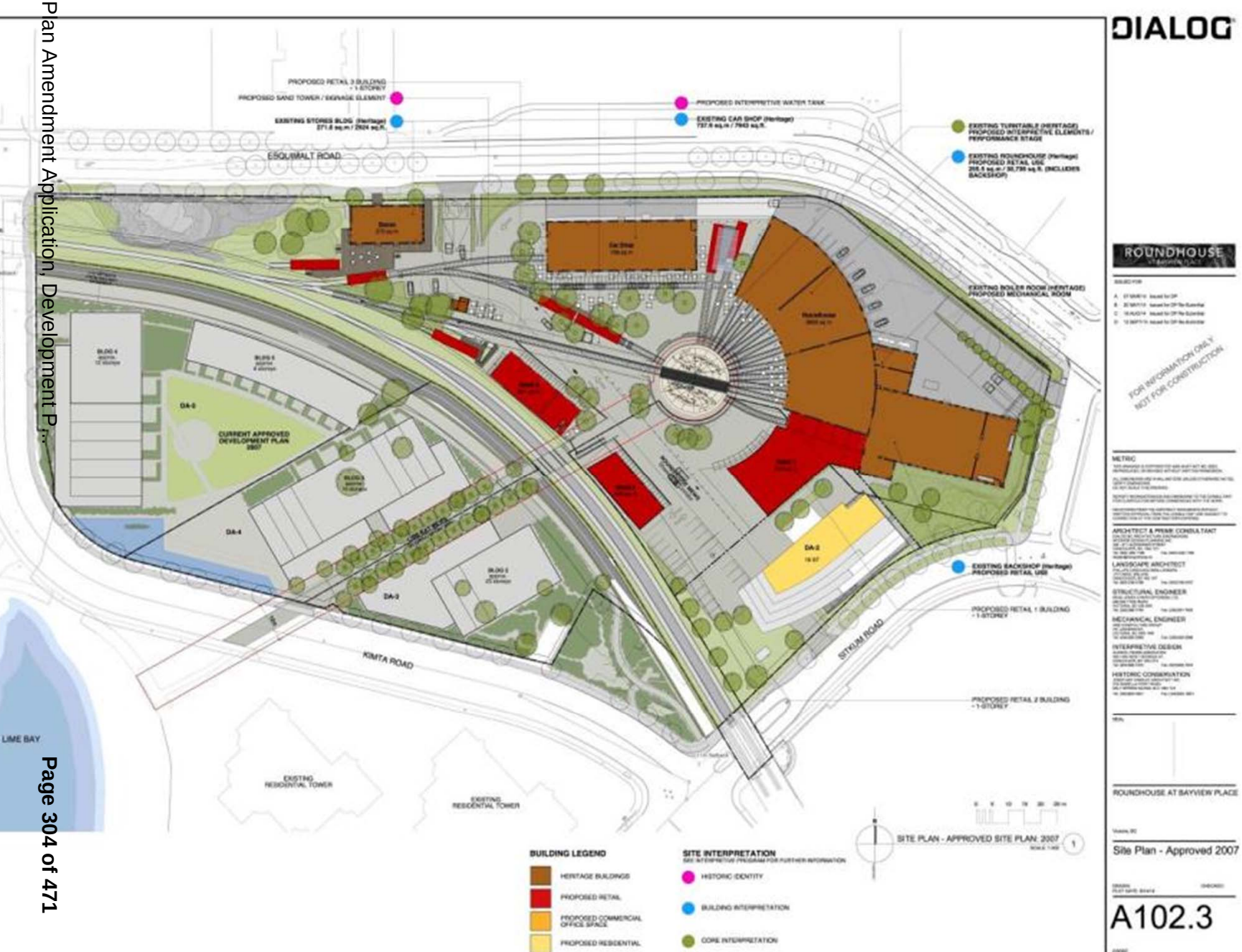
1:20
BENCH POST
1:10
BENCH TYPE 4
1:20
L7.1


SITKUM RD
SAGHALIE RD
ESQUIMALT RD
KIMTA RD
COOPERAGE PL
CATHERINE ST
Victoria West Park
Vista Park
Sitkum Park
Lime Bay Park
Catherine Street Green
Lime Bay
Dundas Green
Triangle Park


ROUNDHOUSE


DIALOG
ROUNDHOUSE
FOR INFORMATION ONLY
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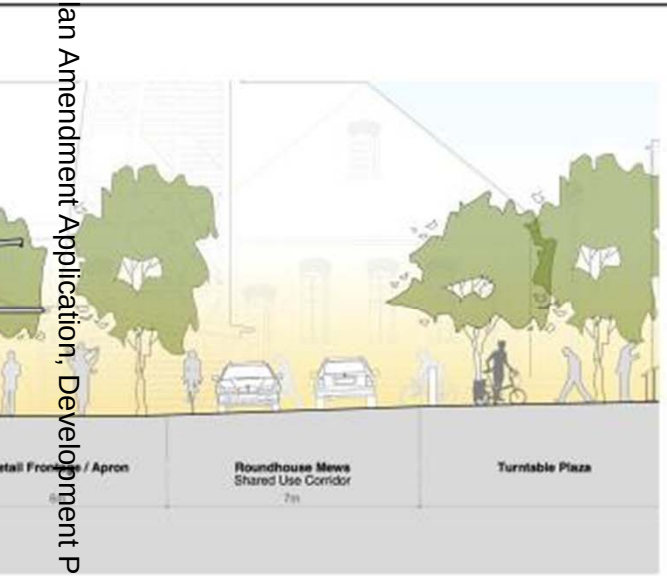
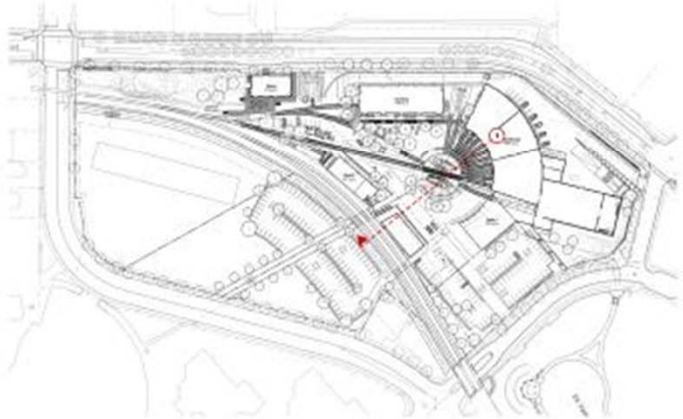
ESQUIMALT ROAD
KIMTA ROAD
STRUM ROAD
LIME BAY
CURRENT APPROVED DEVELOPMENT PLAN
EXISTING RESIDENTIAL TOWER
EXISTING RESIDENTIAL TOWER
PROPOSED RETAIL 3 BUILDING - 1 STOREY
PROPOSED SAND TOWER / SIGNAGE ELEMENT
EXISTING STORES BLDG. (Heritage) 271.6 sq.m / 2924 sq.ft.
PROPOSED INTERPRETIVE WATER TANK
EXISTING CAR SHOP (Heritage) 737.6 sq.m / 7943 sq.ft.
EXISTING TURNTABLE (HERITAGE) PROPOSED INTERPRETIVE ELEMENTS / PERFORMANCE STAGE
EXISTING ROUNDHOUSE (Heritage) PROPOSED RETAIL USE 255.1 sq.m / 30,730 sq.ft. (INCLUDES BACKSHOP)
EXISTING BOILER ROOM (HERITAGE) PROPOSED MECHANICAL ROOM
EXISTING BACKSHOP (Heritage) PROPOSED RETAIL USE
PROPOSED RETAIL 1 BUILDING - 1 STOREY
PROPOSED RETAIL 2 BUILDING - 1 STOREY
SITE PLAN - APPROVED SITE PLAN: 2007
BUILDING LEGEND
HERITAGE BUILDINGS
PROPOSED RETAIL
PROPOSED COMMERCIAL OFFICE SPACE
PROPOSED RESIDENTIAL
SITE INTERPRETATION
HISTORIC IDENTITY
BUILDING INTERPRETATION
CORE INTERPRETATION
ROUNDHOUSE AT BAYVIEW PLACE
Site Plan - Approved 2007
A102.3



3 ROUNDHOUSE MEWS DETAIL



1 KEY MAP

2 SITE SECTION

DIALOG

ROUNDHOUSE

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Site Section

DRAWN CHECKED

A501

DIALOG

ROUNDHOUSE COMMUNITY CENTRE

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

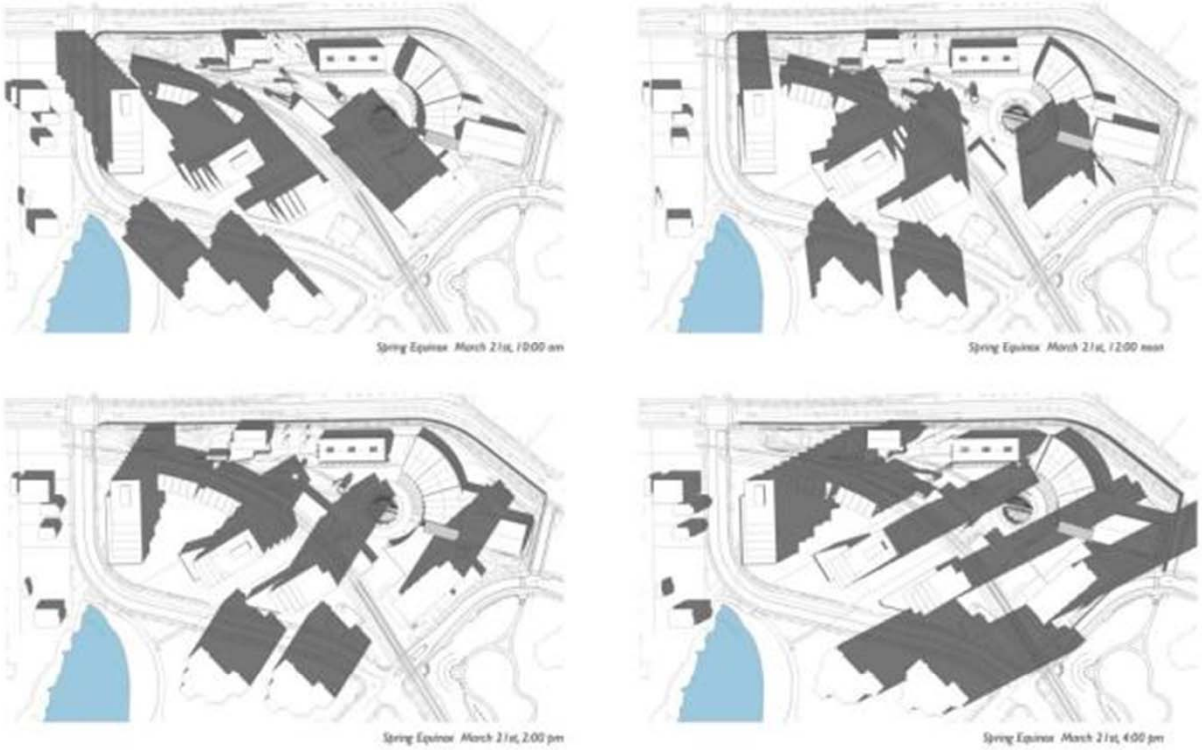
HISTORIC PRESERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Spring / Autumn

A009

Shadow Analysis for Approved Site Plan
Spring / Autumn Equinox



DIALOG

Shadow Analysis for Approved Site Plan
Summer Solstice

Summer Solstice June 21st, 10:00 am

Summer Solstice June 21st, 12:00 noon

Summer Solstice June 21st, 2:00 pm

Summer Solstice June 21st, 4:00 pm

ROUNDHOUSE

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC PRESERVATION

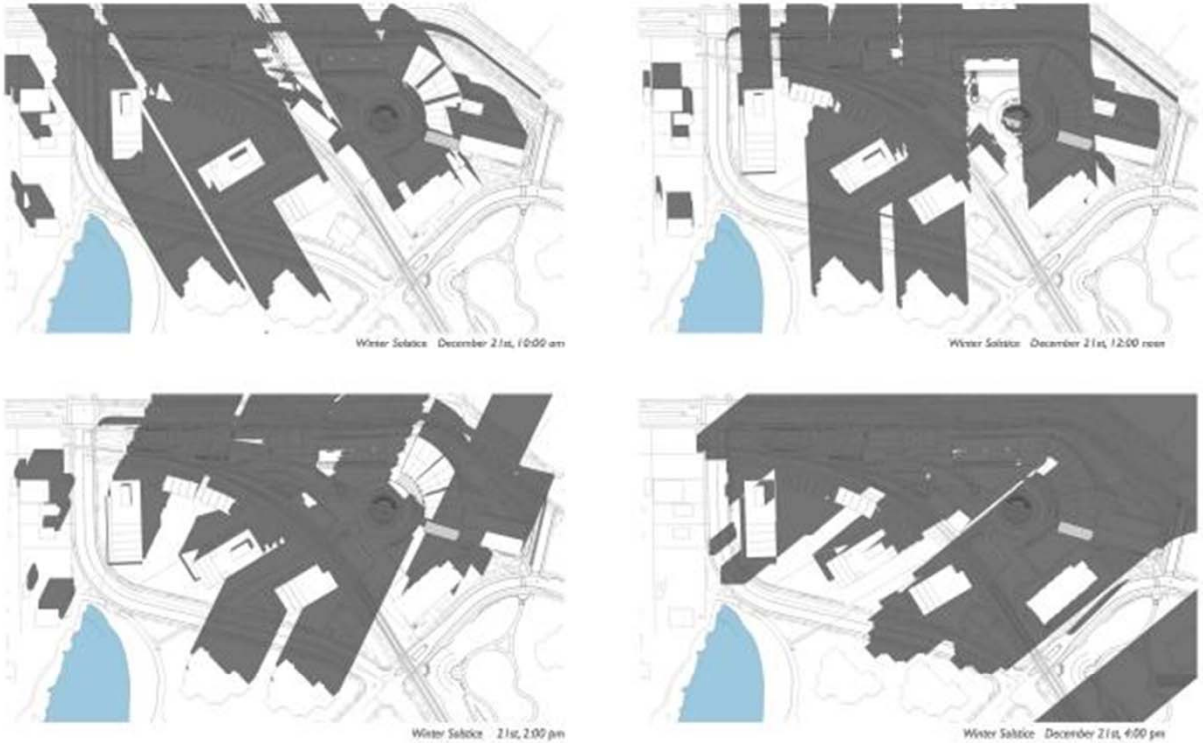
ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Summer Solstice

A010

DIALOG

Shadow Analysis for Approved Site Plan
Winter Solstice



ROUNDHOUSE

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ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC PRESERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Winter Solstice

A011

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	February 5, 2015
From:	Jim Handy, Senior Planner – Development Agreements		
Subject:	Proposed Amendment to Master Development Agreement for 1952 Bay Street (Royal Jubilee Hospital)		

RECOMMENDATIONS

1. That Council consider directing staff to prepare an amendment to Section 16 of the Master Development Agreement for the Royal Jubilee Campus, to the satisfaction of the Assistant Director, Development Services Division and the City Solicitor, that:
   a. extends the deadline for submission of a comprehensive Master Plan for the Campus to June 30, 2015; and
   b. allows the construction of a replacement boiler plant prior to City Council approval of the comprehensive Master Plan for the Campus, subject to obtaining all necessary permits from the City.
2. That Council consider directing the Mayor and Corporate Administrator to execute the amendment to the Master Development Agreement and other instruments to effect its registration in the Land Title Office.

LEGISLATIVE AUTHORITY

Under section 219 of the Land Title Act, the owner of land may grant a covenant in favour of a municipality in respect of the use of the land or the use of a building on the land.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding a request from Island Health to extend the deadline for submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus and to allow the replacement of the existing hospital boiler plant. The proposal would require an amendment to Section 16 of the Master Development Agreement (MDA) for the Royal Jubilee Hospital.

It should be noted that, in addition to outlining a deadline of June 29, 2011, for the submission of a comprehensive Master Plan, the MDA identifies a range of issues that should be addressed in that Plan to the satisfaction of the Assistant Director of Sustainable Planning and Community Development. The MDA also states that, with the exception of the Patient Care Centre (which is now complete and operating), a power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre and various surface parking lot works, no further development on the land can take place until City Council have approved the Master Plan.

A Draft Plan was submitted to the City prior to the June 29, 2011, deadline and work continued on this document into 2012. In October 2012, staff provided Council with a memo providing an update on the status of the Master Plan explaining that Island Health was working towards a final draft of the Plan and that, upon completion, the document would be subject to further review from both City staff and the community. The latest iteration of the draft document was submitted in November 2013 and does not fully satisfy the obligations of the MDA. In a letter to staff dated July 31, 2014, Island Health have requested that the submission deadline for the comprehensive Master Plan be extended to June 30, 2015, in order to respond to the issues raised by staff.

Staff will continue to work with Island Health and will meet with their representatives to resolve outstanding issues in the preparation of this Plan.

BACKGROUND

In January 2008, Council approved a comprehensive rezoning proposal creating the CD-11 Zone, RJH District, and, in conjunction with the rezoning process, Island Health entered into a Master Development Agreement (MDA) with the City. Section 16 of the MDA requires that Island Health undertake the development of a comprehensive Master Plan for the Royal Jubilee Hospital Campus, at their sole cost, and present that Master Plan to the City by June 29, 2011. The MDA requires that the comprehensive Master Plan address (but not be limited to) the following issues:

- use and density
- site planning
- building massing
- landscaping
- site open space
- tree protection
- Bowker Creek
- parking
- Transportation Demand Management (TDM)
- access to and from the land
- site servicing
- storm water management
- heritage issues.

It should be noted that, under the terms of the MDA, Island Health have agreed that they shall undertake no further development at the Royal Jubilee Hospital, other than the Patient Care Centre (which is now complete and operating), a power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre, various surface parking lot works and that they shall not construct any new buildings until the comprehensive Master Plan has been approved by City Council.

A Draft Master Plan was submitted to the City prior to the June 29, 2011, deadline and work continued on this document into 2012. In October 2012, staff provided Council with a memo providing an update on the status of the Master Plan explaining that Island Health were working towards a final draft of the Plan and that, upon completion, the document would be subject to further review from both City staff and the community. The latest iteration of the draft document was submitted in November 2013 and staff have provided feedback to Island Health requesting that further work be undertaken in relation to parking, heritage issues and general Plan content.

In order to address the issues raised by staff, Island Health submitted a letter to the City dated June 31, 2014, requesting that the deadline for submission of a comprehensive Master Plan be extended to June 30, 2015. This deadline extension requires a revision to Section 16 of the MDA. A staff report was subsequently presented to the Planning and Land Use Committee (PLUC) on August 21, 2014, with staff recommending that Council consider approving the request from Island Health to amend the MDA. Committee postponed consideration of the motion pending receipt of further information from Island Health, particularly: details of the boiler plant replacement and consultation with the community regarding the proposed MDA amendment and boiler plant replacement. A copy of the PLUC report dated August 7, 2014, and the resulting Committee minutes are attached.

ANALYSIS

Community Consultation

On January 7, 2015, consistent with the Royal Jubilee Good Neighbour Agreement, Island Health convened a Royal Jubilee Neighbourhood Committee to discuss the proposed MDA amendments and the replacement boiler plant. The Committee included representatives of the North Jubilee and South Jubilee Neighbourhood Associations. A copy of the Royal Jubilee Neighbourhood Committee minutes are attached to this report.

Proposed New Date for Submission of a Master Plan

This deadline extension is required to accommodate meetings with staff and further work on the Plan to ensure that a satisfactory comprehensive Master Plan is submitted in accordance with requirements outlined in the MDA. Since Island Health are still actively pursuing the establishment of the Master Plan, staff recommend that Council approve the deadline extension until June 30, 2015, as requested by the applicant.

Proposed Replacement Boiler

Under the terms of the MDA, with the exception of specific developments identified in this report, no further development of the site can take place until the comprehensive Master Plan has been approved by City Council. Island Health have confirmed that the existing hospital boiler plant needs to be replaced at the earliest opportunity. This is critical hospital infrastructure and staff recommend that Council support an amendment to the MDA that allows construction of the replacement boiler to begin prior to approval of the Master Plan.

At the request of the PLUC, Island Health have submitted plans of the boiler plant replacement which includes a building addition and the relocation of four parking stalls. The building addition would have a floor area of approximately 183m^2 and a height of 11.55m.

On the basis that the building addition is accessory to an institutional use and no variances from the *Zoning Regulation Bylaw* are proposed, the work is exempt from requiring a Development Permit.

Primary Outstanding Issues

As identified in the PLUC report dated August 7, 2014, the issue of on-site parking is providing a significant challenge. Island Health have confirmed that they are in the process of engaging a Transportation Consultant to address the above and they anticipate that this work will be complete by April 2015.

CONCLUSIONS

The proposed deadline extension for the submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus is required so that Island Health can respond to issues raised by City staff. The boiler plant is critical hospital infrastructure and needs to be replaced at the earliest opportunity. City staff will continue to assist Island Health in their preparation of a comprehensive Master Plan and recommend that Council support the requested deadline extension and amendments to the MDA.

Alternate Recommendation

That Council decline the request to amend the Master Development Agreement for the Royal Jubilee Hospital Campus.

Respectfully submitted,

Jim Handy
Senior Planner – Development Agreements
Development Services Division

Alison Meyer, Assistant Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: Feb 11, 2015

JH:aw
W:\Master Development Agreements\MDA General\1952 - Jubilee Hospital\MDA Amendments 2015\RJH MDA Amendment Jan 2015.doc

List of Attachments

- Letter from Island Health dated January 23, 2015
- Proposed boiler plant plans dated January 23, 2015
- RJH Neighbourhood Committee minutes, January 7, 2015
- PLUC report dated August 7, 2014
- PLUC minutes, August 21, 2014
- Aerial map.

Excellent health and care for everyone,
everywhere, every time.

island health

January 23, 2015

Jim Handy, MCIP RPP
Senior Planner – Development Agreement
Agreement Services
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Received
City of Victoria
JAN 2 3 2015
Planning & Development Department
Development Services Division

via email: jhandy@victoria.ca

Dear Mr. Handy:

Re: Royal Jubilee Hospital Boiler Plant Replacement

This letter is to follow up on our meeting on January 21, 2015 regarding the current status of the boiler plant replacement at Royal Jubilee Hospital (RJH).

The issue of the aging boiler plant was known when the current Master Development Agreement (MDA) was signed in January 2008. In that document, it was noted that the Vancouver Island Health Authority (now Island Health) would "... undertake no further development of the Land, other than the Patient Care Centre, **power plant addition**, links from the ..." (emphasis added).

Correspondence from Island Health to the City of Victoria (July 31, 2014) provided an update on progress of the Master Campus Plan (MCP) and specifically described the Emerging Boiler Plant Issue. We requested approval from the City to allow Island Health to proceed with requesting a building permit to upgrade the aging boilers at the RJH site.

Since that letter was sent, Island Health's Design & Construction Department has retained a consulting team to design the replacement boiler plant and develop construction documents. To maintain the project schedule, we will need to apply for a building permit in February 2015 in order to meet a construction start in early summer 2015. An abridged set of drawings have been attached to this letter for information and illustration of the building design.

During the design process, we have endeavored to meet both the requirements and the spirit of the MDA and our Good Neighbour Agreement. On January 7, 2015, we presented the proposed design to the RJH Neighbourhood Committee (comprised of North Jubilee, South Jubilee, and Camosun Neighbourhood Associations) in a session facilitated by Island Health's Planning & Community Engagement (PACE) Department. We fielded many questions about both the design decisions made and potential impact to the community.

.../2

Department of Design & Construction
Memorial Pavilion
1952 Street | Victoria, BC V8R 1J8
Tel: 250-250-370-8761
viha.ca

Notes from this meeting are attached as well as Island Health's follow-up responses to some specific questions. Items of particular concern were emissions, noise and parking; we were able to respond to all these items. The project has been designed to improve upon current levels of noise and emissions, based on newer technology and better equipment layout. We have also engaged an acoustic consultant to measure and verify all noise levels. The project will have no net impact to the campus' parking count. The four parking spaces displaced by this boiler plant project will be relocated under the food services building. This area is currently assigned for loading and storage, and will be repurposed. Hence, there is no net gain or loss to the overall parking supply on the campus.

The PACE Department at Island Health is in the process of engaging a transportation consultant to update the Parking and TDM Plan by April 2015 in order to meet the June 30, 2015 deadline for submission of the final MCP.

We understand from our meeting that we may apply for a building permit in order for the City's departments to review the project per standard process, but the permit cannot be granted without approval from City Council because of the outstanding MCP. Therefore, we request that City Council be asked to approve consideration of a building permit in order for Island Health to upgrade the aging the boiler plant.

Yours sincerely,

Richard Brown, Architect AIBC
Manager, Department of Design & Construction
Island Health

cc: Joe Murphy, Vice President, Operations & Support Services, Island Health
Cecil Rhodes, Corporate Director, Facilities Management, Island Health
Grant Hollett, Corporate Director, Planning & Community Engagement, Island Health
Chris Sullivan, Director, Capital Planning, Island Health

Attachments:
1 - July 31, 2014 Letter to the City of Victoria
2 - January 7, 2015 Neighbourhood Committee Meeting Notes
3 - Island Health Follow-up Responses to January 7, 2015 Meeting
4 - Drawings of the Proposed Boiler Plant Replacement
5 - Select Drawings from the Master Campus Plan

island health

DEPARTMENT OF DESIGN & CONSTRUCTION

building for better healthcare

BOILER HOUSE ADDITION
Royal Jubilee Hospital, 1952 Bay Street, Victoria BC V8R 1J8

VIHA PROJECT NUMBER: DCJ-17-12
STANTEC PROJECT NUMBER: 144314195

ARCHITECTURAL
STANTEC ARCHITECTURE LTD.

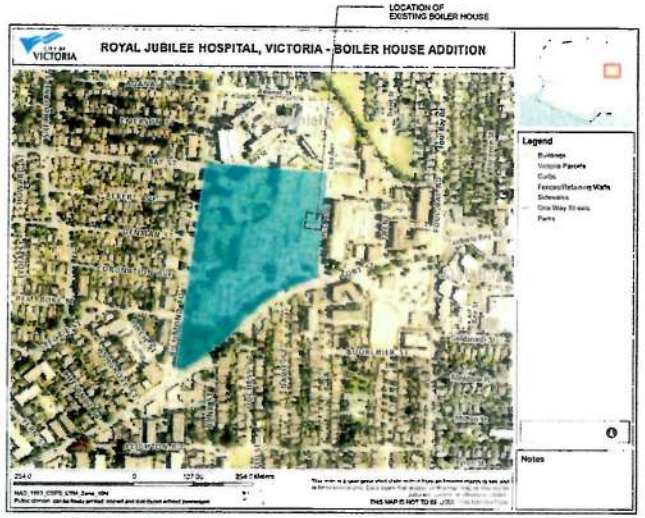
ISSUED FOR: INFORMATION

DATE: JANUARY 23RD, 2015

Stantec

rjc Read Jones Christoffersen
Consulting Engineers
Suite 220, 645 Tyee Road, Victoria, BC V9A 6X5 Canada
Office 250 386-7794 Fax 250 381-7900 www.rjc.ca

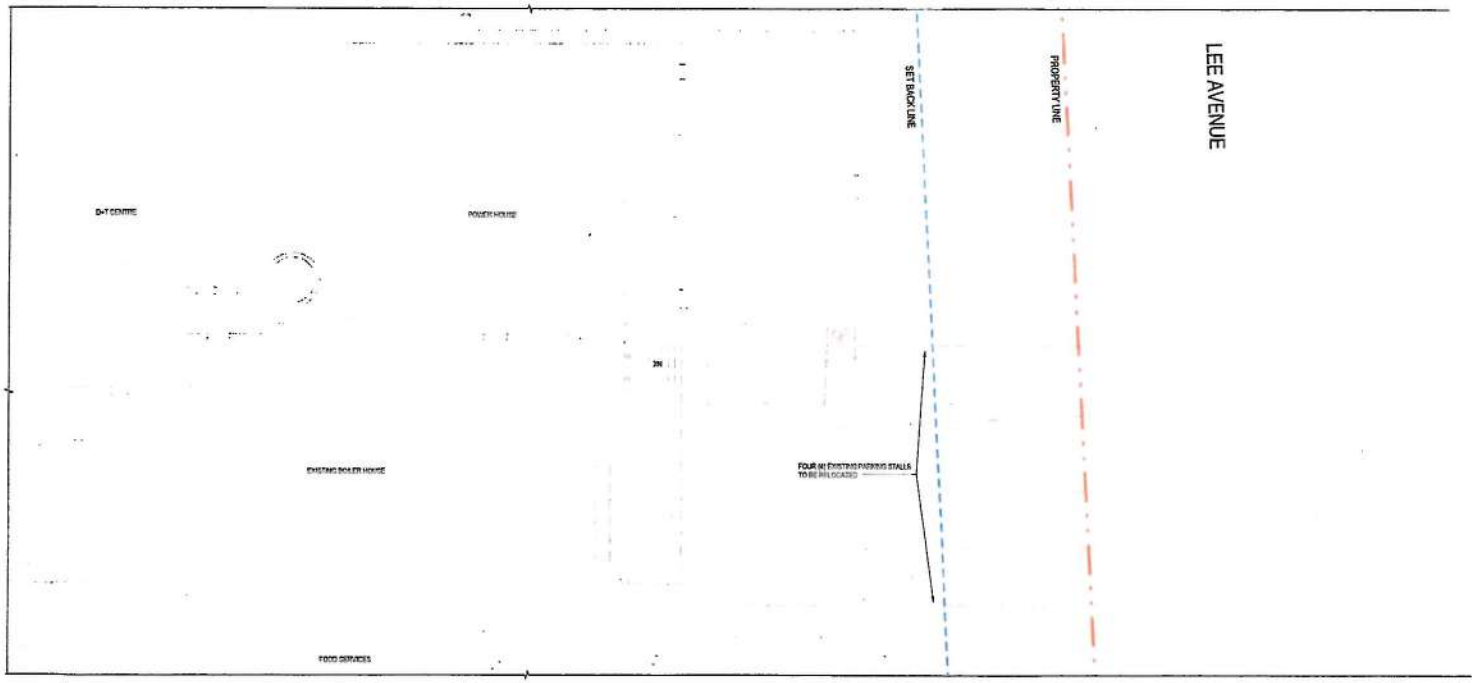
WSP



1 CONTEXT PLAN
N.T.S.

EXISTING AND DEMO PLAN KEYNOTES

1) EXISTING GAS TRAIN TO BE RELOCATED, REFER TO SITE PLAN. REMOVE EXISTING FENCE.
2) REMOVE EXISTING LOADING DOCK, STAIRS AND GUARDRAILS FROM EAST ELEVATION OF EXISTING BOILER HOUSE
3) REMOVE EXISTING OVERHEAD DOOR.
4) REMOVE EXISTING METAL MAN DOOR, FRAMES TO REMAIN.
5) REDIRECT EXISTING SCUPPERS FROM SIDE WALL OF POWER HOUSE.
6) REMOVE EXISTING LOUVER FROM ABOVE EXISTING OVERHEAD DOOR, MAKE GOOD AS NEW OPENING THROUGH WALL FOR MECHANICAL EQUIPMENT, REFER TO MECHANICAL.



2 EXISTING AND DEMO PLAN

Stantec

Stantec Architecture Ltd.
400 - 655 Tyee Road
Victoria, BC V9A 6X5
Tel (250) 382-9191 / Fax (250) 382-2404
www.stantec.com

Consultants

Key Plan

Notes

Revision	By	Appd	YYYY.MM.DD
INFORMATION			2015.01
DD COSTING			2014.12
MECHANICAL COORDINATION			2014.11
BUILDING LAYOUT REVIEW			2014.10

Issued	By	Appd	YYYY.MM.DD

Permit-Seal

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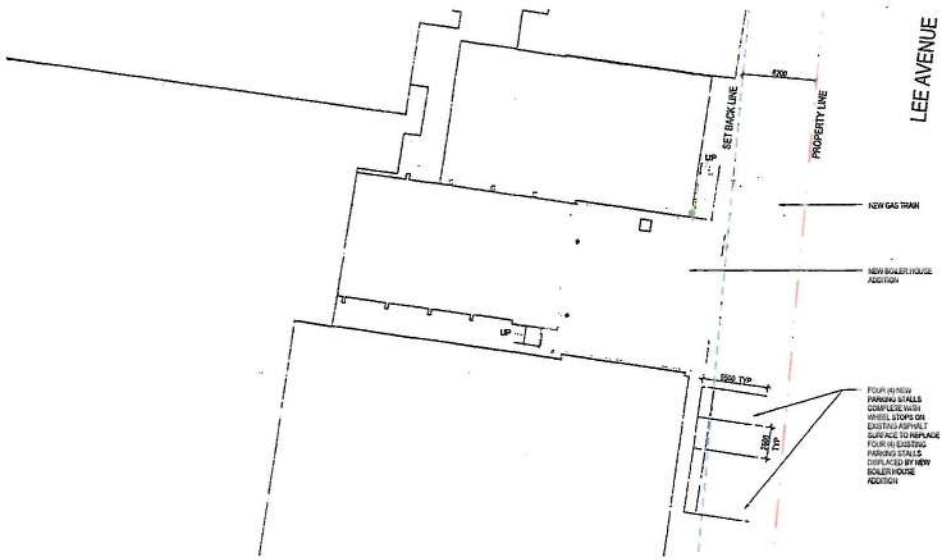
Client/Project
ROYAL JUBILEE HOSPITAL
BOILER HOUSE ADDITION
1952 BAY STREET, VICTORIA

Title
EXISTING AND DEMO PLAN

Project No. 144314195
Scale 1:100
Revision
Drawing No. A-001
Sheet



1 SITE PLAN - BUILDING ADDITION
1 : 200

2 BOILER HOUSE ADDITION

Stantec

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Victoria BC, BC V9A 6X5
Tel: (250) 382-9161 / Fax: (250) 382-0414
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Key Plan

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INFORMATION Issued	By	2015.01.2 YYYY.MM

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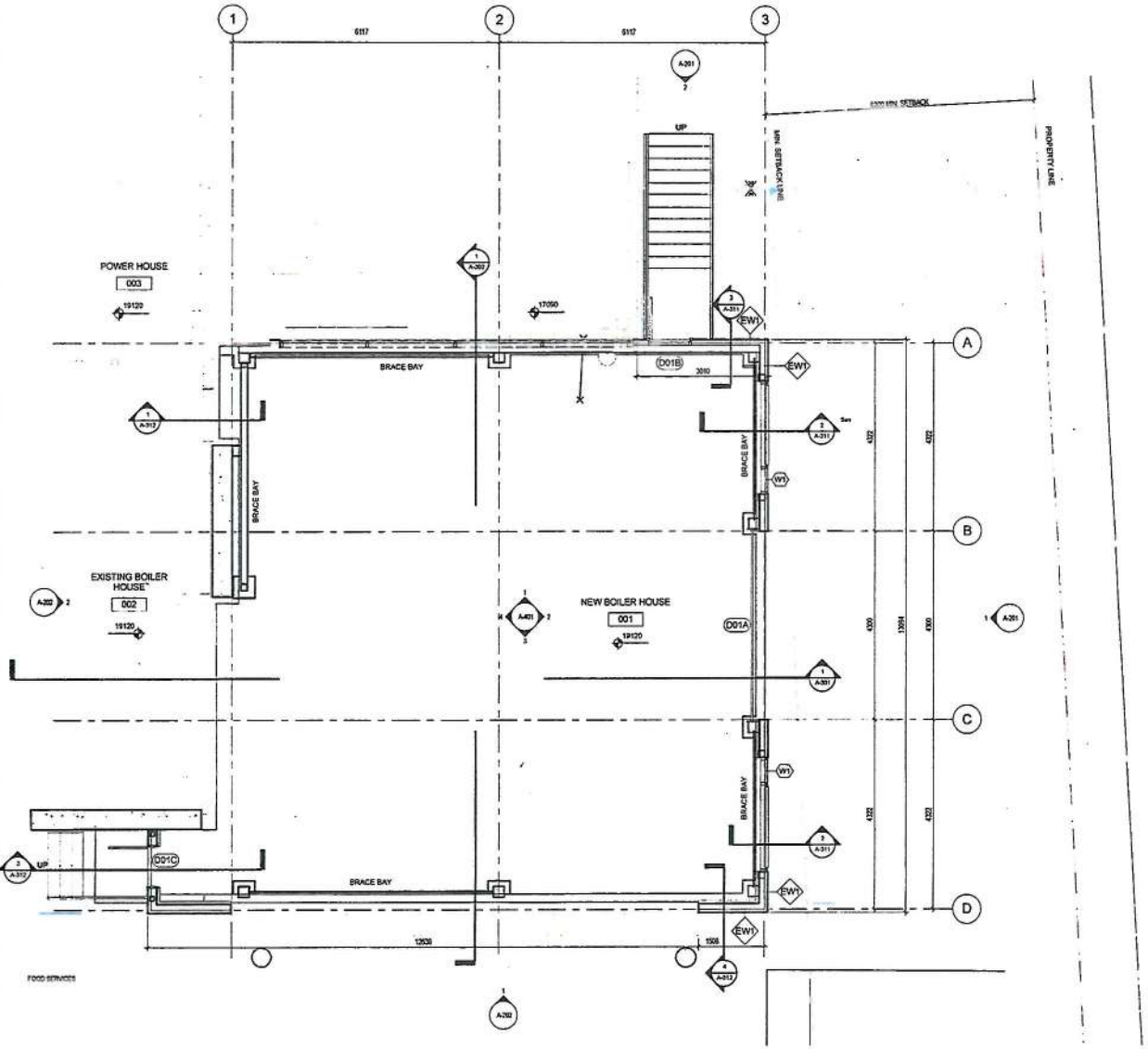
Client/Project
ROYAL JUBILEE HOSPITAL

BOILER HOUSE ADDITION

1952 BAY STREET, VICTORIA

Title
BUILDING ADDITION

Project No. 144314195
Scale 1:200 (0 2000 6000 10000)
Revision
Drawing No. A-002
Sheet



1 BOILER HOUSE - NEW FLOOR PLAN
1 : 50

NEW FLOOR PLAN KEYNOTES

1) NEW BOILER HOUSE FLOOR ELEVATION TO MATCH EXISTING BOILER HOUSE.
2) NEW BOILER HOUSE STRUCTURE COMPLETE WITH CONCRETE FOOTINGS, RETAINING WALLS AND FLOOR SLAB WITH PERIMETER UPSTAND, AND STEEL COLUMNS AND ROOF STRUCTURE, REFER TO STRUCTURAL.
3) PROVIDE UNISTRUTS TO NEW STRUCTURE AS EQUIRED FOR MOUNTING OF NEW EQUIPMENT AND PANELS.
4) INSULATED METAL PANELS, PREFINISHED GREY, ON METAL GIRTS AT ALL EXTERIOR WALLS NOT AGAINST AN ADJACENT BUILDING. METAL PANELS TO EXTEND FROM FLOOR SLAB TO TOP OF PARAPET.
5) UNINSULATED METAL CLADDING, PREFINISHED GREY, ON METAL GIRTS AT ALONG EXTERIOR WALLS FACING ADJACENT FOOD SERVICES SHEAR WALL. METAL PANELS TO EXTEND FROM FLOOR SLAB TO TOP OF PARAPET.
6) EXISTING FRONT ELEVATION OF EXISTING BOILER HOUSE TO REMAIN EXPOSED WITHIN NEW BOILER HOUSE.
7) EXISTING SIDE ELEVATION OF POWERHOUSE TO REMAIN EXPOSED WITHIN NEW BOILER HOUSE. EXISTING WALL TO BE INSULATED ON NEW BOILER HOUSE SIDE WHERE NEW BOILER HOUSE EXTENDS ABOVE POWERHOUSE ROOF LEVEL.
8) NEW SEALED GLAZING UNITS AT EAST ELEVATION, HEIGHT AND WIDTH AS INDICATED ON DRAWINGS, INSTALLED WITH INTEGRAL LOUVERS, REFER TO MECHANICAL. GLAZING MULLIONS AND LOUVERS TO BE PREFINISHED RED.
9) NEW CLERESTORY SEALED GLAZING UNITS AT NORTH ELEVATION, HEIGHT AND WIDTH AS INDICATED ON DRAWINGS. GLAZING MULLIONS TO BE PREFINISHED RED.
10) NEW INSULATED OVERHEAD DOOR AT LEE AVENUE ELEVATION (5M HIGH X 4.3M WIDE ROUGH OPENING). INSTALL DOOR WITH INSULATED PANELS PREFINISHED GREY. PROVIDE METAL RETRACTABLE GUARDRAIL ALONG EXTENT OF ROUGH OPENING FOR WHEN OVERHEAD DOOR LEFT OPEN.
11) TWO (2) NO. NEW METAL ACCESS DOORS LOCATED AS SHOWN ON PLAN AT NORTHEAST AND SOUTHWEST CORNERS OF NEW BOILER HOUSE.
12) NEW PAINTED METAL STAIRS AND GUARD ALONG FRONT OF EXISTING POWER HOUSE FOR NEW CCESS TO NEW BOILER HOUSE, REFER TO STRUCTURAL.
13) NEW CONCRETE STAIRS WITH PAINTED METAL GUARDRAIL ALONG SIDE OF EXISTING BOILER HOUSE FOR NEW ACCESS TO NEW BOILER HOUSE, REFER TO STRUCTURAL.
14) NEW SERVICE BEAM ABOVE FRONT END OF BOILERS, REFER TO STRUCTURAL.
15) REFER TO MECHANICAL AND ELECTRICAL FOR WORK REQUIRED FOR NEW BOILERS AND ASSOCIATED EQUIPMENT, AND REMOVAL AND RENOVATION OF EXISTING BOILERS AND EQUIPMENT.
16) ALLOW FOR NEW FUTURE SERVICE KIOSK UNDER FLOOR SLAB AT NORTHEAST CORNER OF NEW BOILERHOUSE.
17) NEW LIGHTING TO EXTERIOR AND INTERIOR, REFER TO ELECTRICAL.
18) RELOCATE EXISTING DOOR OF POWERHOUSE TO ALLOW FOR CONSTRUCTION OF NEW ACCESS STAIRS FROM NEW BOILER HOUSE. POWERHOUSE DOOR TO MOVE NORTH TO ADJACENT WALL PANEL.
19) REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND CIVIL FOR FULL EXTENT OF WORK INVOLVED.

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Key Plan

Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
INFORMATION			2015.01
DD COSTING			2014.12
MECHANICAL COORDINATION			2014.11
BUILDING LAYOUT REVIEW			2014.10

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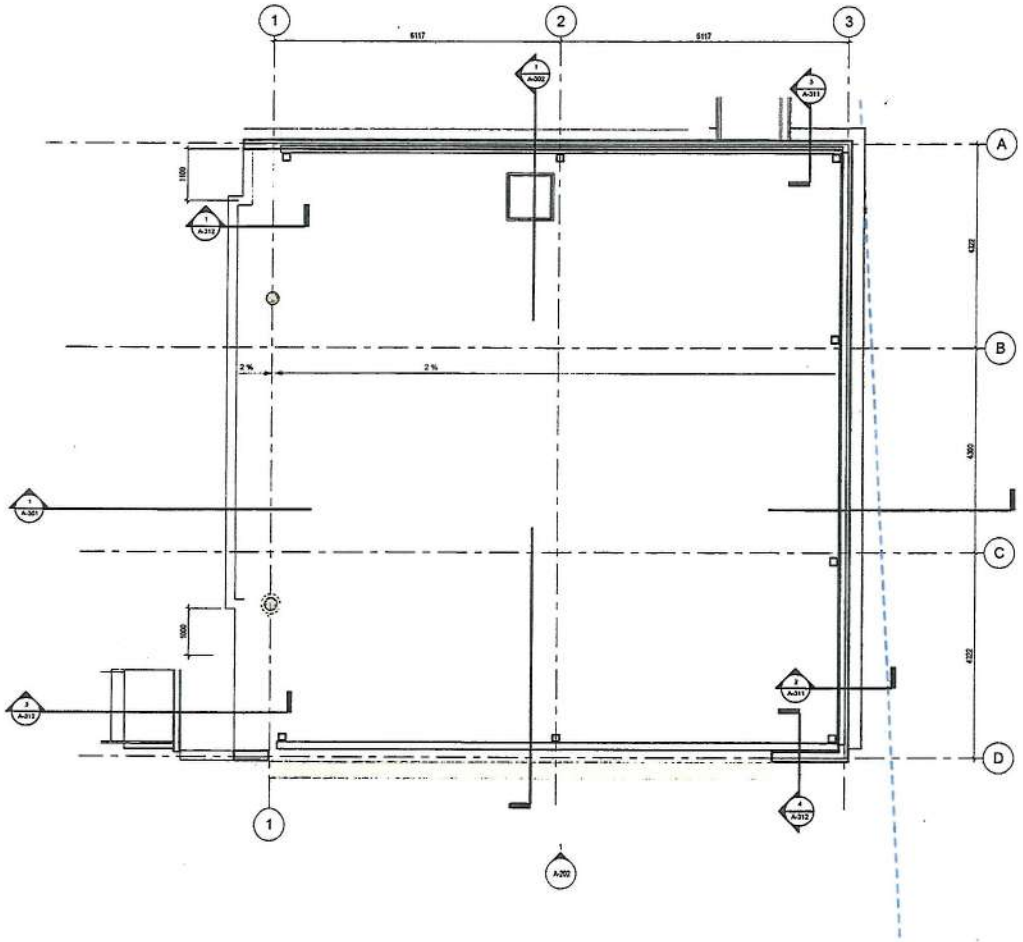
Client/Project
ROYAL JUBILEE HOSPITAL
BOILER HOUSE ADDITION
1952 BAY STREET, VICTORIA

Title
NEW FLOOR PLAN

Project No. 144314195
Scale 1:50
Revision
Drawing No. A-111
Sheet



NEW ROOF PLAN KEYNOTES

1) NEW INSULATED SBS ROOF ON METAL DECK ON SLOPED STRUCTURE OVER NEW BOILER HOUSE, BACK SLOPED TO DRAIN AS INDICATED ON PLAN.

2) NEW LOW LEVEL ROOF INSULATED SBS ROOF ON METAL DECK ON SLOPED STRUCTURE OVER NEW ENTRANCE VESTIBULE AT REAR OF NEW BOILER HOUSE

3) NEW PARAPET, MINIMUM 1200MM HIGH, ALONG NORTH, SOUTH AND EAST ELEVATIONS, AND FOR 1M LENGTH AT EACH END AS INDICATED AT WEST ELEVATION FACING ONTO ROOF OF EXISTING BOILER HOUSE.

4) METAL FLASHING AS REQUIRED TO ALL ROOF AND PARAPET EDGES, AND AT EXPANSION JOINTS BETWEEN ADJACENT BUILDINGS, TO MATCH GREY METAL CLADDING.

5) NEW VERTICAL GALVANIZED METAL SERVICE LADDER FROM WITH NEW BOILER HOUSE TO ROOF LEVEL, COMPLETE WITH ROOF ACCESS HATCH, LOCATION TO BE DETERMINED ON NEW ROOF.

6) NEW GALVANIZED METAL SERVICE LADDER BETWEEN FROM EXISTING BOILER HOUSE ROOF TO NEW BOILER HOUSE ROOF.

7) NEW ROOF MOUNTED MECHANICAL EQUIPMENT, REFER TO MECHANICAL. PROVIDE FRAMING, ROOFING AND FLASHING AS REQUIRED AT ALL ROOF CURBS AND PENETRATIONS.

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INFORMATION		2015.01
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MECHANICAL COORDINATION		2014.11
BUILDING LAYOUT REVIEW		2014.10

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Client/Project
ROYAL JUBILEE HOSPITAL

BOILER HOUSE ADDITION

1952 BAY STREET, VICTORIA

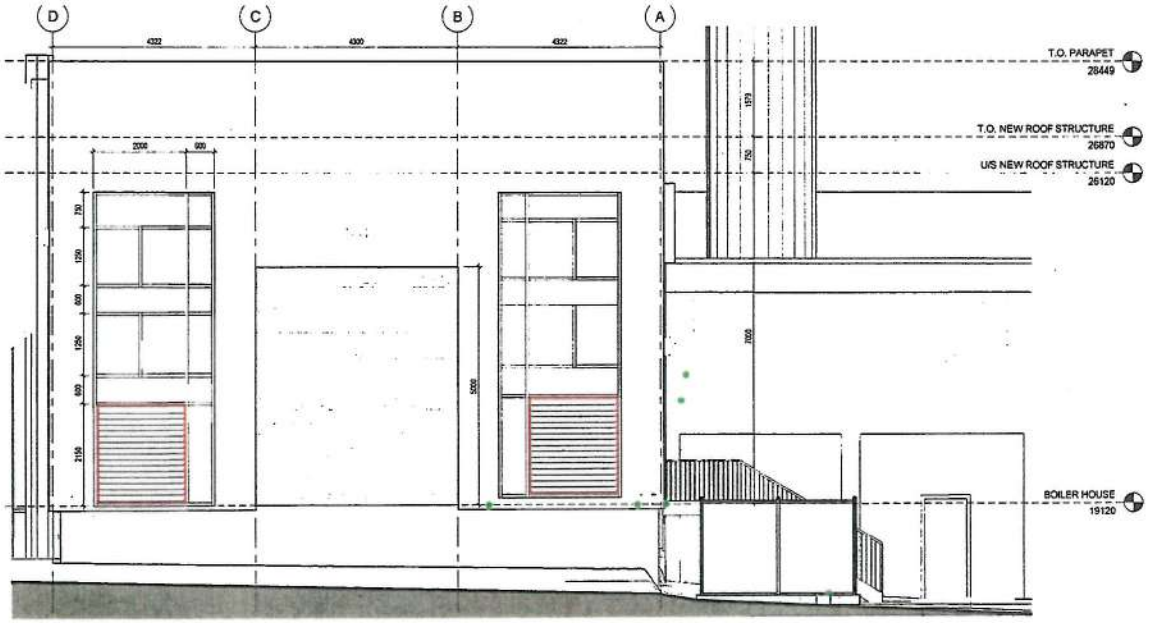
Title
ROOF PLAN

Project No.	Scale
144314195	1:50

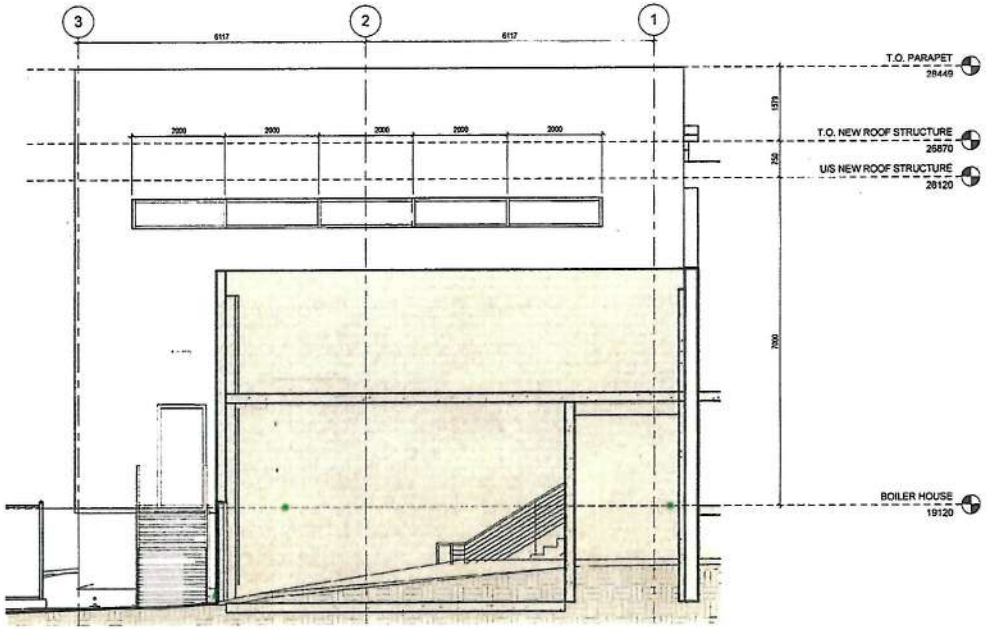
Revision

Drawing No.
A-131

Sheet



1 EAST ELEVATION
1 : 50



NORTH ELEVATION

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BUILDING LAYOUT REVIEW			2014.10

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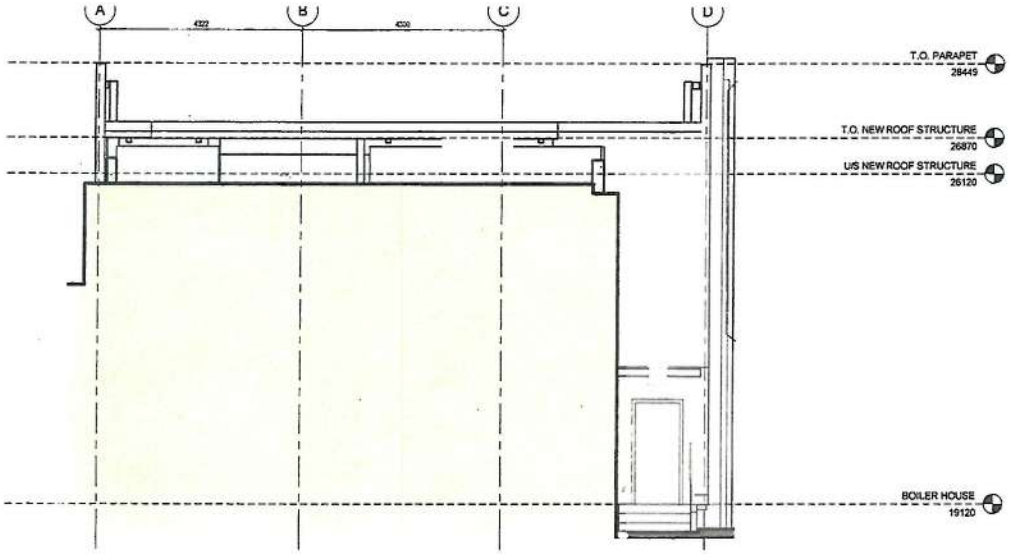
Client/Project
ROYAL JUBILEE HOSPITAL

BOILER HOUSE ADDITION

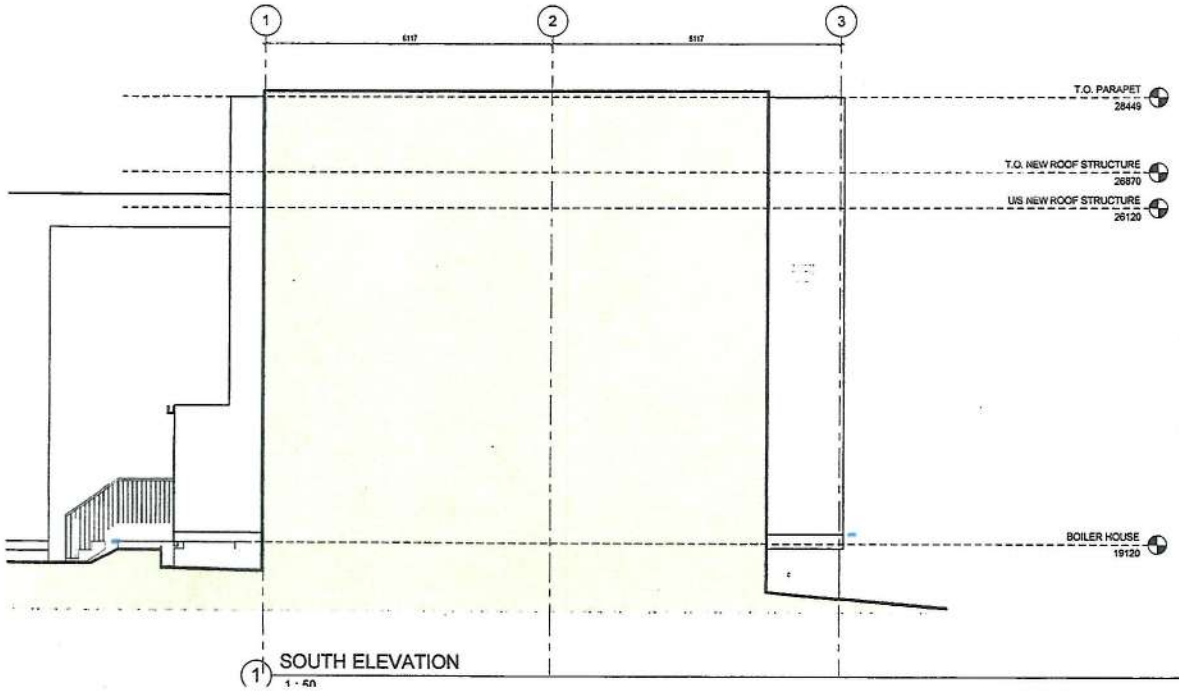
1952 BAY STREET, VICTORIA

Title
BUILDING ELEVATIONS

Project No. 144314195
Scale 1:50
Revision
Drawing No.
Sheet A-201



2 WEST ELEVATION
1 : 50



1 SOUTH ELEVATION
1 : 50

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BOILER HOUSE ADDITION

1952 BAY STREET, VICTORIA

Title
BUILDING ELEVATIONS

Project No.	Scale	
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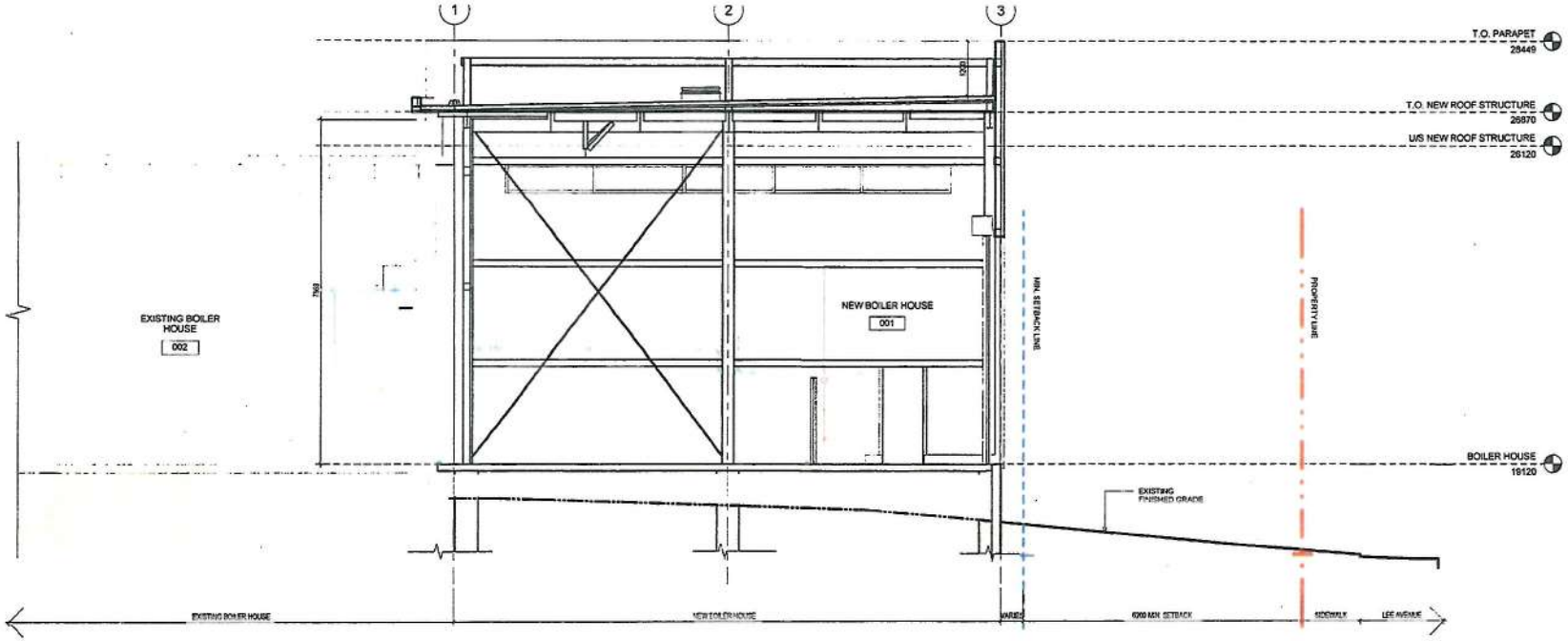
Revision | Drawing No.

Sheet A-202



1 SECTION 1
1 : 50

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BUILDING LAYOUT REVIEW			14.10

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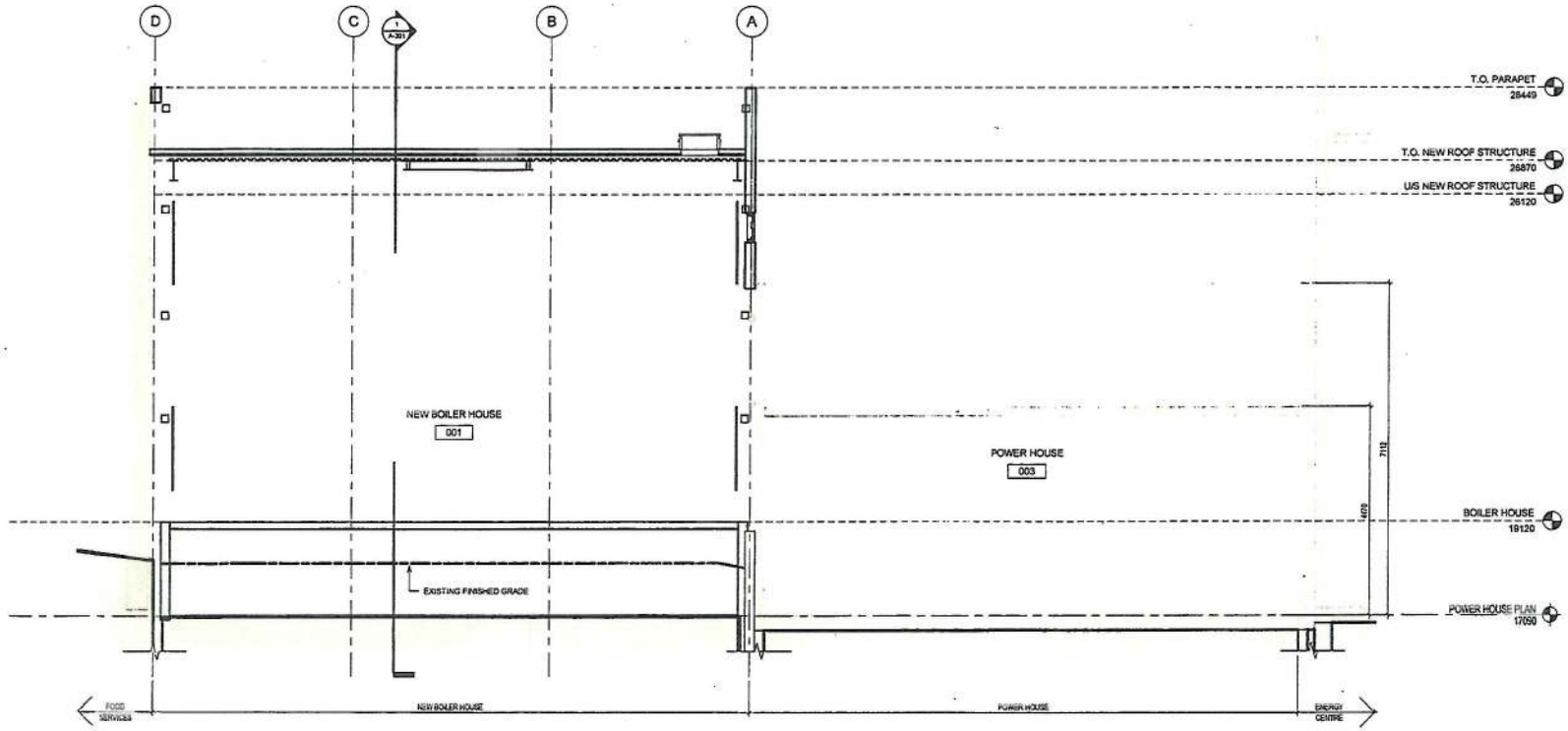
BOILER HOUSE ADDITION

1952 BAY STREET, VICTORIA

Title
BUILDING SECTION

Project No. 144314195
Scale 1:50
Revision
Drawing No.
Sheet A-301



① SECTION 2
1 : 50

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BUILDING LAYOUT REVIEW			2014.10.

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Client/Project
ROYAL JUBILEE HOSPITAL

BOILER HOUSE ADDITION

1952 BAY STREET, VICTORIA

Title
BUILDING SECTION

Project No. 144314195
Scale 1:50
Revision
Drawing No.
Sheet
A - 302

RJH Neighbourhood Committee

Meeting Notes January 7, 2015

Patient Care Centre – Learning Room 150A

In attendance:

Jean Johnson	North Jubilee NA	JJ
Patrick May	North Jubilee NA	PM
Kathrynn Foster	North Jubilee NA	KF
Ian Graeme	Camosun CA.	IG
Heather Parker	Camosun CA and City Harvest	HP
Emily Sinclair	CRD – BCI Coordinator	ES
Tom Sellgren	South Jubilee NA	TS
Jani Urquhart	Island Health, Planning	JU
Rory Allen	Island Health, Planning	RA
David Neufeld	Island Health, Design & Constr.	DN
Deanna Fourt	Island Health, Energy Management	DF
Richard Brown	Island Health, Design & Constr.	RB
Brenda McBain, CitySpaces Consulting Ltd. facilitator		*BMB*

Business **Action By**

1 **Agenda**

Two items were added to the agenda. #7. Next meeting date and #8. Setting aside time for review of GNA. Item #5. Master Campus Plan Update was moved ahead of #4. Update on Saanich Tree Appreciation and Planting Day.

2 **Introductions**

Participants introduced/re-introduced themselves. It was noted that the new City of Victoria mayor has not yet made Council liaison appointments. JJ reported that Mayor Helps has met with all Land Use Committee Chairs and that North Jubilee has requested an experienced Councillor as liaison due to the complexity of the Royal Jubilee Hospital Master Campus Plan.

3 **Boiler Plant Upgrade Presentation**

Island Health Design and Construction staff presented information on the required upgrade to the boiler plant. This will be a phased upgrade with the addition of 2 new boilers and removal of 2 of the 3 existing

boilers. A future project (not funded at this time) will replace the 3rd boiler.

Participants discussed potential impacts as highlighted in the presentation:

- no change to noise levels
- lowered emissions
- improved safety
- neighbourhood impact – similar to construction of Electrical Energy Centre (EEC)

IG asked if the boilers are powered by natural gas. DN confirmed they are with diesel back-up.

KF noted the difference in noise level when the shed door is open and when the door is closed. DN said that the new design will mean that the doors don't have to be open.

In light of the discussion and concern raised about potential noise issues, RB said that Clare Wakefield (acoustic consultant) who worked on the EEC will be engaged to review the boiler plant upgrade project. DN said that an additional mitigating factor will be that the fan will point away from the door instead of towards it, as is currently the case.

DF – info on current emission levels

TS asked about current emission levels. DF said that new boilers will be about 5% more efficient and will allow for heat recovery. She will get information about current emissions.

IG asked about consideration of a district energy system and combining with geo-thermal. DF responded that Island Health had talked to the CRD about the sewer trunk and that this is definitely an objective of Island Health to reduce emissions. The boilers need to be replaced now, but if they move to a district energy system in the future, they still need a redundant system. They have investigated using a bio-mass burner and this remains a possibility.

HP asked about the class of boilers. They are Industrial 25lbs steam/hr.

KF asked whether there would be an increase in the gas feed. DB said there would not, but the gas feed will need to be moved which will result in the loss of some current parking that will be replaced with additional parking around the vacant food services building. There will be no net gain or loss of parking spaces.

JU said this would also be addressed in the updated parking and TDM

study that will be undertaken shortly.

RB said that the boiler plant building has been seismically upgraded. DN confirmed that there would be no change to the stack.

4 **Master Campus Plan (MCP) Update**

JU provided a written summary of the current status of the MCP. A deadline of June 30, 2015 has been set by the City of Victoria for submission of the MCP.

One of the City's requirements is for an updated Parking and TDM Plan. Island Health has issued an RFP for a transportation consultant with the objective of having this work completed no later than April 2015.

Island Health will be completing edits to the MCP and integrating the results of the updated Parking and TDM study.

KF requested that any edits to the current draft MCP be included along side the current wording so that committee members can easily see the changes.

JU will inform the Neighbourhood Committee when the consultant has been selected. JU suggested that a meeting with the transportation consultant and the Neighbourhood Committee be set to review their preliminary findings. This meeting will be no sooner than late Feb.

JU to inform committee of selected transportation firm and set meeting for review of preliminary findings

5 **Update on the Saanich Tree Appreciation and Planting Day**

RA reported and gave a brief ppt presentation on the Nov.2 planting day. This was undertaken in response to the Transport Canada requirement for tree trimming along Bowker Creek. The Neighbourhood Committee suggested that rather than just trim the trees, that invasive species that will require frequent trimming, be replaced with native species. The Camosun Community Association, Greater Victoria Green Team and Saanich Parks participated along with Island Health.

KF asked if this was one time or ongoing funding. It will be more cost effective to have some funding for volunteers to maintain plantings rather than have to undertake tree trimming every 5 years. RA will check on funding.

RA – check funding for maintaining Bowker Creek planting

6 **Update on the Use of the RJH Community Space**

IG reported that the CCA is in transition and he did not know if there were any issues related to use of the community space. They have used it a few times. JJ said that North Jubilee NA uses the space regularly and also appreciates having the office space. It was noted that having the visible community presence in the hospital benefits

Island Health as well.

7 **Next Meeting Date**

JU will schedule the next meeting in late Feb. or early March. Monthly meetings will be scheduled until the MCP edits are completed and it is submitted to the City of Victoria. (through June, 2015)

8 **Good Neighbour Agreement Review**

This item will be carried forward to the next meeting's agenda

These notes will remain as a draft until reviewed and approved at a meeting of the RJH Neighbourhood Committee

Prepared by: Brenda McBain, CitySpaces Consulting Ltd.

Copy of January 23, 2015 e-mail sent to PACE.

As per the request of the RJH Neighbours regarding boiler emissions please see the following:

From products of combustion from testing of existing boiler plant
%CO_2: 11.02
%O_2: 6.06
%CO: 0.0
%N_2: 82.9
%SO_2: 0
Opacity: N/A

Products of combustion from proposed boiler plant
CO_2 8.3 %
H_2O 18.1 %
N_2 71.2 %
O_2 2.5 %
SO_2 - - - -

It is our expectation that the new plant will have lower emissions than the existing plant. Island Health produces an annual Carbon Neutral Action Report that shows what our greenhouse gas emissions are as an organization and what actions have been taken to reduce emissions. The report is available on Island Health's public website under environmental sustainability. In 2013 Island Health's total greenhouse gas emissions were 32,023 tonnes CO2e. To reach Island Health's 2020 we need to lose or reduce emissions by 11,000 tonnes CO2e. Royal Jubilee is Island Health's largest emitter due to the size of the campus. In 2013 RH emitted 9,267 tonnes CO2e. Our report for 2014 emissions will be available July 1, 2015.

Deanna Fourt, AScT
Director of Energy Efficiency and Conservation
Vancouver Island Health Authority
1190 Seafield Crescent, Nanaimo, B.C. V9S 5K5
Ph 250-740-2674 Fx 250-755-3394 Cell 250-713-4476

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"**Nobody on this planet is going to be untouched by the impacts of climate change**" - *Rajendra K. Pachauri, chairperson Intergovernmental Panel on Climate Change*

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting on August 21, 2014

Date: August 7, 2014 **From:** Jim Handy, Senior Planner - Development Agreements

Subject: Proposed Amendment to Master Development Agreement for 1952 Bay Street (Royal Jubilee Hospital)

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a request from Island Health to extend the deadline for submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus and to allow the replacement of the existing hospital boiler plant. The proposal would require an amendment to Section 16 of the Master Development Agreement (MDA) for the Royal Jubilee Hospital.

It should be noted that, in addition to outlining a deadline of June 29, 2011, for the submission of a comprehensive Master Plan, the MDA identifies a range of issues that should be addressed in that Plan to the satisfaction of the Director of Sustainable Planning and Community Development. The MDA also states that, with the exception of the Patient Care Centre (which is now complete and operating), a power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre and various surface parking lot works, no further development on the land can take place until City Council have approved the Master Plan.

A Draft Plan was submitted to the City prior to the June 29, 2011, deadline and work continued on this document into 2012. In October 2012, staff provided Council with a memo providing an update on the status of the Master Plan explaining that Island Health were working towards a final draft of the Plan and that, upon completion, the document would be subject to further review from both City staff and the community. The latest iteration of the draft document was submitted in November 2013 and does not fully satisfy the obligations of the MDA. In a letter to staff dated July 31, 2014, Island Health have requested that the submission deadline for the comprehensive Master Plan be extended to June 30, 2015, in order to respond to the issues raised by staff.

Staff will continue to work with Island Health and will meet with their representatives to resolve outstanding issues in the preparation of this Plan.

Recommendations

1. That Council direct staff to prepare an amendment to Section 16 of the Master Development Agreement for the Royal Jubilee Campus, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor, that:
   a. extends the deadline for submission of a comprehensive Master Plan for the Campus to June 30, 2015; and
   b. allows the construction of a replacement boiler plant prior to City Council approval of the comprehensive Master Plan for the Campus, subject to obtaining all necessary permits from the City.

2. That Council direc. .ne Mayor and Corporate Administrator execute the amendment to the Master Development Agreement and other instruments to effect its registration in the Land Title Office.

Respectfully submitted,

Jim Handy
Senior Planner - Development Agreements
Development Services Division

Deb Day, Director
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: _____

JH/ljm

W:\Master Development Agreements\MDA General\1952 Bay Street - Jubilee Hospital\MDA Amendments 2013\RJH MDA amendment.doc

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a request from Island Health to extend the deadline for submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus and to allow the replacement of the existing hospital boiler plant.

2.0 Background

In January 2008, Council approved a comprehensive rezoning proposal creating the CD-11 Zone, RJH District, and, in conjunction with the rezoning process, Island Health entered into a Master Development Agreement (MDA) with the City. Section 16 of the MDA requires that Island Health undertake the development of a comprehensive Master Plan for the Royal Jubilee Hospital Campus, at their sole cost, and present that Master Plan to the City by June 29, 2011. This deadline has passed and Island Health are in default of this obligation. The MDA requires that the comprehensive Master Plan address (but not be limited to) the following issues, to the satisfaction of the Director of Sustainable Planning and Community Development:

- use and density
- site planning
- building massing
- landscaping
- site open space
- tree protection
- Bowker Creek
- parking
- Transportation Demand Management (TDM)
- access to and from the land
- site servicing
- storm water management
- heritage issues.

It should be noted that, under the terms of the MDA, Island Health have agreed that they shall undertake no further development at the Royal Jubilee Hospital, other than the Patient Care Centre (which is now complete and operating), a power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre, various surface parking lot works and that they shall not construct any new buildings until the comprehensive Master Plan has been approved by City Council.

A Draft Master Plan was submitted to the City prior to the June 29, 2011, deadline and work continued on this document into 2012. In October 2012, staff provided Council with a memo providing an update on the status of the Master Plan explaining that Island Health were working towards a final draft of the Plan and that, upon completion, the document would be subject to further review from both City staff and the community. The latest iteration of the draft document was submitted in November 2013 and staff have provided feedback to Island Health requesting that further work be undertaken in relation to parking, heritage issues and general Plan content. This is discussed further in Section 4 of this report. In order to address the issues raised by staff, Island Health have submitted a letter to the City dated June 31, 2014 (attached), requesting that the deadline for submission of a comprehensive Master Plan be extended to June 30, 2015. This deadline extension requires a revision to Section 16 of the MDA.

3.0 Issues

The key issues related to this request are:

- proposed new date for submission of a Master Plan
- proposed replacement boiler
- primary outstanding issues.

4.0 Analysis

4.1 Proposed New Date for Submission of a Master Plan

This deadline extension is required to accommodate meetings with staff and further work on the Plan to ensure that a satisfactory comprehensive Master Plan is submitted in accordance with requirements outlined in the MDA. Since Island Health are still actively pursuing the establishment of the Master Plan, staff recommend that Council approve the deadline extension until June 30, 2015, as requested by the applicant.

4.2 Proposed Replacement Boiler

Under the terms of the MDA, with the exception of specific developments identified in this report, no further development of the site can take place until the comprehensive Master Plan has been approved by City Council. Island Health have confirmed that the existing hospital boiler plant needs to be replaced at the earliest opportunity. This is critical hospital infrastructure and staff recommend that Council support an amendment to the MDA that allows construction of the replacement boiler commence prior to approval of the Master Plan.

4.3 Primary Outstanding Issues

As identified in the letter from Island Health, the issue of on-site parking is providing the greatest challenge. The latest iteration of the Draft Master Plan indicates a shortfall of between 235 and 670 parking stalls based on projected future Campus floor space requirements and assumed parking demand. Further work on this issue is required to provide a clear understanding of parking demand as it relates to:

- the future growth of the Campus
- options for providing on-site parking to satisfy that demand
- the effectiveness of Transportation Demand Measures in offsetting parking demand
- minimizing any impact on the community as a result of visitors to the hospital and hospital staff parking in the adjacent residential areas.

The other major outstanding issue is related to heritage. The Draft Master Plan proposes the demolition of Begbie Hall. This building is located adjacent to Richmond Road in the southwest corner of the Campus and is a Heritage-Registered Property; however, this is not correctly acknowledged in the Plan and a compelling argument has not been made for the demolition of this building. Staff have advised Island Health that the Plan should correctly reference and acknowledge the heritage status of the building and, as a guiding principle, identify that the building (and all other heritage resources on-site) be retained and rehabilitated where necessary.

5.0 Conclusions

The proposed deadline extension for the submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus is required so that Island Health can respond to issues raised by staff. The boiler plant is critical hospital infrastructure and needs to be replaced at the earliest opportunity. Staff will continue to assist Island Health in their preparation of a comprehensive Master Plan and recommend that Council support the requested deadline extension and amendments to the MDA.

6.0 Recommendations

6.1 Recommendations

1. That Council direct staff to prepare an amendment to Section 16 of the Master Development Agreement for the Royal Jubilee Campus, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor, that:
   a. extends the deadline for submission of a comprehensive Master Plan for the Campus to June 30, 2015; and
   b. allows the construction of a replacement boiler plant prior to City Council approval of the comprehensive Master Plan for the Campus, subject to obtaining all necessary permits from the City.
2. That Council direct the Mayor and Corporate Administrator to execute the amendment to the Master Development Agreement and other instruments to effect its registration in the Land Title Office.

6.2 Alternate Recommendation

That Council decline the request to amend the Master Development Agreement for the Royal Jubilee Hospital Campus.

7.0 List of Attachments

- Letter from Island Health dated July 31, 2014
- Section 16.0 of the Master Development Agreement for the Royal Jubilee Hospital Campus
- Aerial map.

Excellent care, for everyone,
everywhere, every time.

island health

July 31, 2014

Ref# 15820

Attention: Alison Meyer, Assistant Director, Development Services
The City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Ms. Meyer:

Re: Royal Jubilee Hospital Master Campus Plan
Master Development Agreement - Timelines and Update

Please accept this letter as an update on the current progress and projected timeline for the completion and submission of the Royal Jubilee Hospital Master Campus Plan.

BACKGROUND

In January 2008 the Vancouver Island Health Authority (now Island Health) entered into a Master Development Agreement (MDA) with the City of Victoria. Subsequently, the Royal Jubilee Hospital site was rezoned to accommodate the addition of the Patient Care Centre (PCC). The MDA outlined key requirements for Island Health to address in consideration of the development of the PCC. The PCC was completed in 2010 and has significantly improved the delivery of health care services to Vancouver Islanders. The Royal Jubilee Hospital site continues to provide a broad range of services to residents and remains a major employment center in the City of Victoria and south Vancouver Island.

Amongst several requirements detailed in the MDA, Island Health agreed to:

1. "....undertake the development of a comprehensive master plan for the Land, at VIHA's sole cost, and to present that comprehensive master plan to the City within thirty (30) months of the date that Council for the City gives final adoption to the Rezoning Bylaw....".

2. "....provide for a reasonable degree of consultation with the City and the residents of the surrounding neighborhood, to the satisfaction of the City's Director of Planning and Development."

3. "....address (but is not to be limited to) the following issues to the satisfaction of the City's Director of Planning and Development:

.../2

Executive Offices
Located at 2101 Richmond Road | Victoria, BC V8R 1J8 Canada
Mailing address: 1952 Bay Street | Victoria, BC V8R 1J8 Canada
Tel: 250-370-8699 | Fax: 250-370-8750
viha.ca

- use and density;
- site planning;
- building massing;
- landscaping;
- site open space;
- tree protection;
- Bowker Creek;
- parking;
- transportation demand management;
- access to and from the Land;
- off-site servicing and improvements;
- site servicing;
- storm water management; and
- Heritage issues."

4. "....undertake no further development on the Land, other than the Patient Care Centre, power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre and various surface parking lot works, and that, for certainty, it shall not construct any new buildings, until completion of the comprehensive master plan in accordance with this Master Development Agreement, and until Council for the City has approved that comprehensive master plan and considered that plan for inclusion in the City's Official Community Plan or other City policies and regulations."

The MDA also required the implementation of a Transportation Demand Management Program at the Royal Jubilee Hospital.

OVERVIEW OF PROGRESS OF MASTER CAMPUS PLAN

Upon adoption of the **CD-11 ZONE, RJH DISTRICT** Zoning Bylaw in January 2008, Island Health proceeded with the preparation of the Master Campus Plan (MCP) with the intent to submit within the prescribed timeframe of mid-2010.

Since 2008, significant effort and cost has been allocated to this project by Island Health, including extensive consultation and engagement with the local community. The City of Victoria and the District of Saanich (who share municipal boundaries on the property) have both provided input and interim review of the MCP.

From the feedback we have received, City of Victoria Staff generally supports the current plan as laid out in our December 2013 submission. The remaining key planning issues to resolve include:

a) Current parking shortfall based on the new projected build out and density;
b) Transportation Demand Management objectives and metrics; and
c) Future plans for the existing Heritage Buildings of Begbie Hall and the Memorial Pavilion.

.../3

We would like to address these concerns as quickly as possible in order to complete the MCP and be ready to meet future demands as opportunities arise over the next decades. Given that the projected time period of 30 months to complete the MCP has expired, we are requesting additional time to complete the MCP and make every effort to address the City of Victoria's concerns.

Addressing Parking Shortfall and Transportation Demand Management

During the development of the MCP, Island Health retained the services of Boulevard Transportation Group to prepare a parking demand study for the campus that would determine a reasonable ratio of parking to gross development area of buildings. This study assessed the impacts of the new PCC tower to ascertain any demand change for parking on site due to the construction of the facility. The PCC was created to replace and consolidate in one building inpatient beds from the obsolete South, East and Centre Blocks and other parts of the site. Changes in numbers of employees, staff and visitors as a result of the PCC were not considered significant enough to change demand. It is also noted that due to limited available areas for parking on site this continues to be a significant challenge operationally for the hospital in meeting day-to-day parking needs of staff, visitors and patients.

As part of its obligations to the MDA, Island Health has continued to provide regular reports on the progress of the Transportation Demand Management Program which has had some success with a broad range of programs adopted by Island Health over the past few years (Attachment 1). However the program still has challenges in fully meeting the requirements outlined in the MDA and providing adequate justification to the City's satisfaction on an appropriate parking supply rate to address future growth.

As a specialized tertiary care site, RJH requires a large, highly skilled staff. Many staff members are shift workers that reside across the Capital Region, and many work up to 12 hour shifts across all times of the day and night. Adding extra hours to these long shifts to commute on public transit is very challenging. Transit infrastructure leading to the RJH site is increasing, but it still does not fully meet the needs of staff in a way that will significantly decrease vehicle use.

We are subsequently challenged with either increasing the MCP total parking supply or Island Health committing to increasing investments in transportation demand management. In our last iteration of the Master Campus Plan submitted to City Staff, we had achieved a significant reduction in parking shortfall from previous drafts. This was due in part to a change in development area requirements that reduced the parking demand ratio outcome, as well as integration of parking structures with the building footprint above grade.

Capital budgets for new structures must be approved by the Ministry of Health, and in the current challenging fiscal environment parking structures cannot be prioritized ahead of facilities to support patient care. Additionally the geotechnical conditions of the site are found to be largely comprised of shallow bedrock ranging from 1-2 metres below grade, and make the incorporation of underground parking very difficult and cost prohibitive.

As parking shortfall appears to be the main challenge City Staff have with the current draft of the MCP, we are requesting more time to work with the City to find a proposed solution that works for all parties.

.../4

Emerging Boiler Plant Issue

Island Health also has an imminent need to replace the aging boiler plant on the RJH site. The existing plant is 60 years old, and three boilers must be replaced as soon as possible. This is a significant risk to the ongoing operation of the RJH campus. Replacing the boilers will require an extension to the existing plant footprint.

Under the Master Development Agreement Island Health cannot undertake any further development on site until the Master Campus Plan is complete. We are requesting that the MDA be amended to allow Island Health to request a building permit to replace the RJH boiler plant. Island Health will then follow the regular city planning procedures to get approval to move forward with the boiler plant upgrade in parallel to completing the Master Campus Plan.

The new boilers will not add any additional staff members to the site, and will not increase the amount of patients visiting the hospital. The plant addition will also not affect parking on site. Further, we are committed to working with the City of Victoria planning team to resolve the outstanding issues and complete the Master Campus Plan within the new proposed deadline.

NEXT STEPS

As part of our response to City staff comments, and determining next steps for the MCP, we are requesting:

1. A clear Terms of Reference from City Staff on acceptable information and materials to address the parking shortfall and Transportation Demand Management requirements. In order to fully understand the City's position on this we need direction on what studies or actions should be undertaken to achieve approval of the MCP.
2. Approval from Council to extend the deadline for submission to June 30, 2015, to address the City of Victoria's additional feedback on the latest draft.
3. Approval from the City of Victoria to allow Island Health to proceed with requesting a building permit to upgrade the aging boilers on the RJH site.

We continue to be committed to providing a Master Campus Plan that will guide future growth on the Royal Jubilee Hospital site with as much certainty as possible. We believe that we have prepared a detailed document that addresses the majority of concerns within our current understanding of the future requirements of the health care services available on this site. We look to the City of Victoria to assist us in providing formal written direction that will reasonably ensure that this document will meet the intent of the MDA.

Yours truly,

Joe Murphy
Vice President, Operations and Support Services

cc: Grant Hollett, Corporate Director, Planning and Community Engagement, Island Health
Chris Sullivan, Director, Capital Planning, Island Health

(b) participation at joint meetings; and

(c) mechanisms for addressing neighbourhood concerns related to construction or hospital operations, as those activities impact the surrounding neighbourhood, including but not limited to a means of contacting a VIHA representative twenty-four (24) hours per day, seven (7) days per week.

15.2 Prior to the issuance of a structure permit for the Patient Care Centre, VIHA shall provide to the Director of Planning and Development a copy of the Good Neighbour Agreement, executed by VIHA, in terms that are satisfactory to the Director, acting reasonably.

16.0 DEVELOPMENT OF MASTER PLAN

16.1 VIHA covenants and agrees to undertake the development of a comprehensive master plan for the Land, at VIHA's sole cost, and to present that comprehensive master plan to the City within thirty (30) months of the date that Council for the City gives final adoption to the Rezoning Bylaw. VIHA shall retain the services of a competent professionals, such as professional architects, planners and landscape architects, to assist in preparation of the comprehensive master plan.

16.2 In preparing the comprehensive master plan, VIHA shall provide for a reasonable degree of consultation with the City and the residents of the surrounding neighbourhood, to the satisfaction of the City's Director of Planning and Development.

16.3 The comprehensive planning study must address (but is not to be limited to) the following issues to the satisfaction of the City's Director of Planning and Development:

(a) use and density;

(b) site planning;

(c) building massing;

(d) landscaping;

(e) site open space;

(f) tree protection;

(g) Bowker Creek;

(h) parking;

(i) transportation demand management;

(j) access to and from the Land;

(k) off-site servicing and improvements;

(l) site servicing;

(m) storm water management; and

(n) heritage issues.

16.4 VIHA covenants and agrees that it shall undertake no further development on the Land, other than the Patient Care Centre, power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre and various surface parking lot works, and that, for certainty, it shall not construct any new buildings, until completion of the comprehensive master plan in accordance with this Master Development Agreement, and until Council for the City has approved that comprehensive master plan and considered that plan for inclusion in the City's Official Community Plan or other City policies and regulations.

17.0 LEED® GOLD CERTIFICATION

17.1 VIHA covenants and agrees that the Patient Care Centre shall be designed and constructed so as to achieve LEED® Gold Certification from the Canada Green Building Council.

17.2 VIHA covenants and agrees to provide the City with evidence of registration of the Patient Care Centre for certification with the Canada Green Building Council prior to the issuance of a Building Permit for the Patient Care Centre.

17.3 VIHA further covenants and agrees to provide the City with evidence of LEED®. Gold Certification of the Patient Care Centre upon receipt of that certification from the Canada Green Building Council.

In the event that VIHA fails to provide the City with the certification required under section 17.3 within eighteen (18) months after the issuance of an occupancy permit for the Patient Care Centre, VIHA shall make such improvements or modifications to the Patient Care Centre as are necessary to achieve LEED® Gold Certification, provided that VIHA shall not be required to expend any more on such improvements or modifications than it is lawfully entitled to receive from Project Co by way of contractual penalties imposed due to Project Co's failure to achieve LEED® Gold Certification. In that respect, VIHA covenants that its contract with Project Co shall require Project o to pay VIHA the amount of ONE HUNDRED THOUSAND ($100,000.00) DOLLARS for each LEED® credit less than thirty-nine (39) achieved, to a maximum payment amount

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Royal Jubilee Hospital Lands

CITY OF VICTORIA

5.7 Proposed Amendment to the Master Development Agreement for 1952 Bay Street

Committee received a report regarding a request from Island Health to extend the deadline for submission of a comprehensive Master Plan for the Royal Jubilee Hospital Campus and to allow the replacement of the existing hospital boiler plant. The proposal would require an amendment to Section 16 of the Master Development Agreement (MDA) for the Royal Jubilee Hospital.

In addition to outlining a deadline of June 29, 2011, for submission of a comprehensive Master Plan, the MDA identifies a range of issues that should be addressed in the Plan to the satisfaction of the Director of Sustainable Planning and Community Development. The MDA also states that, with the exception of the Patient Care Centre (which is now complete and operating), a power plant addition, links from the Diagnostic and Treatment Centre to the Patient Care Centre and various surface parking lots works, no further development on the land can take place until City Council have approved the Master Plan.

A Draft Plan was submitted to the City prior to the June 29, 2011, deadline and work continued on this document into 2012. In October 2012, staff provided Council with a memo providing an update on the status of the Master Plan explaining that Island Health were working towards a final draft of the Plan and that, upon completion, the document would be subject to further review from both City staff and the community. The latest iteration of the draft document was submitted in November 2013 and does not fully satisfy the obligations of the MDA. In a letter to staff dated July 31, 2014, Island Health has requested that the submission deadline for the comprehensive Master Plan be extended to June 30, 2014, in order to respond to the issues raised by staff.

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

1. That Council direct staff to prepare an amendment to Section 16 of the Master Development Agreement for the Royal Jubilee Campus, to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor, that:
   a. Extends the deadline for submission of a comprehensive Master Plan for the Campus to June 30, 2015; and
   b. Allows construction of a replacement boiler plant prior to City Council approval of the comprehensive Master Plan for the Campus, subject to obtaining all necessary permits from the City.
2. That Council direct the Mayor and Corporate Administrator to execute the amendment to the Master Development Agreement and other instruments to affect its registration in the Land Title Office.

- North Jubilee Neighbourhood Association raised the issue that they are a small association with small membership and they have been involved for many years dealing with issues raised by the Jubilee Hospital, often with frustration. They have seen changes in planning but indicate they are representing the neighbourhood and the city. Is there a way to widen the net in regard to feedback for the hospital?

Councillor Coleman withdrew from Committee at 10:45 a.m. returned at 10:46 a.m.

- Committee recognizes the services the hospital delivers and the employment it provides to the region. Is there a way to encourage feedback from a wider community to share the burden of the community association?
- There has been frustration that there is not meaningful consultation taking place.
  - This is a historic issue and the MDA has specific language regarding consultation and staff will be ensuring the MDA requirements are fulfilled.
- It is not known what the order of magnitude of the size of boiler plant will be. There have been no details provided.
  - It may not come back to Council, it depends on what is being done. If it is using the same footprint then a Development Permit would not come back here. If it does not need rezoning it will not come back to this table. Committee cannot make a decision when they do if it is not understood what is being proposed.
- Concerns that Begbie Hall could be demolished without consultation or discussion with the City or community.

Action: It was moved by Councillor Isitt, seconded by Councillor Gudgeon, that Committee postpone consideration of the motion pending receipt of further information from the applicant.

CARRIED UNANIMOUSLY 14/PLUC0197

Committee recessed at 11:15 a.m.
Committee reconvened at 11:20 a.m.

N

Royal Jubilee Hospital Lands

CITY OF VICTORIA


Oak
Elgin Rd
Epworth St
Florence St
Bee St
Goldsmith St
Meadow Pl
Milton St
Foul Bay Rd
FOUL BAY RD
Trent St
TRENT ST
BOURCHIER ST
AMPHION ST
FORT ST
Saanich
Lee Ave
LEE AVE
Adanac St
Bay St
DAVIE ST
DUCHESS ST
BANK ST
RICHMOND RD
RICHMOND AVE
BIRCH ST
ASHGROVE ST
CHESTNUT ST
Leighton Rd
CORONATION AVE
PEMBROKE ST
DENMAN ST
EMERSON ST
ALBERT AVE
SHELBOURNE ST

Existing Boiler House

Context

Food Service Building (South)

Eric Martin Pavillion (East)

Powerhouse (North)

Site Plan


LEE AVENUE
PROPERTY LINE
SET BACK LINE
6200
NEW GAS TRAIN
NEW BOILER HOUSE ADDITION
N
5800 TYP
2800 TYP
FOUR (4) NEW PARKING STALLS COMPLETE WITH WHEEL STOPS ON EXISTING ASPHALT SURFACE TO REPLACE FOUR (4) EXISTING PARKING STALLS DISPLACED BY NEW BOILER HOUSE ADDITION
UP
UP
ENERGY CENTRE
POWER HOUSE
EXISTING BOILER HOUSE
FOOD SERVICES
D+T CENTRE
RIXFORD SERVICES

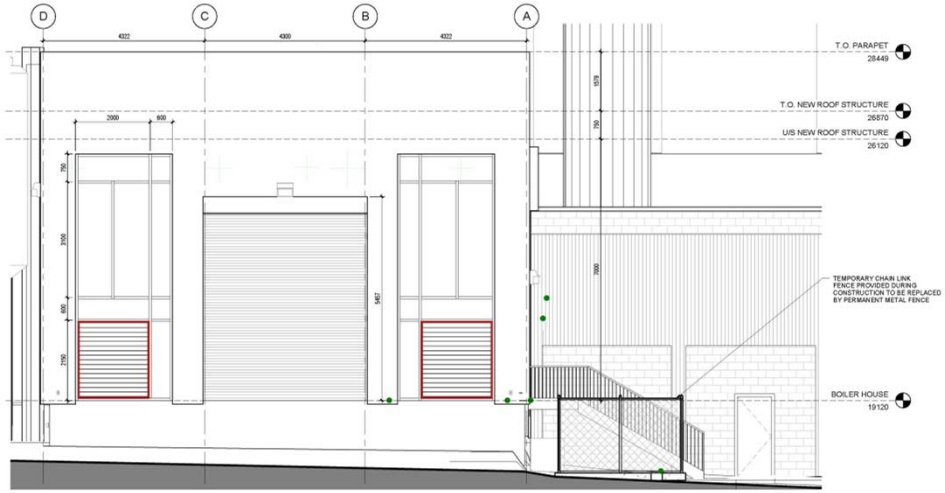
3D Model + Colour Samples

PERSPECTIVE VIEWS FROM LEE AVENUE

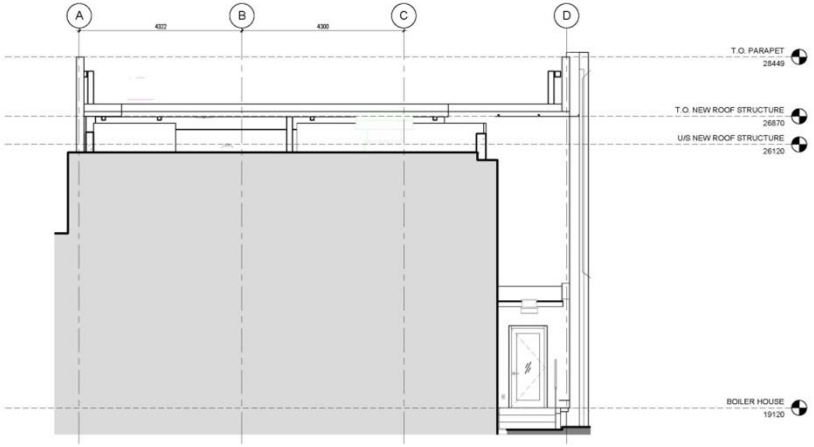
Red, to match nearby cladding + window frames

New grey cladding, to match existing adjacent buildings

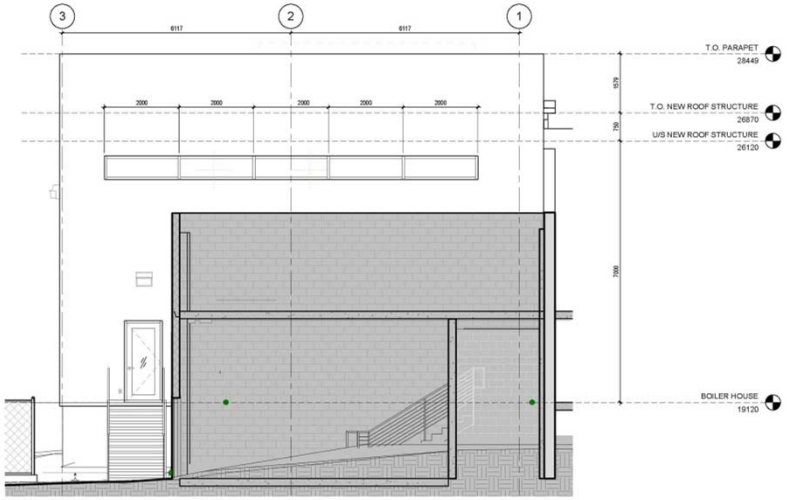
Elevation Plans



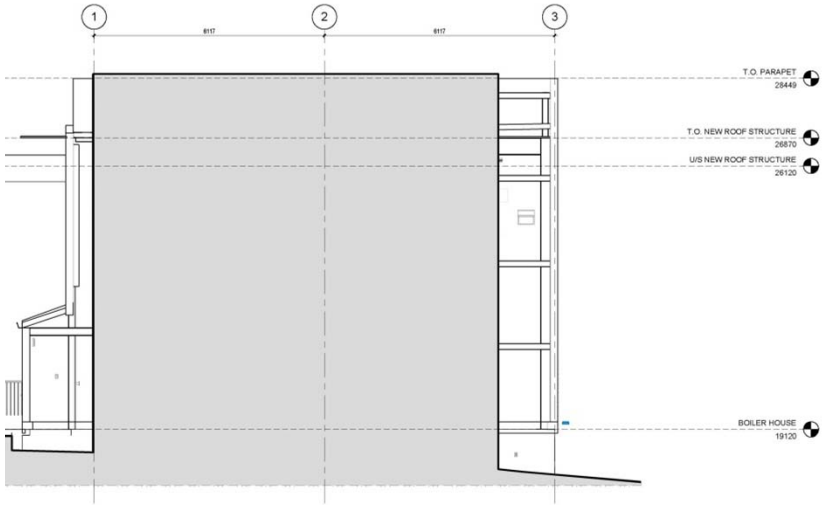
1 EAST ELEVATION
1 : 50



2 WEST ELEVATION
1 : 50



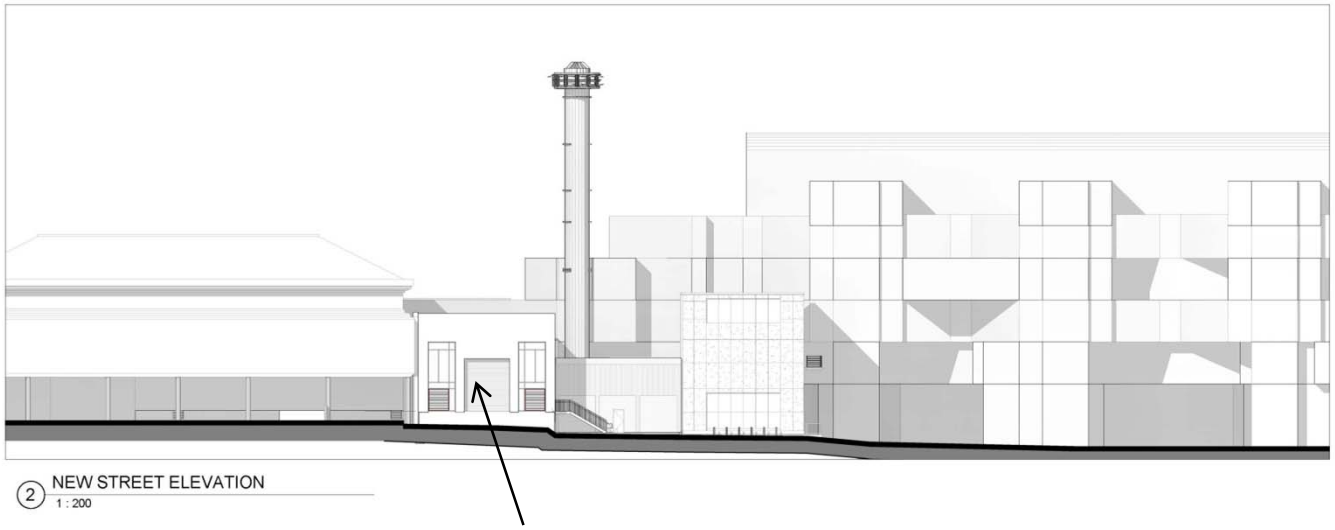
2 NORTH ELEVATION
1 : 50



1 SOUTH ELEVATION
1 : 50

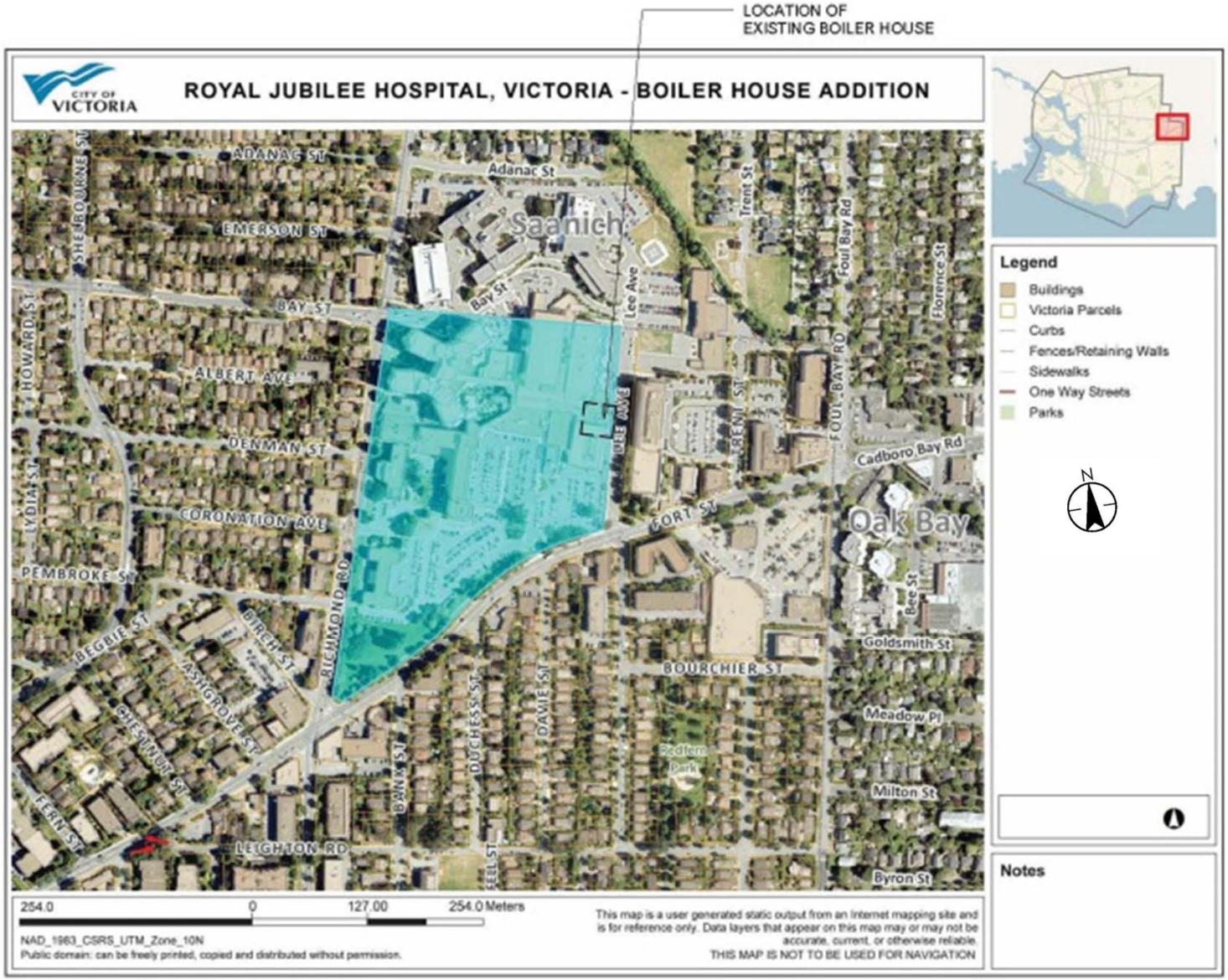
Streetscape Elevation Plan

1 EXISTING STREET ELEVATION

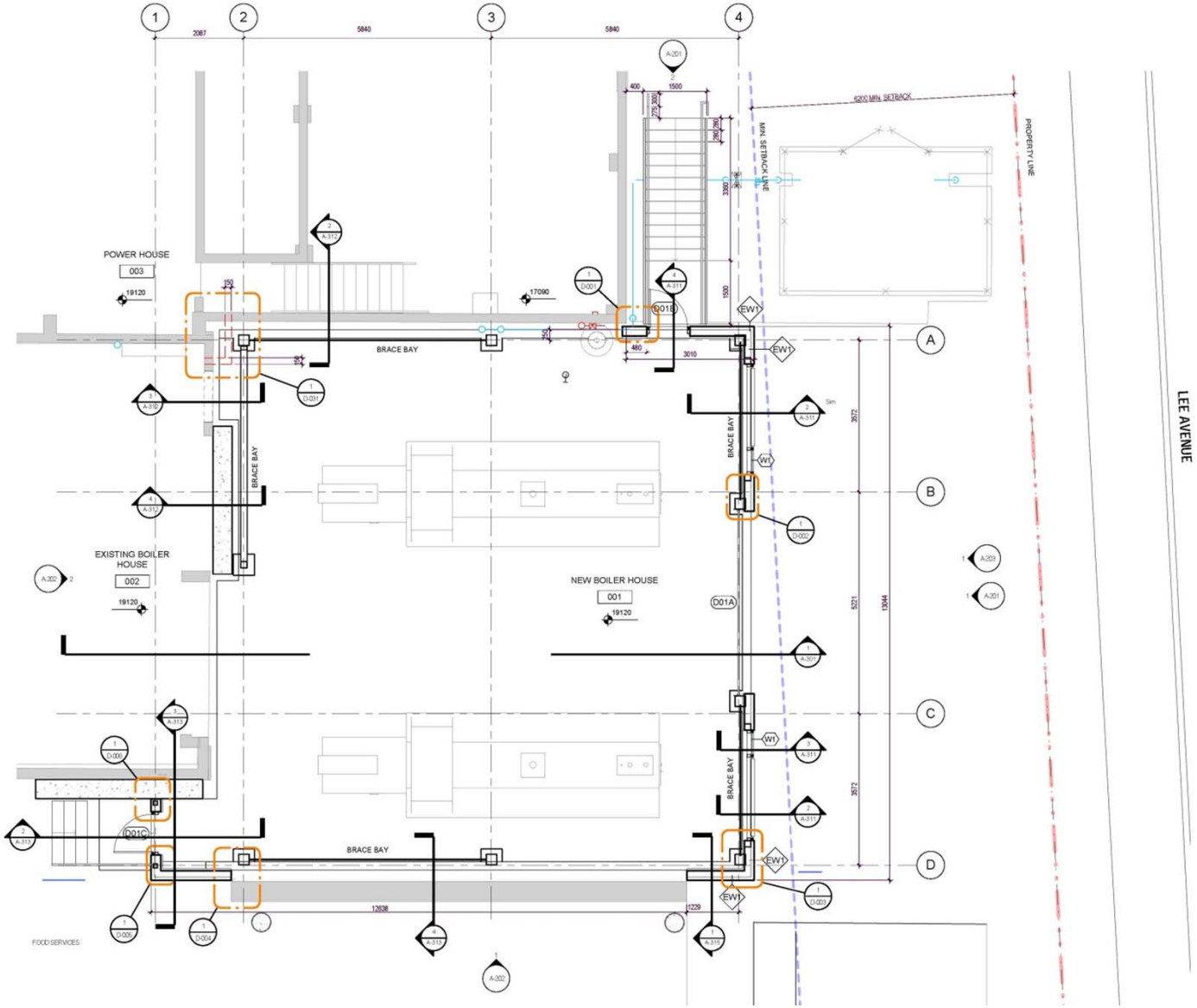


2 NEW STREET ELEVATION
1 : 200

Context Plan



Floor Plan


LEE AVENUE
PROPERTY LINE
6200 MIN. SETBACK
MIN. SETBACK LINE
POWER HOUSE
003
19120
17090
BRACE BAY
EXISTING BOILER HOUSE
002
NEW BOILER HOUSE
001
D01A
D01C
D01B
EW1
W1
FOOD SERVICES
1
2
3
4
A
B
C
D

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	January 27, 2015
From:	Brian Sikstrom, Senior Planner, Development Services Division		
Subject:	**Development Permit Application # 000400 for 2546 Government Street**		

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 # 000400 for 2546 Government Street, in accordance with:

1. Plans date stamped December 29, 2014.
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."

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 Sections 920(8) and (9), where the purpose of designation is the establishment of objectives for the form and character of a commercial, industrial and multi-family 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 but may not include requirements regarding the particulars of the landscaping or of the 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 2546 Government Street. The proposal is to construct an addition and porte coche to an automobile dealership. No variances are required.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives to enhance the place character of established areas in Development Permit Area 16: General Form and Character.
- The proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012.*

BACKGROUND

Description of Proposal

The proposal is to construct an addition and porte coche to an automobile dealership. Specific details include:

- addition of 84.2m^2 of floor area and a porte coche to the building fronting on John Street
- addition of a new glass overhead door with canopy to the Smart Car building which is located along the west property line
- proposed materials would match those of the existing buildings, e.g. metal and glass curtain wall.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Existing Site Development and Development Potential

The site is presently occupied by an automotive dealership.

Community Consultation

The Application does not propose any variances and, therefore, has not been referred to the Burnside Neighbourhood Association Land Use Committee. This is consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Applications.*

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property with in DPA #16: General Form and Character.

The Development Permit Area enables Council to review and approve the form and character of commercial, industrial and multi-family residential developments. The objectives of the designation include enhancing place character through high quality of architecture, landscape and urban design.

The form and character proposed exterior changes are in keeping with the appearance of the building.

Local Area Plans

The proposal is within the General Employment Place Designation of the *Official Community Plan, 2012* and is consistent with place character features which include ground-oriented buildings set close to the sidewalk.

CONCLUSIONS

The proposal is consistent with the objective of enhancing place character through high-quality architecture in Development Permit 16: General Form and Character.

ALTERNATE MOTION

That Council decline Development Permit Application #000400 for the property located at 2546 Government Street.

Respectfully submitted,

Brian Sikstrom
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: Feb. 11, 2015

BMS:aw

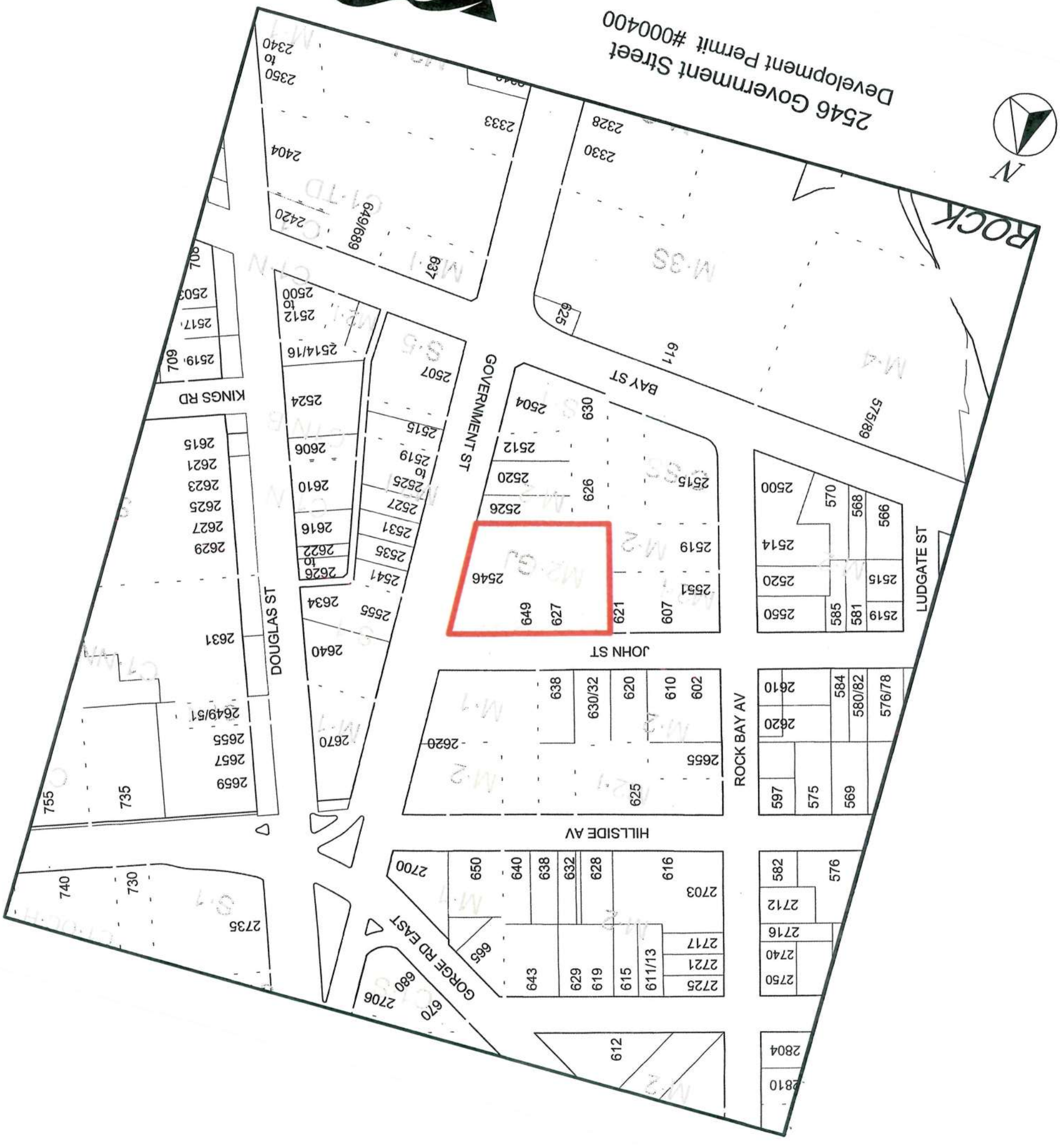
S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000400\DP DVP PLUC REPORT TEMPLATE1.DOC

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated December 23, 2014
- Plans dated December 29, 2014.

CITY OF VICTORIA

2546 Government Street
Development Permit #000400



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2546 Government Street
Development Permit #000400

CITY OF VICTORIA

23 December 2014

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

977 Fort Street
Victoria, BC V8V 3K3
T 250-658-3367
F 250-658-3397
mail@dhk.ca
www.dhk.ca

RE: 2546 Government Street - Development Permit

Dear Mayor & Members of Council:

On behalf of our client, 1634488 Ontario Limited, we are pleased to submit this application for a development permit for the above named property.

The owners wish to construct a small addition on the west side of the existing Mercedes Benz showroom building. This addition will add approximately 84.2 square meters to the building. The addition also includes a porte cochere that will extend across to the existing Smart Car showroom building. The purpose of the addition is to provide a weather protected area for customers to drop off vehicles for service. The floor of the addition will be at the same level as the existing entrance driveway, allowing for full accessibility to the service department.

This application also includes the addition of a new glass overhead door with canopy protection for the new vehicle delivery room, located on the lower level of the existing Smart Car showroom building.

Materials of the addition will match those of the existing showroom building.

The project meets all requirements for vehicle and bicycle parking and no variances are required.

Sincerely yours,

Peter de Hoog Architect AIBC MRAIC
de Hoog & Kierulf architects

Mercedes Benz Renovation
Service Reception

2546 Government Street, Victoria, BC

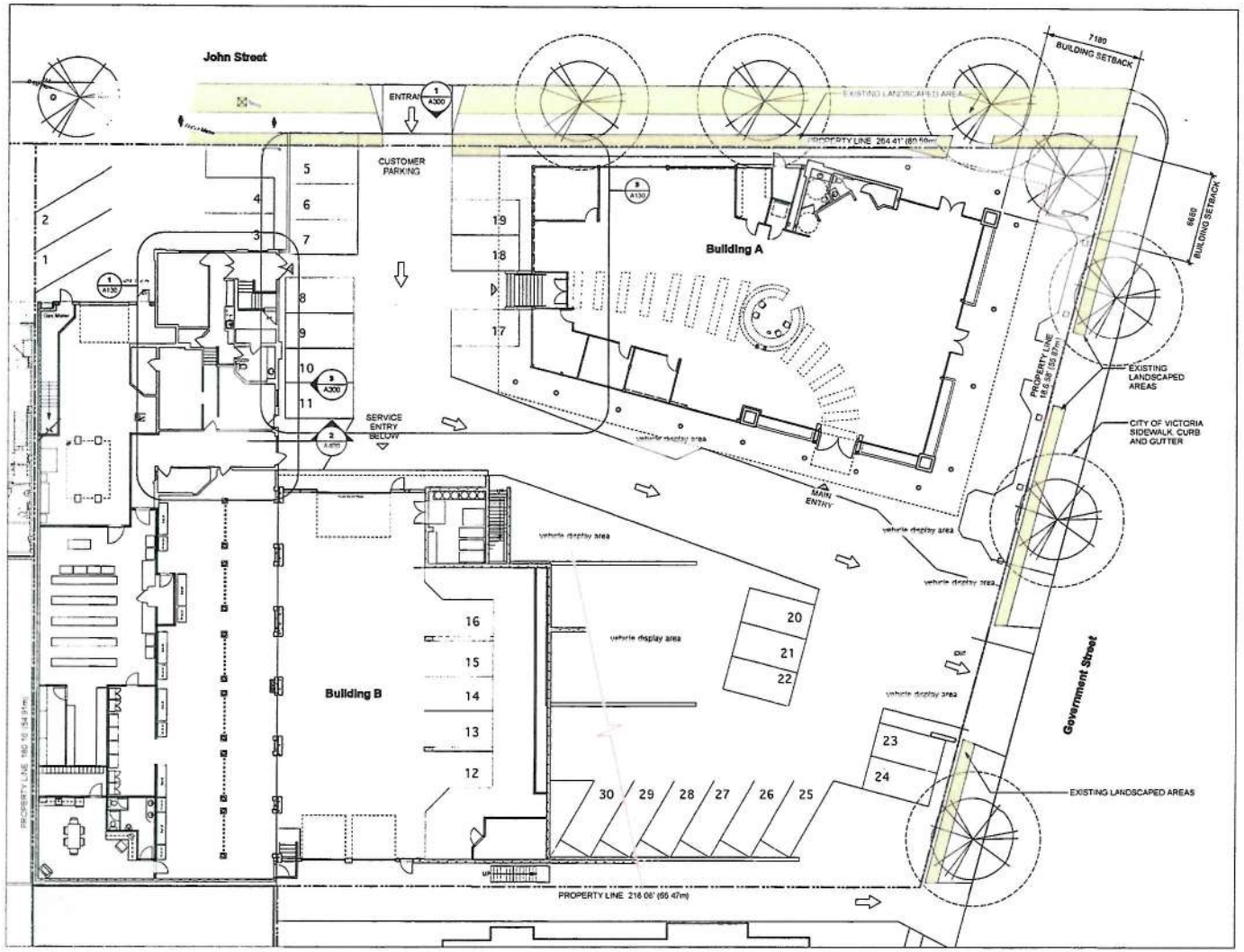
REGISTERED OWNER
1163918 Ontario Limited
c/o Ontasian Enterprises Inc.
220 Steeles Avenue West
Thornhill, Ontario L4J 1A1
(905) 886-8583

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, B.C., V8V 3K3
(250) 658-3367

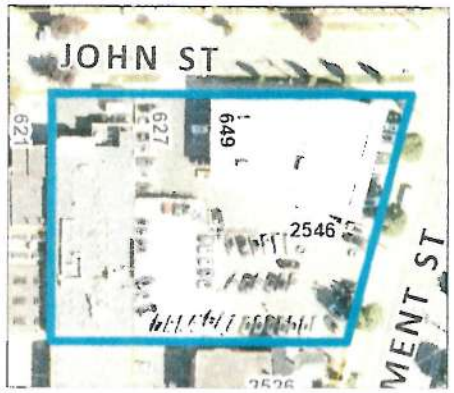
LIST OF DRAWINGS

Architectural

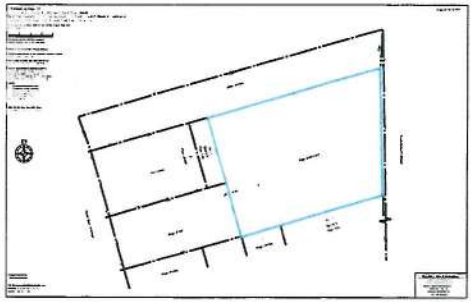
Issued For Development Permit
22 DEC 2014



1 A100 Site & Landscape Plan - Exisiting
Scale: 1:150



2 A100 Arial Context Plan



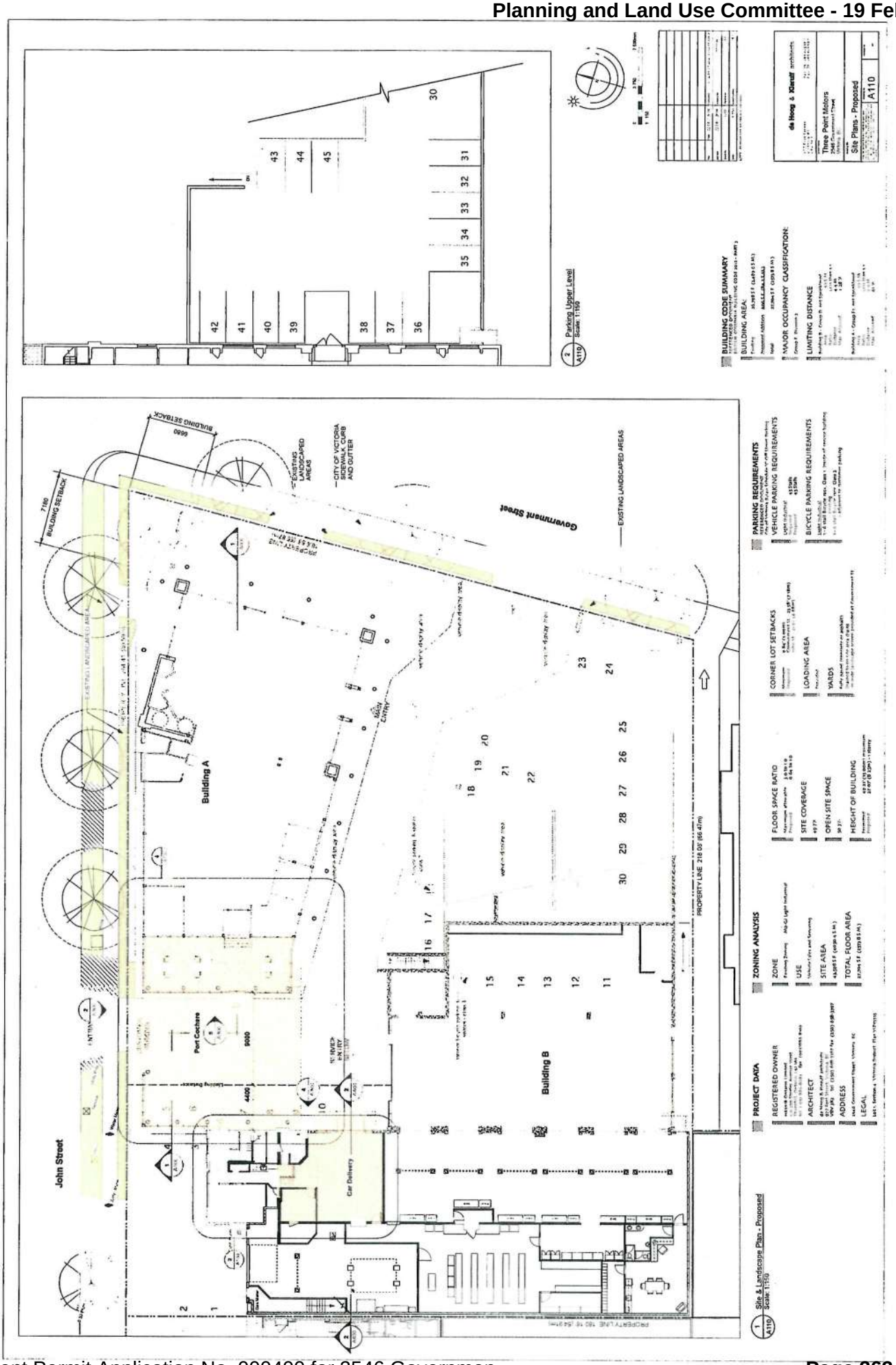
3 A100 Survey Plan - Consolidated July 2014
Scale: 1:1000

de Hoog & Kierulf architects

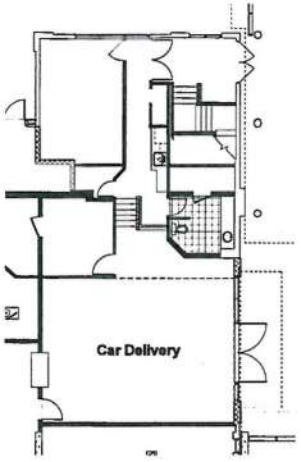
Three Point Motors
2546 Government Street
Victoria, BC

Context & Site Plans - Existing

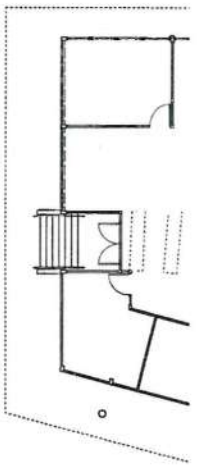
A100


Parking Upper Level
Scale: 1:150
Site & Landscape Plan - Proposed
Scale: 1:150
Site Plans - Proposed
A110
Three Point Motors
Government Street
John Street
Building A
Building B
Car Delivery
Port Cochere
EXISTING LANDSCAPED AREAS
CITY OF VICTORIA SIDEWALK, CURB AND GUTTER
BUILDING SETBACK
PROPERTY LINE 218.00' (66.47m)
PROJECT DATA
ZONING ANALYSIS
PARKING REQUIREMENTS
BUILDING CODE SUMMARY
MAJOR OCCUPANCY CLASSIFICATION:
LIMITING DISTANCE

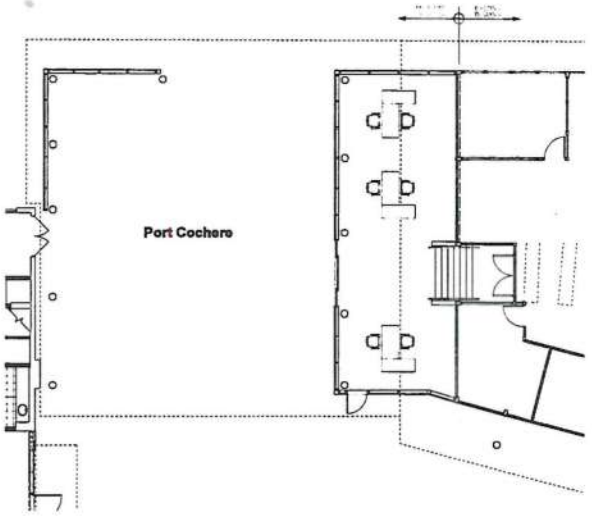
1 A130 Building B - Existing
Scale: 1:100



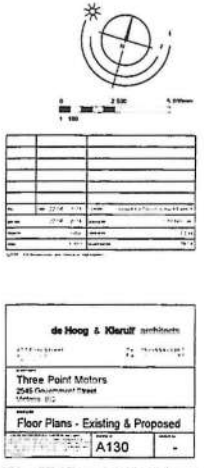
2 A130 Building B - Proposed Car Delivery
Scale: 1:100

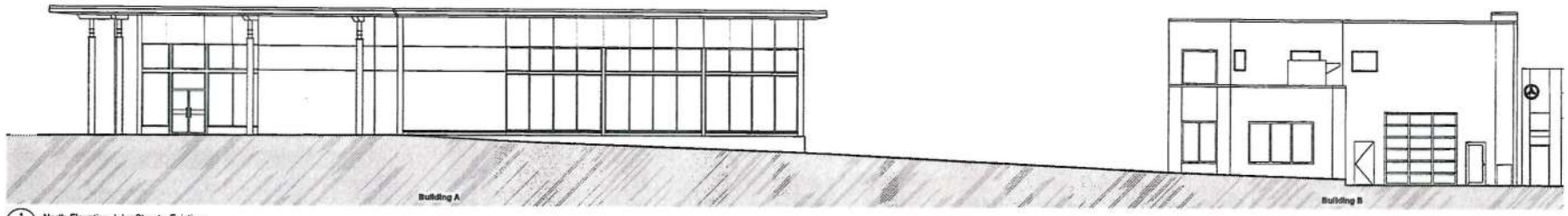


3 A130 Building A - Existing
Scale: 1:100

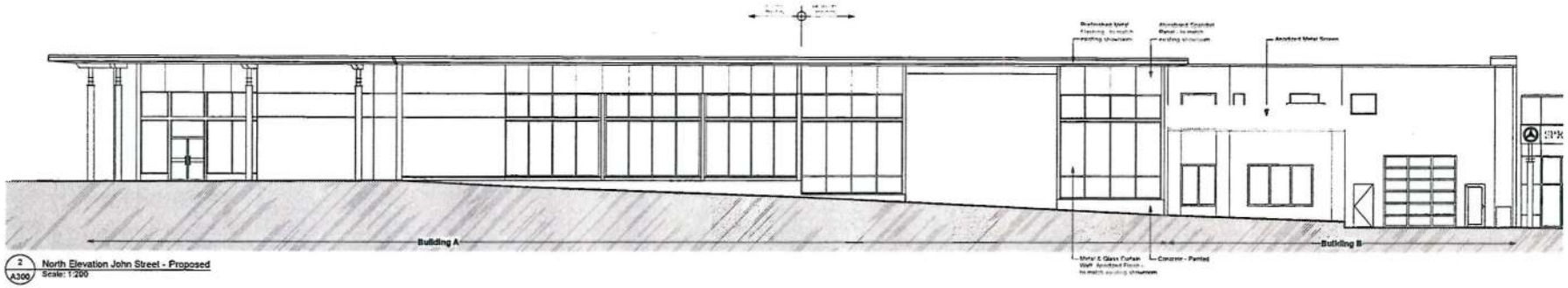


4 A130 Building A - Proposed Port Cochere

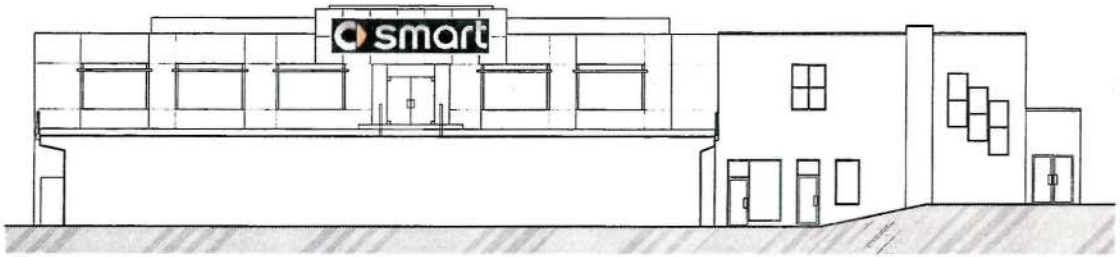




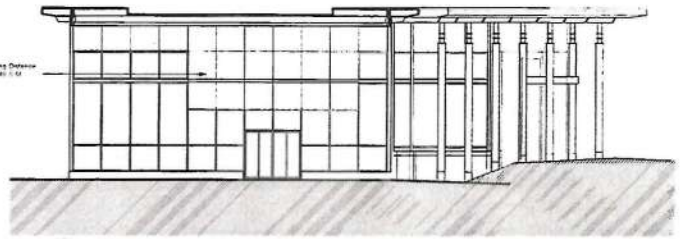
1 A300 North Elevation John Street - Existing
Scale: 1:200



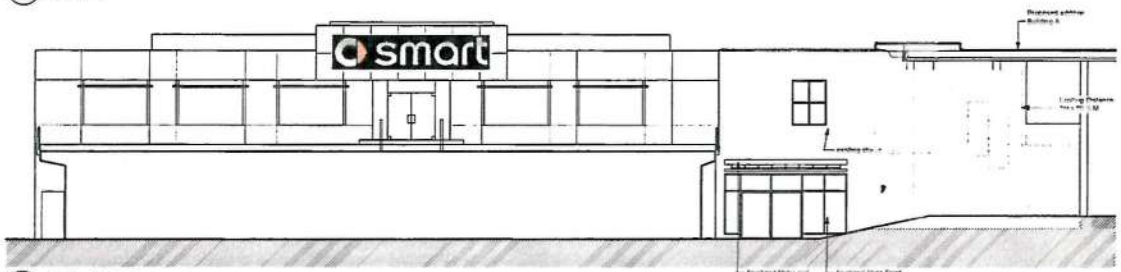
2 A300 North Elevation John Street - Proposed
Scale: 1:200



3 A300 Building B, East Elevation - Existing
Scale: 1:200



5 A300 Building A, West Elevation - Proposed
Scale: 1:200



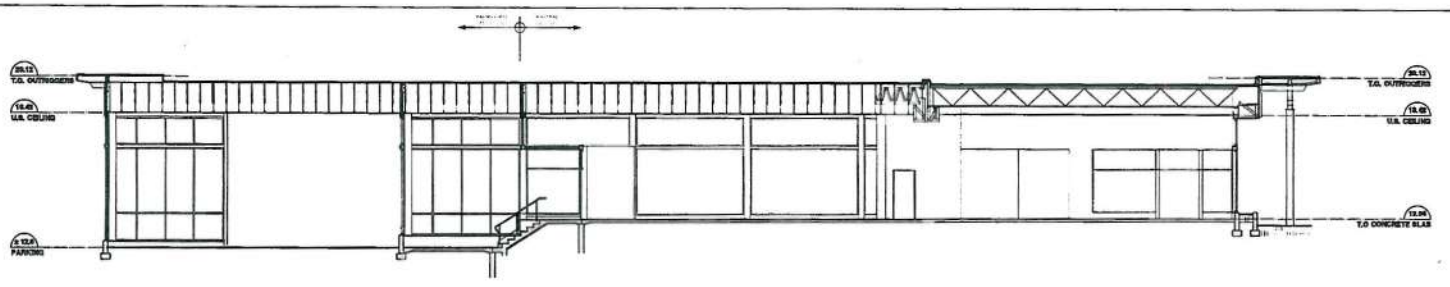
4 A300 Building B, East Elevation - Proposed
Scale: 1:200

de Hoog & Kleruff architects

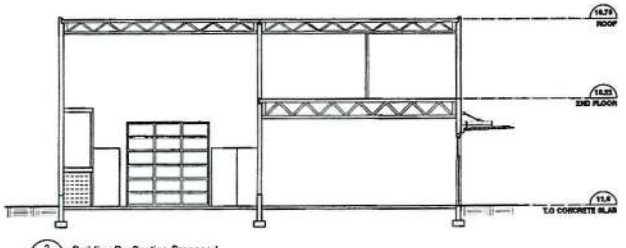
Three Point Motors
2546 Government Street
Victoria, BC

Elevations - Existing & Proposed

A300



1 A400 Building A - Section Proposed
Scale: 1:200



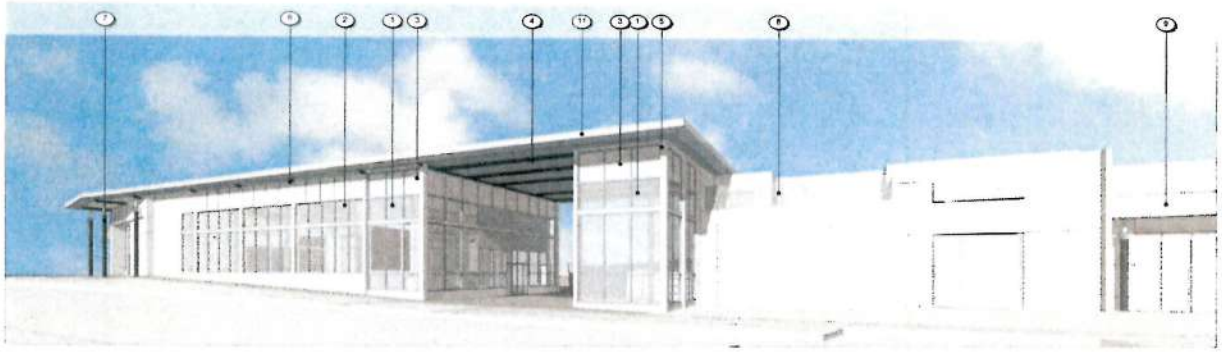
2 A400 Building B - Section Proposed
Scale: 1:200

de Hoog & Klaruff architects

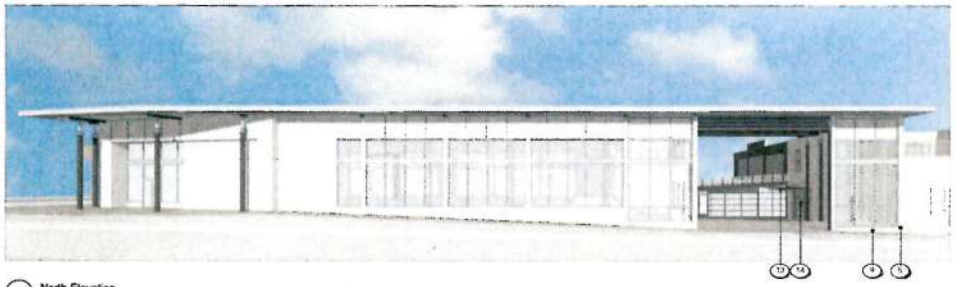
Three Point Motors
2546 Government Street
Victoria BC

Sections - Proposed

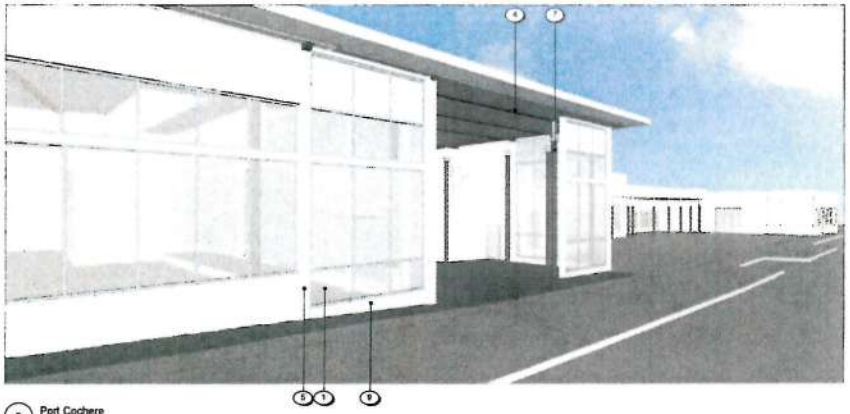
A400



1 Site John Street Looking East

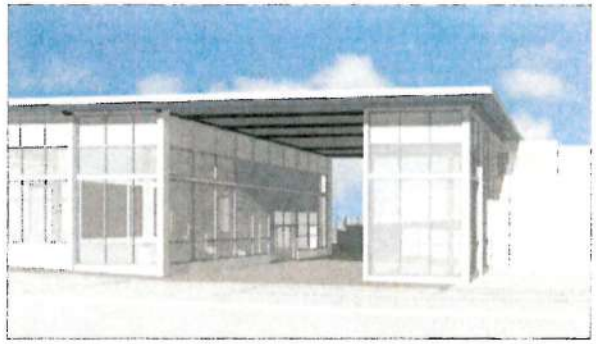


2 North Elevation



4 Port Cochere, Sprinter Service

3 Port Cochere



5 Port Cochere, View From John St.

MATERIALS SCHEDULE

1	METAL & GLASS CURTAIN WALL - ANODIZED FINISH - NEW SERVICE RECEPTION
2	METAL & GLASS CURTAIN WALL - ANODIZED FINISH EXISTING MERCEDES SHOWROOM
3	ALUCABOND SPANDREL PANEL TO MATCH EXISTING SHOWROOM
4	CANOPY SOFFIT BEAMS PAINTED TO MATCH COLUMNS (RAL 9005 - PANTONE BLACK)
5	PRE FINISHED METAL TRIM TO MATCH CURTAIN WALL
6	SOFFIT BEAMS - REPAINT TO MATCH CANOPY BEAMS (RAL 9005 - PANTONE BLACK)
7	EXISTING (REPAINT) NEW BLACK COLUMNS, SILVER COLUMN HEADS (RAL 9005 - PANTONE BLACK)
8	ANODIZED METAL SOFFIT
9	COMPOSITE METAL PANEL - WHITE
10	PAINTED CONCRETE
11	PRE FINISHED METAL FLASHING
12	REVISED PORTAL ENTRANCE - ALUCABOND METAL PANEL (RAL 9005 - PANTONE BLACK, RAL 9003 - PANTONE WHITE)
13	ANODIZED METAL AND TRANSLUCENT GLASS CANOPY C/W GUTTER
14	ANODIZED STORE FRONT - NEW CAR DELIVERY
15	PAINTED CONCRETE
16	METAL AND GLASS STORE FRONT WALL ANODIZED - SPRINTER SHOWROOM
17	METAL AND GLASS ROLL UP DOOR - ANODIZED SPRINTER SHOWROOM & MERCEDES SERVICE
18	EXISTING METAL CLAD WINDOWS - REPAIR
19	REPAIR EXISTING BY REMOVING STUCCO, REPLACE BRICK & PAINT

de Hoog & Kierulf architects

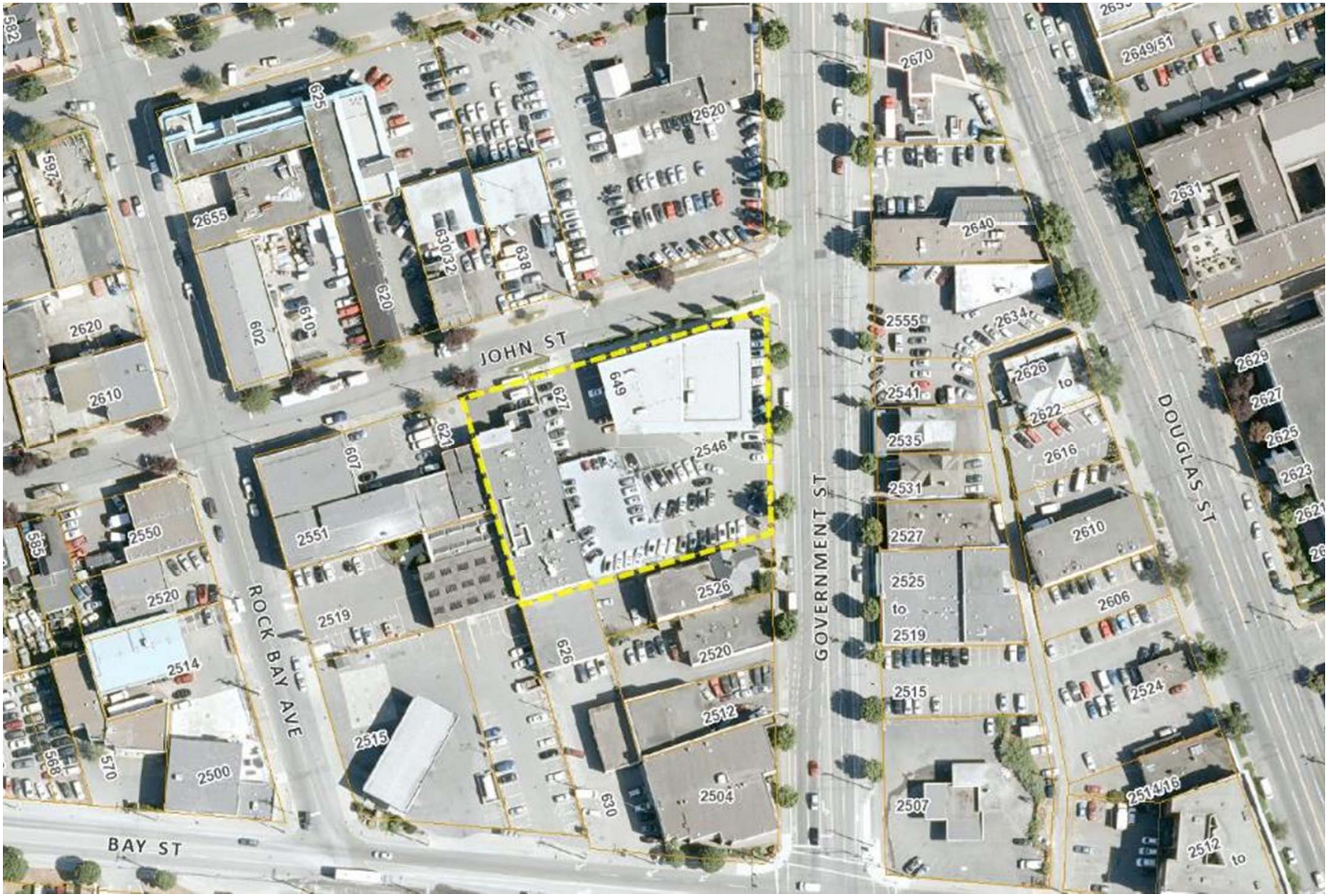
Three Point Motors
2546 Government Street
Victoria, BC

Vignettes

A900

-

2546 Government St. DP Application # 000400



2546 Government St. DP Application # 000400

View south from John Street

2546 Government St. DP Application # 000400

View of Existing East Building from John Street

2546 Government St. DP Application # 000400

View of Existing West Building from John Street

2546 Government St. DP Application # 000400

View of Existing East and West Buildings from John Street

2546 Government St. DP Application # 000400

View of West Building from the Parking and Driveway within the Property

2546 Government St. DP Application # 000400

Properties across John Street to the North

2546 Government St. DP Application # 000400

Properties across John Street to the North

2546 Government St. DP Application # 000400

Rendering of Proposed Porte-Cochere Addition Viewed from John Street

Mercedes Benz Renovation
Service Reception

2546 Government Street, Victoria, BC

REGISTERED OWNER
1183918 Ontario Limited
c/o Ontasian Enterprises Inc.
220 Stocks Avenue West
Thornhill, Ontario L4J 1A1
(416) 888-8883

ARCHITECT
de Hoog & Gerdt architects
877 Fort Street
Victoria, B.C. V8V 3K3
(250) 658-3307

LIST OF DRAWINGS

Architectural
A000 Cover Sheet
A100 Contextual Site Plans - Existing
A110 Site Plans - Proposed
A120 Floor Plans - Existing & Proposed
A200 Elevations - Existing & Proposed
A400 Sections - Proposed
A500 Vignettes

Issued For Development Permit
22 DEC 2014

2546 Government St. DP Application # 000400

Renderings of Proposed Porte-Cochere Addition Viewed from John Street

1 Site John Street Looking East

2 North Elevation

4 Port Cochere, Sprinter Service

3 Port Cochere

5 Port Cochere, View From John St.

MATERIALS SCHEDULE

de Hoog & Kierulf architects

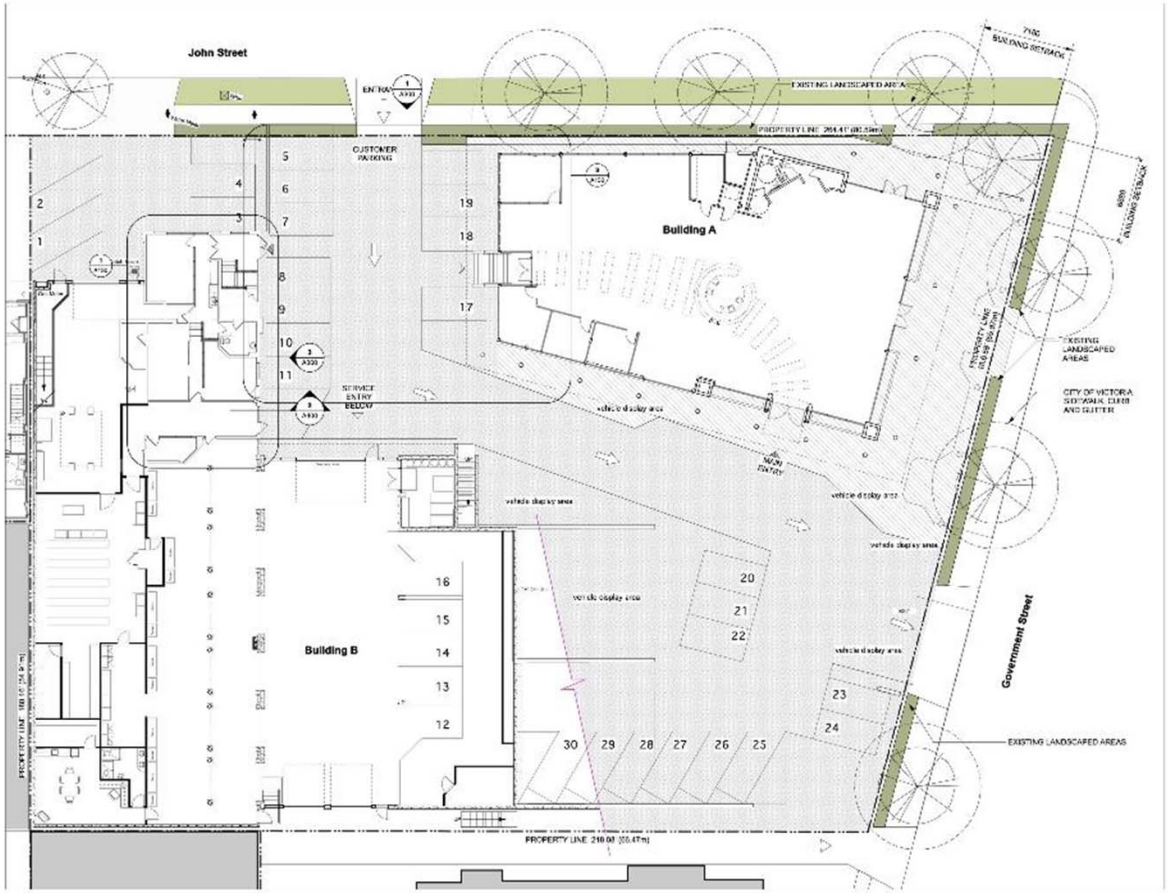
Three Point Motors

Vignettes

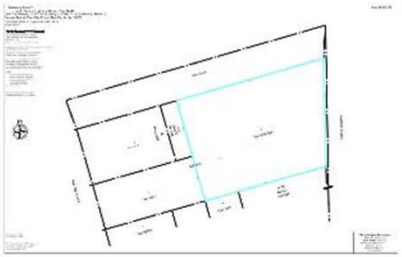
A900

2546 Government St. DP Application # 000400

Existing Site Plan and Landscaping



2 Aerial Context Plan
A100



3 Survey Plan - Consolidated July 2014
Scale: 1:800
A100

de Hoog & Kleruff architects

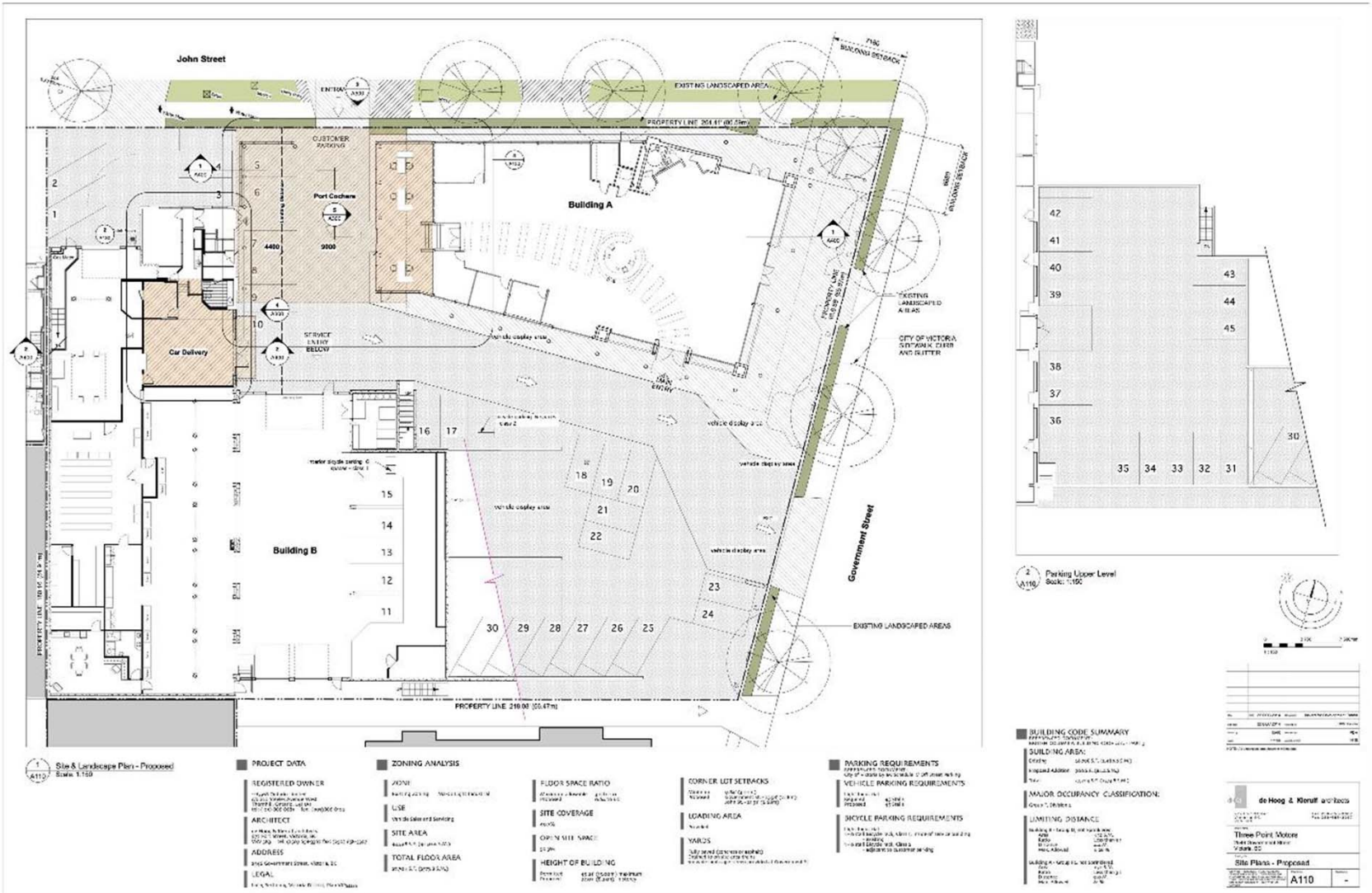
Three Point Motors

Context & Site Plans - Existing

A100

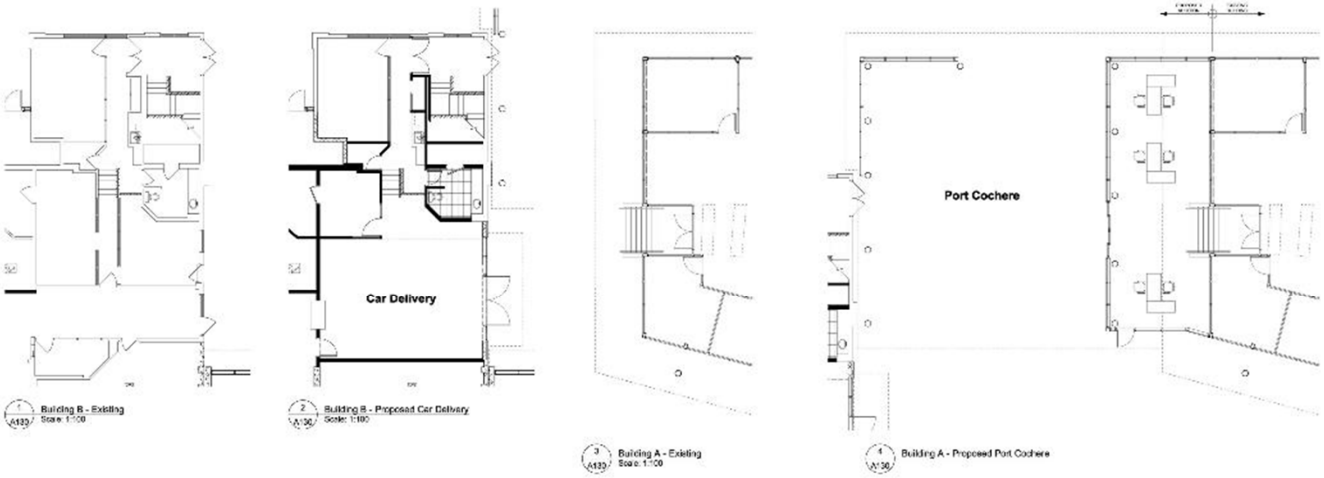
2546 Government St. DP Application # 000400

Proposed Site Plan and Landscaping



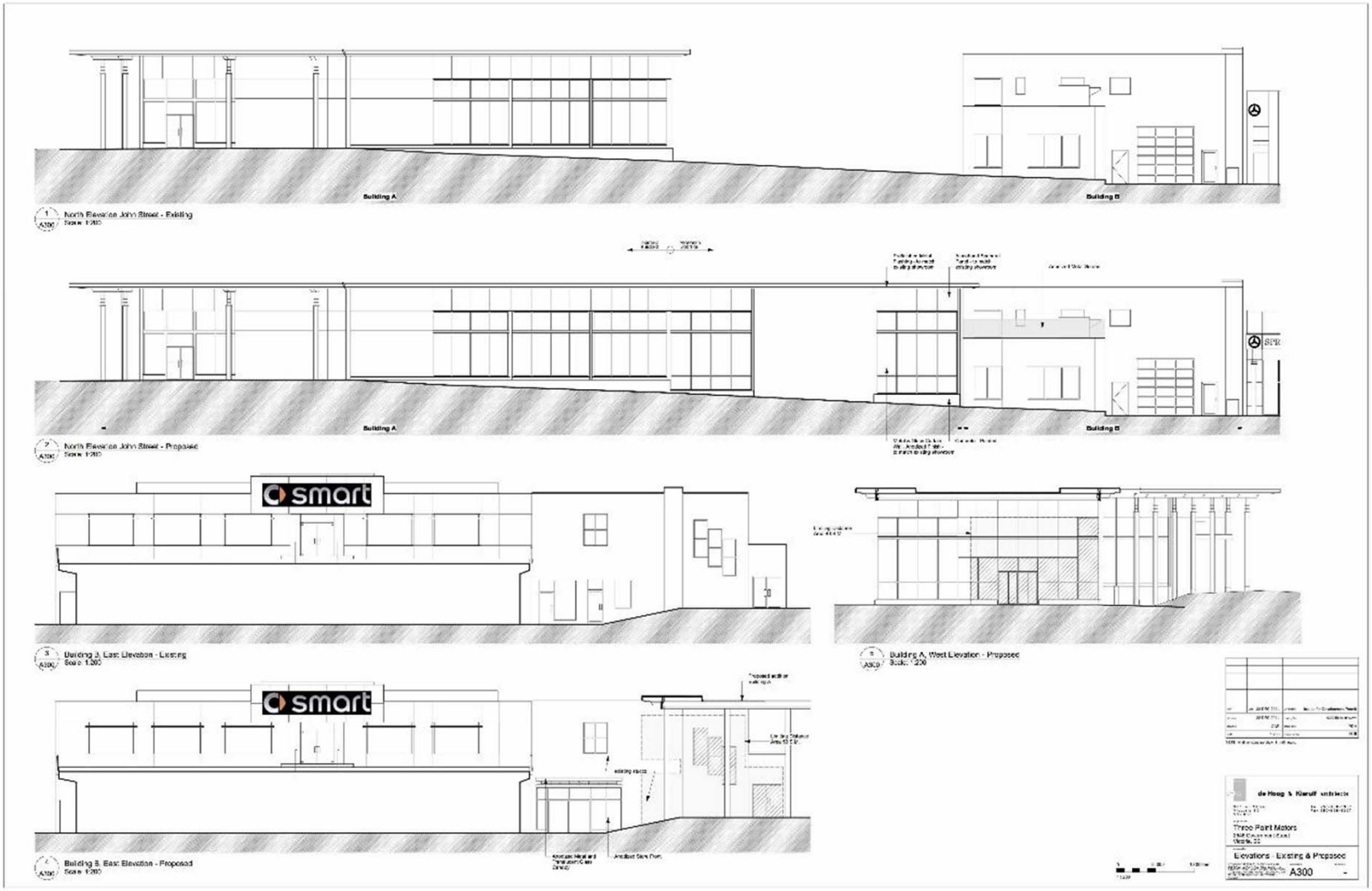
2546 Government St. DP Application # 000400

Existing and Proposed West and East Buildings

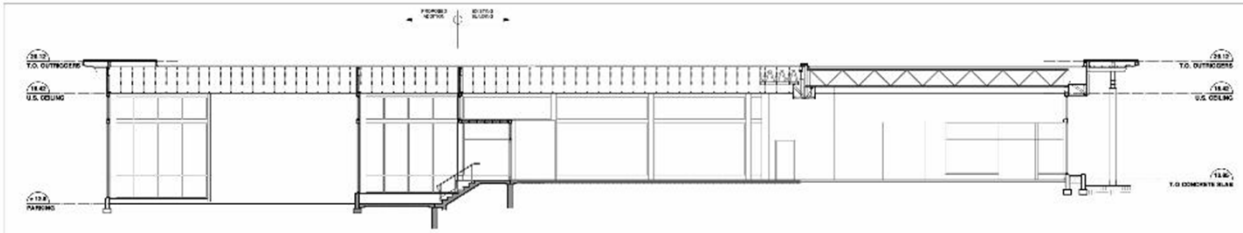


2546 Government St. DP Application # 000400

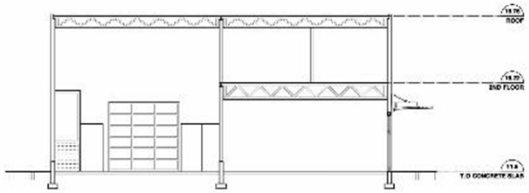
Existing and Proposed Elevations



2546 Government St. DP Application # 000400



1 Building A - Section Proposed
A400 Scale: 1:200



2 Building B - Section Proposed
A400 Scale: 1:200

de Hoog & Kleruff architects

Three Point Motors

Sections - Proposed

A400

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	February 5, 2015
From:	Jim Handy, Senior Planner – Development Agreements, Development Services		
Subject:	**Development Permit with Variance Application #000403 for 450 Dallas Road**		

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 Permit Application #000403 for 450 Dallas Road, in accordance with:

1. Plans date stamped January 21, 2015,
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
   i. Schedule C, Section 16.A.11(c) - Parking relaxed from 1 parking stall to 0 parking stalls for the additional residential unit
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."

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* (OCP). A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

- Pursuant to sections 920(8) and (9), where the purpose of designation is the establishment of objectives for the form and character of a commercial, industrial and multi-family development, a Development Permit may include requirements respecting the character of the development, including the landscaping, siting, form, exterior design and finish of buildings and other structures but may not include requirements regarding the particulars of the landscaping or of the exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 450 Dallas Road. The proposal is to create an additional residential unit within an existing multi-unit building resulting in a one stall parking variance.

The following points were considered in assessing this Application:

- the proposal is consistent with the objectives for multi-unit residential developments in Development Permit Area 16: General Form and Character of the OCP
- the proposal is consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*
- the proposal does not result in any external alterations to the existing building
- the proposal proposes a one stall parking variance only.

BACKGROUND

Description of Proposal

The proposal is to create an additional residential unit within an existing multi-unit building resulting in a one stall parking variance. No alterations to the exterior of the existing building are proposed.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Existing Site Development

The site is zoned R3-H Zone, High Density Multiple Dwelling District and is presently occupied by a 11-storey multi-unit residential building with a two-storey annex.

Relevant History

The original 11-storey building was constructed in 1962 with a total of 58 residential units. A two-storey annex was later constructed increasing the total number of units to 74. The *Zoning Regulation Bylaw* was subsequently revised and the parking requirement increased from 1.2 parking stalls per unit to 1.3 parking stalls per unit. Therefore, in 1981, the parking situation on the property became legally non-conforming.

In 1987, two of the units were combined into a single unit, reducing the total number of units to 73. The applicant now wishes to convert this unit back into two units and, as such, return the total unit count back to 74.

Section 911(10)(a) of the *Local Government Act* (LGA) states that legally non-conforming rights apply if any maintenance, extensions or alterations do not involve a further contravention of the *Zoning Regulation Bylaw*. In this instance, increasing the residential unit count from 73 to 74 results in a requirement for an additional parking stall, so this section of the LGA does not apply. A variance is therefore being requested.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 22, 2015, the Application was referred for a 30-day comment period to the James Bay CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this property with in Development Permit Area 13: General Form and Character.

The existing building consists of 73 multi-family residential units with 38 surface parking stalls. The existing parking situation is legally non-conforming. The proposal is to create an additional residential unit within an existing multi-family building resulting in a one stall parking variance. The resulting scenario would be identical to that which existing prior to 1987 when two units were combined to a single unit. Staff recommend that Council consider supporting this Application as the one stall parking variance would have limited impact on the demand for on-street parking in the vicinity of the site and no external alterations to the existing building are proposed.

CONCLUSIONS

The proposal is to create an additional residential unit within an existing multi-family building resulting in a one stall parking variance. Staff recommend that Council consider supporting this Application as the parking variance would have limited impact on the demand for on-street parking in the vicinity of the site and no external alterations to the existing building are proposed.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application #000403 for the property located at 450 Dallas Road.

Respectfully submitted,

Jim Handy
Senior Planner – Development Agreements
Development Services Division

Alison Meyer
Assistant Director
Development Services Division

Report accepted and recommended by the City Manager:

Jason Johnson

Date: Feb. 11, 2015

JH:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000403\DP DVP PLUC REPORT TEMPLATE1.DOC

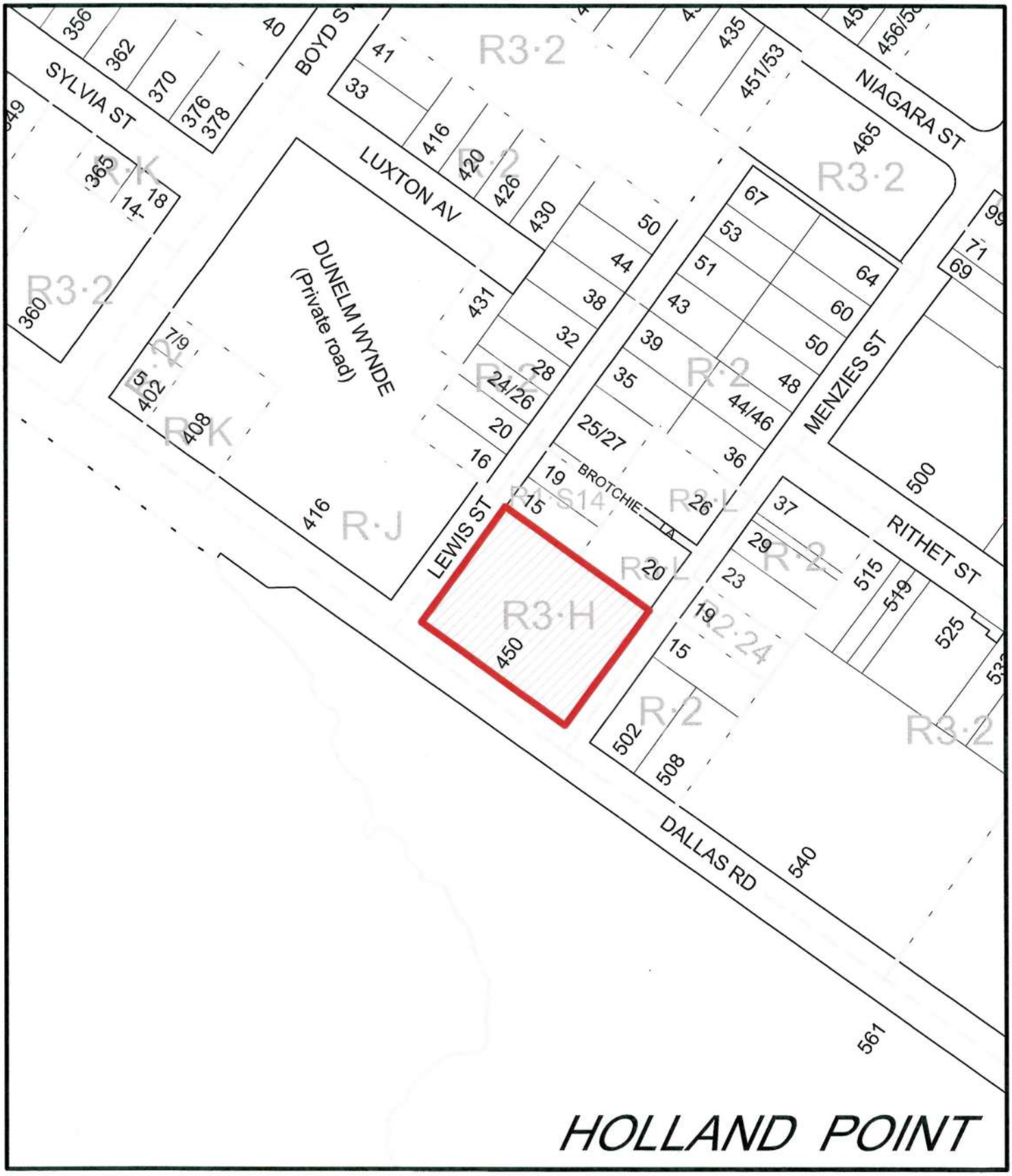
List of Attachments

- Aerial photo
- Zoning map
- Applicant's letter to Council dated January 21, 2015
- Plans dated January 21, 2015.

N

450 Dallas Road
Development Permit #000403

CITY OF VICTORIA



450 Dallas Road
Development Permit #000403

January 19/2015

Jim Handy,
Area Planner
City of Victoria
City Hall: 1 Centennial Square
Victoria, B.C.
V8W 1P6

Re : Relaxation of Development Permit, 450 Dallas, Suite Addition

To Mayor and Council

This is to accompany our application and outline the issue to you.

The rational to allow for the relaxation is as follows:
The building was built in 1962 with a total of 58 units in 11 stories. A few years later the annex was built with 16 suites which brought the total number of suites on site up to 74.
We found records of a building permit application to merge two ground level suites into one large suite in the tower, which was approved. Since this time the suite count on site was reduced to 73.
Our proposal is to divide the same large suite on the ground floor back into two suites as per the original building permit in 1962. This brings the count back up to 74. We are restoring the original suite count as approved in 1962.
The modifications would require only interior work and no alterations to the building facade or parking. This is further supported by the fact that this rental property is within walking distance to public transport and all major amenities.

Regards

Eric Barker Architect AIBC LEED / AP

ERIC BARKER ARCHITECT INC.
727 Pandora Avenue Victoria BC V8W 1N9 | eba@ericbarkerarchitect.ca | 250-385-4565
R:\Current_drawings\00000_2014 Projects\201412 450 Dallas Road\correspondence\Letter to Major and Council.docx

CONTACT INFORMATION:

OWNER:

STARLIGHT INVESTMENTS
401 THE WEST MALL, SUITE 1100
TORONTO, ON M9C 5J5

CONTACT: MALCOLM JASTREBSKI
PHONE: 647 725 0437
EMAIL:
MJASTREBSKI@STARLIGHTINVEST.COM

ARCHITECTURAL:

ERIC BARKER ARCHITECT
727 PANDORA AVE
VICTORIA, BC, V8W 1N9

CONTACT: MARKUS PARKER
PHONE: 250 385 4565 EXT. 29
EMAIL:
MPARKER@ERICBARKERARCHITECT.CA

Project Description:

ADDITION OF ONE SUITE TO AN EXISTING MULTISTORY RESIDENTIAL BUILDING. INTERIOR WORK ONLY. NO CHANGES TO BUILDING FACADE OR BUILDING FOOTPRINT AND SITE COVERAGE. ADDITION OF ONE NEW SUITE FOR A TOTAL NEW SUITE COUNT OF 74 SUITES.

UNIT COUNT EXISTING

ANNEX

GROUND	2
L2	7
L3	7
	16

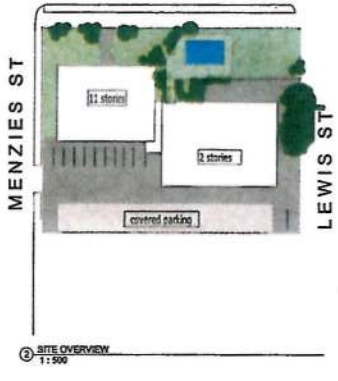
MAIN BLDG.

GROUND	2
L1 THRU L7 (6 EA)	42
L8 THRU L10 (4 EA)	12
PENTHOUSE	1
	57

TOTAL EXISTING UNITS: 73

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
A101	SITE PLAN	01/16/2015
A102	PLAN	01/16/15



② SITE OVERVIEW
1 : 500

① Site Ground Level Footprint
1 : 240

1/19/2015 3:01:54 PM

ERIC BARKER ARCHITECT Inc.

CIVIC ADDRESS

Street Number: 450
Street Name: DALLAS ROAD

LEGAL DESCRIPTION:

PID: 003-983-943

FOLIO: 02130017

LOT 1, BECKLEY FARM, VICTORIA, PLAN 16037

ZONING:

R3-H

EXISTING UNIT COUNT

73 APPROVED IN 1987 BP # 84442

PROPOSED UNIT COUNT

74

EXISTING PARKING STALL COUNT

38_ NO CHANGE

NEW SUITES AREAS

10A=748 sf
(69.5 sm)
10B=716 sf
(66.5 sm)

No.	Date	Description
		R:\Current drawings\450000 2014 Projects\201442 450 Dallas Road\DP Plan.rvt

DP application

Starlight Investment

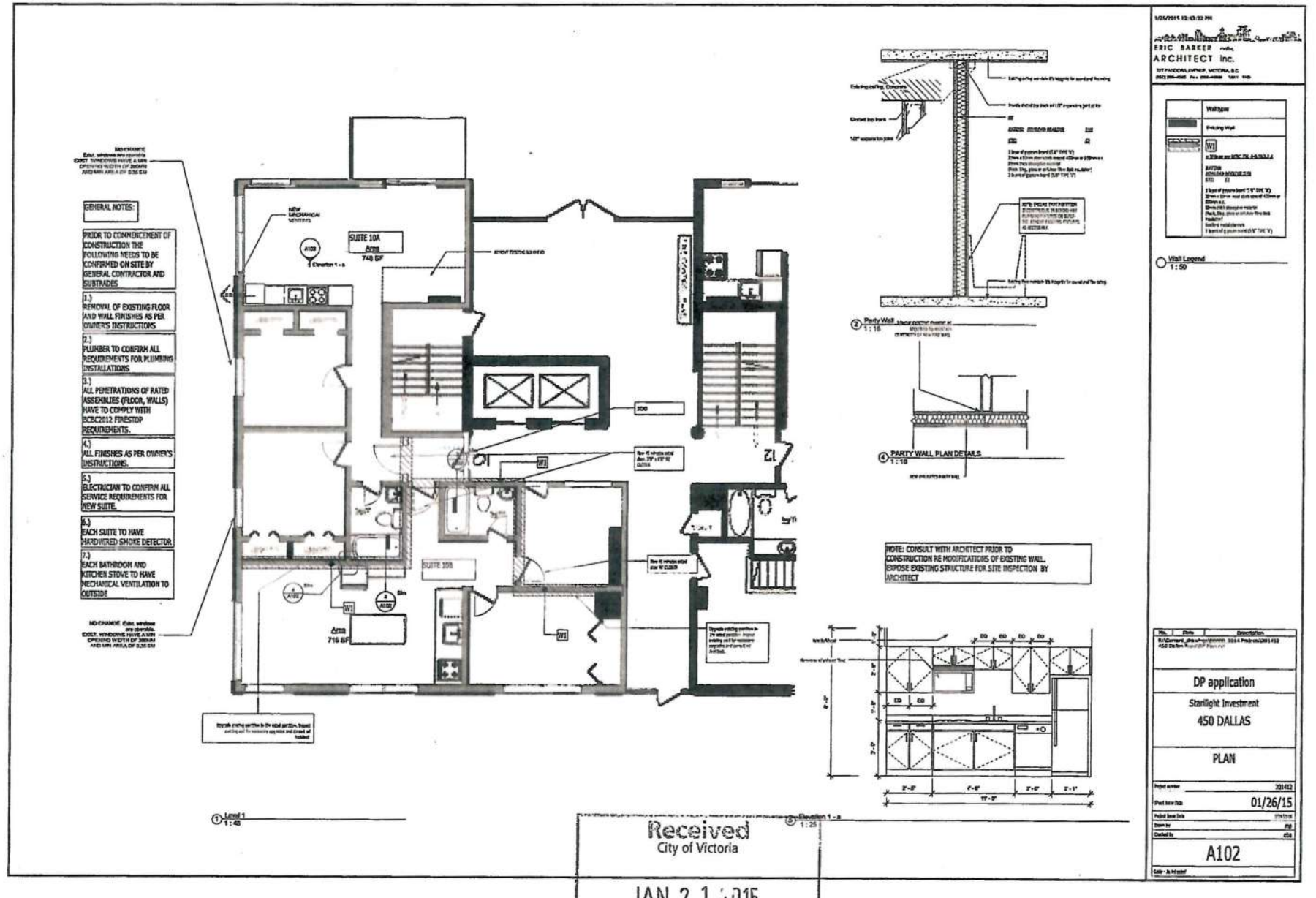
450 DALLAS

SITE PLAN

Project Number	201442
Sheet Issue Date	01/16/2015
Project Issue Date	1/16/2015
Drawn by	dip
Checked by	ebb

A101

Scale As indicated



JBNA

James Bay Neighbourhood Association

234 Menzies St
Victoria, B.C.
V8V 2G7

www.jbna.org

February 16th, 2015

Re: 450 Dallas Rd DVPApplication No. 000403

Dear Mayor and Councilors,

We are in receipt of a NOTICE OF HEARING dated January 22, 2015, from the City regarding the Development Variance Permit for 450 Dallas Rd.

As the proposal did not go through the CALUC process, we have NOT had the opportunity to host a meeting to consider the proposal. Hence, we are not in a position to comment on the attributes. Additionally, we are not aware of any consultation that may have occurred with adjacent and nearby neighbours regarding the variance on the already non-conforming parking situation.

However, we realize that additional on-street parking can be an issue for nearby neighbours. In keeping with the City's intention of ensuring that consultation with those affected has taken place, we ask Mayor and Council to ensure that neighbour opinions/voices have been sought by the proponent and any responses well-considered before making any decision on this application.

If the City has received communications from the adjacent and nearby neighbours as to the **acceptability of additional on-street parking**, particularly in an area which is heavily impacted by cruise-ship traffic volumes, we would appreciate receiving copies of same.

Sincerely,

Tom Coyle

Tom Coyle
JBNA CALUC Chair

Cc: JBNA Board

JBNA ~ honouring our history, building our future

Subject: 450 Dallas Rd

February 18,2015

Re: 450 Dallas Rd. Development Variance Application Feb.19

Council Members,

This is regarding tomorrow's meeting of the Planning and Land Use Committee. Our Project before you is the Development Permit with Variance application for a parking variance on 450 Dallas Rd.

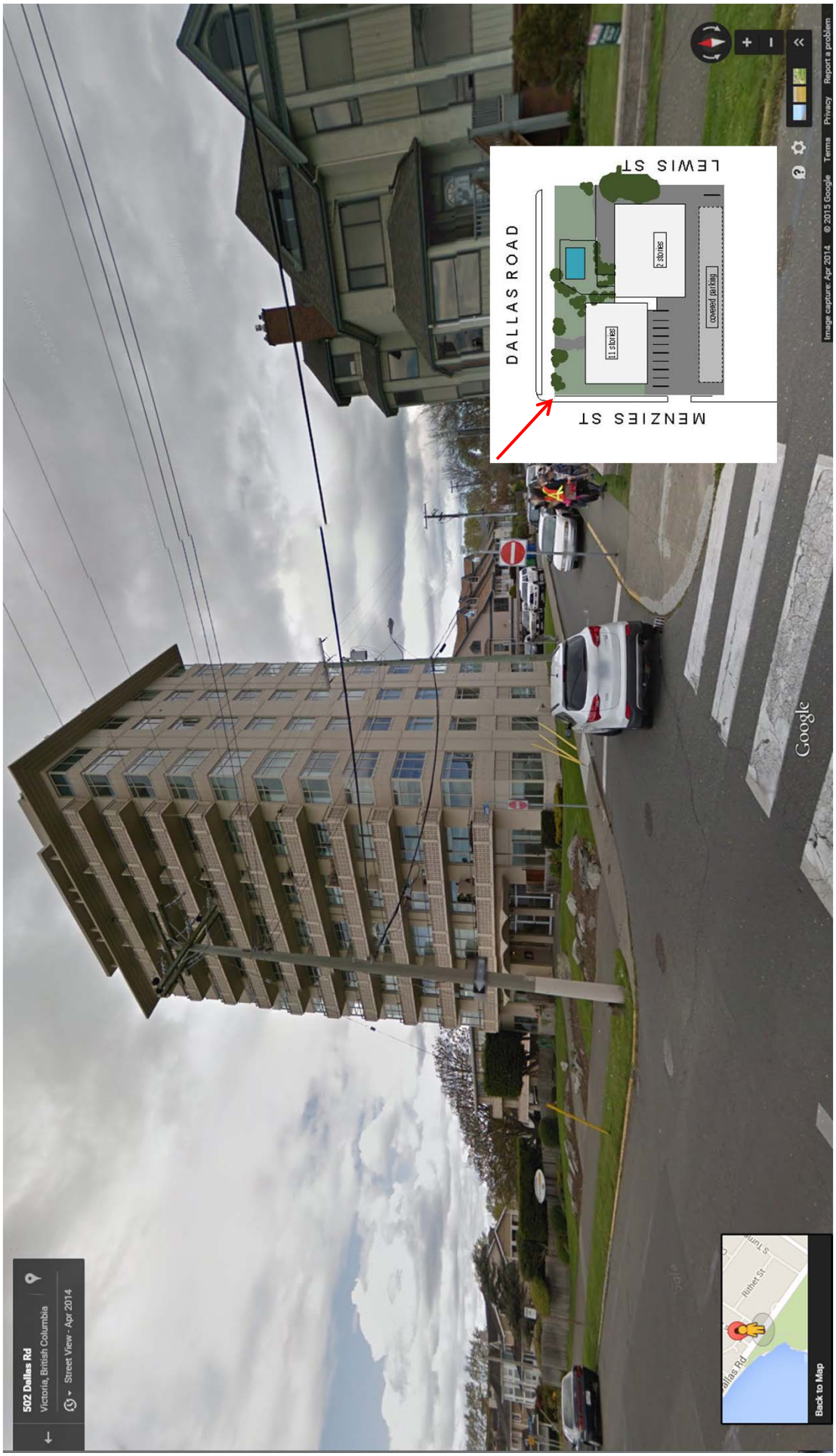
The building was built in 1962 as a 73 suite apartment building with its current parking numbers. In the mid-seventies two suites on the ground floor were combined into one suite reducing the total number of suites to 72 . In the intervening years the parking ratio in Schedule C of the zoning by-law for buildings like this changed from 1.2 to 1.3 .The current owner, our client, wishes to take the same ground floor suites that were combined in the mid-seventies and separate them into two suites returning the building to the same physical layout and suite count when built in 1962 .

Because the parking ratio has changed from when the building was originally built, the current addition of a suite triggers the need for parking variance approval. The modifications would require only interior work and no alterations to the building facade or parking. This additional suite would increase the rental property in a location that is within walking distance to James Bay village and has good connectivity to public transport. Given these two factors we would like you to consider the parking variance to allow for the re-establishment of the original suite count on site as it was approved in 1962.

Sincerely,

Eric Barker Architect AIBC LEED / AP

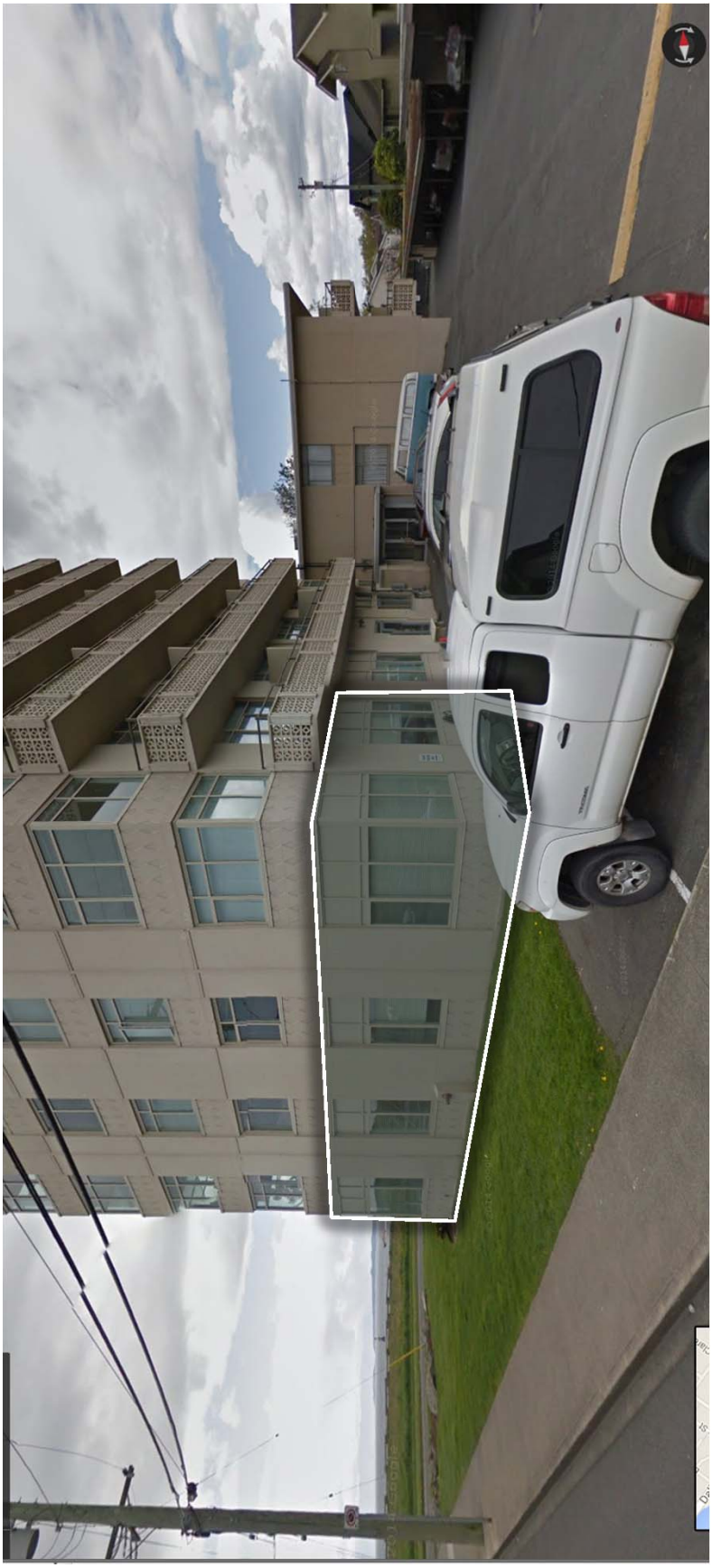

BOYD ST
DUNELM WYNDE
LEWIS ST
BROTCHY LANE
MENZIES ST
DALLAS RD
Holland Point Park
Lewis Park
408
402
7/9
5
416
431
24/26
20
16
28
32
38
25/27
19
15
450
35
39
43
26
20
36
44/46
48
50
60
37
29
23
19
15
502
508
640
515
519
500
525


502 Dallas Rd
Victoria, British Columbia
Street View - Apr 2014
DALLAS ROAD
MENZIES ST
LEWIS ST
11 stories
8 stories
covered parking
Image capture: Apr 2014 © 2015 Google
Terms
Privacy
Report a problem
Google
Back to Map

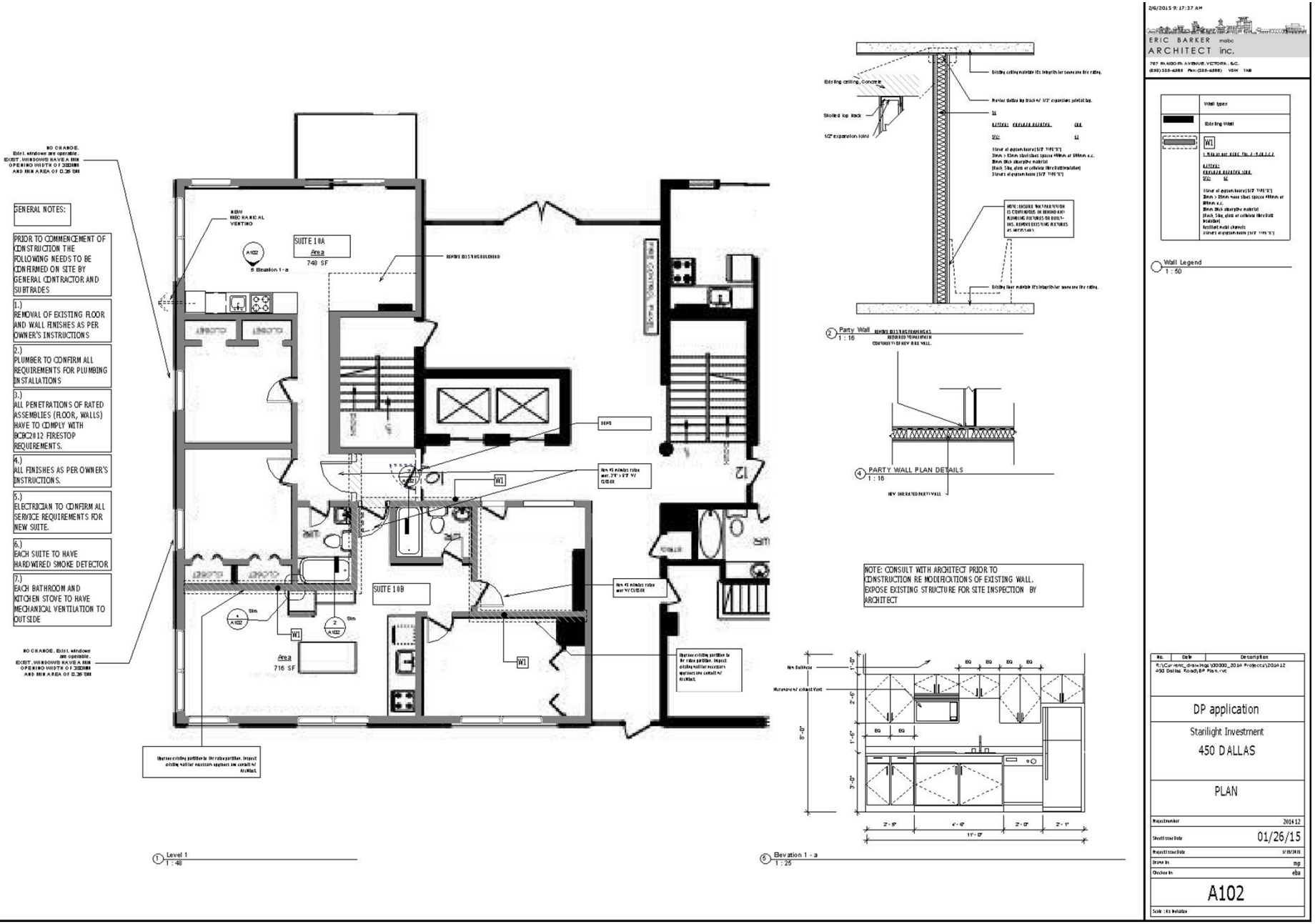
Existing Parking at 450 Dallas Road

Menzies Street

Neighbouring Properties




LEWIS ST
DALLAS ROAD
MENZIES ST
12 stories
11 stories
covered parking


NO CHANGE. Exist. windows are operable. EXIST. WINDOWS HAVE A MIN OPENING WIDTH OF 380MM AND MIN AREA OF 0.35 SM
GENERAL NOTES:
PRIOR TO COMMENCEMENT OF CONSTRUCTION THE FOLLOWING NEEDS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR AND SUBTRADES
1.) REMOVAL OF EXISTING FLOOR AND WALL FINISHES AS PER OWNER'S INSTRUCTIONS
2.) PLUMBER TO CONFIRM ALL REQUIREMENTS FOR PLUMBING INSTALLATIONS
3.) ALL PENETRATIONS OF RATED ASSEMBLIES (FLOOR, WALLS) HAVE TO COMPLY WITH BCBC2012 FIRESTOP REQUIREMENTS.
4.) ALL FINISHES AS PER OWNER'S INSTRUCTIONS.
5.) ELECTRICIAN TO CONFIRM ALL SERVICE REQUIREMENTS FOR NEW SUITE.
6.) EACH SUITE TO HAVE HARDWIRED SMOKE DETECTOR
7.) EACH BATHROOM AND KITCHEN STOVE TO HAVE MECHANICAL VENTILATION TO OUTSIDE
NO CHANGE. Exist. windows are operable. EXIST. WINDOWS HAVE A MIN OPENING WIDTH OF 380MM AND MIN AREA OF 0.35 SM
NEW MECHANICAL VENTING
SUITE 10A
Area
748 SF
5 Elevation 1 - a
REMOVE EXISTING BULKHEAD
DEMO
W1
New 45 minutes rated door 2'0" x 6'8" W/ CLOSER
SUITE 10B
Area
716 SF
Stm
New 45 minutes rated door W/ CLOSER
Remove existing partition to the rated partition. Inspect existing wall for necessary upgrades and consult w/ Architect.
Remove existing partition to the rated partition. Inspect existing wall for necessary upgrades and consult w/ Architect.
Level 1
1 : 48
Existing ceiling, Concrete
Stolled top track
1/2" expansion joint
Existing ceiling material its integrity for same one fire rating.
Metal Stolled top track w/ 1/2" expansion joint at top.
Existing floor material its integrity for same one fire rating.
Party Wall
1 : 16
PARTY WALL PLAN DETAILS
1 : 16
NEW DEDICATED PARTY WALL
NOTE: CONSULT WITH ARCHITECT PRIOR TO CONSTRUCTION RE MODIFICATIONS OF EXISTING WALL. EXPOSE EXISTING STRUCTURE FOR SITE INSPECTION BY ARCHITECT
New Bulkhead
Microwave w/ exhaust Vent
Elevation 1 - a
1 : 25
ERIC BARKER mabc
ARCHITECT inc.
Wall Types
Existing Wall
W1
Wall Legend
1 : 50
No. Date Description
DP application
Starilight Investment
450 DALLAS
PLAN
Project number 201412
Sheet issue Date 01/26/15
Drawn by mg
Checked by eba
A102
Scale : As indicated

CONTACT INFORMATION:

OWNER:

STARLIGHT INVESTMENTS
401 THE WEST MALL, SUITE 1100
TORONTO, ON M9C 5J5

CONTACT: MALCOLM JASTREBSKI
PHONE: 647 725 0437
EMAIL:
MJASTREBSKI@STARLIGHTINVEST.COM

ARCHITECTURAL:

ERIC BARKER ARCHITECT
727 PANDORA AVE
VICTORIA, BC, V8W 1N9

CONTACT: MARKUS PERKER
PHONE: 250 385 4565 EXT. 29
EMAIL:
MPIRKER@ERICBARKERARCHITECT.CA

Project Description:

ADDITION OF ONE SUITE TO AN EXISTING MULTISTORY RESIDENTIAL BUILDING. INTERIOR WORK ONLY. NO CHANGES TO BUILDING FACADE OR BUILDING FOOTPRINT AND SITE COVERAGE. ADDITION OF ONE NEW SUITE FOR A TOTAL NEW SUITE COUNT OF 74 SUITES.

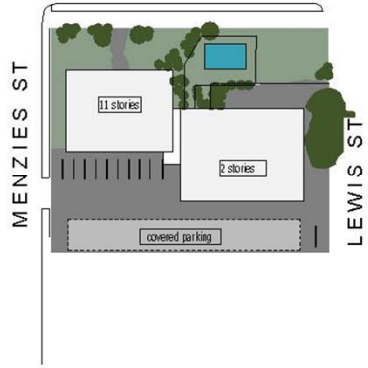
UNIT COUNT EXISTING

ANNEX		
GROUND		2
L2		7
L3		7
		16
MAIN BLDG.		
GROUND		2
L1 THRU L7 (6 EA)	42	
L8 THRU L10 (4 EA)	12	
PENTHOUSE		1
		57

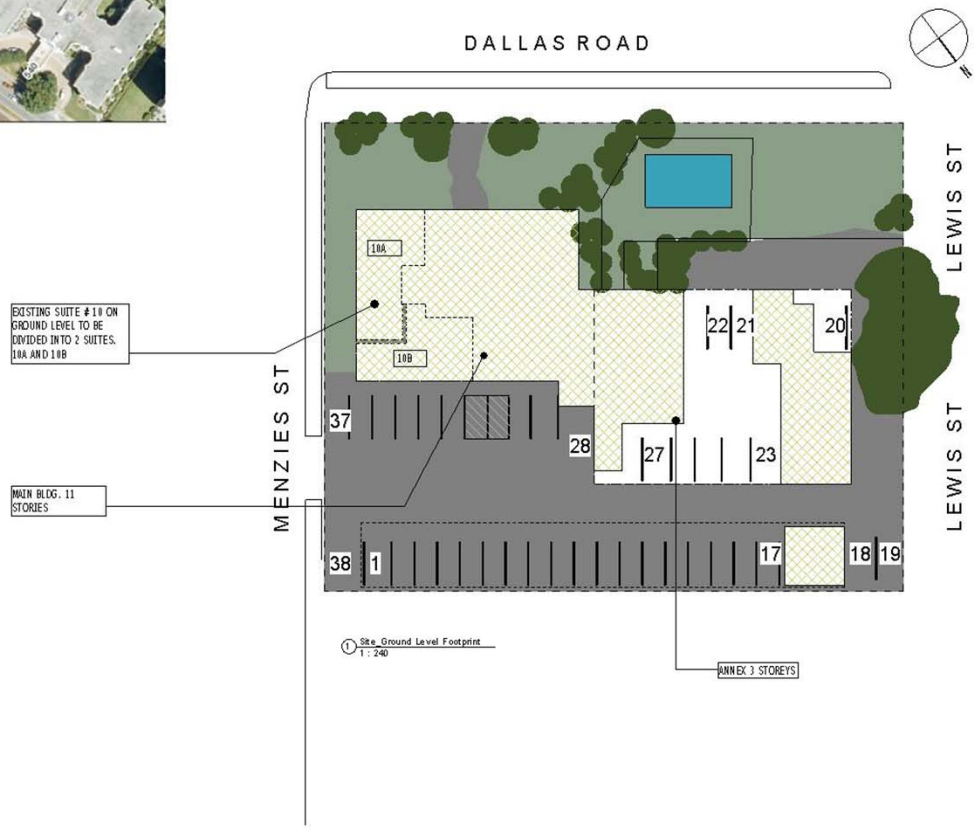
TOTAL EXISTING UNITS: 73

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
A101	SITE PLAN	01/16/2015
A102	PLAN	01/26/15



2 SITE OVERVIEW
1 : 500



1 Site_Ground Level Footprint
1 : 240

2/6/2015 9:17:37 AM

ERIC BARKER mabc
ARCHITECT inc.
727 PANDORA AVENUE, VICTORIA, B.C.
(250) 385-4565 Fax: (250-4565) V8W 1N9

CIVIC ADDRESS

Street Number: 450
Street Name: DALLAS ROAD

LEGAL DESCRIPTION:

PID: 003-983-943

FOLIO: 02130017

LOT 1 , BECKLEY FARM, VICTORIA, PLAN 16037

ZONING:

R3-H

EXISTING UNIT COUNT

73 APPROVED IN 1987 BP # 84442

PROPOSED UNIT COUNT

74

EXISTING PARKING STALL COUNT

38_ NO CHANGE

NEW SUITES AREAS

10A=748 sf
(69.5 sm)
10B=716 sf
(66.5 sm)

No.	Date	Description
		R:\Current_drawings\00000_2010 Projects\2010-12 450 Dallas Road\BP Plan.rvt

DP application

Starilight Investment

450 DALLAS

SITE PLAN

Project Number	201412
Sheet Issue Date	01/16/2015
Project Issue Date	1/18/2015
Drawn by	mg
Checked by	eba

A101

Scale : As Indicated


RITHET ST
MENZIES ST
LEWIS ST
DUNELM WYNDE
DALLAS RD
BOYD ST
Holland Point Park
Lewis Park
500
525
519
515
60
50
48
44/46
43
39
38
35
37
36
29
26
25/27
23
19
20
15
508
502
640
450
32
28
24/26
20
19
16
15
431
416
408
402
7/9
5

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	January 30, 2015
From:	Brian Sikstrom, Senior Planner, Development Services Division		
Subject:	**Development Permit with Variances Application #000395 for 1961 Douglas 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 Permit Application #000395 for 1961 Douglas Street, in accordance with:

1. Plans date stamped December 15, 2014
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. Section 5.1.6 – Site coverage increased from 30% to 67.80% (an increase of 0.23% above existing);
   ii. Section 5.1.8 – Open site space decreased from 30% to 8.04% (a decrease of 0.23% below existing);
   iii. Section 5.1.11 – Setback from north lot boundary (Discovery Street) reduced from 7.50m to 0.40m (existing),
3. Schedule C, Section 5 (1) – Off-street parking requirement reduced from 49 stalls (48 stalls previously approved) to 48 stalls.
4. 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."

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 designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1961 Douglas Street. The proposal is to construct a small addition to the existing hotel to create new office space and convert an existing office to a hotel room. Variances are required related to site coverage, landscaping, front yard setbacks and parking.

The following points were considered in assessing this Application:

- the proposal is consistent with objectives to revitalize commercial uses along corridors in Development Permit Area 7A: Corridors
- the requested variances related to site coverage, open site space and the front yard setback are due to the siting and size of the existing hotel. The requested off-street parking reduction of one space is acceptable in this location.

BACKGROUND

Description of Proposal

The proposal is to construct a small addition to the existing hotel to create new office space and to convert an existing office to a hotel room.

Specific details include:

- adding 9.9m^2 for office space on the north side of the hotel
- converting former office space to a hotel room.

The small addition triggers variances for open site space, site coverage and front yard setbacks all of which are currently non-conforming under the existing T-1 Zone, Limited Transient Accommodation District. The addition of one hotel room triggers the requirement for one additional on-site parking space.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Existing Site Development and Development Potential

The site is presently occupied by the hotel with associated parking accessed from Caledonia Avenue as well as spaces under the building.

The property is in the T-1 Zone, Limited Transient Accommodation District, which permits hotels and associated uses. The building is legal but non-conforming with respect to its site coverage, open site space as well as north and west setbacks.

Relevant History

On June 12, 2014, Council approved a Development Permit with Variances for the replacement of a nightclub on the main floor at the east end of the building with 10 hotel rooms. The variance relaxed the off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 7, 2015, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property with in DPA# 7A, Corridors.

The Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments. The objectives of the designation include revitalization of commercial uses along corridors. The proposed exterior change is in keeping with the appearance of the building.

The requested variances for site coverage, open site space and front yard setback are due to the siting and size of the existing hotel. The requested off-street parking reduction of one space is acceptable in this location.

Local Area Plans

The proposal is within the Core Employment Place Designation of the *Official Community Plan, 2012* and is consistent with the place character features which include buildings set close to the street.

CONCLUSIONS

The proposal is consistent with objectives to revitalize commercial uses along corridors in Development Permit Area 7A: Corridors and the requested variances would have minimal or no impact on the surrounding area.

ALTERNATE MOTION

That Council decline Development Permit Application #000395 for the property located at 1961 Douglas Street.

Respectfully submitted,

Brian Sikstrom
Senior Planner
Development Services

Alison Meyer
Assistant Director
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager: _____
Jason Johnson

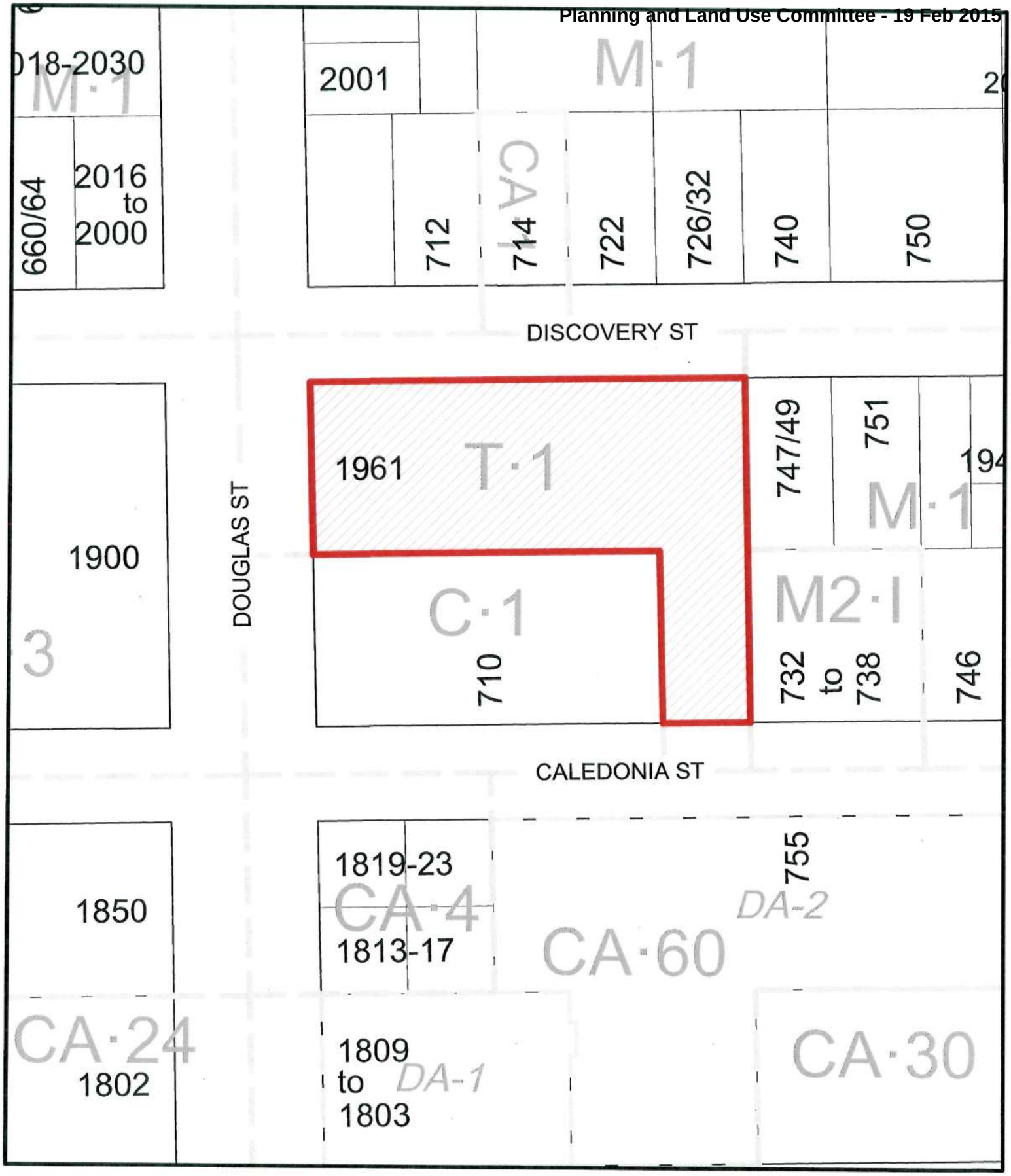
Date: Feb. 11, 2015

BMS:aw

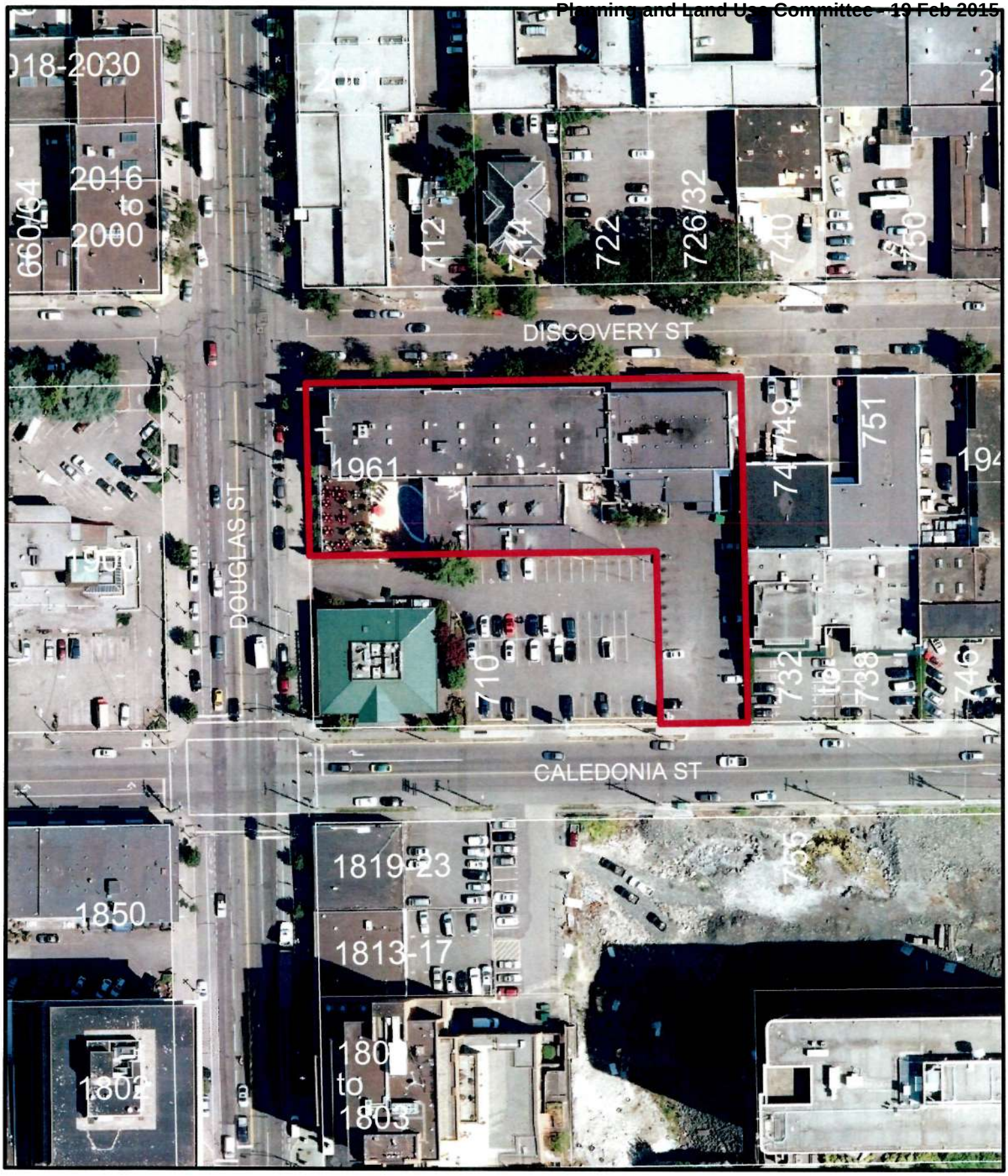
S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000395\DP DVP PLUC REPORT TEMPLATE1.DOC

List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated December 16, 2014
- Plans dated December 15, 2014.



1961 Douglas Street
Development Permit #000395



N

1961 Douglas Street
Development Permit #000395

CITY OF VICTORIA

PRAXIS
architects inc.
Michael D. Levin, MAIBC • Robert Rocheleau, MAIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
prax@telus.net

December 16, 2014

Mayor and Council
Planning Department
City of Victoria
#1 Centennial Square
Victoria, B.C.

Re: Office Addition
Capital City Centre Hotel
1961 Douglas

Your Worship and Councilors;

The new owner of the Hotel desires to make his operation more efficient. The management office is currently located in a former guest suite immediately behind the front desk in the lobby. The office is three steps higher than the front desk and there is no visual connection between the office and the front desk/lobby. The owner would like to get the office onto the Lobby level and make visual and physical contact with the desk and customers.

We propose a new management office that incorporates a portion of the front desk area and an existing exterior area facing Discovery. The area is defined by raised foundation walls level with the lobby floor and an existing concrete slab floor recessed about 6" from the lobby floor. The exterior area is about 3'6" above the sidewalk.

The new office area will be about 235sf. The area will be comprised of about 130sf from within the Lobby and 105 sf added on to the existing building. The office addition foundation is already defined by existing retaining walls and concrete floor slab. The upper two storeys of the hotel cantilever over a portion of the office roof .

The addition will have full height windows facing Discovery and facing the hotel entry path from the street. The west side of the addition will be a one storey blank wall providing closure to the adjacent patio currently provided by a fence. The former office will revert back to a guest suite with access to this patio.

The addition will add 9.9m2 to the total building area of the Hotel, currently 4290m2. It will create two variances. It will increase the already non-conforming maximum allowable site coverage from 67.57% to 67.8% and it will decrease in the already non-conforming minimum required open site space to 8.036% from 8.275%.

It is useful to remember that the Sopranos Club, now in the midst of demolition, had created larger variances for these two statistics. The basic stats are displayed below:

FSR with Sopranos – 1:1.072
FSR with 10 new rooms – 1:1.059
FSR with office addition – 1:1.06

Site Coverage with Sopranos – 68.95%
Site Coverage with 10 new rooms - 67.57%

Site Coverage with office addition – 67.8%

Open Site Space with Sopranos – 6.895%
Open Site Space with 10 new rooms – 8.275%
Open Site Space with office addition- 8.036%

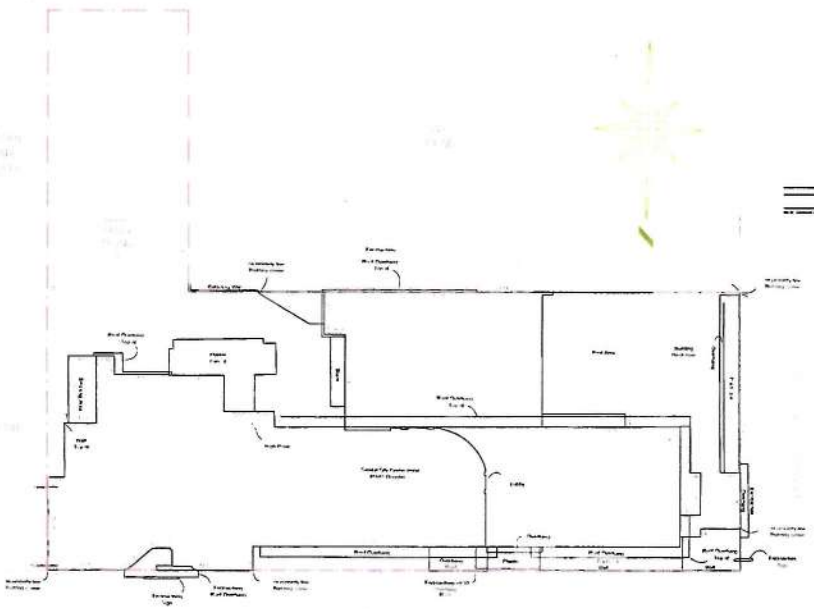
There is a current one car variance as the recent addition of green space to the new rooms replacing Sopranos removed one existing parking stall. The reversion of the current management office back into a guest room will create an additional parking stall requirement. To overcome this variance the owner is prepared to obtain a covenant for two stalls from the 46 car parking lot immediately opposite the hotel. This lot is owned by the hotel under separate title. The stalls are used by hotel guests at the pleasure of the owner. The Planning Department advises that this option is not available to the owner so in spite of the stalls being available to Hotel Guests only, we are applying for the additional one car variance.

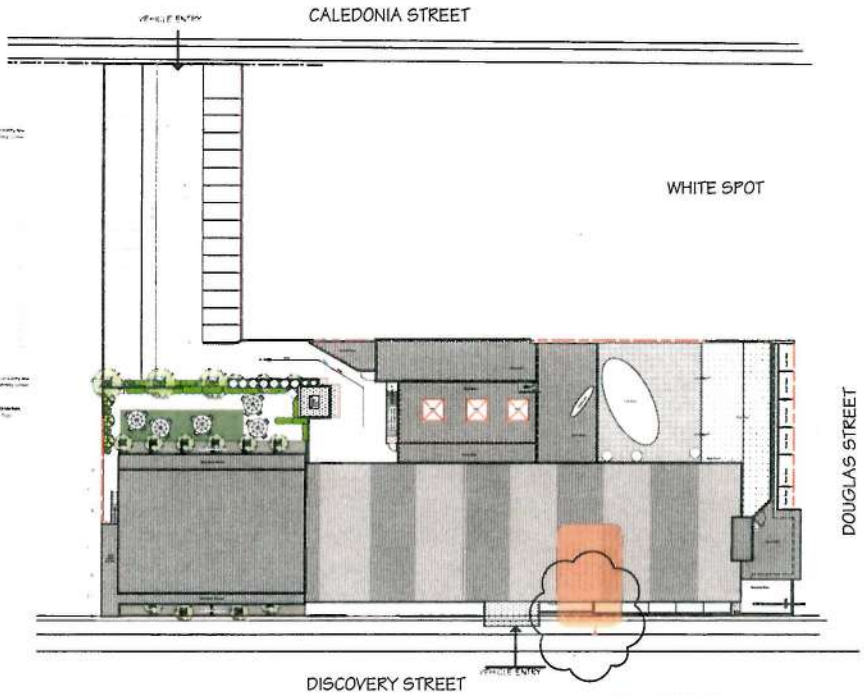
The Planning Department also advises that even though the existing building has zero-setback on the north property line (Discovery Street) the new office addition setback of 450mm is considered a variance. City Bylaw requires that any new construction conform to the setback requirement of 7.5m or a variance must be applied for. We note that the foundation wall upon which the north wall of the office is located is about 150mm from the property line, and stands from 3′ to 6′ above the sidewalk. That wall is part of the original hotel construction from the 1960's. Never-the-less, by this letter, we are applying for this additional variance.

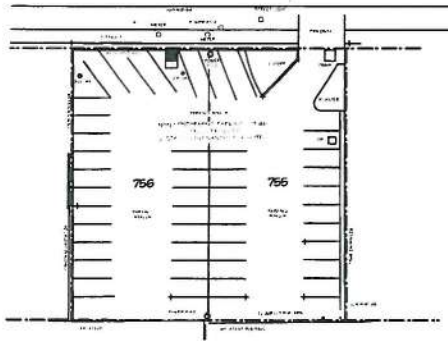
Based on these very small differences between the recently approved Development Permit for the10 unit addition and this application for an office area we hope that you will find these minor changes supportable.

Sincerely,
Praxis Architects Inc

Michael D. Levin, MAIBC
Director







SITE PLAN

Grade Calculation					
Gr 1	Gr 2	Total	÷ 2	distance	TOTAL
17.2	17.3	34.5	17.25	12.35	213.0375
17.3	17.3	34.6	17.3	2.2	38.06
17.3	17.3	34.6	17.3	7.5	129.75
17.3	17.6	34.9	17.45	8.79	153.3855
17.6	17.4	35	17.5	3.67	64.225
17.4	17.2	34.6	17.3	2.42	41.866
17.2	17.2	34.4	17.2	2.42	41.624
17.2	16.5	33.7	16.85	7.1	119.635
16.5	14.1	30.6	15.3	18.73	286.569
14.1	13.8	27.9	13.95	11.34	158.193
13.8	14.4	28.2	14.1	14.85	209.385
14.4	14.7	29.1	14.55	3.51	51.0705
14.7	15.7	30.4	15.2	7.86	119.472
15.7	16.1	31.8	15.9	0.1	1.59
16.1	15.8	31.9	15.95	8.85	141.1575
15.8	13.8	29.6	14.8	30.16	446.368
13.8	12.9	26.7	13.35	13.17	175.8195
12.9	11.1	24	12	11.75	141
11.1	9.7	20.8	10.4	36.72	381.888
9.7	17.2	26.9	13.45	91.86	1235.517
TOTAL					4149.6125
PERIMETER OF THE BUILDING					307.1
GRADE CALCULATION					
	4149.6125÷307.1=				13.512252

DATA TABLE

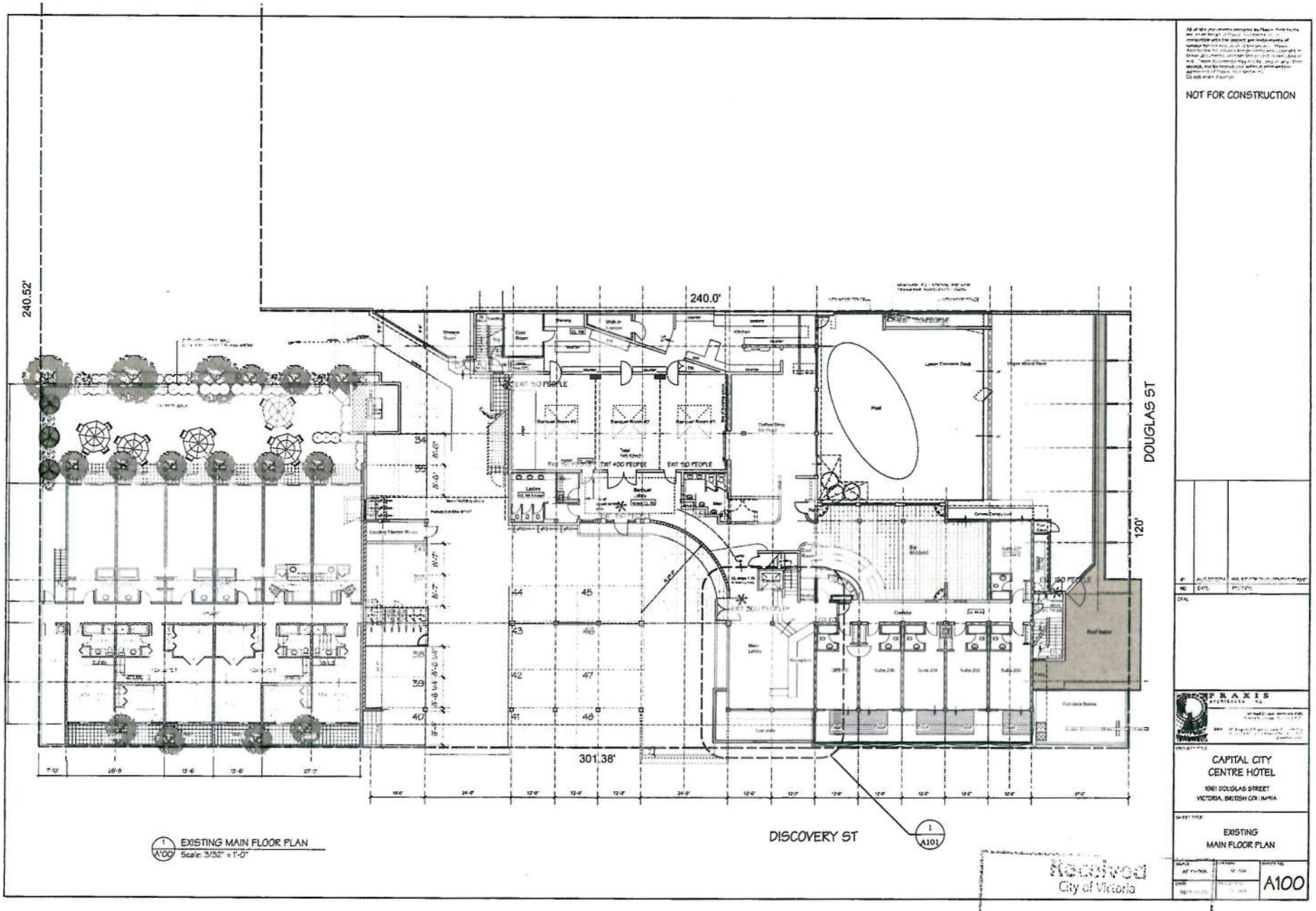
Received
City of Victoria
DEC 15 2014

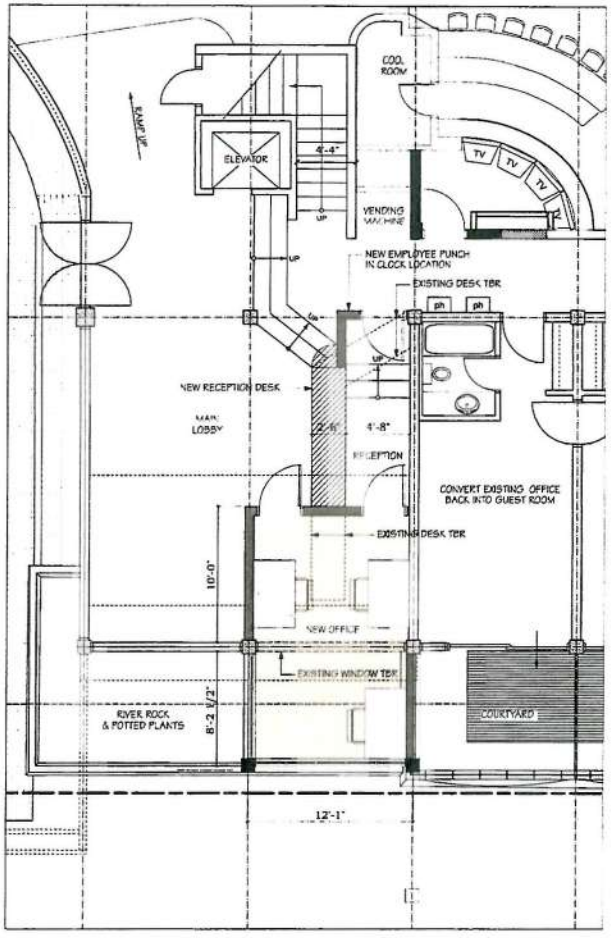
PRAXIS

CAPITAL CITY CENTRE HOTEL
1901 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

SITE & PARKING PLAN

A001





1 A101 PROPOSED FLOOR PLAN CHANGES
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO	DATE	REVISION
3		
2		
1		

SEAL

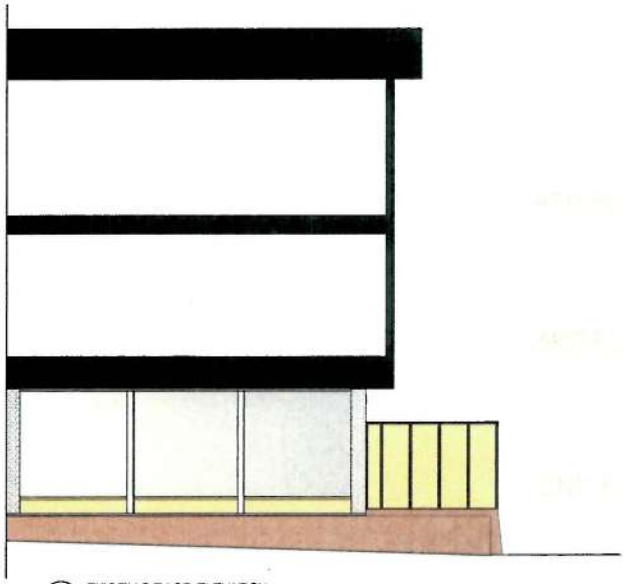
PRAXIS ARCHITECTS INC.

PROJECT TITLE
CAPITAL CITY CENTRE HOTEL
1961 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

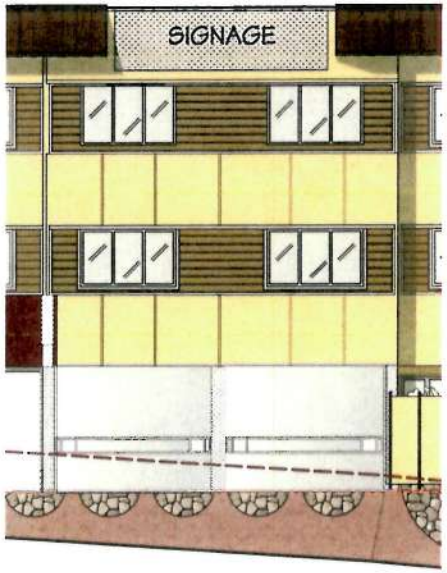
SHEET TITLE
PROPOSED MAIN FLOOR PLAN CHANGES

SCALE: AS SHOWN | DRAWN: M. BOW | SHEET NO. A101
DATE: SEPT 5/2012 | PROJECT NO. 1113-04

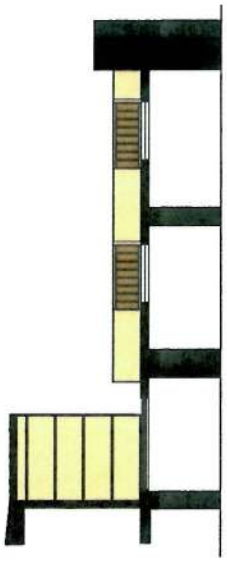
1 A200 EXISTING ELEVATION
Scale: 1/8" = 1'-0"



2 A200 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



3 A200 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 A200 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

MATERIAL LEGEND:

NO | DATE | DESCRIPTION

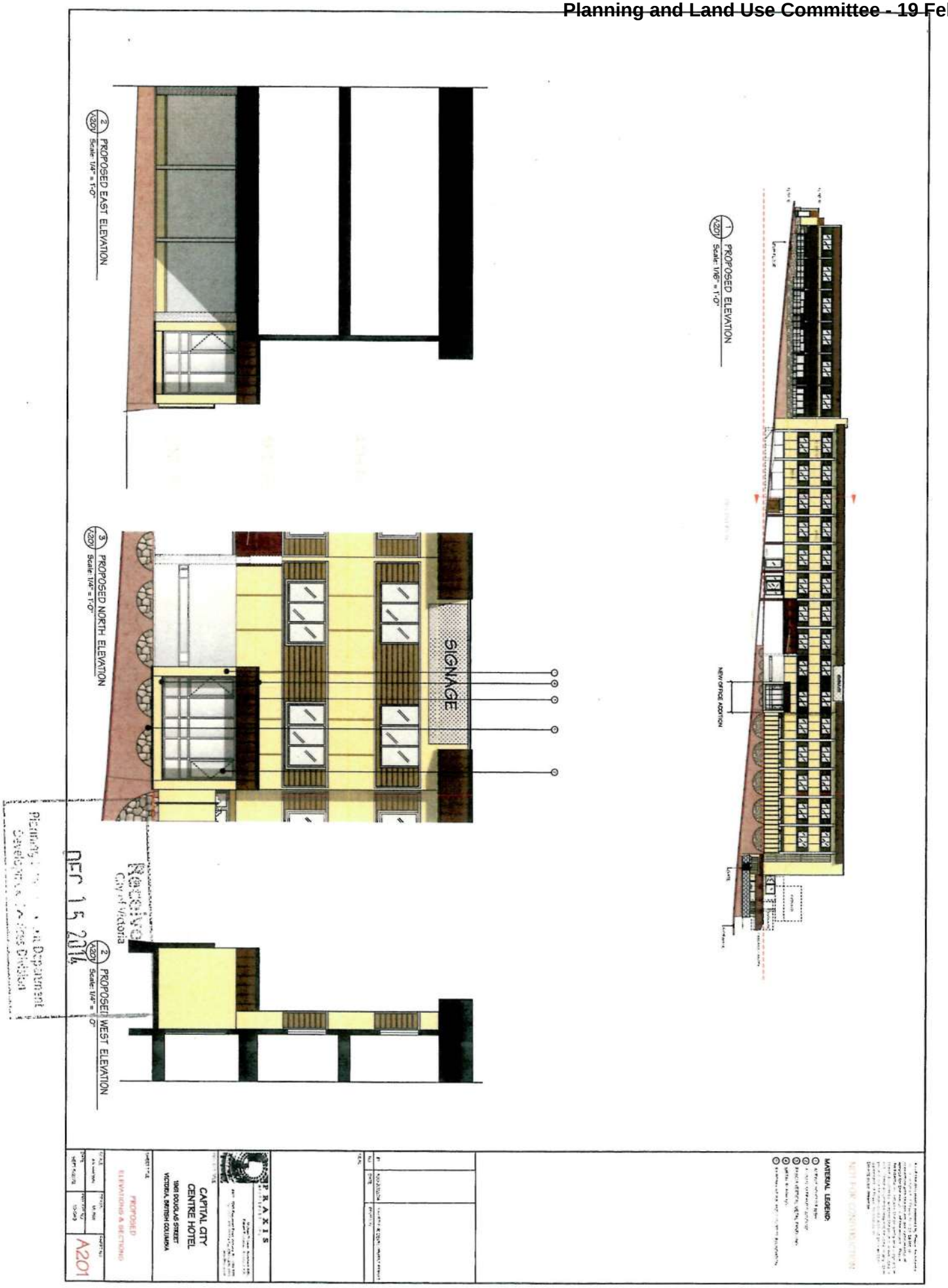
SEAL

PRAXIS

PROJECT TITLE
CAPITAL CITY CENTRE HOTEL
1961 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

SHEET TITLE
EXISTING ELEVATIONS & SECTIONS

SCALE: AS SHOWN | DRAWN: M.NA | NUMBER: A200
DATE: SEPT 2014 | PROJECT NO: 1214-01


1 A201 PROPOSED ELEVATION
Scale: 1/16" = 1'-0"
NEW OFFICE ADDITION
2 A201 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"
3 A201 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"
SIGNAGE
2 A201 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"
Received
City of Victoria
DEC 15 2014
Planning & Development Department
Development Services Division
MATERIAL LEGEND:
NOT FOR CONSTRUCTION
PRAXIS
CAPITAL CITY
CENTRE HOTEL
1961 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA
PROPOSED
ELEVATIONS & SECTIONS
A201

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of February 19, 2015

To:	Planning and Land Use Committee	**Date:**	February 3, 2015
From:	Robert Woodland Director of Legislative & Regulatory Services		
Subject:	2740 Richmond Road – Easement Over City Property		

Summary

The purpose of this report is to seek direction from Council in respect of an easement requested over City property at 2740 Richmond Road.

The owner of the single family dwelling at 2732 Richmond Road is contemplating redeveloping the property and constructing four townhouses on it. Prior to submitting a rezoning application, however, the owner wishes to determine whether the City would grant an easement over its adjacent lot (#2740) in order to provide pedestrian and vehicular access to enable the proposed townhouses.

A location plan and photograph of the City's lot at 2740 Richmond Road are attached in Schedules A and B respectively. A photograph of the current dwelling at 2732 Richmond Road is attached in Schedule C. A survey plan showing the extent of the City's lot and adjacent boulevard is attached in Schedule D.

The proposed development is being advanced by the owner's son-in-law who has submitted a plan of the proposed easement which is attached in Schedule E. As shown on the plan, the easement comprises a driveway for vehicular access from Newton Street, footpaths for pedestrian access from Newton Street, the ends of two parking stalls and a seating area for use by members of the public. The green space area that would be used for the various improvements (area shaded orange) is approximately 50% of the total area of the City lot and boulevard ($182m^2$ out of a total area of $360m^2$).

The proposal was circulated to the Sustainable Planning & Community Development, Engineering & Public Works and Parks & Recreation departments, as well as to the City Solicitor. While relocating a driveway crossing from an arterial road (Richmond) to a local road (Newton) provides a safety benefit, there were significant other concerns with the proposal which are outlined in the main body of this report.

The owner consulted with the North Jubilee Neighbourhood Association (NJNA) who provided the letter attached in Schedule F. The NJNA is not supportive of the proposal on the grounds that 2740 Richmond Road is one of the few undeveloped public green spaces in the neighbourhood.

The owner has offered to redesign his proposal to reduce the area of the easement; however, the proposed redevelopment of 2732 Richmond Road would still result in significant private use of public green space in a manner inconsistent with the City's Guiding Principles for the Use of Public Space (summary attached in Schedule G). Given this conflict and the various concerns raised by staff and the neighbourhood association, it is recommended that Council declines to enter into the proposed easement or any variation of it.

Recommendation:
That Council instructs the Corporate Administrator to inform the owner of 2732 Richmond Road that the acquisition of any interest in the City green space at 2740 Richmond Road to facilitate the redevelopment of 2732 Richmond Road is not supported.

Respectfully submitted,

Neil Turner Property Manager	Robert Woodland Director of Legislative & Regulatory Services

Report accepted and recommended by the City Manager: _____

Date: Feb. 13/15

Purpose
The purpose of this report is to seek direction from Council in respect of an easement requested over City property at 2740 Richmond Road.

Background
In March 2007, Council approved a motion accepting an offer of $29,500.00 from the current owner of 2732 Richmond Road to purchase 2740 Richmond Road and consolidate the two lots. However, the North Jubilee Neighbourhood Association (NJNA) objected to the proposed sale, and Council referred the matter back to the Committee of the Whole for further consideration. In April 2007, the committee postponed further consideration of the matter pending the purchaser's review of the proposal with the NJNA and the receipt of written comments from the association. The sale did not proceed.

Since that time, as outlined in the letter attached in Schedule F, the owner has approached the NJNA several times seeking the association's support for the acquisition or use of the City's lot to enable the redevelopment of the property. Because 2740 Richmond Road is one of the few green spaces remaining in public ownership in the neighbourhood, the NJNA has consistently declined to provide its support and has continued to voice its objections.

In August 2014, staff met with the owner's representative, Stephen Cheung, and advised him that the sale of the City lot for development was unlikely, and in any event at Council's sole discretion. Mr. Cheung then advised that he may advance an application for a multi-family development entirely on 2732 Richmond Road, but might seek an easement from the City for a driveway crossing of the City lot. Staff advised that a driveway crossing might be possible, but that approval of such an arrangement would be at the Council's sole discretion as the City land is a legal parcel of land and not a highway right of way.

The owner's proposal for an easement was received November 19, 2014 and, after some clarification of the details, was circulated to Sustainable Planning & Community Development, Engineering & Public Works, Parks & Recreation and the City Solicitor.

Issues & Analysis
As shown in Schedule E, the easement comprises a driveway for vehicular access from Newton Street, footpaths for pedestrian access from Newton Street, the ends of two parking stalls and a seating area for use by members of the public. The combined area taken up by the various improvements – area shaded orange – is approximately 182m^2; the total area of the City's lot and boulevard impacted by them – area bounded by thick black line – is approximately 360m^2. In submitting his proposal, the owner indicated that it was an initial proposal only that could be modified if necessary to address any technical concerns.

<u>Comments from Parks & Recreation</u>

- This lot is at the entrance to the City along Richmond Road so in the future could be used as a small "gateway" parkette.
- The Official Community Plan identifies the need for a new park in this general location.
- Our inventory data indicates a total of only 0.61 hectares of parks and greens within the North Jubilee neighbourhood – this is the second lowest amount for all neighbourhoods.
- Bowker Creek and the existing City-owned lots that form Spirit Garden are one lot away from this site. The Bowker Creek Blueprint, endorsed by the City of Victoria in 2011 states:

  "As possible or feasible, daylight and improve the creek along the greenway to increase its hydraulic capacity and environmental value. This could include property

acquisition and the creation of a small park at the corner of Richmond and Newton Streets, extending south to Kings Road".

- There is a large Garry Oak at the east side of the City lot and two boulevard trees along the Newton frontage that may be impacted by the proposed surface treatments.
- The proposed rock pit also has the potential to impact the above mentioned trees. (This comment speaks to the proponent's desire to install a rock pit on the City's lot as there is no storm water service connection on either 2732 or 2740 Richmond Road).
- There are potential impacts on the trees from utility servicing (BCH, Fortis, Shaw and Telus); 2732 Richmond currently receives these services from Newton Street.

Comments from Engineering & Public Works

- Staff support moving the driveway crossing from Richmond Road to the westerly edge of the Newton Street frontage. The likelihood of potential vehicle/pedestrian conflicts on Newton Street would be relatively low if the driveway was relocated as proposed. Retaining the driveway crossing on Richmond Road close to the Richmond/Newton intersection is less desirable, due to the higher likelihood of conflicts between cyclists, pedestrians and other vehicles using Richmond Road.
- In order to provide cycling facilities and sidewalks which are offset from the edge of the road by a boulevard, Richmond Road needs to be widened and realigned. A combination of road dedication and Statutory Right of Way equaling 6.5m will be necessary on the Richmond Road frontage of this property to achieve these objectives.
- If the rock pit proposed on 2740 Richmond is not approved, the storm drain will require a main extension along Newton Street to service the property. Provision will also need to be made in the easement over 2740 Richmond Road for installation of services to the property line at 2732 Richmond Road.

Comments from Sustainable Planning & Community Development

- The redevelopment of 2732 Richmond Road would require a rezoning application. The siting of the proposed townhouses shows minimal setbacks from the northerly lot line (1.5 m) and from the southerly lot line (3.2 m), indicating that the proposed buildings cannot be accommodated on the existing lot without acquiring additional land (or easement) or requesting a number of variances.
- This application for an easement over 2740 Richmond Road incorporates the entire lot to support the redevelopment of 2732 Richmond, and effectively alienates the use of 2740 Richmond Road for future public use.

Comments from the City Solicitor

Easements provide the means for a property owner to use part of a neighbouring property they do not own for a specific purpose, typically as means of access to his or her own property. They are non-exclusive in nature, meaning that the holder of the easement is allowed to use the property but cannot exclude others from the easement area. However, easements significantly limit the rights of the owner of the property covered by the easement by prohibiting actions that would interfere with the rights of the easement holder (typically, this includes prohibition on construction of structures or otherwise blocking or altering the easement area).

The City Solicitor is not convinced that an easement is the best way to proceed in this situation, especially since the proponent plans to construct permanent improvements. A sale or lease would be preferable from the perspective of liability and would have the added benefit that the

proponent's interest in the City's property would be taxable, unlike in the case of an easement. However, there are no legal impediments to the granting of the proposed easement.

North Jubilee Neighbourhood Association

Since the sale of the City's lot was first mooted in 2007, the NJNA has consistently objected to any private use of the space as 2740 Richmond Road is one of the few green spaces remaining in public ownership in the neighbourhood. A copy of the association's latest correspondence is attached in Schedule F.

Private Use of Public Space

A summary of Council's Guiding Principles for the Use of Public Space is attached in Schedule G. The subject proposal does not comply with the principles in several significant respects:

- Use of public space must not damage public space or the environment.
- Use of public space must not unduly impact public access, safety or mobility.
- Use of public space must be compatible with the purpose of the space.
- The City supports use of public space that increases the vibrancy of neighbourhoods.

Options and Impacts
Council has the following options:

1. Authorize staff to negotiate a lump sum payment or annual consideration, representing fair market value, for the proposed easement.
2. Invite the owner to submit a revised proposal for an easement which would have less impact on the City's lot and address staff concerns.
3. Direct staff to inform the owner that the use of public space at this location to facilitate a residential development at 2732 Richmond is not supported. (Recommended).

With respect to Option 1, staff have raised a number of significant concerns about the current proposal, and it is difficult to see how these concerns would be allayed by a redesign of the scheme. Granting the easement that has been requested, or one that similarly alienates the use of 2740 Richmond Road for future public use, would reduce the public green space available in a neighbourhood which is already deficient and would run contrary to the City's Official Community Plan. The NJNA is not supportive of the private use of the City green space at 2740 Richmond Road.

The proposed townhouses would face north with their access paths across the City's lot, which would give the impression that the area was part of their front yards rather than public space. While there is a safety benefit to relocating driveway access to Newton Street this is offset by the fact that the improvements required to enable the development would consume more than 50% of the City's green space.

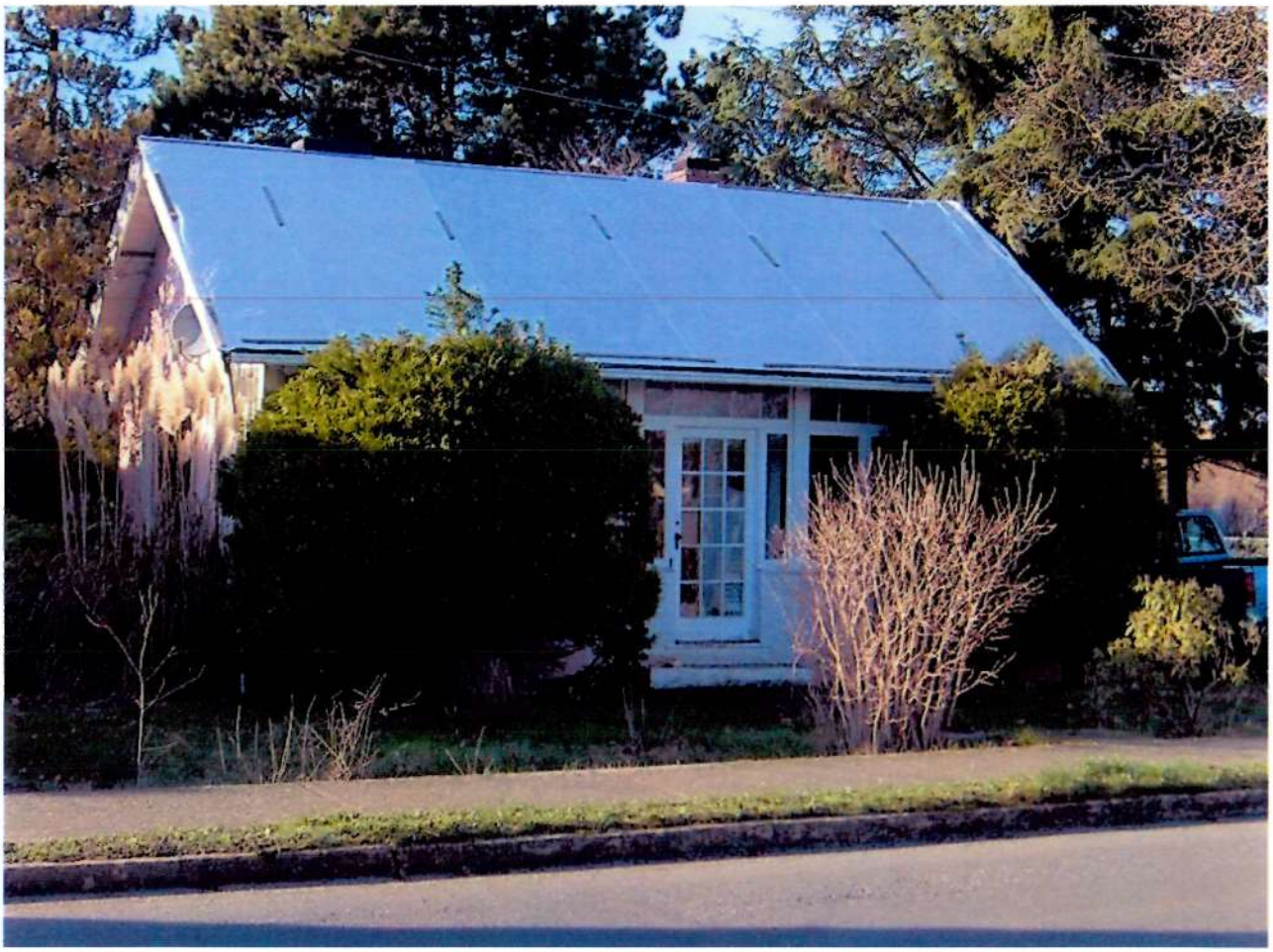
In light of the City's OCP's green space objectives in this neighbourhood and the other factors outlined in this report, it is recommended that 2740 Richmond Road and the adjacent boulevard be retained as undeveloped green space available to the public (Option #3) .

Recommendation:
That Council instructs the Corporate Administrator to inform the owner of 2732 Richmond Road that the acquisition of any interest in the City green space at 2740 Richmond Road to facilitate the redevelopment of 2732 Richmond Road is not supported.

Schedule A
Location Plan

Schedule B
2740 Richmond Road and Boulevard

Schedule C
2732 Richmond Road



Schedule D


Newton Street
Richmond Road
Rem 6
251 m2
5
595 m2
7
4
No.1775
No.2720
No.2732
16.92
Right of Way 914875
7.04
36.43
36.41
16.35
6.77
sidewalk
curb
gutter
non-mountable
parking
driveway
centilever

Schedule E

Schedule F

North Jubilee Neighbourhood Association

c/o 1766 Haultain Street

Victoria, B.C., V8R2L2

December 6, 2014

Mayor Elect Lisa Helps and City Councillors

1 Centennial Square

Victoria, B.C. V8W 1P6

Re: Proposed Rezoning Application for 2732 Richmond Road including driveway easement over Lot 6, VIP 1069, 2740 Richmond Road

Dear Mayor Elect Helps and City Councillors:

The North Jubilee Neighbourhood Association held a preliminary Land Use Meeting with Stephen Cheung and Wil Peereboom re the proposal for 4 townhouses on the property at 2732 Richmond Road. In addition the proposal includes driveway access easement over Lot 6, VIP 1069, 2740 Richmond Road (corner of Richmond and Newton). With this easement the proposed new structures would face Newton Street.

The Association has correspondence with Mr. Foofat on file re the possibility of a driveway easement since 2007, but until now there has not been any formal land use procedure followed. At that time it was our understanding that the sale of city lands, in terms of general requests, was on hold until after the Parks Master Plan process was completed. The community does consider all green spaces in our neighbourhood as a priority, including this City-owned lot in particular, due to its proximity to the NJ Spirit Garden and also as part of the vision for a possible greenway in connection with the Bowker Creek Watershed Management Plan.

The next time the Association was approached it was in 2010 by Stephen Cheung on behalf of his mother-in-law, Ms. Pearl Der (Mr. Foofat's previous spouse). On June 10, 2010 the Association advised Mr. Cheung that it did not support the sale of publicly owned green space, as our neighbourhood has long been identified as being bereft of green spaces and parks and that we could not support the sale of this land to provide driveway access for future development of 2740 Richmond Road. On July 7th Mr. Cheung approached Neil Turner asking if the Association would be prepared to meet him. North Jubilee advised that the sale of this land to provide driveway access for future development was not supported and that it did not feel that further discussion would alter this position. Neil Turner advised him on September 29, 2010 that if he wished to address Council he would need to submit an application or he

could have an informal discussion with the Mayor at one of his open door sessions. In October, 2012 the Association was approached by Mr. Cheung re a proposal to develop an area along Richmond Road between Kings and Newton. This was a proposal by a realtor for a group of property owners on Richmond Road which did not proceed past the preliminary phase and the option on the properties expired.

Then in July, 2014 North Jubilee once again received an e-mail from Mr. Cheung to "amalgamate" 2740 Richmond Road, owned by the City, with 2732 Richmond Road. North Jubilee once again advised that the community did not support the sale of publicly owned green space. After consulting with our Council Liaison Shellie Gudgeon who approached City staff for further information in connection with this matter, the North Jubilee Neighbourhood Association Land Use Committee held a preliminary meeting with Stephen Cheung and Wil Peereboom. The Association contacted Robert Woodland on November 10, 2014 for his advice on the correct process to follow with respect to this proposal, as it preferred not to hold a CALUC meeting until Council has reached a decision re the driveway easement issue. His encouraged North Jubilee to provide comments to the City on this proposal which will be brought to Council with the staff report. Mr. Cheung is currently corresponding with Neil Turner as well.

This rental property has not been maintained over the years and Mr. Cheung reported at the LUC meeting that he had toured the property last August and felt that it definitely needs to be replaced. He advised that there is a tarp covering the roof; the house is not secured to the foundation and that it is considered too expensive to renovate. It has been noted recently that a truck and/or car has been parked on the City property. The LUC committee advised the applicant that it would be corresponding with the City re the driveway access before proceeding any further with this application, as it was our understanding that any changes in use of ownership of 2740 is at the Council's discretion. The Committee also commented on the density of the proposed 4 units for this single residential lot, as it was not in favour. With the units facing Newton Street and if a driveway access was permitted at the West end, the committee is concerned that the City lot would appear to be part of this development and not public land.

If you require further information from the Association, please let us know. We would appreciate being kept informed re the status of this proposed application.

Yours truly,

Jean Johnson

Jean Johnson, Land Use Chair

On behalf of Committee Members Pat May, Janice Stewart and Heather Fox

Schedule G
Guiding Principles For The Use Of Public Space

SUMMARY TABLE

Guiding Principle	Commercial uses	Non-commercial uses
Pursuing Operational Excellence		
1. Use of public space must be consistent with all applicable legislation, bylaws, plans and agreements	✓	✓
2. The City pursues opportunities to raise revenue through the use of public space	✓	✓
3. The City charges fair market value and full cost recovery for the commercial use of public space	✓	
4. The City determines charges for non-commercial use of public space based upon the purpose of the use and the nature of any community benefits		✓
Building A Strong Community		
5. Use of public space must not unduly impact public access, safety or mobility	✓	✓
6. Use of public space must be compatible with the purpose of the space	✓	✓
7. Use of public space must be compatible with neighbouring residential or commercial uses	✓	✓
8. Use of public space must be consistent with the aesthetics and character of the space and any applicable design guidelines	✓	✓
Growing Our Economy		
9. The City supports use of public space that increases the vibrancy of neighbourhoods	✓	✓
10. The City welcomes commercial uses of public space that provide opportunities for economic growth	✓	
11. The City provides equal opportunities to commercial users who wish to access public space	✓	
Respecting Our Environment		
12. Use of public space must not damage public property or the environment	✓	✓

STEPHEN CHEUNG
1660 Richardson Street • Victoria BC V8S 1R4 Canada

February 15, 2015

City of Victoria
Planning and Land Use Committee
1 Centennial Square
Victoria BC V8W 1P6
Via: councillors@victoria.ca

Re: Planning and Land Use Committee Meeting of February 19, 2015, at 9:00 A.M.
Item 11. 2740 Richmond Road – Easement Over City Property

Dear Sirs and Madams:

This letter is to comment on the above subject issue to be discussed in the Council Chamber on February 19, 2015. We are the owners of 2732 Richmond Road which is located immediately adjacent to 2740 Richmond Road.

On behalf of Ms. Pearl Der (my mother-in-law), we recognize the importance of maintaining green space. We respect the North Jubilee Neighbourhood Association's ("NJNA") priority for green spaces and we have maintained our desire to work with them and sought their input and feedback in this process to reach everyone's desired goals over the last 8 years.

2732 Richmond Road currently does not have driveway access and there is a desire to install a driveway. Inherently, there are more stakeholders than not (e.g. commuters, bicyclists, Engineering, emergency services, neighbours) that would disagree with the installation of additional driveways connecting on to Richmond Road when there is an alternative solution.

Installing a driveway on to Newton Street would mitigate this issue. It appears that the various stakeholders, including us, have identified that the sale, lease, or the easement of 2740 Richmond Road would be feasible.

Easement – The City's Property Management department suggested this option might work most amicably because it would mean the green space is not sold and the City could continue to maintain relative control over the use of this land. However, it appears there are more issues than expected after obtaining input from other City Departments.

Lease – The City's Solicitor has identified that this option would be better than an easement option. This option would allow the City to enter into a lease with the conditions they wish to include. It would convert this area from a public space to private use property during the term of the lease agreement.

STEPHEN CHEUNG
1660 Richardson Street • Victoria BC V8S 1R4 Canada

Sale – This would relinquish any liabilities from the City regarding the maintenance of this property. The NJNA does not support this option because they would like to enhance green space in the neighbourhood. This was our original (March 2007) and is still currently our preferred option for the following possible benefits:

Possible proposals with a sale	Benefit
Sale of 2740 Richmond Road	This would address the City Solicitor's concern regarding the private use of public space. This is also a suggested alternative by the City Solicitor and by the City Property Manager.
Vehicular access restriction from Richmond Avenue	There would be an increase in safety for any vehicle, bicycle, and pedestrian traveling along Richmond Road. This option is also supported by the City's Engineering Department.
Covenant in favour of the City restricting the installation of buildings or structures within the existing property line boundary of 2740 Richmond Road	This benefit addresses NJNA's desire to maintain green space.
Use a permeable material for the driveway	This benefit addresses NJNA's desire to maintain green space. This may minimize the need for the installation of a storm drain extension as identified by the City's Engineering Department.
Proceeds from the sale of 2740 Richmond Road	This could benefit the desire of enhancing Begbie Green as identified by the Special Governance & Priorities Committee (February 2015)

We would like to work with the City to reach an acceptable solution that is consistent with the comments of the various departments and allows us to develop and access 2732 Richmond Road from Newton Street instead of Richmond Road.

STEPHEN CHEUNG
1660 Richardson Street • Victoria BC V8S 1R4 Canada

As noted in the letter from the NJNA dated December 2014, the existing structure at 2732 Richmond Road was built in the 1920's, the frame of the house may not be attached to its foundation as per building standards during that era, and there is currently a tarp covering the entire roof and chimney stack. It is most economical to redevelop the property and as part of that process to install a driveway to alleviate occupants from requiring to park on the street.

We presume the City still wishes to restrict vehicular access from Richmond Road as noted in the original 2007 agreement by installing the driveway on to Newton Street. As well we assume it would be the City's desire to maintain green space by placing a covenant restricting any building over the area currently covering the existing 2740 Richmond Road boundary lines.

We are still open to the idea of acquiring 2740 Richmond Road and we would like to help maintain green space by agreeing to a covenant in favour of the City as mentioned above. In 2007, the agreed exchange value of 2740 Richmond Road was $29,500. The 2014 BC Assessment value of the land is now $71,200. I reference this for comparative purposes.

There is a concept to enhance Begbie Green that was most recently discussed in the Special Governance & Priorities Committee meetings of February 3rd and 5th, 2015. The City could earmark the proceeds from the sale of 2740 Richmond Road for this priority community project.

We hope that we have demonstrated our desire to maintain a sustainable and better neighbourhood by taking the time over the last 8 years to consider various stakeholders' opinions and work towards a compromise that meets everyone's wishes.

Thank you for your time and consideration.

Sincerely,

Stephen E. Cheung, CPA, CA
1660 Richardson Street, Victoria BC
250-888-8133

From: Sheena Bellingham
Date: February 18, 2015 at 7:26:50 AM PST
To: <pmadoff@victoria.ca>, NJNA <community@njna.ca>
Subject: Newton Street green space access

Dear Councillor Madoff,

I am writing in concern to a request for an easement into NJNA green space on the corner of Newton and Richmond. I do hope that the City will not grant this application. North Jubilee has very little green space at all and this will further decrease our supply. Though it is being called an easement, it will look hardlly that. No one from a street looking at a driveway fronting a home or worse - 4-unit townhome - will believe they are looking at public space. Nor will it feel public to the owner of the home. One of our few remaining valuable public green spaces - the Spirit Park - is nearby. This park is an enchanting and valuable piece of our neighborhood community with people often walking its path. The Newton Street public space would be far better served by becoming a connector between the nearby Spirit Garden and part of the Bowker Corridor our community has plans for.

I would like to take this time to object to the 4-unit townhome development proposed on a single-family lot at this Newton/Richmond corner. Destroying street-scape by putting up an out-of-character, owner-absent, income-only property is not what this community is looking for. We see our community as a neighborhood. We are trying to preserve and enhance character and community good spirit with thoughtful attention to the increase of density while maintaining the area's historical significance. Older homes anchoring a street - top and bottom - are particularly vulnerable as their destruction causes 'demolition creep' and will only lead eventually to the destruction of a neighborhood.

I sincerely thank you for taking my letter into consideration.

Respectfully,
Sheena Bellingham
2536 Richmond Road

CITY OF VICTORIA

CITY OF VICTORIA
PROPERTY MAINTENANCE BYLAW HEARING
HEARING PROCEDURES

1. The Chair convenes the hearing and advises that City staff, the property owner, and affected members of the public may address this hearing.

2. The Chair explains what recommendation is before the Committee.

3. The Chair asks if the property owner received a letter and report from the City in regards to this matter.

4. The Chair asks if both parties are prepared to proceed with the hearing.

5. The Chair asks the City representative to give an opening statement and to present evidence, which may include calling witnesses.

6. The Chair allows the property owner to ask questions of City staff or of the City's witnesses.

7. The Chair asks the Committee if they want to question City staff or the City's witnesses.

8. The Chair asks the property owner to present his/her evidence, which may include the calling of witnesses.

9. The Chair asks City staff if they have any questions for the property owner or of their witnesses.

10. The Chair asks the Committee if they have any questions for the property owner or of their witnesses.

11. The Chair invites affected members of the public to address the hearing. Following each address, the Chair asks both City staff and the property owner if they have any questions for that member of the public.

12. The Chair asks the property owner if he/she has a closing statement.

13. The Chair asks City staff if they have a closing statement.

14. The Chair invites the property owner to provide any further comments.

15. The Chair closes the hearing and advises both City staff and the property owner that the Committee will now deliberate the matter and render a decision.

NOTE If the staff report recommends a Remedial Action Requirement, and the Committee supports this recommendation, then the Committee must make a motion to Council recommending such action.

CITY OF VICTORIA

Planning & Land Use Committee Report

For the Meeting of February 19th, 2015

To:	Planning & Land Use Committee	**Date:**	January 16, 2015
From:	Rob Woodland, Director Legislative and Regulatory Services		
Subject:	Illegal use and work without permit 315 Langford St. / Bylaw File #18641		

Executive Summary

This matter has been brought before the Committee on previous occasions for consideration of placing a Notice on Title. The Committee had instructed staff to investigate and report back as to whether or not the use on the property (duplex with an additional dwelling) which violates the current Zoning Regulation Bylaw is a legal non-conforming use. This Report confirms that the use at the property does not comply with zoning regulations and has not complied with the City's zoning regulations since the time both the duplex and the additional dwelling at the rear of the property have all been used for residential purposes (dating back to the 1950's). While the property owner has resolved a number of plumbing and electrical safety issues identified during an inspection, he has failed to make application for any of the permits required to return the property to legal use or make an application to have the property rezoned. As a result, the Committee is being asked to make a final determination regarding the compliance of the property with the zoning regulations and ultimately determine whether or not to place a Notice on the Land Title pursuant to section 57 of the *Community Charter*.

Recommendation

The Building Inspector recommends:

1. That the Committee determine that the use of the accessory building on the property at 315 Langford Street constitutes "unlawful use" and that permits are not in place to allow such use on the property and that section 57(1)(b) applies to the property.

2. That the Committee direct the Corporate Administrator to file a notice in the Land Title Office in relation to the property located at 315 Langford Street, legally described as **Lot 127 Block Q Section 31 Esquimalt Plan 549**, 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.

Respectfully submitted,

Mark Hayden
Manager (Building Inspector)
Bylaw & Licensing Services

Rob Woodland
Director Legislative and
Regulatory Services

Report accepted and recommended by the City Manager: _____

Date: January 13, 2015

List of Attachments:

1. Appendix A -- City of Victoria Revised Zoning Map 1943
2. Appendix B – Plumbing Card for 315 Langford St.
3. Appendix C – 1947 Building Permit, floor plan and site map.
4. Appendix D – Bylaw No 1301
5. Appendix E – Permit to connect with public sewers 315 Langford St.
6. Appendix F – Planning and Land Use Committee Report April 3, 2012
7. Appendix G – Minutes of the Planning & Land Use Standing Committee Meeting Held Thursday, May 3, 2012
8. Appendix H – Minutes of the Planning & Land use Standing Committee Meeting Held Thursday, May 16, 2013

Purpose

The purpose of this report is to advise the Planning & Land Use Committee of the result of the staff investigation into the property at 315 Langford Street with respect to whether or not the current use of the property is unlawful or is a legal non-conforming use. In addition, if the use is determined to be unlawful under the Zoning Regulation Bylaw, then the Committee is being asked to direct the placing of a Notice on Title pursuant to section 57(3) of the *Community Charter*.

Background

A staff report (Appendix F) was put before the Committee previously in May 2012 and May 2013 (Appendices G and H). While the hearing was largely completed on these 2 dates, the outstanding issue is whether or not the additional dwelling unit on the property, which both parties have agreed does not comply with current zoning regulations, is a "legal non-conforming" use or is simply unlawful.

The property at 315 Langford Street is located in the Victoria West neighbourhood in an R-2, Two Family Dwelling District. The approved use of the property per the approved building plans is "Duplex". The property was inspected on March 31, 2011 after it was reported that there appeared to be an illegal suite being rented in an accessory building. The inspection confirmed the existence of a self-contained dwelling unit. In addition, a number of plumbing and electrical safety issues were identified. The property owner was directed to make application for the required permits and complete the work required to correct deficiencies and return the property to its approved legal use and occupancy – duplex (see attached letter dated May 10, 2011).
The property owner did comply by obtaining permits and completing the work required to resolve the plumbing and electrical safety issues, however, he has failed to make application for any of the permits required to return the property to legal use – convert the secondary building from a dwelling unit back to the approved use as an "accessory building". Instead the owner contends that the current use of the property is the legal use as the secondary structure is and/or should be considered a legal non-conforming cottage. To that end, the property owner has submitted records, City of Victoria bylaws (dated building bylaws) and other material in two previous Planning and Land Use Committee meetings (Appendices G and H) to support his position that the extra self-contained dwelling unit located on the lot is legal non-conforming.

Issues and Analysis

As of 1912 all new buildings in the City of Victoria required a building permit per Bylaw No. 1301 (Appendix D) and they have been required since that time. The City of Victoria Revised Zoning Map - 1943 (Appendix A) shows the zoning for 315 Langford Street as being "single family dwelling". A permit to connect to the City's sewer was taken out on Dec 22, 1947 (Appendix E) which specifically listed a Temporary building. In 1947 a building permit was taken out for 315 Langford St. The building permit, per the floor plans and site map (Appendix C) show it as a duplex on the lot with a garage (separate structure) and tool shed (separate structure) in the backyard. The self-contained dwelling unit in the backyard is not mentioned nor is shown in any of the plans or site map. In April 1954 a City of Victoria Plumbing Inspector made a comment on the City's record (Plumbing Card – Appendix B) that there was a temporary building on the lot. This extra building, used for accommodation purpose was not compliant with the zoning regulations in place when it was constructed. The Plumbing Card is marked as: "Temp Bldg" and states in part: "Temp. accom. at rear of 315 Langford April 1954". The review of City records has determined this building was never legal and therefore the argument put forward by the property owner that this self-contained dwelling unit is a "legal non-conforming" use is incorrect.

The filing of a Notice on Land Title is part of a graduated enforcement strategy intended to bring a property into compliance with the applicable bylaws and regulations. A Notice on Title provides incentive to the property owner to resolve the outstanding issues and it serves to warn lenders or prospective purchasers that work has been done without a permit. Filing a Notice on Title under Section 57 of the *Community Charter* is therefore intended to ensure that a potential purchaser is aware of bylaw violations in respect to the work that has been done without permit to construct a secondary structure that is configured and used as a self-contained dwelling unit. The Notice can be easily removed should the property be brought into compliance in the future.

Conclusion

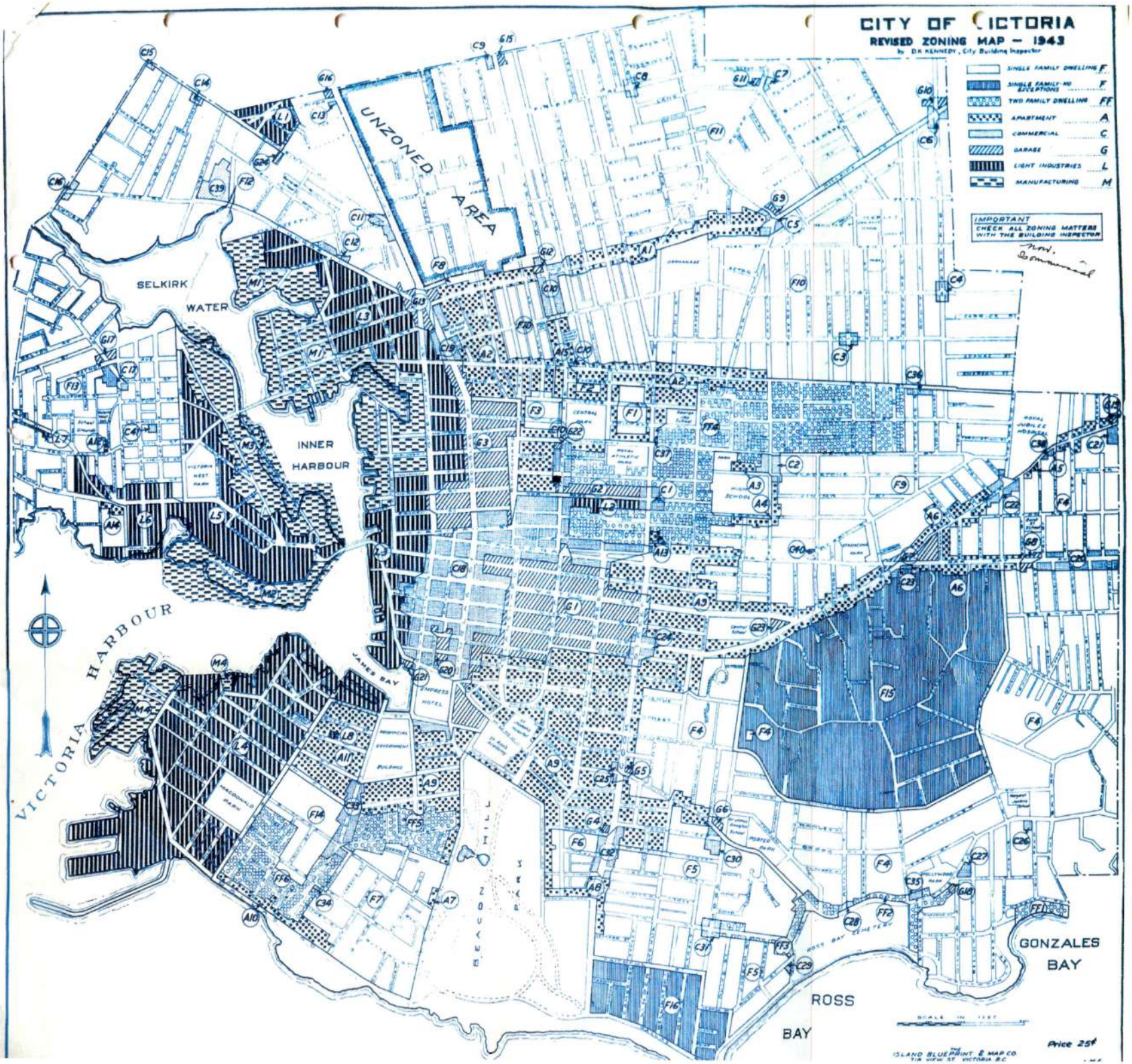
The purpose of this report and a Property Maintenance Hearing is solely to determine whether there is sufficient cause to place a Notice on Title with regard to work that has been done without permit. The two previous hearings on this matter have shown there is a difference of opinion between the property owner and staff with regard to the legality of the structure and its residential use. Further investigation by City staff has determined that the current use of the accessory building as a dwelling place is unlawful and there is cause to place a Notice on the Land Title.

Recommendations

The Building Inspector recommends:

1. That the Committee determine that the use of the accessory building on the property at 315 Langford Street constitutes "unlawful use" and that permits are not in place to allow such use on the property and that section 57(1)(b) applies to the property.

2. That the Committee direct the Corporate Administrator to file a notice in the Land Title Office in relation to the property located at 315 Langford Street, legally described as **Lot 127 Block Q Section 31 Esquimalt Plan 549**, 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.


CITY OF VICTORIA
REVISED ZONING MAP — 1943
by D.R. KENNEDY, City Building Inspector
SINGLE FAMILY DWELLING F
SINGLE FAMILY NO EXCEPTIONS F
TWO FAMILY DWELLING FF
APARTMENT A
COMMERCIAL C
GARAGE G
LIGHT INDUSTRIES L
MANUFACTURING M
IMPORTANT
CHECK ALL ZONING MATTERS WITH THE BUILDING INSPECTOR
UNZONED AREA
SELKIRK WATER
INNER HARBOUR
VICTORIA HARBOUR
JAMES BAY
BEACON HILL PARK
ROSS BAY
GONZALES BAY
Price 25¢

313 & 315-17 NO. ALEX. B. MOWATT

LANGFORD 315 OWNER ~~Mr. Hall~~ ~~Mrs. Buxton~~ P. PLAN NO. 12281

BRUCE D. TALBOT N-18994 (22.12.47)

BLOCK Q Sec. 31 MAP 549 ROLL NO. 206167 DATE

12-820-008

Hall + Hall- S. INSP. Aug. 19-1948 J.R. △ INSP. FINAL S. I. & △

Hall + Hall- JOURNEYMAN C. Anderson CARD NO.

Aug. 19-1948 J.R. FINISH INSP.

06 + 20543 P. PERMIT NO. 11835 NEW RECORD

ALLATION OF Duplex RECORD OF EXISTING PROP:

	W. C's	BATHS	SINKS	BASINS	L. TRAYS	URINALS	OTHER FIXTURES
	1	1	1	1	1		Shower
	1	1	1	1			

City Eng. Lept. cleaning blocked San. Sewer Lateral 2½-60 R.H.

Color test confirms conn. of S.D. system to San. sewer

Carport roofwater to be conn. to dist. Rule 25.

See attached C.E. Lic. temp. due at recon.

See letter in call file 20/1/76 F.B.

MICROFILMED FEB 16 1956

POSITION OF HOUSE SEWER

Mary + Catherine

HOUSE

~2'6"

~12' See plan

..... ST.

....

....

Right line

ADDITIONS AND ALTERATIONS

DATE 25. 1. 60 B. P. No. —— P. P. No. 19618

PLUMBER D. DANIELSON JOURNEYMAN ..... CARD No. 19

RENEW IN BASE: 1 SINK.

R.P.I. & F.P.I. 3-2-60 R.H.

LANGFORD 313 ~~315~~ NO. OWNER P. PLAN NO. 12281

BLOCK Q Sec. 31 MAP 549 ROLL NO. 20667 DATE 26-1-49

S. INSP. △ INSP. FINAL S. I. & △

Hall & Holt JOURNEYMAN F. Anderson CARD NO. 1

FINISH INSP.

03-43 P. PERMIT NO. 11425 NEW RECORD -

LLATION OF Temp Bldg. RECORD OF EXISTING PROP:

	W. C 's	BATHS	SINKS	BASINS	L. TRAYS	URINALS	OTHER FIXTURES
							Storm Sew
	1		1				

Temp. accom. at rear of 315 Langford

April 1954 - There "temp accomodation" still occupied at date as well as

plex in front, Mr. I.W.D. & C.M.P. know of this arrangement. pth

POSITION OF HOUSE SEWER

HOUSE

8'

ST.

ADDITIONS AND ALTERATIONS

DATE..... B. P. No..... P. P. No.....

PLUMBER..... JOURNEYMAN..... CARD No.....

C.S.A. Listed
B137.1 Stable 50409-L
1404 Series
75 P.S.I. 70° F

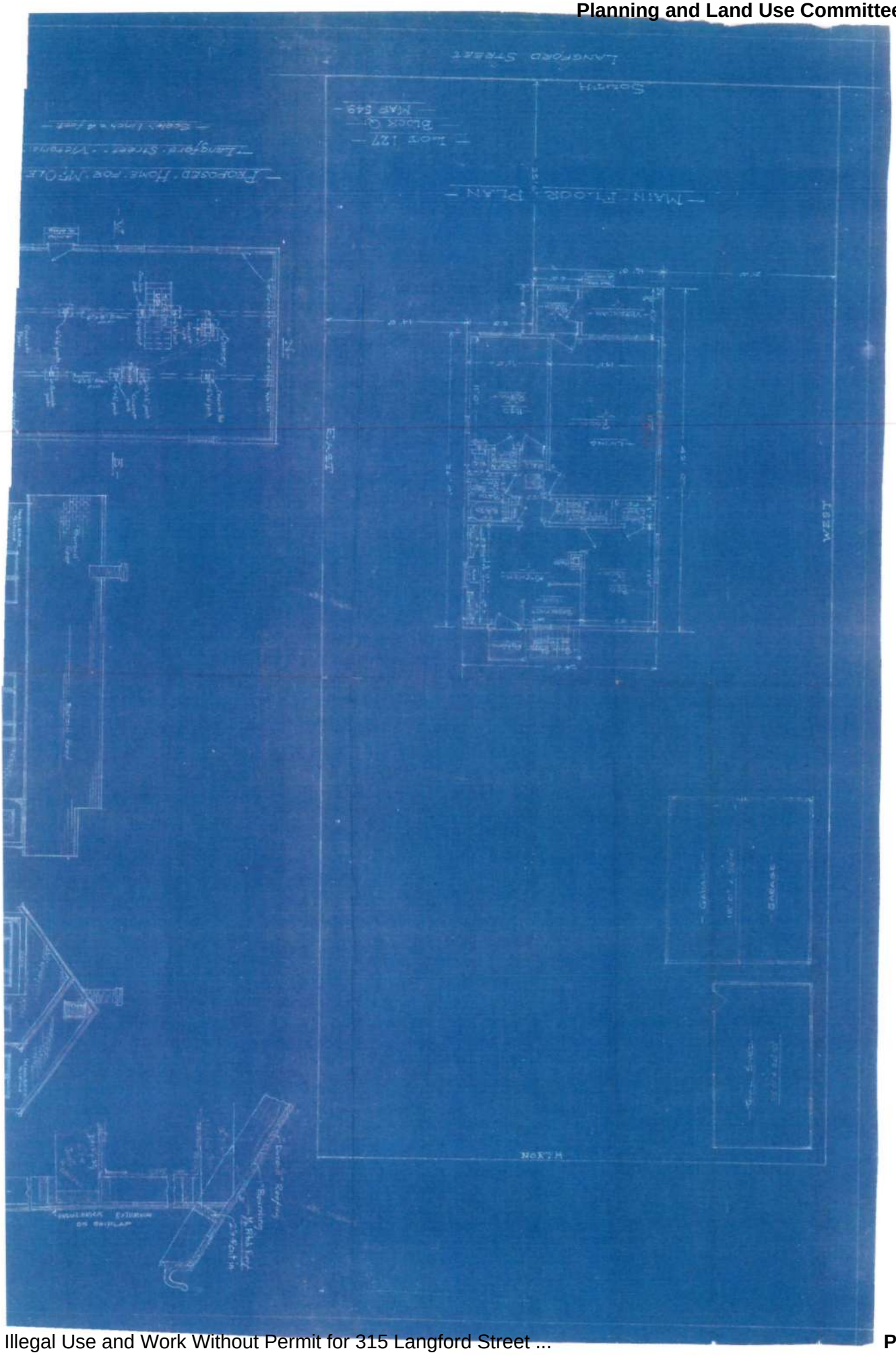
[illegible]
598-1359

TIONS & REPAIRS

BP# , PP# 14872, JIM NOADE

Storm Drain 250' on Langford St. property. INSP. 90-11-20 E

TIONS & REPAIRS


NORTH
WEST
EAST
SOUTH
LANGFORD STREET
MAIN FLOOR PLAN
GARAGE

1912 BUILDING BYLAW FIRST TO REQUIRE PERMITS FOR ALL NEW BUILDINGS IN THE CITY

NO. 1301

A BY-LAW

FOR THE REGULATION OF BUILDINGS

The Municipal Council of the Corporation of the City of Victoria enacts as follows:

Interpretation

1. Where no special meaning is given to words or terms used in this By-law, the interpretation clause contained in the Municipal Act shall apply, but not so as to detract from the plain meaning of any such word or term used with due regard to the context thereof, but in general the following terms shall have the meanings respectively given to them:

"Building Line" shall mean the line of demarcation between public and private space.

"Areas Outside of Building Line": Sub-surface excavations adjacent to building line for lighting or ventilation of cellars or basements or to provide cellar or basement space.

"Foundation" means that portion of a wall below the street line, and where the wall is not on a street that portion of it below the highest ground next to the wall. The foundation of a party wall may mean that portion below the level of the cellar floor.

"Cellar" means the basement or lower storey which is wholly below the level of the street, or of which half or more of the height from the floor to the ceiling is below the level of the street adjoining.

The term "First Floor" shall be understood to mean the storey of the building next above the basement or cellar.

The term "Second Floor" shall mean the floor next above the first floor.

The term "Third Floor" means the floor next above the second floor, and so on.

"Footing Course": Projecting course or courses of concrete, stone or brick work under base of foundation, cellar, basement, or other walls.

GENERAL REGULATIONS AS TO BUILDING PERMITS

2. Except as hereinafter provided in the next succeeding Se
any person intending to carry out the erection of or any struc
repairs or alterations to any building shall, before the commencemen
such erection, repairs or alterations or of any excavations, erection
scaffolding or other preparations upon the ground whatsoever, dep
in the office of the Building Inspector such plans and specifications as m
in the opinion of the Building Inspector, be necessary to sufficiently desc
the construction and equipment of any building to be erected or the na
and extent of any repairs or alterations to be carried out, and such erecti
repairs, or alterations shall not be carried out until the Building Inspe
shall have certified, in writing (such writing in this By-law being
ferred to as a "permit"), that the proposed erection, repairs or alterati
is or are in accordance with the provisions of this By-law and will
involve a violation of any statute, or any By-law or regulation of the C
relating to the prevention of fires, the erection, repair or alteration
buildings, public health or safety, or any regulation governing the loca
of the proposed building. An appeal will lie from the refusal of the Build
Inspector to grant a permit to a Board consisting of the Chairman of
Wardens, City Engineer and Fire Marshall, to be called the Board of Sup
visors, and whose decision shall be final. Said Board shall be conve
by the City Clerk whenever necessary on a two days' notice, and
shall constitute a quorum.

3. Without derogating from the provisions contained in the next
ceding sections, the following plans shall be deposited, namely:

(a) Buildings estimated to cost less than $500, a sufficient sketch pl

(b) Buildings estimated to cost more than $500 and less than $5000
sufficient floor, sectional and elevational drawings and plans.

(c) Buildings estimated to cost more than $5000, sectional and el
tional drawings and plans.

4. The said plans and specifications shall be accompanied by a sta
ment of the estimated cost of the proposed building, and said plans sh
remain on file in the office of the Building Inspector.

5. All plans required by this By-law to be deposited with the Build
Inspector shall be drawn to a scale of not less than ⅛th of one inch
the foot.

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(b) For a permi
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(c) For perm t
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9. Plans of any b
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conditions as may

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11. The Buildin
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(b) On the ap
pector any plan,
posited under the

(c) Whenever it shall appear that the proposed building or erection is intended to be used for the purpose of any manufactory, trade or occupation whereby the present or prospective assessable value of the surrounding property would, in the opinion of the Building Inspector, be prejudicially affected.

12. Whenever it shall be necessary during the progress of any building or construction to make any deviation from the original plan or specifications thereof, thereby affecting the structural work, it shall be the duty of the owner, builder or his agent to file a correct and sufficient plan and specifications of such deviation before commencing any work thereon, and to obtain a permit therefor, which may be granted to him upon the Building Inspector approving plan and specifications and upon payment of the fee of $1.00.

DEFINITION OF FIRE LIMITS

Fire Limits No. 1

13. Fire Limits No. 1 shall mean all that portion of the City contained within the following boundaries, viz.:—Commencing at the intersection of the centre lines of Douglas and Cormorant Streets; thence easterly along the centre of Cormorant Street to a point 120 feet easterly from the eastern street line of Douglas Street; thence parallel with the said eastern street line of Douglas Street until it comes to the centre line of Courtney Street; thence westerly along the centre line of Courtney Street to the centre line of Douglas Street; thence southerly along the centre line of Douglas Street to the centre line of Humboldt Street; thence westerly by the centre line of Humboldt Street until it intersects the prolonged centre line of Langley Street; thence along the said prolonged centre line and the centre line of Langley Street to Yates Street; and thence parallel with the western line of Government Street to the centre line of Cormorant Street; thence easterly along the centre line of Cormorant Street to place of beginning.

Fire Limits No. 2

14. Fire Limits No. 2 shall mean all that portion of the City which is contained within the following boundaries, except such parts thereof as are within the boundaries of Fire Limits No. 1: Commencing at the water line on the southern limit of Russell Street, thence along the east side of Russell Street to Dundas Street, thence along the south side of Dundas Street to Esquimalt Road, thence easterly along the southerly side of Esquimalt Road to Bridge Street, thence northerly along Bridge Street to John Street, thence along John Street to a street known as Tannery Street, thence southerly along Tannery Street to Bay Street, thence along Bay Street to Rock Bay Avenue; thence northerly along Rock Bay Avenue to Hillside Avenue, thence easterly along Hillside Avenue to the lane between Rose and Douglas Streets, thence south along the said lane in a straight line to meet McBride Avenue, thence along McBride Avenue to Queen's Avenue; thence easterly along Queen's Ave. to Blanchard Avenue, thence southerly along Blanchard Avenue to Pembroke

Street, thence east
southerly along Qu
North Park Street
Mears Street, then
thence southerly al
along McClure Stre
to Humbolt Street
feet, thence in a
Heywood Avenue;
thence southerly al
thence westerly al
Avenue, thence sou
westerly along Su
Menzies Street to
Montreal Street; th
thence westerly alo
Street; thence sou
Simcoe Street; the
feet west of St. L
Dallas Hotel, then
water front; thence
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point of commence

DEFINITI

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Douglas Str
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Avenue, then
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ue to Pembro

Street, thence easterly along Pembroke Street to Quadra Street; thence southerly along Quadra Street to North Park Street, thence easterly along North Park Street to Cook Street, thence southerly along Cook Street to Mears Street, thence westerly along Mears Street to Vancouver Street; thence southerly along Vancouver Street to McClure Street, thence westerly along McClure Street to Rupert Street, thence southerly along Rupert Street to Humbolt Street; thence westerly along Humbolt Street two hundred feet, thence in a southerly direction and parallel with Rupert Street to Heywood Avenue; thence easterly along Heywood Avenue to Rupert Street, thence southerly along Rupert Street to the north line of Beacon Hill Park; thence westerly along the north line of Beacon Hill Park to Blanchard Avenue, thence southerly along Blanchard Avenue to Superior Street; thence westerly along Superior Street to Menzies Street, thence northerly along Menzies Street to Quebec Street; thence westerly along Quebec Street to Montreal Street; thence southerly along Montreal Street to Superior Street; thence westerly along Superior Street to a point 120 feet east of St. Lawrence Street; thence southerly along a line parallel with St. Lawrence Street to Simcoe Street; thence westerly along Simcoe Street to a point Four hundred feet west of St. Lawrence Street; thence to a point Five feet east of the Dallas Hotel, thence southerly and at right angles to Simcoe Street to the water front; thence westerly along the shore line to the most southerly point; thence westerly in a straight line at the foot of Russell Street, being the point of commencement.

DEFINITION AND SEGREGATION OF BUILDINGS

Definition of Class A Buildings

15. "Class A Building" or "Building of Class A" shall be held and construed to mean and include a building constructed according to the specifications set forth in Section 18 of this By-law, and buildings so constructed and none other shall be constructed within the area of Fire Limits No. 1.

Definition of Class B Buildings

16. "Class B Building" or Building of Class B" shall be held and construed to mean and include a building constructed according to the specifications set forth in Section 19 of this By-law, and no buildings other than such as are comprised in Classes "A" and "B" shall be constructed within the area of Fire Limits No. 2.

Definition of Class C Buildings

17. "Class C Building" or "Building of Class C" shall be held and construed to mean and include a building constructed according to the specifications set forth in Section 20 of this By-law, and such buildings shall not be erected within the Fire Limits. Brick, stone or concrete buildings constructed within the City of Victoria, if outside the Fire Limits, shall be constructed according to the specifications set forth in Section 18 or Section 19 of this By-law and not otherwise.

1133	"Streets By-law 1911"	Sections 11, 11, 48, 49, 50, 54 and 55
1240	"Fire Prevention By-law Amendment By-law 1912"	The whole By-law

Short title

362. This By-law may for all purposes be cited as "The Building By-law 1912."

Passed the Municipal Council on the 8th day of July, 1912.

Reconsidered, adopted and finally passed by the Council this 15th day of July, 1912.

(L.S.)

E. W. BRADLEY, Acting C.M.C.

J. L. BECKWITH, Mayor.

I hereby certify that the above is a true copy of "The Building By-Law 1912"

E. W. Bradley

ACTING Clerk of the Municipal Council.

12281

CITY OF VICTORIA

Nº 3907

Sewers By-Law and Amendments

APPLICATION FOR A PERMIT TO CONSTRUCT HOUSE SEWERS AND CONNECTIONS WITH PUBLIC SEWERS

** the Building.....and premises located on the.....side of

.....Street, between.....Street

.....Street, on Lot No.....Block No.....

No. 0 .....Estate or Registered Plan No.....

Plan submitted, Numbered.....Street No.....

Owner.....Address.....

Pipe Layer.....Address.....

Plumber.....Address.....

Purpose of Premises.....

How Many Buildings.....

Pursuant to the provisions of Sewers By-Law of the City of Victoria, application is hereby made to the Plumbing Inspector of the said City for permission to construct sewers, storm sewers, plumbing and drainage on the above mentioned premises in accordance with the Sewers and Storm Sewers By-Law and to connect the said sewers and storm sewers, plumbing and drainage with the public sewer and storm sewer in.....

.....Street, the undersigned hereby agreeing to cause the work to be done in accordance with the aforesaid By-Law, and the standard specification provided for in the s By-Law, the material to be furnished in accordance therewith and such modifications as may be required b Plumbing Inspector, and further that all work herein contemplated will be executed in a workmanlike

Following schedule sets out the class and position of Plumbing Fixtures to be installed under this and no alterations or additions to same shall be made without permission from the Plumbing Inspec

	CLOSETS	BATHS	SINKS	BASINS	URINALS	TRAYS	OTH
Basement -							
Ground Floor							
1st Floor -							
2nd Floor -							
3rd Floor -							
4th Floor -							
5th Floor -							
6th Floor -							
7th Floor -							
8th Floor -							
9th Floor -							
10th Floor -							

Total.....

.....Owner

Dated.....day of.....19..... .....Agent for Owner

REPORT AND RECOMMENDATION OF INSPECTOR.

I report that I examined the foregoing application and find the same to be in compliance with the requirements of Sewers By-Law. I therefore recommend that a permit be granted for the construction of the work.

.....Inspector of Plumbing and Sewerage.

.....day of.....19

Fee **$4.00**

This form when stamped by the City Treasurer with his official stamp becomes an accepted application for permit to connect as above under the Sewers By-Law and Amendments.

CITY OF VICTORIA

Planning and Land Use Standing Committee Report

Date: April 3, 2012 **From:** John Kitson, Bylaw Officer

Subject: No building permit/zoning contravention for residence at 315 Langford St. / Bylaw File #18641

Executive Summary

The purpose of this report is to recommend the filing of a notice on title in respect to a secondary building that is being used as a residence at 315 Langford St. This secondary building has no building permit and is being used as a residence, which changes the zoning from R-2, Two Family District Zone to a triplex which is contrary to the Zoning Regulation Bylaw.

Recommendation:

The Building Inspector recommends:

1. That the Committee direct the Corporate Administrator to file a notice in the Land Title Office in relation to the property located at 315 Langford Street and legally describe as **Lot 127, Block Q, section 31, Esquimalt District, Plan 549**, indicating that a resolution relating to this property has been made under Section 57(3) of the *Community Charter* and the provisions of the Property Maintenance Hearing Delegation Bylaw, and advise that the information regarding this resolution may be inspected at the Legislative & Regulatory Services Department in Victoria City Hall.

Respectfully submitted,

John Kitson
Bylaw Officer
Bylaw & Licensing Services

Mark Hayden
Manager
Bylaw & Licensing Services

Robert Woodland
Director
Legislative & Regulatory Services

Jocelyn Jenkins
Acting General Manager
Corporate Services

Report accepted and recommended by the City Manager: J. Stephens

Purpose

The purpose of this report is to advise the Planning & Land Use Standing Committee about the conditions of the property at 315 Langford Street, that enforcement action that has been taken in order to secure voluntary compliance with the Zoning Regulation Bylaw and Section 2.2(1) of the Building Bylaw, and to recommend to the Committee that under Section 57(3) of the *Community Charter* and the provisions of the Property Maintenance Hearing Delegation Bylaw, that a notice be filed in the Land Title Office in respect to this property to warn prospective purchasers of bylaw violations in respect to the existence of the illegal secondary building.

Background

Section 57 of the *Community Charter* gives the City the authority to file Notice on Title of any property where the Building Inspector:

a) observes a contravention of a municipal bylaw, provincial building regulation, or another enactment that relates to the construction or safety of buildings or other structures; or

b) discovers that something was done without a permit or inspection.

Before notice may be filed on title under Sec. 57 of the *Community Charter*, Council must give the Building Inspector and the property owner an opportunity to be heard.

For the purpose of filing notices under Sec. 57(1) (b) of the *Community Charter*, the Manager of Bylaw & Licensing Services is a Building Inspector under the Building Bylaw.

Under the provisions of the Property Maintenance Hearing Delegation Bylaw, Council has delegated the authority to hold hearings and make decisions under Section 57 of the *Community Charter* to the Planning & Land Use Standing Committee.

Section 2.2(1) of the Building Bylaw states that a person must not:

a) construct; or

b) change the occupancy of a building unless the building's owner has obtained a building permit from the Building Inspector

The Building Bylaw defines "occupancy" as the use or intended use of a building or part of a building for the shelter or support of persons, animals or property, according to the occupancy classifications for building set out in the *Building Code*.

Issues & Analysis

The property at 315 Langford Street is located in the Vic West neighbourhood in an R-2, Two Family District Zone. The legal use of the property as per the approved building plans is a Duplex. In response to a complaint, an inspection was organized for March 31, 2011. The inspection revealed the auxiliary building was being used as a residence and that there were electrical safety issues identified throughout the structure.

The property owner was ordered to make application for the required permits and complete the inspection process required to return the property to legal use within 30 days as of May 10, 2011. The property owner stated that he would resolve all safety issues with the secondary building. As of

August 2, 2011 all electrical and plumbing issues were resolved. He also stated that he believes that the secondary building to be a legal duplex with a legal nonconforming cottage. The City did not accept the property owner's argument and letters were sent to the property owner in May 2011 and Feb 2012 (see attached Feb 29, 2012 letter) requesting him to bring the property into compliance with the Zoning Regulation Bylaw and the Building Bylaw.

Conclusion

The City has determined that the structure has no building permit and is in violation of the Zoning Regulation Bylaw. This has been confirmed in discussion with the City Solicitor. The owner was given another opportunity in 2012 by the February 29 letter to rectify the zoning violation and to obtain a building permit for the secondary structure. The owner has not complied.

Options & Impacts

The filing of a notice on land title is part of a graduated enforcement strategy intended to bring a property into compliance with the applicable bylaws and regulations. A notice of title provides incentive to the property owner to resolve the outstanding issues as it serves to warn lenders or prospective purchasers that work has been done without a permit. Filing a notice on title under Sec. 57 of the *Community Charter* is therefore intended to ensure that a potential purchaser is aware of bylaw violations in respect to the occupancy of the secondary building. The notice can be easily removed once the property has been brought into compliance.

Recommendations

The Building Inspector recommends that:

1. That the Committee direct the Corporate Administrator to file a notice in the Land Title Office in relation to the property located at 315 Langford Street, legally described as **Lot 127, Block Q, Section 31, Esquimalt district, Plan 549**, indicating that a resolution relating to this property has been made under Section 57(3) of the *Community Charter* and the provisions of the Property Maintenance Hearing Delegation Bylaw, and advise that further information regarding this resolution may be inspected at the Legislative & Regulatory Services Department in Victoria City Hall.

Attachments

1. Bylaw enforcement letter dated February 29, 2012.

The Chair called at recess at Recess a 9:34 AM
The Chair reconvened the Meeting at 9:40 AM

6. PROPERTY MAINTENANCE BYLAW HEARING

6.1 No Building Permit / Zoning Contravention – 315 Langford Street

The Chair convened the Hearing at 9:40 AM and advised that City staff, the property owner, and affected members of the public may address this Hearing.

Committee received a report dated April 3, 2012, with respect to filing a Notice on Title in respect to a secondary building that has been constructed without a building permit and is being used as a residence at 315 Langford Street.

The Chair explained the recommendation before the Committee:

Recommendation:
The Building Inspector (Manager of Bylaw and Licensing Services) recommends: That the Committee direct the Corporate Administrator to file a Notice in the Land Title Office in relation to the property at 315 Langford Street, legally described as Lot 127, Block Q, Section 31, Esquimalt District, Plan 549, indicating that a resolution relating to this property has been made under Section 57(3) of the Community Charter and the provisions of the Property Maintenance Hearing Delegation Bylaw, and advise that the information regarding this resolution may be inspected at the Legislative & Regulatory Services Department at Victoria City Hall.

The Chair asked if the property owner had received notice of this Hearing?
Mr. Rob Angus (Property Owner): Yes

The Chair asked if both parties are prepared to proceed with the Hearing?
Both parties agreed.

The Chair asked the City representative to give an opening statement to present evidence, which may include calling of a witness.
J. Kitson, Bylaw Officer: advised that a complaint had been received about a garage being converted to a residence and it turns out there are holes in what was found. The original plumbing, electrical and building card were searched. There was no original building permit and the zoning was always the same for this property. Since 1911 it has been a duplex, since it is a single family dwelling with a suite. Now with the new building (garage) it is considered a triplex. Part of his research shows comments in building, electric and plumbing cards for work in the backyard garage. The building has always been contrary to the zoning and in 1948 no building permit was taken out for the building in question for use as a dwelling.

The Chair asked if the property owner has any questions of City staff?
Mr. Rob Angus: No

The Chair asked the Committee if they want to question City staff?

Committee: No

The Chair asked the property owner to present his / her evidence, which may include the calling of witnesses.

Mr. Rob Angus: Stated that he does not deny that the cottage is contrary to zoning however does not agree with the building permit. He gave evidence of permits issued by the City that apply to the cottage. Mr. Angus detailed his history with the property, noting that he was approached by the owner and listed the property for sale March 26th, 2007. He was advised by the City that the property was a duplex plus a cottage (triplex use) and was permitted in the R-2 Zone. He advised that the City maintained that this was a legal duplex with a legal non-conforming cottage. He presented the Multiple Listing Contract and his written confirmation as evidence. Permits were issued for the duplex and for the cottage. A permit was issued for the cottage for a temporary accommodation, for the period of one year, and it has been occupied for 64 years. City permits were also modified to reflect three addresses. The cottage has its own permitted sewer, water and utility hook-ups and was built with City authority and allowed to continue. The previous owner has also submitted a letter advising that, prior to purchasing the property in 1990, the City told him three dwellings on the subject property were permitted. In 2007 Mr. Angus confirmed this as well, and in 2012 the answer is different. He maintained that this is a legally (complete with permits) non-conforming use. There are holes in the City record and enforcement systems, from 1949 to present, and this should not stick with him.

The Chair asked if City staff have any questions for the property owner?

J. Kitson, Bylaw Officer: No.

The Chair asked Committee if they have any questions for the property owner?

No questions.

The Chair invited affected members of the public to address the hearing.

There were no public addresses.

The Chair asked if there were any closing statements?

J. Kitson (Bylaw Officer): No

Mr. Rob Angus: The Building Permit Number is 20543.

The Chair invites the property owner to provide any further comments.

The Chair closed the hearing at 9:53 AM and advised both City staff and the property owner that the Committee will now deliberate the matter and render a decision.

Councillor Helps: sympathized with the position of the property owner, particularly in view of the permits issued and addresses attached to the three units. Notice on Title will however serve to alert the next property owner so the mistake will not be repeated.

Councillor Alto: noted that the history associated with the property implies the use is permitted and questioned whether this has any weight on Committee's ability to consider the recommendation?

R. Woodland, Corporate Administrator: advised that the permit to get water, sewer or electricity supplied to a shop or garage may have been done and permits issued. If the shop or garage was converted to a cottage at some point, this would be a question best directed to the City Solicitor.

Action: Councillor Madoff moved that consideration of the recommendation to file a Notice on Title for no Building Permit / Zoning Contravention at 315 Langford Street be postponed pending the receipt of legal advice from the City Solicitor as to whether the facts support the owner's claim that the cottage use (dwelling) is a legal non-conforming use.

CARRIED UNANIMOUSLY
12/PLUSC057

5. PROPERTY MAINTENANCE HEARING AT 9:28

5.1 No Building Permit / Zoning Contravention – 315 Langford Street

At the May 3, 2012, Planning and Land Use Committee meeting, the recommendation to file a Notice on Title for no Building Permit / Zoning Contravention for 315 Langford Street be postponed pending receipt of legal advice from the City Solicitor as to whether the facts support the owner's claim that the cottage use (dwelling) is a legal non-conforming use.

The Chair opened the hearing at 9:33 a.m.

The Chair explained the conditions leading to today's proceedings to consider new evidence.

The Chair asked if the property owner was present.

Rob Angus (Homeowner): *Yes*

The Chair asked the City representative to give an opening statement and to present any new evidence.

John Kitson (Bylaw Officer): The City received a complaint regarding an illegal building site, and when they attended the address they found that there was no building permit plus safety issues with the building. The plumbing and electrical were done but no building permit was ever applied for. The owner has stated that he does not need one.

The Chair asked the property owner if he wished to speak.

Rob Angus (Homeowner): Stated he believes no building permit is required and provided a history of those who have lived at the address. He provided documentation the original buildings were constructed prior to any regulations requiring building permits or limiting the number of buildings on a lot. Mr. Angus further detailed his history with the property noting that the City advised that the property was a duplex plus a cottage (triplex use) and was permitted in the R-2 Zone. He provided a copy of an application for a plumbing permit dated 1908, which he indicated illustrates that the cottage was the original building and predates the duplex that is currently on the property. He concluded by stating that this was a legal duplex with a legal non-conforming cottage.

The Chair questioned if the hearing could be postponed to be able to receive a legal opinion on the materials presented.

Robert Woodland (Director of Legislative Services): Advised that in this case the City may wish to view the materials Mr. Angus has provided and ask for advice from the City Solicitor. Committee may adjourn the hearing and obtain advice and once that is received the hearing Committee may deliberate and reach a decision.

Action: Councillor Helps moved that Committee adjourn the meeting.

CARRIED UNANIMOUSLY 13/PLUSC089

Action: Councillor Helps moved that Committee request a legal opinion be obtained as to whether the documents provided by Mr. Angus support his contention that the cottage is a legal non-conforming use.

CARRIED UNANIMOUSLY 13/PLUSC090

Jan 26, 2015 **Property Report** Page: 1

Folio: 12820008
Civic: 315 LANGFORD ST
Size: 60.0 132.0 WIDTH/DEPTH

Owner: ANGUS, ROBERT G
1008 RUSSELL ST
VICTORIA BC V9A 3X9
(FB208257)

Pid: 000-366-773
Legal: LOT 127, BLOCK Q, SECTION 31, ESQUIMALT, PLAN 549

Legislative and Regulatory Services Department

Legislative Services

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CITY OF VICTORIA

January 26, 2015

Mr. Robert G. Angus
1008 Russell Street
Victoria, BC V9A 3X9

Dear Mr. Angus:

Re: Illegal Use and Work without Permit – 315 Langford Street

Please be advised that City of Victoria staff is recommending to the Planning and Land Use Committee that the Corporate Administrator file a Notice in the Land Title Office regarding work without permit for 315 Langford Street. A copy of the report is attached for your records.

A hearing will be held before the Planning and Land Use Committee to grant the applicant an opportunity to address this matter. Therefore, the registered owner is hereby requested to attend the Planning and Land Use Committee meeting on **Thursday, February 19, 2015, at 10:30 a.m.,** in the Council Chambers, at Victoria City Hall, #1 Centennial Square (corner of Douglas and Pandora) to be heard by the Committee.

Further information respecting this matter may be obtained from the offices of the City of Victoria, Legislative & Regulatory Services, #1 Centennial Square, Victoria, BC between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The agenda for this meeting will be produced on the Monday prior to the meeting and available from this office. Please advise Janice Appleby, Committee Secretary, at (250) 361-0598, if you have any written materials you wish added to the agenda.

Yours truly,

Robert G. Woodland
Corporate Administrator
:ja
Enclosure (1)
c. M. Hayden, Manager, Bylaw & Licensing Services

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CITY OF VICTORIA

Memo

Date: February 13, 2015 **From:** Robert Woodland

Subject: Hearing - 315 Langford Street – Process Overview

A report is on the Planning & Land Use Committee (PLUC) Agenda for February 19, 2015 regarding this property. At issue is whether a "cottage" built on the property (in addition to a legal duplex) is a legal non-conforming use of the lands.

The City and the property owner will be presenting evidence in support of their respective positions; namely:

- The property owner contends that the cottage is a legal non-conforming use.
- The City believes that there is insufficient evidence to support the owner's contention.

The case file was opened in March 2011 in response to a public complaint about an illegal suite in the backyard of 315 Langford St. The PLUC has twice considered this matter, once in May 2012 and again in May 2013. At the second meeting, the PLUC instructed staff to investigate the owner's contention that the cottage has "legal non-conforming" status.

The decision before the PLUC on February 19, 2015 is simply to determine, based on the evidence presented, whether the cottage is a legal non-conforming use of the lands. If the PLUC determines the cottage is not a legal non-conforming use then a motion to place a Notice on Title under Section 57 of the Community Charter would be in order. If a majority of PLUC members believe the cottage is a legal non-conforming use, then that motion should be defeated.

Respectfully submitted,

Robert Woodland
Director, Legislative & Regulatory Services